

CITY OF HELENA
City Commission Meeting
April 25, 2022 - 6:00 PM
Zoom Online Meeting; <https://zoom.us/j/93783244876>
& Commission Chambers, City-County Building, Room 330

Time & Place

A regular City Commission meeting was held on Monday, April 25, 2022 at 6:00 p.m. via Zoom Online Meeting ID: <https://zoom.us/j/93783244876> and in the City Commission Chambers, Room 330.

Call to Order and Roll Call

(00:00:15) Mayor Collins requested City Clerk Clayborn call roll call: Interim City Attorney Coate, Interim City Manager Burton, Commissioner Dean, Commissioner Feaver, Commissioner Logan, Commissioner Reed and Mayor Collins all responded present and participated in person, with exception of Commissioner Reed who participated virtually.

Pledge of Allegiance

(00:01:04) Mayor Collins asked those persons present to please stand and join him in the pledge of allegiance.

Minutes

(00:01:30)

- A. April 6, 2022 – City Commission Administrative Meeting
- B. April 11, 2022 – City Commission Meeting

With no objections, the minutes were entered into the record as written.

Presentations

- A. Confirmation of Probationary Firefighter Adam Harrington

(00:02:00) Fire Chief, Jon Campbell presented Item A to the City Commission.

(00:03:00) Mr. Harrington was sworn in by Mayor Collins.

(00:04:19) Commissioner Feaver spoke in favor of the confirmation and congratulated Mr. Harrington.

Proclamations

- A. National Small Business Week 2022

(00:04:40) Mayor Collins read the Proclamation.

Consent Agenda

(00:08:19)

- A. The Montana History Foundation has awarded the City \$10,000 for the Helena Fire Tower Rehabilitation.
- B. Grant Award Acceptance for Old Shooting Range Improvement Project as proposed and approved by the Missouri River RAC in September of 2021 for \$47,150.
- C. Consider final passage of an ordinance pre-zoning prior to annexation to B-2 (General Commercial) for property legally described as Tract B1 as shown on Certificate of Survey filed under document No. 3203658, generally located mile north of the East Custer Avenue and North Washington Street intersection.
- D. Consider final passage of an ordinance pre-zoning prior to annexation to R-4 (Residential) for property legally described as a 9.123-acre Portion of Tract A-1-A-1-A-1-A-1-A-1 of the Amended Plat of the Crossroads at Mountain View Meadows Subdivision Document No. 3386391, generally located on the northeast corner of Runkle Parkway and Alpine View Drive.

(00:13:08) Commissioner Dean made a motion to accept Consent Agenda Items A through D. Commissioner Logan seconded the motion.

(00:13:35) There were no public comments.

(00:13:42) The motion carried 5:0.

Communications/Proposals from the Commissioners

(00:14:00) Commissioner Logan congratulated Mr. Harrington on his confirmation.

(00:14:50) Commissioner Reed thanked staff and Interim City Manager Burton for the land use presentation presented at the previous Administrative Meeting.

Report of the City Attorney

(00:15:40) Interim City Attorney Coate had nothing to report.

Report of the City Manager

(00:15:56) Interim City Manager Burton had nothing to report.

Communications from the Helena Citizens Council

(00:16:17) HCC representative, Lowell Chandler had nothing to report.

Regular Items

- A. Consider the preliminary plat for the Shopko Minor Subdivision creating 4 new lots from 10.86 acres and to adopt the findings of fact and the conditions contained therein for the property legally described as Lot 1A-1A of the Amended Plat of the Shopko Minor Subdivision in the City of Helena, Lewis and Clark County, Montana, Filed under Doc. No. 3171732.

(00:25:20) Planner II, Michael McConnell addressed the Commission and gave a joint report on Regular Items A and B.

(00:32:57) Commissioner Feaver and Commissioner Dean questioned what was proposed for the existing vacant Shopko building.

(00:33:40) Discussion was had between city staff and Commissioner Dean surrounding the disadvantage listed in the meeting packet that should the variance be approved, there can be no extensions past where the proposed lot ends, and no other connections can be made past this point on a pressurized service line.

(00:36:15) The project engineer, Greg Wirth of Stahly Engineering addressed the Commission on behalf of the property owners.

(00:41:30) There were no public comments.

(00:42:45) Commissioner Dean made a motion to conditionally approve the preliminary plat for the Shopko Minor Subdivision creating 4 new lots from 10.86 acres and to adopt the findings of fact and the conditions contained therein for the property legally described as Lot 1A-1A of the Amended Plat of the Shopko Minor Subdivision in the City of Helena, Lewis and Clark County, Montana, Filed under Doc. No. 3171732. Commissioner Logan seconded the motion.

(00:43:22) Commissioner Dean spoke in support of the new development coming to this area.

(00:43:54) The motion carried 5:0.

- B. Consider a variance to 12-4-7(B) of the City of Helena Subdivision Regulations to allow variations from city wastewater system standards for the Shopko Minor Subdivision.

(00:41:51) Commissioner Logan made a motion to Approve a variance to §12-4-7(B) of the City of Helena Subdivision Regulations to allow variations from city wastewater system standards for the Shopko Minor Subdivision. Commissioner Dean seconded the motion. The motion carried 5:0.

- C. Consider Final Passage of an Ordinance Pre-zoning Property described as Tract A on the Certificate of Survey Identified as Document No. 3360858, and all of Blocks 4, 5, 6, and 9 of the Highland Park Subdivision, Lewis and Clark County, Montana, as R-2 (Residential) and R-3 (Residential).

(00:17:30) Planner II, Michael McConnell addressed the Commission and recommended Item C be tabled by request of the applicant.

(00:17:56) Commissioner Logan made a motion to table the Final Passage to the call of the City Manager of an Ordinance Pre-zoning Property described as Tract A on the Certificate of Survey Identified as Document No. 3360858, and all of Blocks 4, 5, 6, and 9 of the Highland Park Subdivision, Lewis and Clark County, Montana, as R-2 (Residential) and R-3 (Residential). Commissioner Feaver seconded the motion.

(00:18:36) Commissioner Feaver asked how Item C would be impacted if it were to be tabled. Staff explained this motion would delay the passage of zoning, however could not speak to whether the applicant would resubmit at a later date.

(00:21:37) Pat McKelvey addressed the Commission and spoke in opposition to the current proposal as it exists due to the potential fire hazard and the risks surrounding an evacuation.

There were no further public comments.

(00:24:10) The motion carried 5:0.

Public Communications

(00:46:16) Sarah Perry, President of Save Helena Westside addressed the Commission and spoke in opposition to the proposed development and gave general public comment about how wildfire and evacuation concerns are being considered within the subdivision process.

(00:51:30) There were no further public comments.

(00:51:45) Commissioner Feaver thanked Ms. Perry for her comments and expressed concern for Regular Item C being tabled at this time.

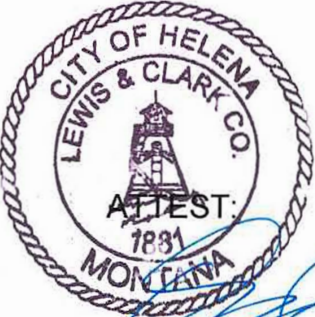
(00:53:20) Mayor Collins explained it was the developer's prerogative to delay the project or not, and the Commission did not have a say in that choice.

(00:53:30) Commissioner Feaver explained the law seemed to gravitate in support of the developer regardless of the public interest or public safety.

(00:54:56) There were no further comments.

Adjournment

(00:55:02) There being no further business to come before the City Commission, the meeting adjourned at 6:55 p.m.




MAYOR


CLERK OF THE CITY COMMISSION