

# **RESOLUTIONS OF THE CITY OF HELENA, MONTANA**

## **RESOLUTION NO. 20247**

### **A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW A 1,600 SQUARE-FOOT EXPANSION TO AN EXISTING WORSHIP FACILITY TO CONSTRUCT A FOYER, 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 a 1,600 square-foot expansion of an existing worship facility to accommodate a new foyer, located in an R-3 (Residential) District, for property legally described as Lots 35-38 in Block 3, the north 12 feet of Lot 20 and Lots 21-22 in Block 4, all of the closed and vacated portion of Butte Avenue between Blocks 3 and 4 and the closed and vacated east half of the north-south alley adjacent thereto, all in the Burlington Addition in the City of Helena, generally located west of Hoback Street and north of Harlow Street, with a property address of 800 North Hoback Street in Helena, Montana; and

**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 12, 2016**, to gather facts and information from all interested parties as contemplated by Helena City Code § 11-3-6, has recommended that the Helena City Commission approve the described conditional use

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permit, subject to the following condition:

A building permit for this project must be obtained within 1 year.

**WHEREAS**, a public hearing was held on this matter at the regular City Commission meeting **at 6:00 p.m. on May 9, 2016**, in the Commission Chambers in the City-County Building, 316 North Park Avenue, in Helena, Montana as contemplated by Helena City Code § 11-3-7; and

**WHEREAS**, the City Commission has considered the information contained in the application, the information presented at said public hearing and the Zoning Commission's recommendation, and has considered whether the proposed conditional use meets the requirements of Helena City Code § 11-3-5A1 and A2 by weighing and balancing the following factors as set forth in Helena City Code § 11-3-5B:

- (a) Pedestrian, vehicular, and bicycle traffic;
- (b) On street parking;
- (c) Noise;
- (d) Glare;
- (e) Odor; and

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(f) Type and size of structures and improvements and their relative locations on the subject property.

**WHEREAS**, based on its consideration of all those matters, the Helena City Commission hereby specifically finds as follows:

1. 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;

2. That the proposed conditional use will not significantly increase risk to the public health, safety, or general welfare; and

3. That 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.

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

**Section 1.** A conditional use permit is hereby granted allowing a 1,600 square-foot expansion of an existing worship facility to accommodate a new foyer, located in an R-3

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(Residential) District, for property legally described as Lots 35-38 in Block 3, the north 12 feet of Lot 20 and Lots 21-22 in Block 4, all of the closed and vacated portion of Butte Avenue between Blocks 3 and 4 and the closed and vacated east half of the north-south alley adjacent thereto, all in the Burlington Addition in the City of Helena, generally located west of Hoback Street and north of Harlow Street, with a property address of 800 North Hoback Street in Helena, Montana subject to the following condition:

A building permit for this project must be obtained within 1 year.

**PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 9<sup>th</sup> DAY OF MAY, 2016.**

/S/ James E. Smith  
**MAYOR**

**ATTEST:**

/S/ Debbie Havens  
**CLERK OF THE COMMISSION**