

**NOTICE OF PUBLIC HEARING  
FOR ZONING VARIANCE REQUEST FOR  
SIGNS ADJACENT TO HIGHWAY 12 AND WILEY DRIVE, EAST HELENA**

The East Helena City Council will be holding a public hearing on July 16, 2024, at 6:30 p.m. in Council Chambers (Room 110) at City Hall, 306 East Main Street in East Helena, to gather public input on zoning variance requests for a proposed certified scale at the intersection of Highway 12 and Wiley Drive. The purpose of the public hearing is to consider a request for variance from the East Helena Municipal Code to allow an increase in total signage allowed per lot, an increase in the number of freestanding signs allowed per lot, and an increase in the area of freestanding signs allowed per lot.

The property owners, **East Helena RE, LLC**, pursuant to Section 10.050 “Zoning Variances” of the East Helena Zoning Ordinance have requested the following variances:

**Section 7.1.08.A (Signs)** - Within the Commercial District the regulations allow for a total sign square footage of 300 square feet per lot. The applicant owns two lots at this location that are zoned Commercial and would be allowed a total of 600 square feet of total sign area. The property is currently approved through variance for 695.47 square feet for freestanding signs and 914.25 square feet of wall signs. The proposal would add an additional 100 square feet of freestanding sign area to the property.

**Section 7.1.08.A.1 (Freestanding Signs)** – Within the Commercial District the regulations allow for one freestanding sign per lot. The applicant owns two lots at this location that are zoned Commercial and would be allowed a total of two freestanding signs. The current property is approved for two freestanding signs. The proposal would add an additional freestanding sign at the back of the property for a total of 3 freestanding signs.

**Section 7.1.08.A.1 (Freestanding Signs)** – Within the Commercial District the regulations allow for 192 square feet of total free standing sign area per lot and a maximum of 64 square feet for each sign. The applicant owns two lots at this location that are zoned Commercial and would be allowed a total of 384 square feet of total freestanding sign area. The property is currently approved through variance for 695.47 square feet of freestanding sign area. The proposal would add an additional 100 square feet of freestanding sign to the property.

Information regarding this application may be reviewed by contacting Jeremy Fadness, WWC Engineering, 1275 Maple Street, Suite F, Helena, MT 59601, 406-443-3962. Written comments may be directed to the City Clerk, 306 East Main St., mailed to P.O. Box 1170, East Helena, Montana 59635, or emailed to [cityclerk@easthelenamt.us](mailto:cityclerk@easthelenamt.us). Written comments must be received by 4:00 p.m. July 16, 2024. Interested parties are invited to attend a Public Hearing and make known their views and concerns on the proposed Variance application.

ADA Notice: The City of East Helena is committed to providing access to persons with disabilities for its meetings in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities. Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs or activities should contact the City Clerk as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following:

(406) 227-5321

TTY Relay Service 1-800-253-4091 or 711

[cityclerk@easthelenamt.us](mailto:cityclerk@easthelenamt.us)

306 East Main Street, P.O. Box 1170, East Helena, MT 59635

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