

Exhibit 4

This exhibit is the City of Hamilton's FY 2004-2008 Growth Policy. It has 103 pages which exceeds the amount that can be scanned. A small 25 page portion will be scanned to aid in your research. The original exhibit is on file at the Montana Historical Society and may be viewed there.

**Montana Historical Society
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EXHIBIT 4
DATE 1/16/07
HB 6,8



FY 2004-2008 GROWTH POLICY

Prepared by the
City of Hamilton Planning Board
January 2003 - August 2003

Adopted by Hamilton City Council
Mayor Joe Petrusaitis
September 2003

**CITY OF HAMILTON
RESOLUTION #871**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAMILTON,
MONTANA ADOPTING A GROWTH POLICY FOR THE CITY OF HAMILTON.**

WHEREAS, the City of Hamilton Planning Board has developed a draft Growth Policy in accordance with State Codes; and

WHEREAS, the City of Hamilton Planning Board in its preparation of the Draft Growth Policy reviewed prior studies performed on behalf of the City of Hamilton, including, but not limited to, Water/Wastewater Facility Plan, Public Works Annual Report, Pavement Management, Storm Water Assessment, Transportation Plan, Subdivision Regulations and existing Comprehensive Plan; and

WHEREAS, the City of Hamilton Planning Board held a legally noticed public hearing on July 30, 2003, to take testimony on the Planning Board's draft Growth Policy; and

WHEREAS, the City of Hamilton Planning Board has adopted Resolution #23-01 recommending the adoption by the City Council of the draft Growth Policy as the Growth Policy for the City of Hamilton; and

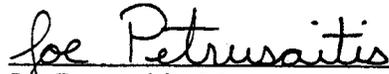
WHEREAS, the City of Hamilton City Council held a legally noticed public hearing on September 16, 2003, to take testimony on the draft Growth Policy.

NOW, THEREFORE, BE IT RESOLVED that the City of Hamilton City Council hereby adopts Resolution #871 approving a Growth Policy for the City of Hamilton dated September 16, 2003 for identification purposes.

APPROVED, ADOPTED, AND SIGNED BY THE CITY COUNCIL OF THE CITY OF HAMILTON AT A REGULAR NAMED COUNCIL MEETING ON THIS 16TH DAY OF SEPTEMBER, 2003.



ATTEST



Joe Petrusaitis, Mayor



Rose Allen

**CITY OF HAMILTON PLANNING BOARD
RESOLUTION #23-01**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF HAMILTON, MONTANA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF HAMILTON THE ADOPTION OF THE DRAFT GROWTH POLICY FOR THE CITY OF HAMILTON.

WHEREAS, on January 21, 2003 the City Council for the City of Hamilton adopted Resolution of Intent #848 to Adopt a Growth Policy which stated that a public hearing shall be held prior to final adoption of the Growth Policy; and

WHEREAS, the City of Hamilton Planning Board has developed a draft Growth Policy in accordance with State Codes and with the assistance of Sharon O'Hare, hired consultant; and

WHEREAS, the City of Hamilton Planning Board in its preparation of the Draft Growth Policy reviewed prior studies performed on behalf of the City of Hamilton, including, but not limited to, Water/Wastewater Facility Plan, Public Works Annual Report, Pavement Management, Storm Water Assessment, Transportation Plan, Subdivision Regulations and existing Comprehensive Plan; and

WHEREAS, The City of Hamilton Planning Board held a legally advertised public hearing on August 6, 2003 to take testimony on the Planning Board's Draft Growth Policy; and

WHEREAS, the City of Hamilton Planning Board has recommend the adoption by the City Council of the Draft Growth Policy as the Growth Policy for the City of Hamilton.

NOW, THEREFORE, BE IT RESOLVED that the City of Hamilton Planning Board hereby recommends that the Hamilton City Council adopt a Resolution which adopts the proposed Growth Policy and the City Council hold a public hearing to obtain public input into the Planning Boards recommended draft Growth Policy and at the conclusion of the public hearing adopt the Growth Policy as the Growth Policy for the City of Hamilton.

APPROVED, ADOPTED AND SIGNED BY THE PLANNING BOARD OF THE CITY OF HAMILTON AT IT'S MEETING ON THIS 6TH DAY OF AUGUST, 2003.

ATTEST:


Mark Shrives
City Administrator


Al Bradley
Planning Board Chairman

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CITY OF HAMILTON MAPS

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Chapter 1: Dealing With Change

What is a Growth Policy?

Local Montana governments (counties, cities, and towns) have been allowed to adopt optional comprehensive plans for many years. The City of Hamilton implemented its own Comprehensive Master Plan in 1998.

In 1999, as a result of a study of growth issues conducted by the state's Environmental Quality Council, the Montana Legislature revamped the requirements of the comprehensive plan and created a new planning tool. This revised planning tool, now called a "Growth Policy", is to be used for community development and land use planning, and must contain these minimum requirements:

- ✓ A strategy for development and replacement of public infrastructure;
- ✓ A strategy for implementing the Growth Policy;
- ✓ A list of conditions that will prompt a revision of the Growth Policy;
- ✓ A timetable for Growth Policy review;
- ✓ An explanation of how the Planning Board will make decisions regarding proposed subdivisions.

Furthermore, the legislation provided that existing comprehensive plans would not automatically qualify as growth policies, since they wouldn't necessarily meet the new requirements contained in the 1999 law under section 76-1-601 of the Montana Code Annotated (MCA).

The Legislature adopted this change in order to create an incentive for local governments to deal with these issues "up front" in a community policy development process, rather than addressing the issues one subdivision at a time.



"The mission of the City of Hamilton is to provide for the public health and safety and promote the economic prosperity and environmental well-being of its citizens."

Mission Statement

adopted February 1994 by the Hamilton City Council.

"Hamilton will remain a friendly, safe place that values diversity and a spirit of community while continuing to preserve its natural beauty, history and culture."

Vision Statement

adopted July 1994 by the Hamilton Vision Committee.

Developing a Growth Policy

Hamilton's approach in developing a Growth Policy will be the same one the Planning Board and City Council used when developing the 1998 Comprehensive Master Plan. The approach is articulated in four key directives:

1. ***The Growth Policy must be developed by the same citizens it seeks to serve if it is to be effective.*** It cannot be imposed artificially on the citizens. The effort leading to this Growth Policy builds on the public involvement process conducted for the existing Comprehensive Master Plan.

The process used to develop the Comprehensive Master Plan began with a series of Planning Board meetings, interviews conducted with key department heads, and City Council members, as well a series of workshops for the public. A similar process was used to develop this Growth Policy.

2. ***The Policy must reflect the uniqueness of Hamilton.*** Throughout this document, the Growth Policy has been written to recognize and reinforce the same characteristics that make Hamilton unique and which have shaped Hamilton physically and socially.
3. ***The Policy must be easy to understand.*** Quite simply, this means that no buzzwords have been used, technical terms have been defined in a glossary, and policies have been tied to a specific goal.
4. ***The Policy must be technically competent.*** Upon completion, the Growth Policy will meet the minimum requirements of Montana State Law.

Reviewing the Growth Policy

State law now requires that a Growth Policy be reviewed at least every five years. This periodic review will help to ensure that the information upon which the Policy was based is

Maps relating to various aspects of this Growth Policy are included at the end of this document in the MAPS chapter.

Map ① delineates the City of Hamilton Ward Boundaries, from which City Council members are elected.

“Planning allows a community to envision its future and proactively work to achieve that future, instead of just reacting and moving from one short-range, quick-fix solution to another as events occur.”

from Montana’s Growth Policy Resource Book, pg iii, June 2000

accurate, and that the goals and objectives of the Growth Policy still reflect the desires of the community.

The review process should evaluate both the text and the accompanying maps contained in the existing Growth Policy. City planning staff should update the information, and the Planning Board should re-evaluate the Policy's conclusions, goals and objectives in light of the new information.

When updated baseline information has been prepared, the review should consider the following questions:

- Are Hamilton's goals still current and valid?
- Have circumstances, information, assumptions, needs or laws materially changed since the Growth Policy's adoption?
- Where have problems with the text or maps occurred since the last review?
- Is the Growth Policy working – that is, does it appear to meet the current needs of the community?
- Can the Growth Policy be modified to better serve the citizens of Hamilton?
- Is there a balanced and proportionate amount of land provided for urban land uses expected to be required over the next planning period?

An informal review process carried out more frequently than every five years might be beneficial, especially when significant change occurs.

Amending the Growth Policy

The Planning Board has the responsibility to oversee the preparation of the Growth Policy, periodic reviews and identify necessary amendments to the Policy. The City Council adopts the Policy and makes it binding on the community. Either the Planning Board or City Council, by an affirmative vote of the majority of its total membership, may initiate an amendment to the Growth Policy any time they feel it is in the best interests of the community.

NOTE: *The regular review and amendment processes are not intended to limit development on land that is properly planned and zoned for the proposed uses. Such development applications may be submitted to the Office of Community Development at any time, and processed as staffing and other circumstances allow.*

Amendments to the Growth Policy must meet the same statutory requirements as its original adoption, including public input and review, public hearings, approval by the Planning Board and adoption by the City Council. Alterations should provide a significant opportunity for public participation and understanding of the proposed changes.

Statement of Coordination

The City of Hamilton is one element in a larger setting. Actions taken by the City, Ravalli County or other governmental body may affect one another. For example, the development requirements of the County influence how people evaluate development requirements within the City. Because of these interactions, working to establish cooperative approaches will be beneficial to all entities concerned.

Section 76-1-601 of the MCA requires a statement of how the City of Hamilton will coordinate and cooperate with Ravalli County in matters relating to the Growth Policy. The following is intended to meet this requirement:

In relation to the City of Hamilton Growth Policy and any subsequent amendments and updates, the City will cooperate and coordinate with Ravalli County as follows:

- County officials and staff will have an opportunity to review and comment on all proposed amendments to the City of Hamilton Growth Policy.*
- County officials and staff will have an opportunity to review and comment on the implementation tools for the City of Hamilton Growth Policy.*
- The City will work with the County to coordinate land use policies within the City's defined Planning Area.*
- The City will work with the County on identified areas of common interest, including transportation planning, open space protection, water quality and supply, and other items. Joint funding, if appropriate, will be pursued as allowed by state law.*

definitions:

Implementation

Tools:

a City's or County's subdivision and zoning regulations contained in its Growth Policy.

The Planning Area:

is defined on Map ⑤.

Chapter 2: Background Information

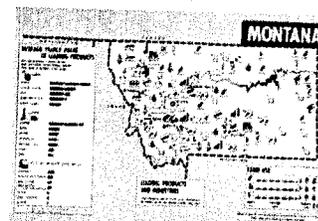
A Brief History of the Hamilton Area

Originally the Bitterroot Valley was the home of the Salish (Flathead) and Pend d'Oreille Indians. It was claimed for the United States in 1788 in the Oregon Country Acquisition and explored by Lewis & Clark during their 1805/1806 expedition. The St. Mary's mission in Stevensville was the first permanent white settlement in Montana, founded by Jesuit priests in 1841.

In the 1880's, the copper mining magnate Marcus Daly came to the Bitterroot Valley in search of timber to supply his mines. He needed a mill to serve the timber operations and a town to serve the mill. He made the area his summer home and in 1887 acquired large tracts of land now known as the Bitterroot Stock Farm, which was dedicated to his hobby of breeding and racing thoroughbred horses.

Marcus Daly began development of an irrigation network that eventually gave rise to the "Big Ditch Boom" that ran from 1906 through 1915. Speculators from the East and Midwest fueled the grandiose irrigation and land development scheme, investing substantial sums to build the Big Ditch irrigation system. Slick salesmen with misleading literature who promised fertile land and a good climate for growing fruit trees fueled the subsequent "Apple Boom" that, in turn, brought many unsuspecting farmers to the region.

The Anaconda Copper Mining Lumber Company Mill closed down in 1915 after running out of easily accessible timber. By 1917 financial problems plagued the ditch builders and the boom went bust. The orchard farmers became disillusioned and many moved away. Although the economy went into decline, the town survived through farming and timber production. Truck gardens produced fruit, berries and vegetables, dairies were known for their butter and ice cream, and farmers grew celery, sugar beets and potatoes. The U.S. Forest Service employed others in their stewardship of thousands of acres of government owned timber land.



Hamilton's period of economic decline did not fully recover until 1927 when the Rocky Mountain Laboratory was established to research the cause of Rocky Mountain Spotted Fever. Contrary to other parts of the nation, Hamilton enjoyed considerable growth during the Depression years of the 1930's until World War II.

From 1990 to 2000, Ravalli County (36,070 residents as of the 2000 Census) has undergone a period of unprecedented growth as some of the nation's population shifted from urban cities to the non-urban "New West" in search of a better quality of life. At the beginning of the twenty-first century, immigrants are drawn to the Hamilton area because of the clean air and water, the open space, and the recreational opportunities offered by the mountains and the water resources.

Jurisdictional and Planning Area

The town of Hamilton was incorporated in 1894 and was named after James Hamilton, the Daly employee who platted the town along the route of the Northern Pacific Railway in 1890.

Hamilton was a company town revolving around the activities of the large Anaconda Copper Mining Company lumber mill and the Bitterroot Stock Farm. Most of the residents worked for the Daly interests, lived in "company" homes and shopped in "company" stores. By the time Daly died in 1900, Hamilton was the commercial center of the Bitterroot Valley and the county seat of Ravalli County.

The City of Hamilton is located within the Bitterroot Valley, approximately 40 miles south of Missoula in southwest Montana. The City is the county seat for Ravalli County.

The City of Hamilton's jurisdictional area consists of 1.8 square miles of land area within the city limits. Its



anticipated planning area extends several miles in all directions beyond the city limits.

In general, the City is an urban community that has developed with a broad mix of land uses including housing, commercial, industrial, public, recreation and open space uses. Hamilton, to a large part, is built out within the existing city limits. The residentially zoned parcels located in the city limits are mostly infill projects. The existing commercial and industrial lands within city limits are available for new development primarily along Highway 93.

Physiography

Twenty-five percent (25%) of Hamilton is located on a gently sloping flood zone. Soils within the remainder of the City are good for crops and are also recommended for urban development.

Hamilton Community Characteristics

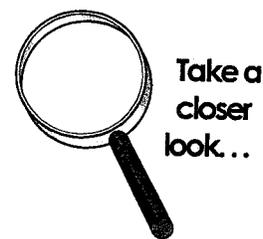
Total Population 3,705 persons

Households by Type and Presence of Children

Households with Children	420
Households w/o Children	1,352
Total Number of Households	1,772
Average Household Size	1.95 persons

Distribution of Household Size

1-person	843	47.6%
2-person	519	29.3%
3-person	184	10.4%
4-person	141	8.0%
5-person	55	3.0%
6-person	23	1.3%
7+ person	7	0.4%
	1,772	100%



Map ②
depicts Hamilton's City Limits.



All demographic data are taken from the 2000 Census.

Population by Race:

White	96%
Black	<1%
American Indian/Alaska Native	1%
Asian	1%
Other	2%
<hr/>	
	100%

Median Age (from the 2000 Census):

Male	39.1 years
Female	49.0 years

Median Annual Earnings

Male	\$25,795
Female	\$22,138

Education

Didn't graduate High School	<1%
High School graduate	78.1%
Bachelor degree or higher	21.9%

Employment. 95.4%

Historical Comparison of 10-Year Growth Rates:

Year	Hamilton		Ravalli County	
	Population	% Change	Population	% Change
1960	2,475	---	12,341	---
1970	2,499	-1%	14,409	+17%
1980	2,661	+9%	22,493	+56%
1990	2,737	+3%	25,010	+11%
2000	3,705	+35%	36,070	+44%



Hamilton's median age for women is 10 years older than the median age for men - a reflection of the fact that elderly women survive their spouses.

In 1960, Hamilton's population was **20%** of the total Ravalli County population.

By 2000, that percentage had fallen to **10%**.

City of Hamilton Land Use

What is a Land Use Study?

A Land Use Study is essential to effective land use planning and to the use of the Growth Policy implementation tools of zoning and subdivision regulations. The purpose of the study is to identify the way in which Hamilton lands are being used, and to aid the Planning Board, Zoning Board and City Council in the identification of logical, future development patterns. State law stipulates that a Growth Policy must contain current land use maps that show both the jurisdictional and planning boundaries of the community.

The Land Use Element of the City's Growth Policy (formerly called the Comprehensive Master Plan) has the broadest scope of any of the components of the Policy. The location of a particular land use may be expressed in comprehensive master plan terms; however, a property owner must be able to identify the Growth Policy designation for his or her parcel from the Land Use Maps contained in the Land Use Element.

The City of Hamilton Land Use Element serves as the framework for the goals and policies contained in the other elements. The City uses the regulations contained within the Zoning Ordinance to implement its Growth Policy.

Key Elements Identified by 1998 Land Use Study

City Build-out

The City is 80% built out in the city limits with less than 15% of vacant land.

Distribution of Land Uses Within the City

Residential	65%
Commercial	15%
Industrial	10%
Public Facilities & Schools	5%
Parks & Open Space	5%



Take a closer look. . .

at the Maps section of this Growth Policy:

Map ③
ZONING DISTRICTS

Map ④
LAND USE AS OF
DECEMBER 2002

Map ⑤
PLANNING AREA

Housing Development

The City has made an effort to provide a wide range of housing units appropriate to a diversity of residents' socio-economic requirements. Residents of the City believe there is a good balance of residential, commercial and industrial land uses.

Hamilton's Planning Area

The City has a Planning Area that extends several miles beyond the city limits in all directions. The City is greatly affected by developments within this Sphere of Influence area for which there are no land use controls.

Commercial Revitalization

There are a number of commercial sites that are under-utilized or in need of revitalization or rehabilitation, ranging in size from small neighborhood convenience centers to larger centers.

Community Demographic Changes

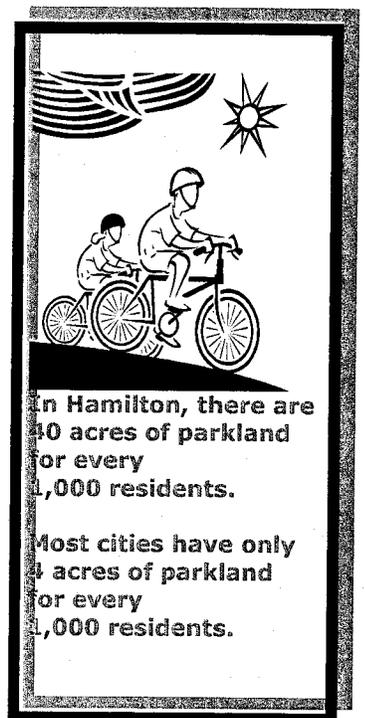
There are concerns about the changing demographics of the community as well. These concerns are more of a social nature, such as the "graying" of the City's population, as reported in the 2000 Census.

City's Supply of Open Space & Recreation Amenities

As discussed in greater detail in the Growth Policy chapter on Parks, Recreation, Pathways and Open Space, the community is fortunate to have the open space and recreational amenities that it has.

Planning Opportunities

The Comprehensive Master Plan implemented in 1998 provided the Planning Board with the opportunity to prevent spot zoning and re-examine the zoning codes and the uses allowed under the City's existing zoning. The result of that effort is a revised City Zoning Ordinance that is incorporated into this Growth Policy as an implementation tool.



Land Use Constraints

The constraints on potential land uses within the City are divided between those that are a part of the City's natural endowment, and those that result from man-made structures and activities.

Constraints Resulting From Nature

Twenty-five percent (25%) of the City is within the flood hazard area. Flooding may be expected in extreme conditions in the event of a 100-year flood.

Constraints Resulting From Human Activities

Highway 93 divides the City on its north/south axis, presenting both opportunities and constraints for the City. As a constraint, the highway literally divides the City in two.

However, the City has both visual and direct access from the highway as well as visual highway frontage for commercial and/or industrial users. Highway 93 provides the primary source for regional access to and from the City.

There are some industrial and commercial businesses located throughout the City that are involved in the processing, storage, and/or manufacture of a wide variety of goods and materials that benefit from the highway access.

Zoning Designations

The Growth Policy Land Use Map displays land use designations that correspond closely to the zoning categories contained in the City's Zoning Ordinance. The land use designations indicate the nature, intensity and density of development permitted for each land use category.

Map ④

LAND USE AS OF
DECEMBER 2002

Residential Land Uses

The City's 2003 Revised Zoning Ordinance, available from the Hamilton Office of Community Development, provides a detailed description of the requirements of each district:

Single Family Residential provides for the use of single family dwellings of a permanent character and in permanent locations with a minimum lot size of 7,000 square feet. Duplex dwellings may be allowed as a Conditional Use obtained through the Zoning Board of Adjustment. Minimum lot size for a duplex dwelling is 8,400 square feet.

Rural Residential provides for the use of a single family dwelling on a minimum one-acre lot. The district may allow the maintenance of horses and other livestock.

RM Multiple Family Residential establishes zoning for duplex dwelling units. Multiple-family dwelling units (more than two families) on an urban lot may be allowed as a Conditional Use obtained through the Zoning Board of Adjustment. The minimum lot size is 10,000 square feet for a duplex.

RH Multiple Family Residential establishes zoning for two-family and multiple family dwellings. Permitted uses include town homes, condominiums, and apartments, up to the maximum density limit of 28 dwelling units per net acre. The minimum lot size is 20,000 square feet.

Mobile Home Park Residential provides for permanent or semi-permanent placement of mobile housing in subdivisions created for rent or lease. The minimum park area shall be 5 acres. It is permitted in multi-family districts subject to density limitations.

Where is it in the Zoning Ordinance?




CHAPTER 17.24
RS SINGLE FAMILY
RESIDENTIAL



CHAPTER 17.28
RU RURAL
RESIDENTIAL



CHAPTER 17.30
RM MULTIPLE FAMILY
RESIDENTIAL

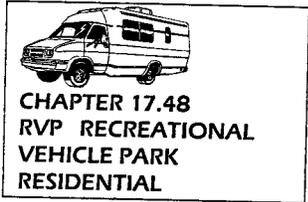


CHAPTER 17.32
RH MULTIPLE FAMILY
RESIDENTIAL



CHAPTER 17.44
MHP MOBILE HOME
PARK RESIDENTIAL

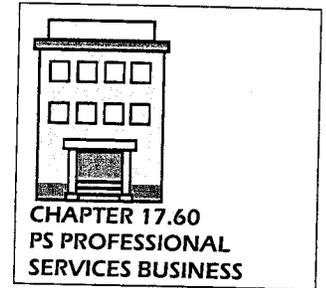
Recreational Vehicle Park Residential establishes zoning for travel trailers, camping trailers, truck campers, motor homes and park trailers for temporary parking and set-up (90 days or less in any 12 month period). The minimum park area shall be 3 acres.



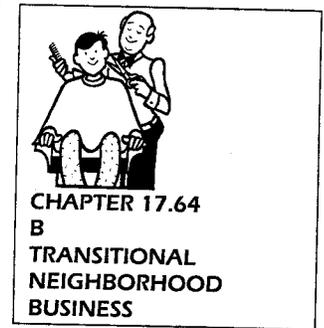
Commercial Land Uses

There are five commercial land use designations proposed in the Hamilton Growth Policy:

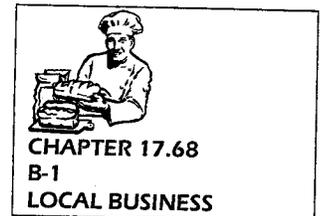
Professional Services accommodates professional office uses including financial services, real estate offices, and educational, medical and health-related services. Businesses where goods, wares or merchandise are not manufactured or sold are appropriate uses in this category. The minimum lot area shall be 10,000 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.



Transitional Neighborhood Business District establishes zoning that provides neighborhood and service businesses that are designed to service the immediate neighborhood. Appropriate uses include convenience stores that do not sell gasoline or propane; personal service facilities such as barber and beauty shops; eating establishments; professional and business offices; and professional and business offices. The minimum lot size is 3,500 square feet.



Local Business establishes zoning for local business and retail trade activities not directly dependent upon passing motor traffic. Appropriate uses include but are not limited to retail stores; banks; restaurants and bakeries; printing shops; theaters; and taverns and cocktail lounges that are not also casinos. The minimum lot area shall be 3,500 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.



Highway Related Business establishes zoning that allows a wide range of retail and service commercial uses whose primary business activities are derived from vehicular traffic along highways and arterials. Permitted uses include but are not limited to hotels and motels; drive-in eating establishments; casinos; motor vehicle sales; service stations; and other retail businesses. The minimum lot area shall be 7,000 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.

The **Central Business District** establishes zoning in the downtown business core area. Appropriate uses include but are not limited to restaurants and bakeries; arcades; media, printing and photography shops; schools, nursery and daycare centers; parking lots; restaurants which provide for on-site sale and consumption of alcoholic beverages; and businesses where patronage is limited to persons older than 18 years. The minimum lot area shall be 3,250 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.

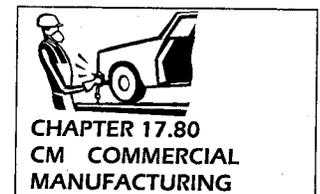
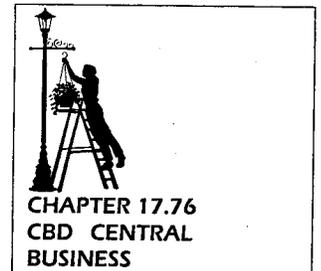
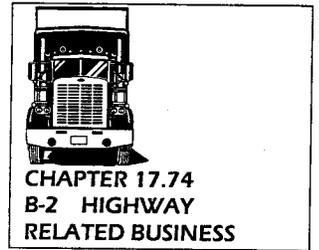
Industrial

Commercial Manufacturing established zoning to allow certain commercial and industrial uses which:

- require 70% or less lot coverage;
- generate low volumes of vehicular traffic;
- create negligible noise, glare, dust or odor.

Permitted uses include but are not limited to car rental outlets; motor vehicle repair garages; business/industrial research centers; product assembly; warehouses; wholesale businesses; mini-storage units; and freight terminals and distribution centers.

The minimum lot area shall be 10,000 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.



Manufacturing is established to accommodate a mix of industrial manufacturing uses that by their nature require separation from residential zoned properties and are located along major arterial streets. Permitted uses include any production activity that converts raw materials into a finished product. The minimum lot area shall be 20,000 square feet, with a maximum height restriction of three stories or 45 feet, whichever is less.

Public and Institutional Facilities

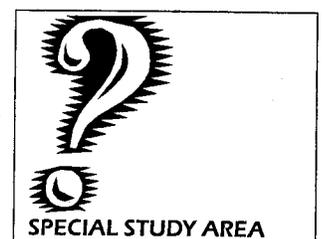
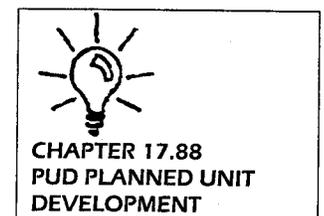
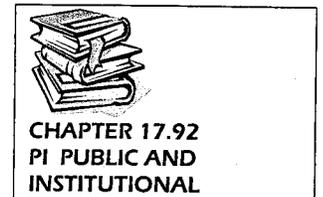
The **Public and Institutional Facilities** district establishes zoning to accommodate those public and institutional uses that are related to the health, safety, educational, cultural and welfare needs of the City. Permitted uses include colleges and schools; convention and cultural centers; churches; government-owned facilities, including fire stations; parks and playgrounds; fairgrounds; and non-profit organization facilities.

Because of the unique nature of this zoning classification, all of the permitted uses must first obtain a Conditional Use Permit through the Zoning Board of Adjustment.

Planned Unit Development

The **Planned Unit Development** is an overlay district to encourage a more efficient use of land and public services. The PUD classification may provide flexibility of architectural design and mixing of land uses while preserving and enhancing the area. The underlying zoning designation establishes the uses and densities allowable in the PUD.

Special Study Areas are those areas that, because of their nature, require special design and planning consideration in the development of the property. The designation of "Special Study Area" serves as an overlay in addition to the zoning designation. A large tract of land under consideration for annexation may merit the designation of "Special Study Area."



Goals and Policies for Land Use

In planning, a “goal” is the target, the desired outcome that the City wants to achieve. A “policy” is the specific course of action that the City adopts in order to achieve that goal.

Goal 1: Maintain and enhance high quality development throughout the City.

Policies

Maintain and continue to enhance high quality mixed-use development throughout the City.

Encourage variety, quality, consistency and innovation in land use practice.

Promote quality commercial and industrial development.

Goal 2: Assess opportunities for annexation in the City planning area.

Policy

Annexations should provide a direct benefit to the City.

Goal 3: Maximize benefits of future development of Special Study Areas.

Policies

Ensure that development within Special Study Areas is compatible with adjacent development.

Ensure that development within Special Study Areas does not adversely impact City facilities and services.

Ensure that Special Study Areas reach their maximum development potential.

The City may also want to participate in inter-agency agreements to mitigate regional growth impacts such as air quality, traffic congestion and maintain quality of life.

Goals and policies that relate to the City's flood hazard potential, seismic safety, and hazardous waste are found in **Chapter 6: Environmental Quality and Critical Lands.**

Goals and policies that relate to the City's open space and recreational amenities are found in **Chapter 7: Parks, Recreation, Pathways & Open Space.**

Other Goals and Policies that relate to the Land Use Element can be found throughout other Chapters of the Growth Policy document.

Chapter 4: Housing

Introduction

Hamilton residents value their neighborhoods. Historic residential neighborhoods are located in the older section of the City, and have become some of the most valuable real estate in the City. More recent housing developments have been constructed primarily in the north and east sections of the City.

If a community is to prosper, it is essential to address residential issues. Business and industry that may consider locating in Hamilton will evaluate the availability of housing for their employees of all salary levels. Of primary importance is to ensure that current and future residents of Hamilton, who come from a diversity of socioeconomic backgrounds, have adequate and quality housing available to them.

In 2000, the City of Hamilton conducted a series of public meetings as part of a Community Needs Assessment. The lack of **“affordable housing to meet the economic needs of the City’s residents”** emerged as the highest priority need.

What is a “Housing Plan”?

A Housing Plan will include an **assessment of housing needs** and an **inventory of resources and constraints** relevant to the meeting of these needs. The assessment and inventory shall include the following:

 *Analysis and documentation of household characteristics*, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

 *An inventory of land suitable for residential development*, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of

zoning and public facilities and services to these sites.

 *Analysis of potential and actual governmental constraints* upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

 *Analysis of potential and actual non-governmental constraints* upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

 *Analysis of any special housing needs*, such as those of people with disabilities, the elderly, large families, families with female heads of households, and families and persons in need of emergency shelter.

 *Analysis of opportunities for energy conservation* with respect to residential development.

Hamilton's 1997 Five-Year Housing Plan, contained in the 1998 Comprehensive Master Plan, is now due for an update. It is listed as Goal 6 in the "Goals and Policies" section of this chapter.

Housing Characteristics

Number of Housing Units

As of the 2000 Census, Hamilton had a housing stock comprised of 1,915 dwelling units, which represents a 31% increase from 1990. This substantial increase, along with other growth factors, has placed increased usage on local services.

Housing Type	Number	% of all stock
All Dwelling Units	1,915	100%
Occupied Units	1,772	92%
Owner occupied	904	47%
Renter occupied	868	45%
Vacant Units	143	7%
For rent	57	3%
For sale	36	2%
Rented or sold, not occupied	9	<1%
Seasonal, recreational, occasional use	14	<1%
Other	27	1%

Permits Issued for New Dwelling Units: 2002, 2001, 2000

	2002	2001	2000
NUMBER	39	32	29
Percent Increase	+	+22%	+10%
VALUATION	\$3,576,900	\$2,370,589	\$2,229,605
Percent Increase		+51%	+ 6%
AVG VALUE/PERMIT	\$91,715	\$74,081	\$76,883
		+25%	- 5%

Housing Tenure in 2000.

Age of Householder	Owner Occupied	Renter Occupied
15-34	95	237
35-44	136	139
45-54	157	121
55-64	128	76
65-74	148	91
75-84	166	121
85 & older	74	83
2000 TOTAL (1,772 households responded)	904	868
PERCENTAGE	51%	49%

COMPARED TO

1990 TOTAL (1,345 households responded)	732	613
PERCENTAGE	54%	46%

In Ravalli County as a whole, homeownership rates are much higher (76% homeownership, 24% rental) than those for Hamilton. Most likely this is attributable to the fact that multi-family development (which is primarily rental housing) must locate within the City limits to access municipal water and sewer.

As can be seen by comparing the 1990 Census with the 2000 Census data, homeownership rates have dropped slightly. This is attributable in part to an increase in the number of 75 years and older householders residing in rental housing (such as nursing homes and assisted living centers). In 1990, that number was 108 households; in 2000, it was 204. There also has been a dramatic increase in the number of middle-aged householders (45-54) who rent. In 1990, that number was 55 households; in 2000 it was 121.

Housing Stock Condition

One aspect of the housing characteristics analysis is an evaluation of the condition of existing housing. Based on windshield surveys conducted by City staff, Hamilton's housing stock is judged to be primarily in good condition.



Housing Tenure:

a person's interest in his or her residence – either ownership or leasehold (renting).

Windshield Survey:

a visual survey conducted by driving around a community and recording observations