



CITY OF HELENA
Zoning Commission
November 14, 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:

Stephen Shirley, April Sparks

(0:26:29) Call to Order and Roll Call – It was noted that a quorum was present with five members in attendance.

(0:27:00) Minutes – Minutes from the October 10, 2023 meeting were approved.

Regular Items

Item 1

Staff Presentation and Questions for Staff

(0:27:41) Stephen Shirley, Planner I, gave a brief presentation on making amendments to Title 11 Chapter 4 and Chapter 22 of Helena City Code, to comply with recent state legislation. It was noted that after legally noticing the meeting the City Attorney's office advised combining the two items into one ordinance and so the recommended motion language reflected both chapters being in one ordinance.

(0:31:07) There were some questions from the Commission. Ms. Story asked about previous regulation for off street parking for ADUs. Mr. Shirley stated that there was previously a regulation for a secondary dwelling unit, which would still apply to any unit considered a secondary dwelling unit. The change to Chapter 22 will state there is no parking required for an accessory dwelling unit (ADU), which has a specific definition in code, which differs from a secondary dwelling unit. It was clarified that all residential zoning districts allow 2 dwelling units by right. There were additional questions about the definition of an ADU and questions about the interest in ADUs within the community. It was noted that the language being incorporated comes from state legislation which has prompted this change in code.

Public Comment and Commission Discussion

(0:40:27) There was no public comment on the item.

Motion and Discussion



(0:040:42) Ms. Anderson made a motion to recommend approval of an ordinance establishing accessory dwelling unit zoning regulations and eliminating off street parking requirements for accessory dwelling units by amending Chapter 4 and Chapter 22 of Title 11 of the Helena City Code. Ms. Story seconded the motion. It was noted for the record again that the legal notice was for two separate items, and they are now being incorporated into one ordinance and motion per the recommendation of the City Attorney's office. With some discussion about the motion, notably Ms. Sorenson disclosing this would have a personal impact on her, and Ms. Story expressed her displeasure with the legislation forcing to make the City amend their code to comply and taking authority out of the hands of the municipality to make the decision for their community. There was no additional comment, and a voice vote was called. The motion passed unanimously (5:0).

Public Comment

(0:44:33) There was no general public comment.

Member Communications / Proposals for next Agenda

(0:44:44) Ms. Sparks noted that the next meeting had been moved to Wednesday, December 6, 2023, in order to bring forward a CUP application for an Emergency Shelter in the Downtown zoning district, in order to get it to City Commission before the end of the calendar year. Ms. Sparks also gave a broad overview of what is being proposed by Good Samaritan Ministries, and information on where to find recordings of the Emergency Housing Working Group meetings for background information.

Adjournment

(0:49:03) The meeting was adjourned.