

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 19916

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN ASSISTED LIVING FACILITY WITH UP TO 72 UNITS TO BE LOCATED IN AN R-3 (RESIDENTIAL) DISTRICT IN THE CITY OF HELENA, MONTANA

WHEREAS, the Helena City Commission has before it a request to grant a conditional use permit to allow an assisted living facility with up to 72 units to be located on property in an R-3 (Residential) District, which property is described as Remainder Lot 1-A-1 in the Crystal Springs Subdivision, as shown on Certificate of Survey Number 3050824 in the records of the Clerk and Recorder of Lewis and Clark County, Montana, generally located east of Green Meadow Drive, west of North Benton Avenue, north of Willowbrook Drive, and south of undeveloped Horseshoe Bend Road, in Helena, Lewis and Clark County, Montana; and

WHEREAS, the Helena City Commission finds as follows:

1. The proposed conditional use will not significantly increase risk to the public health, safety, or general welfare.

2. The proposed conditional use will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.

3. The proposed conditional use meets the requirements of subsections 11-3-5A1 and A2 of the Helena City Code, after consid-

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. 19916

eration of the following factors:

- (a) Pedestrian, vehicular, and bicycle traffic;
- (b) On street parking;
- (c) Noise;
- (d) Glare;
- (e) Odor; and
- (f) Type and size of structures and improvements and

their relative locations on the subject property.

4. That public hearings have been held by the Zoning Commission and the City Commission after required legal notices have been given, and the public has been given an opportunity to be heard on the matter.

WHEREAS, the Zoning Commission of the City of Helena, Montana, after holding a regularly scheduled public hearing on said conditional use permit application on **April 10, 2012**, recommended that the Helena City Commission approve the described conditional use permit; and

WHEREAS, a public hearing was held on this matter at the regular City Commission meeting on **May 21, 2012**.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. 19916

Section 1. A conditional use permit is hereby granted allowing an assisted living facility with up to 72 units to be located on property in an R-3 (Residential) District, which property is described as Remainder Lot 1-A-1 in the Crystal Springs Subdivision, as shown on Certificate of Survey Number 3050824 in the records of the Clerk and Recorder of Lewis and Clark County, Montana, generally located east of Green Meadow Drive, west of North Benton Avenue, north of Willowbrook Drive, and south of undeveloped Horseshoe Bend Road, in Helena, Lewis and Clark County, Montana, subject to the following conditions:

A. No direct vehicular access is allowed from Lot 1-A-1 onto Green Meadow Drive; and

B. Applicant must obtain a building permit within one (1) year of the date of approval of this resolution.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21st DAY OF MAY, 2012.

ATTEST: /S/ James E. Smith
MAYOR

/S/ Debbie Havens
CLERK OF THE COMMISSION