

Minutes
Zoning Commission Meeting
January 11, 2022 6:00 p.m.
Via ZOOM Virtual Platform

Commission Members Present:

Rebecca Harbage, *Chair*
 Alyssa Sorenson
 Nicole Anderson
 Kim Wilson
 Mark Ophus

Members of the Public Present:

HCTV
 Jason Crawford

Staff Present:

Sharon Haugen, Community Development Director
 Michael Alvarez, Planner II
 Ellie Ray, Planner II
 April Sparks, Administrative Assistant III

<u>Topic</u>	<u>Time</u>	<u>Description</u>
<i>Call to Order & Staff Introduction</i>	<i>(00:11)</i>	Meeting began at about 6:00 pm with a brief introduction.
<i>Public Hearing : Item 1</i>	<i>(05:06)</i>	Mr. Alvarez presented a power point staff report on his findings regarding the public hearing item: Consider an Ordinance for a change in zoning district to change the zoning district from B-2 (General Commercial) to R-O (Residential Office) for properties with the legal description of: Lots 29, 30, 31, and 32 in Block 4 of the Woodlawn Park Addition to the City of Helena, Lewis and Clark County, Montana.
	<i>(14:15)</i>	Staff is recommending <u>Approval</u> of an ordinance amending the official zoning map for the City of Helena for a change in zoning district to change the zoning district from B-2 (General Commercial) to R-O (Residential Office) for properties with the legal description of: Lots 29, 30, 31, and 32 in Block 4 of the Woodlawn Park Addition to the City of Helena, Lewis and Clark County, Montana.
<i>Questions for Staff by the Commission</i>	<i>(15:18)</i>	There were no questions for staff.
<i>Applicant Addressed the Commission</i>	<i>(15:57)</i>	It was pointed out that the City was the applicant in the case of this item.
<i>Public Comment</i>	<i>(16:38)</i>	Chair Harbage opened the meeting to public comment. There was no public comment.

**Commission
Discussion**

(17:20) Chair Harbage asked if there were any additional questions from the Commission at this time.

Motion and Vote

(17:27) Mr. Wilson motioned to recommend approval of an ordinance amending the official zoning map for the City of Helena for a change in zoning district to change the zoning district from B-2 (General Commercial) to R-O (Residential Office) for properties with the legal description of: Lots 29, 30, 31, and 32 in Block 4 of the Woodlawn Park Addition to the City of Helena, Lewis and Clark County, Montana.

Mr. Ophus seconded the motion.

(18:15) Chair Harbage stated that she felt that much of the discussion related to this proposal was had at the previous meeting, thanked Mr. Alvarez for the updated map, and encouraged a neighborhood planning conversation for this area.

(19:18) The motion passed unanimously. (5:0) It was noted that this will be heard at the February 14 City Commission meeting.

**Public Hearing :
Item 2**

(20:17) Ms. Ray presented a power point staff report on his findings regarding the public hearing item: Consider passage of an Ordinance pre-zoning prior to annexation to R-3 (residential) District and upon annexation amending the official zoning map for the City of Helena for property legally described as Tract 2-A in COS #579398, in Lewis and Clark County, Montana.

(27:50) Staff is recommending **Approval** of an ordinance pre-zoning prior to annexation to R-3 (residential) District and upon annexation amending the official zoning map for the City of Helena for property legally described as Tract 2-A in COS #579398, in Lewis and Clark County, Montana.

**Questions for Staff
by the Commission**

(28:38) Mr. Wilson asked Ms. Ray to orient him in the area, and specifically where Gardenwerks is in relation to the property. Ms. Ray explained that Gradenwerks is some distance from the property. Mr. Wilson asked about page 2 of the staff report and that if the seven four-plexes would be rental apartments or condominiums. Ms. Ray replied that her understanding is that they would be rental apartments.

(30:15) Mr. Ophus asked if staff had recently looked at the likelihood of any other annexations in the area between Cooney and McHugh, as this is a little oasis of county within city limits. Ms. Ray stated there isn't anyone else who has petitioned for annexation, but there has been some talk of bringing some other parcels into the city, including Gardenwerks. Ms. Haugen stated that the department has been in discussion with the owner of Gardenwerks and that the Cooney Home is in the area as well, and that Florence Crittendon is looking at purchasing that property. Cooney Home is on City water and sewer and it is the intention of the City to annex any

property on City water and sewer. Mr. Hill, owner of Gardenwerks, has expressed a desire to be annexed into the city. Even to the north, property owners to the north of Mr. Hill have expressed an interest in being annexed into the city. All of the uses are similar to B-2 (Commercial) or some type of commercial property is allowed, and multi-family is allowed in B-2, if you go further north it is R-O and Cooney Home would be PLI or some form of R-O, and Gardenwerks would remain commercial and B-2 would be reflective of the property uses to the east.

- Applicant Addressed the Commission*** (34:43) Jason Crawford, for the applicant, stated he did not have anything additional to add, and stated that these properties would be rentals.
- Commission Discussion*** (36:24) There was no further discussion or questions from the Commission.
- Motion and Vote*** (36:43) Mr. Ophus motioned to recommend approval of an ordinance pre-zoning prior to annexation to R-3 (residential) District and upon annexation amending the official zoning map for the City of Helena for property legally described as Tract 2-A in COS #579398, in Lewis and Clark County, Montana.
- Mr. Wilson seconded the motion.
- (37:21) Mr. Ophus commented that he thinks R-3 is appropriate given the properties to the west and even uses further out.
- (37:48) Ms. Sorenson stated she agrees with Mr. Ophus and she finds it telling that there has been no neighborhood opposition to this proposal.
- (38:18) Chair Harbage stated she thinks this is a great location for additional higher density housing, and thinks this makes sense for this location. Chair Harbage did express some concern for the additional traffic that would be added to Custer Ave, but said it was not large enough to cause her to vote against this proposal. Another concern is the lack of bigger picture planning for the unzoned, unannexed area.
- (39:13) Mr. Wilson asked staff to clarify if there was currently a light at Cooney and Custer. Ms. Haugen stated that there is a light at this location. Ms. Ray also added that the level of service at that intersection is rated a B, so it is relatively good when compared to the entirety of Custer.
- (40:13) Chair Harbage asked for public comment on the proposal. There was none.

(40:40) The motion passed unanimously (5:0). It was noted this proposal will be heard at the February 28 City Commission meeting.

Public Comment (41:28) The meeting was opened to general public comment. There was no public comment.

Next Meeting (41:50) The next meeting is scheduled for February 8, 2022. It was noted that the meeting will be a hearing, as there will be at least one item to bring forward. Ms. Haugen stated that in either March or April the Commission will restart their discussion on Recreational Marijuana.

Adjournment (43:57) The meeting adjourned just before 6:45 PM.