

EXHIBIT 2  
DATE 2/16/15  
HB 289

Dear Representatives on the House Local Government Committee,

I would like to request your support for House Bill 289, proposed by Representative Ed Greef. This proposed change arose in Ravalli County, but I believe will be very useful for a majority of counties in Montana. The Ravalli County Economic Development Authority received a grant and began working on a Targeted Economic Development District in Ravalli County a couple of years ago. The Planning Department was tasked with assisting in this process. We ran into several snags along the way based on the language in 7-15-4279 concerning Growth Policies and Zoning. In Ravalli County, a citizen petition was passed to repeal our Growth Policy in 2008. Also through a citizen petition, the voters passed a resolution to require a countywide vote on any "type 2" zoning. According to the Department of Revenue, TEDD's require "type 2" zoning. It seemed to us that the TEDD's were set up as an economic tool only for those counties that chose to have countywide zoning. I also believe that most counties in Montana do not have countywide zoning, and therefore, these TEDD districts give a great economic advantage to the larger counties or to municipalities that do have "type 2" zoning. When we first met with our consultants on creating a TEDD, we were informed that we could create a limited Growth Policy and limited "type 2" zoning district which was written specifically to fit the TEDD district. 7-15-4279(2)(e) requires "**must, prior to its creation, have in place a comprehensive development plan adopted by the local governments that ensures that the district can host a diversified tenant base of multiple independent tenants;**". It seems silly, in the absence of a Growth Policy and/or zoning district, to create one specifically for the TEDD when there is also a requirement to do basically the same thing 3 sentences later in the law. Ravalli County, as I am sure many other smaller counties are, is not completely adverse to zoning, as is demonstrated by the attached map showing 41 "type 1" zoning districts. The difference is whether these zoning districts are grassroots, citizen driven, or top-down Government driven. Please allow our citizens all throughout the state to be on equal footing when it comes to using economic tools like TEDD's and pass this clarification to the existing law.

Thank You,

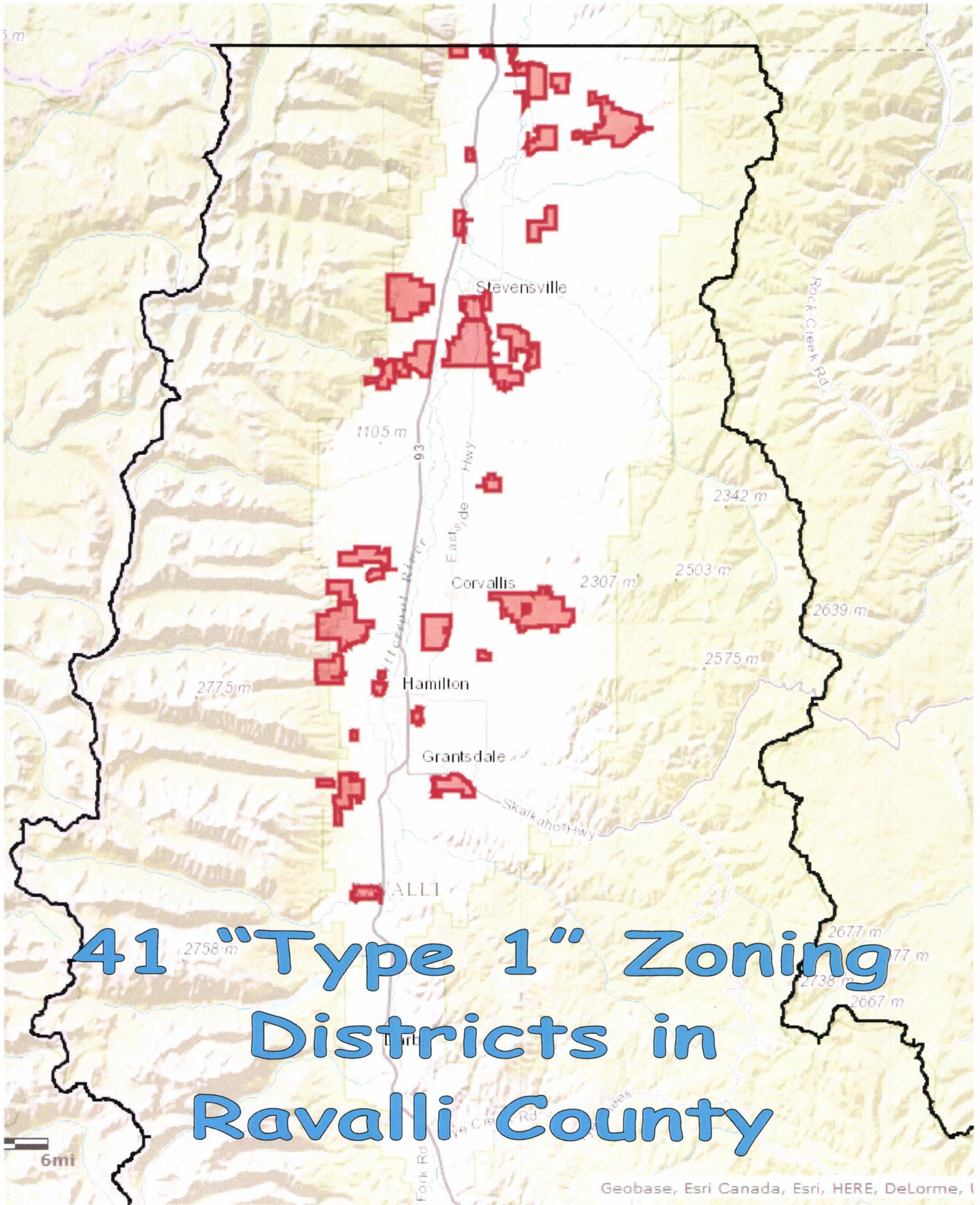


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# 41 "Type 1" Zoning Districts in Ravalli County