



**CITY OF HELENA
Zoning Commission
August 8, 2023 – 6:00 PM
Meeting Minutes
Recording Available**

Members Present:

Rebecca Harbage (Chair), Kim Wilson (Vice-Chair), Alyssa Sorenson, Betsy Story, Nicole Anderson

Staff Present: Michael Alvarez, April Sparks, Kyle Holland, Stephen Shirley

(0:02:39) Call to Order and Roll Call – It was noted that a quorum was present with all five members in attendance.

(0:03:23) Minutes – Minutes from the April 11, 2023 meeting were approved.

Regular Items

Item 1

Staff Presentation and Questions for Staff

(0:04:04) Michael Alvarez, Planner II, presented a report on the application for a conditional use permit at 2211 Hauser Blvd to allow for a multiple dwelling unit residence in an R-2 residential zoning district, noting staff recommends approval.

(0:09:40) Vice-Chair Wilson asked for clarification on the status of Elizabeth St. Mr. Alvarez confirmed that the street had been platted, but not yet built and further pointed out that there is another home being built on the other side of the un-built Elizabeth St which will have to go through the same process for sidewalk, curb and gutter. Chair Harbage asked if the city intends to complete the street through the block. Mr. Alvarez clarified that the homeowners would need to collectively petition the city to put it in and a special improvement district would be created for them, however there is no intent at this time for the city to do that and as it is a platted street this would not be put on a developer either. Vice-Chair Wilson asked for clarification on the location of the lot in question; Mr. Alvarez gave an approximate location.

(0:12:06) Ms. Story asked about the previous use of the property. Mr. Alvarez noted that it had been a single-story commercial structure that had been used for various things and could not speak to the most recent use and pointed out another building still standing close to the property that is similar in design. Ms. Anderson asked what a section of sidewalk without a curb and gutter looks like. Mr. Alvarez stated that it was an excellent question and that it is the City Attorney's opinion that the City Commission cannot grant a variance from putting down a sidewalk at all, and that is why the City is asking that they waive the protest to an establishment of an SID so that if and when the street is installed then the



property owner would pay for curb and gutter in that street. Until the street is put in the sidewalk will run with the land. Ms. Sorenson asked if those installing sidewalks in that area had been advised on what the developed roads would look like so the installed sidewalks will not need to be removed and replaced. Mr. Alvarez stated that Transportation Systems should be working with people on the placement of the sidewalks. Clarification was made that the property owner would install sidewalks on the subject property and it would align with the to be installed complete street.

Applicant Presentation and Questions for the Applicant

- (0:16:34) Jacob Augenstein from Slate Architecture noted that there would be a boulevard to give the planned sidewalk separation to the curb and gutter, and waiting for the road to be developed would be the ideal time to install those things so they all line up across the street with the other neighbor. There were no questions for the applicant.

Public Comment and Commission Discussion

- (0:17:58) There was no public comment. Commission discussion was opened. There was no additional discussion.

Motion and Discussion

- (0:18:54) Vice-Chair Wilson moved to recommend approval of a resolution for a conditional use permit as required by Section 11-2-3 of the City Code to allow a residence, multiple-dwelling units (3 or more units) use in the R-2 residential zoning district on property legally described as Lots 17 & 18 in Blk 303 of the Brooke Addition, Lewis and Clark County, Montana, on the conditions that a building permit must be submitted for within one year and all conditions must be met within one year of CUP approval as per section 11-3-9 of the Helena City Code. Ms. Sorenson seconded the motion.
- (0:19:57) Ms. Sorenson gave her opinion that this development would be closer to what is envisioned for the neighborhood than what was there before, although it is denser than what currently exists and suggested that the reason why there had not been public comment is that many lots in the area are undeveloped. Chair Harbage added that housing is needed in Helena as well as elsewhere in the state, and this proposal seems compatible with what she pictures that side of town eventually developing into. Vice-Chair Wilson noted that the lack of concern from the neighbors via public comment is telling for him and another reason why he supports this.
- (0:21:38) There was no further discussion, and a voice vote was called. The motion passed unanimously (5:0). It was noted that this item will be heard by the City Commission on Monday, September 11, 2023, at 6:00 PM.

Old Business

- (0:22:18) There was no old business identified.

New Business



(0:22:21) There was no new business identified.

Public Comment

(0:22:29) There was no general public comment.

Member Communications / Proposals for next Agenda

(0:22:41) Ms. Sparks reminded the Commission that all materials are being provided in digital format now, and paper packets are no longer being distributed. It was agreed that an additional work session would be held the following Tuesday, August 15, 2023. The next scheduled public hearing is Tuesday September 12, 2023 where staff hopes to bring the work on the sign ordinance to the Commission for a recommendation to City Commission

Adjournment

(0:28:41) The meeting was adjourned.