



**CITY OF HELENA
Zoning Commission
August 13, 2024 – 6:00 PM
Meeting Minutes**

[Recording Available Here](#)

Members Present:

Alyssa Sorenson, Betsy Story, Mark Runde (Alternate)

Members Absent:

Rebecca Harbage (Chair), Kim Wilson (Vice-Chair), Nicole Anderson

Staff Present:

Kyle Holland, April Sparks

Call to Order and Roll Call

(0:00:00) Staff called the meeting to order. An acting chair, Alyssa Sorenson, was elected as both the Chair and Vice-Chair were absent. It was noted that there was a quorum of three members present.

Minutes

(0:02:06) Minutes from the June and July meetings were approved.

Regular Items

Item 1

Staff Presentation and Questions for Staff

(0:02:49) Kyle Holland gave a presentation on the application for a proposed zone change from R-2 residential to Public Lands and Institutions (PLI) for a property generally located at the northeast corner of North Benton and Lyndale Ave. No public comment had been received.

(0:10:30) Commissioners addressed questions to Mr. Holland at this time. Mr. Holland was asked about the zoning of the rest of Carroll College's campus, and traffic impact of the proposed zone change. Mr. Holland noted that the rest of campus has a



zoning of PLI and gave a summary of the traffic analysis provided by the applicant.

Applicant Presentation and Questions for Applicant

- (0:13:37)** Brett Charles, SMA Architecture and representative for the applicant, added that the trigger for Carroll College pursuing the zone change was a project the College had been pursuing, which needed the flexibility PLI zoning affords, despite that project not moving forward, they would still like to have the zoning changed to afford them the most flexibility with the campus going forward.

Public Comment

- (0:14:38)** Public Comment was opened. There were no members of the public present.

Commission Discussion

- (0:14:57)** Board discussion was opened. Ms. Story noted that the zone change made sense, was compatible with the existing use, would make the Carroll property's zoning cohesive, and be consistent with the growth policy. Ms. Sorenson stated that there did not appear to be anything to warrant rejecting the application at this time.

Motion

- (0:16:08)** Ms. Story made a motion to recommend approval of an ordinance amending City of Helena ordinance number 3097 and the official zoning map for the City of Helena that changes the zoning district from R-2 (Residential) to PLI (Public Lands and Institutions) for the property legally described as The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772. Mr. Runde seconded the motion. There was no additional discussion, and a voice vote was called. The motion passed unanimously (3:0).



General Public Comment

(0:17:51) There was no public comment.

Member Communications / Proposals for next Agenda

(0:18:15) It was noted that the next meeting was scheduled for September 10th and that there was one pending application to go before the Zoning Commission, but the timing of that was not certain. It was also noted by staff that Vice-Chair Wilson would be terming off the Commission at the end of September, and encouraged the Commission to encourage anyone they know that would be a good fit to apply.

Adjournment

(0:19:59) The meeting was adjourned.

DRAFT