

Minutes
Zoning Commission Meeting
October 18, 2022, 6:00 p.m.
Via ZOOM Virtual Platform and in Commission Chambers

Commission Members Present:

Rebecca Harbage, *Chair*
 Kim Wilson, *Vice Chair*
 Nicole Anderson
 Betsy Story

Members of the Public Present:

HCTV
 CB

Staff Present:

Michael Alvarez, Planner II
 April Sparks, Administrative Assistant III
 Chris Brink, Community Development Director
 Aimee Hawkaluk, Assistant City Attorney

<u>Topic</u>	<u>Time</u>	<u>Description</u>
<i>Call to Order & Staff Introduction</i>	<i>(0:00:10)</i>	Meeting began at 6:00 pm with a brief introduction.
<i>Approval of Minutes</i>	<i>(0:01:22)</i>	Minutes from August 9, 2022 and September 13, 2022 were approved without discussion.
<i>Public Hearing: Item 1</i>	<i>(0:02:00)</i>	Mr. Brink presented the proposed changes to the City land use table and definitions. Director Brink explained that some of the changes were done to address items relative to daycares [definitions] coming in line with MCA standards. Director Brink stated he was unsure of how in depth the commission wanted to go into discussing the proposed changes for the public, but there are various uses that have been addressed from either a definition standpoint or a use of zoning district standpoint to address ongoing issues, as well as definition changes to daycare centers. The Zoning Commission was provided two copies of the proposed changes, the copy without redlines which would move forward to the City Commission if the Zoning Commission made the recommendation, and the redlined version to compare the changes that have been made
<i>Questions for Staff by the Commission</i>	<i>(0:03:48)</i>	Vice-Chair Wilson asked what level of review is needed for the benefit of HCTV or if the redline version had been made available to the public. Director Brink stated that the redline version had not been made available to the public other than in some previous packets. Vice-Chair Wilson asked what will happen if the Zoning Commission recommends approval. Director Brink stated they would receive both copies and that both would be made available to the public, using a small PR push increase prior to the City Commission meeting, and put them on the department's website under our project listing and highlight that.

Public Comment

(0:06:04) Vice-Chair Harbage asked if it would be beneficial to ask the members of the public if there are any areas of concern to them or to characterize some of the major changes. Chair Harbage stated that she in addition to the definitions mentioned by Director Brink, she would highlight that is part of the intention was to add some new defined uses that have been a problem for the city. These are some things that had not been considered before, such as uses like community gardens and food trucks. The Commission also combed through and attempted to reduce the number of conditional use permit items throughout the land use table so that what can be a burdensome and uncertain process could be reduced.

(0:07:13) Director Brink added that one of the main drivers was to eliminate the burden of some of the traditional requirements, and eliminate CUP for a lot of uses, essentially modernizing some of our definitions realizing that some of these were drafted years ago and are no longer relevant. Items like kiosk were added to capture the growing coffee kiosk market in the city, as well as food trucks, and providing staff an opportunity to provide guidance one where a food truck is allowed to operate, as well as button up some definitions for bed and breakfast, but again, just modernizing a lot of definitions.

(0:08:45) With no comments, public comment was closed on this item.

**Commission,
Discussion, Motion,
and Vote**

(0:09:30) Director Brink stated that there were two recommended motions, as there are two separate ordinances in our city code. The first one that would take care of the land use table and definitions in Title 11 Chapter 2, and another motion for Title 11 Chapter 38 which is mainly the daycare definition section.

(0:09:55) Director Brink proposed the motion language as follows: "Recommend approval of an ordinance amending Title 11 Chapter 2 for the Helena City Code to change language definitions in principle uses for zoning districts."; and "Recommend approval of an ordinance amending Title 11 Chapter 38 of Helena City Code to change daycare facility definitions and standards." Ms. Ray stated that the motions may be further refined before they reach the City Commission.

(0:11:13) Vice-Chair Wilson motioned to recommend approval of an ordinance amending Title 11 Chapter 2 for the Helena City Code to change language definitions in principle uses for zoning districts. Chair Harbage seconded the motion.

(0:11:45) With no further discussion on the motion, Chair Harbage called for a vote. Motion to recommend passed unanimously (4:0). It was noted that the item would be heard at the November 21st City Commission meeting.

(0:12:07) Vice-Chair Wilson motioned to recommend approval of an ordinance amending Title 11 Chapter 38 of Helena City Code to change daycare facility definitions and standards. Chair Harbage

seconded the motion and thanked the Helena Citizens Council for bringing this issue to the Commission's attention.

(0:13:02) With no further discussion on the motion, Chair Harbage called for a vote on the motion. Motion to recommend passed unanimously (4:0). It was noted that the item would be heard at the November 21st City Commission meeting as well.

Old/New Business (0:13:31) There was no old or new business to discuss.

Public Comment (0:13:50) There was no public comment.

Proposals for Next Agenda (0:14:03) There were no proposals for the next agenda.

Next Meeting (0:14:04) The next scheduled meeting is Wednesday, November 9, 2022, as the normal meeting day of Tuesday is election day, and a holiday for city staff.

Adjournment (0:14:27) The meeting was adjourned at approximately 6:50 PM.