

CITY OF HELENA
REGULAR CITY COMMISSION MEETING
January 9, 2006
6:00 P.M.

Time & Place

A regular City Commission meeting was held on Monday, January 9, 2006 at 6:00 p.m., in the Commission Chambers, 316 N. Park Avenue, Helena, Montana.

Members Present

Mayor Smith indicated for the record that Commissioners Cartwright, Oitzinger, Peura, and Pouliot were present. City Manager Tim Burton, City Attorney David Nielsen and Deputy City Clerk Robyn Brown were present. Others present were George Hoff representing the Helena Citizens Council.

Mayor Smith welcomed Commissioner Peura to the Commission. He also acknowledged the passing of Frank Morrison Jr. and Betty Bohllinger and asked that all persons in attendance observe a moment of silence.

Pledge of Allegiance

Mayor Smith asked those persons present to please stand and join him in the pledge of allegiance.

Minutes

The minutes of the regular City Commission meeting of December 19, 2006 were approved as submitted.

Oath of Office

OATH OF OFFICE- HELENA CITIZENS COUNCIL

All members of the Helena Citizens Council that were present were given the oath of office and sworn-in by Mayor Smith.

Appointments

APPOINTMENTS:

- A. Helena International Affairs Council (HIAC)

Mayor Smith asked for Commission concurrence on the following appointment:

Helena International Affairs Council – Appointment of Josh DeWeese as an Arts Representative to the HIAC, contingent upon approval of the amended HIAC by-laws.

Motion

Commissioner Cartwright moved approval of the appointment to the Helena International Affairs Council.

Commissioner Oitzinger seconded the motion. All voted aye, motion carried.

Consent Agenda

CONSENT AGENDA:

- A. Claims
- B. Utility bill insert – Montana Historical Society
- C. Utility bill insert – City snow removal
- D. Authorization to void stale dated checks
- E. Final passage of Ordinance No. 3049- zone change from Airport District to B-2 (General Commercial) District for 43.57-acres.
Ordinance #3049
- F. Final passage of Ordinance No. 3050- pre-zoning to CLM

(Commercial-Light Manufacturing) District for property generally located east of Douglas Street, west of Wilkinson Street and north of Center Avenue. **Ordinance #3050**

City Manager Tim Burton recommended approval of the claims and the consent agenda.

Commissioner Oitzinger asked that item D be removed for further discussion.

Motion **Commissioner Oitzinger moved approval of items A through C and items E and F on the consent agenda.** Commissioner Pouliot seconded the motion.

Public Comment Mayor Smith asked for public comment, none was received.

Vote All voted aye, motion carried.

D. AUTHORIZATION TO VOID STALE DATED CHECKS

Discussion Commissioner Oitzinger explained she had contacted Ms. Jessica Snyder regarding the check issued to her for jury duty; Ms. Snyder indicated she would like the check re-issued.

Administrative Services Director Tim Magee stated Ms. Snyder could be sent a replacement check.

Motion **Commissioner Oitzinger moved approval of item D, specifically for check numbers 61648 and 63693 with check number 64031 to be held aside until the payee has been contacted.** Commissioner Pouliot seconded the motion. All voted aye, motion carried.

Communications

COMMUNICATIONS/PROPOSALS FROM COMMISSIONERS

Commissioner Peura stated he is pleased and honored to be a member of the Commission and is ready to work.

He spoke of economic development in the community and urged citizens to buy locally; when you shop locally about 65 cents of every dollar you spend stays in town. In comparison, when you shop at a national business or online only about 35 cents is kept locally.

He also referred to a recent visit to the Pattern House to discuss revitalization efforts in the midtown district and noticed the unsightly condition of the Caird Steel property. He asked City Manager Burton if the city has the authority to compel the owners of Caird Steel to clean up their property? City Manager Burton stated the normal tool used to remedy unsightly property is a complaint driven community decay ordinance. He noted the city has not received a complaint regarding the property and the building is currently for sale.

City Attorney Nielsen gave an overview of the community decay ordinance. Commissioner Peura clarified that concerned citizens would contact the City Attorney's office to file a complaint.

Commissioner Pouliot wished everyone a Happy New Year and welcomed Commissioner Peura to the Commission.

Commissioners Cartwright and Oitzinger also welcomed Commissioner Peura.

Mayor Smith spoke of attending the groundbreaking ceremony for the renovation of Penkay Eagles Manor and also the CBDG Grant the

city applied for to help fund the project. He stated it was gratifying to see the project come to fruition. He noted the Commission board appointments would be coming forward soon.

**Report of the City
Attorney**

REPORT OF THE CITY ATTORNEY

City Attorney Nielsen stated even with the warmer weather he is still sending out notices of violation of the snow removal ordinance to offending property owners.

Commissioner Oitzinger stated the utility bill insert providing information on street and sidewalk snow removal will be very helpful to the community. Commissioner Pouliot asked if the city has authority to enforce the snow removal ordinance for sidewalks on highways adjacent to city streets. City Attorney Nielsen explained it is still the property owner's responsibility.

**Report of the City
Manager**

REPORT OF THE CITY MANAGER

City Manager Burton welcomed Commissioner Peura and gave an overview of upcoming items for Commission consideration such as the State of the City Address and Budget Resolution of Intent.

A. CONSIDER A RESOLUTION OF SUPPORT FOR THE "CORRIDOR OF DISCOVERY TRAIL", A PROPOSED 95-MILE NON-MOTORIZED TRAIL BETWEEN HELENA AND GREAT FALLS, LOCATED WITHIN CASCADE AND LEWIS & CLARK COUNTIES, MONTANA.

City Manager Burton invited Dr. Ken Eden to explain the "Corridor of Discovery Trail", a proposed 95-mile non-motorized trail between Helena and Great Falls, located within Cascade and Lewis & Clark Counties. Dr. Eden gave an overview of the resolution and asked for Commission support.

Commissioner Pouliot noted a more complete presentation was given at the January 4, 2006 Administrative Meeting.

Public comment

Eric Grove, owner of Great Divide Cyclery, spoke in support of the resolution. He stated a petition of support for the project has been signed by 1500 Helena residents. Also, Downtown Helena Inc. has adopted a resolution of support and when polled, the Helena Area Chamber of Commerce membership supported the project by 90%.

Forrest Christian, Helena, stated he has been urging Burlington Northern/Santa Fe (BNSF) to use the track for a steam railway and urged the Commission to keep options for future use.

Dr. Dan Fiehrer, PO Box 811, representing the MT Stockgrowers Association; asked the Commission to keep the railroad intact. He also noted he owns property adjacent to the rail line and changing the railroad to a trail would encourage unwanted trespassing in the area.

Mary Anne Fiehrer, PO Box 811, representing the Transportation Preservation Society of Helena, spoke in opposition to the resolution because of the potential economic benefits of the rail line.

Lynn Boone, 638 1st Street, spoke in support of the resolution.

Ellie Archenbow, 17 Division Street, spoke in support of the resolution.

Andy Bauer, Director of Prickly Pear Land Trust (PPLT), noted PPLT is a partner in this project and spoke in support of the resolution.

He stated the PPLT would work with private property owners in the area to alleviate concerns with the trail.

John Baucus, 1600 Chevalier Drive, Wolf Creek; spoke in opposition of the resolution.

Discussion

Commissioner Cartwright asked Ms. Fiehrer if her group is trying to save the abandoned railway in central Montana and also if they would support maintaining the corridor if the railroad is abandoned?

Ms. Fiehrer stated the Transportation Preservation Society of Helena is a fairly new group and has not done any work with the abandoned railway in central Montana. She also explained the society would support maintaining the corridor as a railroad only.

Commissioner Cartwright asked Ms. Archenbow if she has any knowledge of how much BNSF paid for the property originally? Ms. Archenbow stated she believes they didn't pay for the land; the right of way was given to them and also the land on alternate sides of the tract. Mayor Smith stated he believes it was a land grant railroad.

Commissioner Peura asked Mr. Bauer if there is a peer organization in Great Falls and Cascade County that would provide mediation for private property protection if the railroad were changed into a trail? Mr. Bauer concurred and explained the group Recreational Trails Incorporated would work on landowner outreach.

Mayor Smith stated he believes the resolution is well written and attempts to take into consideration concerns of private property owners in the area and people interested in rail traffic and rail commerce. Passing the resolution tonight would begin exploration of the feasibility of the project and open many opportunities for more public discussion and written testimony. He stated he would support the resolution.

Commissioner Peura asked City Attorney Nielsen if the appropriate notification and time for public comment on the proposed resolution has been allowed? City Attorney Nielsen stated this type of resolution's requirements are not as binding as other resolutions that would typically have two public comment periods; the city is in full compliance with public notice and process.

Motion

Commissioner Peura moved approval for a resolution of support for the "Corridor of Discovery Trail", a proposed 95-mile non-motorized trail between Helena and Great Falls, located within Cascade and Lewis & Clark Counties, Montana. Commissioner Cartwright seconded the motion. All voted aye, motion carried.
Resolution #19312

Motion

Commissioner Peura moved to charge City Clerk Havens to provide a copy of this resolution to the Commissions of Lewis & Clark County, Cascade County, Mayor and City Commission of Great Falls, Governor Schweitzer and BNSF with the copy to Governor Schweitzer arriving no later than January 11, 2006. Commissioner Oitzinger seconded the motion. All voted aye, motion carried.

B. JEFFERSON COUNTY POWER OUTAGE

City Manager Burton invited Lieutenant Cory Livesay to speak about the recent power outage in Jefferson County. Lt. Livesay gave an overview of the situation and the Helena Police Department's response.

**Report from the
Helena Citizens
Council**

REPORT FROM THE HELENA CITIZENS COUNCIL

HCC member George Hoff reported the HCC would hold the election of HCC officers and appoint committee members at their January 25, 2006 regular meeting. He also noted the Mayor and City Commission members would be present at the February HCC meeting.

**South Hills
Interchange**

CONSIDER A RIGHT-OF-WAY DEDICATION FOR THE SOUTH HILLS INTERCHANGE.

Staff Report

City Attorney Nielsen explained a few years ago, the City Commission dedicated a public access and utility easement for Saddle Drive on park property adjacent to that proposed street. The city park property is generally referred to as the former Donaldson property. This dedication was done under Lewis and Clark County jurisdiction prior to the annexation of the Nob Hill Subdivision and city park property. With design on the South Helena Interchange and Frontage Road nearing completion, the Montana Department of Transportation is requiring that for those portions of the project that MDT will own and maintain, they be provided with legal title to the right-of-way (ROW). A small portion of the park property previously dedicated as a public access and utility easement falls under this requirement.

Staff is recommending approval of the proposed Bargain and Sale Deed to the Montana Department of Transportation. There is no compensation associated with the transaction. City Attorney Nielsen noted the dedication would assure right-of-way has been acquired for the South Helena Interchange and Frontage Road that meets the requirement of MDT and the Federal Highways Administration (FHWA). The dedication will also assist in setting a clear boundary of street ownership and maintenance between MDT and the City of Helena.

Public comment

Mayor Smith called for public comment, none was received.

Motion

Commissioner Pouliot moved to approve granting a Bargain and Sale Deed to the Montana Department of Transportation for city property previously dedicated as a public access and utility easement. Commissioner Cartwright seconded the motion. All voted aye, motion carried.

**Biosolids Letter of
Understanding**

CONSIDER A LETTER OF UNDERSTANDING WITH THE NATIONAL BIOSOLIDS PARTNERSHIP.

Staff Report

Wastewater Superintendent Don Clark reported biosolids are a byproduct of the reclamation of water in wastewater treatment. The City of Helena manages disposal of biosolids through land application and by composting with green waste (brush, leaves, limbs and grass) generated through recycling operations. The National Biosolids Partnership (NBP) offers training and certification for biosolids management through development of an Environmental Management System (EMS).

Staff is proposing to work with the NBP to establish an EMS based on the blueprint developed by NBP. This is a demonstration project and the city would be one of 100 participated agencies. NBP would help gather information and will offer training and assistance to develop a biosolids EMS for the City of Helena. The technical

assistance would include on-site visits and training workshops that are free to the city. The program is funded with federal grants.

Mr. Clark recommended approval of the letter of understanding and noted staff would benefit from free training and advice from experts in the field. Also, staff would gain knowledge through participation and sharing of relevant information and experiences with other organizations. At the end of the process, the city would be recognized in the National Manual of Good Practices and may be certified by NBP in biosolids management.

Commission comment

Commissioner Pouliot asked for the cost of the program. Mr. Clark stated it is a federally funded program provided at no cost to the city.

Commissioner Peura asked what environmental benefits would this program provide to the city? Mr. Clark explained he can't measure the benefits now, but to know that the department is doing everything the right and environmentally sound way is great for the entire community.

Public comment

Mayor Smith called for public comment, none was received.

Motion

Commissioner Pouliot moved approval to authorize the City Manager to sign a letter of understanding between the City of Helena and National Biosolids Partnership. Commissioner Peura seconded the motion. All voted aye, motion carried.

Nob Hill Radio Tower

CONSIDER A RESOLUTION AUTHORIZING INSTALLATION OF A RADIO TOWER WITH AN ACCESSORY STORAGE BUILDING AT THE TOP OF NOB HILL CITY PARK IN THE NOB HILL MAJOR SUBDIVISION.

Staff Report

Sheriff Cheryl Liedle introduced HPD Lt. Cory Livesay and Radio Project Manager Jack Spillman, who reported during implementation of the current radio project it was discovered the radio coverage on the east side of Helena is not efficiently covered by the new system. The areas most affected are in the in-building coverage at St. Peter's Hospital and the new areas annexed east of Nob Hill. St. Peters Hospital is a primary dispatch location for ambulance services and a common response location for city and county law enforcement, mental health facilities, and vehicle crash investigations. The approval of the construction for the Nob Hill site on city owned parkland is essential for this objective. The construction funds (\$128,000) have already been secured through the radio project, in part from Lewis and Clark County and a grant they secured through DES/Homeland Security. The development issues (aesthetics, coordination into the park use, etc.) have been presented to Developer Robert Peccia, HOLMAC, HCC, and the City Parks Board who have considered the request. The proposal also includes coordinated construction with Parks & Recreation Director Randy Lilje and City Parks Board members to address the aforementioned development issues. Lt. Livesay recommended approval of the installation of the proposed radio tower.

Commission comment

Commissioner Oitzinger asked if the solvent used to treat the wood in the support building and pole could leech and contaminate the surrounding ground? Mr. Spillman stated no, the kind of treatment that is

going to be used soaks into the wood itself. He added it would need to be reapplied every five years.

Public comment Mayor Smith called for public comment, none was received.

Motion **Commissioner Pouliot moved approval for a resolution authorizing the installation of a radio tower with an accessory storage building at the top of Nob Hill Park in the Nob Hill Major Subdivision.** Commissioner Cartwright seconded the motion.

Comment Commissioner Oitzinger noted there would be an aviation light on top of the radio tower. Sheriff Liedle concurred and stated it would be an unobtrusive light.

Mayor Smith stated the proposed tower is vital to be able to meet the needs of the growing community. Commissioner Peura stated he recently visited the site and believes this is a win, win, win, situation because it is federally funded, a demonstration project that will meet an important communication need, and will provide reclamation to the property.

Vote All voted aye, motion carried. **Resolution #19313**

Final Plat- Crystal Springs Phase III CONSIDER THE FINAL PLAT FOR THE CRYSTAL SPRINGS PHASE III MAJOR SUBDIVISION CREATING 25 RESIDENTIAL LOTS AND PARKLAND FROM PROPERTY GENERALLY LOCATED WEST OF BENTON AVENUE, NORTH OF BROOKFIELD DRIVE AND EAST OF GREEN MEADOW DRIVE.

Staff Report City Planner Lucy Morell-Gengler reported on February 25, 2002 the City Commission gave conditional plat approval for the entire Crystal Springs Subdivision creating 108 residential lots from an approximately 40-acre tract of land. The Commission also approved R-2 and R-3 rezoning for the property.

The Crystal Springs Subdivision is being developed in four phases. The City Commission gave final plat approval for the first phase on August 8, 2003 and the second phase on September 13, 2004. A one-year extension for filing the final plats for phase III and IV was granted on February 28, 2005. The applicant is now requesting final plat approval for the third phase, which is approximately 8.67 acres of the total 40-acre subdivision.

The preliminary plat approval was subject to several conditions which have been completed, financially guaranteed, or are no longer applicable. For reference, a list of the original conditions and their status was attached to the staff report.

Ms. Morell-Gengler recommended approval of the final plat and noted approving the final plat would allow the sale of the lots; would encourage the development of property in the area; and would facilitate in-fill development and compliance with city regulations.

Public comment Mayor Smith called for public comment, none was received.

Motion **Commissioner Cartwright moved to approve the final plat for the Crystal Springs Subdivision Phase III creating 25 lots and parkland and to accept the dedication to the city of property for**

public improvement designated thereon. Commissioner Pouliot seconded the motion. All voted aye, motion carried.

Washington St ROW CONSIDER A RIGHT-OF-WAY DEDICATION FOR WASHINGTON STREET.

Staff Report

City Planner Kathy Macefield reported Montana Opportunities LLC (Town Pump) is donating a 76-foot wide 317.4-foot long right-of-way (ROW) for the dedication of Washington Street. This ROW dedication is shown on a Certificate of Survey that will be filed with the County Clerk. No public hearing is required prior to the City Commission's acceptance of the ROW dedication.

Ms. Macefield recommended approval of the ROW dedication and stated it will facilitate the relocation of the Washington/Custer intersection, and will provide the first portion of the Washington Street connection to the frontage road located east of I-15. This portion of Washington Street will be constructed or financially guaranteed when the adjacent property is annexed into the city.

Commission comment

Commissioner Cartwright asked if this dedication ties into any ROW on the northern border of the property? Ms. Macefield stated this is the beginning of that extension, future extension will come forward at a later date. Mayor Smith asked if this dedication would affect any trails in the area? Ms. Macefield stated no.

Public comment

Mayor Smith called for public comment, none was received.

Motion

Commissioner Peura moved to accept the dedication to the City of Helena the 76-foot wide, 317.4-foot long ROW for Washington Street as shown on the Certificate of Survey. Commissioner Oitzinger seconded the motion. All voted aye, motion carried.

Public Hearings

PUBLIC HEARINGS:

- A. TWO ACTIONS FOR THE SAME PROPERTY; GENERALLY LOCATED EAST OF MCHUGH LANE AND NORTH OF ROADRUNNER DRIVE:
1. CONSIDER A RESOLUTION GRANTING A CONDITIONAL USE PERMIT (CUP) FOR A 145-UNIT RETIREMENT COMMUNITY WITH INDIVIDUAL APARTMENTS FOR RESIDENTS 55 YEARS OF AGE AND OLDER; AND
 2. CONSIDER A RESOLUTION GRANTING A CONDITIONAL USE PERMIT (CUP) FOR A 33-FOOT HIGH BUILDING THAT EXCEEDS THE 24-BUILDING HEIGHT LIMITATION OF THE R-O DISTRICT.

Staff Report

City Planner Kathy Macefield reported on December 13, 2005 the Helena Zoning Commission unanimously recommended approval for resolutions granting two conditional use permits for the same property generally located east of McHugh Lane and north of Road Runner Drive to allow construction of:

1. A 145-unit retirement community with individual apartments for residents 55 years of age and older, plus a large social room, activities and crafts room, exercise room, library, computer room, tv theater, beauty shop, game room, private dining room, and individual patios and decks; and
2. A 33-foot high building that exceeds the 24-foot building height limitation of the R-O District.

This approval is subject to the following conditions:

1. Parking

A. A minimum of 130 onsite parking spaces must be provided for the 145 residences (based upon .89 spaces/dwelling unit), plus five (5) handicap-accessible spaces, plus seven (7) bicycle spaces.

B. Screening must be installed along the eastern property boundary to prevent vehicular headlight glare from shining onto the adjacent residential properties.

2. Building Permit

A. A building permit must be obtained within one year.

Ms. Macefield recommended approval of the resolutions granting conditional use permits and stated the proposal represents infill development and efficient use of energy, infrastructure and resources; and is consistent with the 2001 Helena Growth Policy and Zoning Ordinance.

Public Testimony

Mayor Smith declared the public portion of the hearing open and called for any persons wishing to address the Commission.

Charles Morgan, applicant, spoke in support of the proposed CUP's and gave an overview of the proposed development.

Steve Austin, 3922 Ed Rose Drive, spoke in opposition to the proposed retirement community. He asked for clarification of if the subject property is part of the Skelton Subdivision. He reviewed portions of the subdivision covenants that conflict with the applicant's proposal.

There being no further persons wishing to address the Commission, Mayor Smith closed the public hearing.

Commission comment

Commissioner Pouliot asked Mr. Austin if he attended the December 13, 2005 Zoning Commission Meeting? Mr. Austin stated no. Commissioner Pouliot asked City Attorney Nielsen if the property is subject to the covenants Mr. Austin referred to. City Attorney Nielsen stated he has not seen the covenants so he cannot answer that at this time. He explained covenants are sort of a private zoning enforced by the property owners of a neighborhood. If the city were to approve a conditional use permit that does not comply with the covenants, the use could be prevented from happening. If the covenants do apply, the developer would need to work through the process listed in the covenants. He added the city does not enforce private covenants.

Mayor Smith asked if this property is part of the Skelton Subdivision? City Attorney Nielsen stated he was unsure and explained the Commission could table the CUP application until further information is provided, or approve or disapprove the application based on it's merits under city zoning and disregard the covenants.

Commissioner Cartwright asked if the neighborhood adopts private covenants, would that preclude the city from zoning something different from what is contemplated in the covenants? City Attorney Nielsen stated if the private covenants are more restrictive than city zoning then they would apply, but you could not use private covenants to have a more relaxed zoning than what was set by ordinance. Commissioner Cartwright referred to future annexation of valley property and asked if property owners not currently proposing to annex into the city could set up covenants to preclude city style development? City Attorney Nielsen stated no.

Ms. Macefield explained the history of the phases of the Skelton Addition. She stated she is unsure of what portions of property the covenants of the Skelton Subdivision apply to.

City Manager Burton recommended tabling the CUP applications to the January 30, 2006 Commission meeting in order to clarify the restrictiveness of the covenants.

Motion

Commissioner Cartwright moved to table a resolution granting a CUP for Lots 1 and 2, Block 9, Second Addition of the Skelton Addition, Helena, Montana to allow construction of a 145-unit retirement community with individual apartments for residents 55 years of age and older to January 30, 2006. Commissioner Pouliot seconded the motion.

Comment

Commissioner Peura asked that more information on restrictive covenants be provided to Commission members before the January 30, 2006 meeting.

Vote

All voted aye, motion carried.

Motion

Commissioner Cartwright moved to table a resolution granting a CUP for the same property to allow a 33-foot high building that exceeds the 24-foot building height limitation of the R-O District to January 30, 2006. Commissioner Pouliot seconded the motion. All voted aye, motion carried.

B. SOLICIT PUBLIC COMMENT FOR LOW INCOME HOUSING TAX CREDITS PROJECT, EAGLES MANOR III, TO DETERMINE IF THE PROPOSAL MEETS COMMUNITY-HOUSING NEEDS.

Staff Report

Community Development Director Sharon Haugen reported Rocky Mountain Development Council (RMDC) proposes to construct a thirty one-bedroom senior and disabled apartment complex on the existing Eagles Manor campus between Fee and Washington Streets. To help finance the project, RMDC will apply for Low-Income Housing Tax Credits, a program administered by the Montana Board of Housing. According to MCA 15-6-221 (2), the unit of local government where the proposed project will be located shall hold a public hearing to solicit comments on whether or not the proposed project meets community housing needs.

Director Haugen noted all units will be ADA accessible with in-unit washers and dryers, full kitchens and walk-in showers. The common areas of the apartment complex will include a dining room with meal service, an exercise room, and an activity room. Ms. Waters recommended approval of the project as meeting community housing needs and stated utilization of Low Income Housing Tax Credits will insure that financing is in place to fund the project and provide affordable safe housing for seniors and disabled community residents.

Commission comment Commissioner Pouliot referred to the location of the proposed project and asked if it will be attached to the current Eagles Manor? Ms. Haugen stated it would not be attached but in the same area; a campus style design.

Public Testimony Mayor Smith declared the public portion of the hearing open and called for any persons wishing to address the Commission.

Gene Leuwer, 1601 Jerome, RMDC Executive Director; spoke in support of the designation of the Penkay Eagles Manor III, as meeting community needs. He gave an overview of the project and referred to the comprehensive, tri-county, social service needs assessment, commissioned by RMDC in 2004; which identified that 75.3% of Lewis and Clark County respondents believe affordable housing for seniors is the 2nd most pressing housing need facing our community today.

There being no further persons wishing to address the Commission, Mayor Smith closed the public hearing.

Motion **Commissioner Pouliot moved approval that the proposed Low Income Housing Tax Credits project, Eagles Manor III, meets community housing needs.** Commissioner Peura seconded the motion.

Discussion Commissioner Cartwright referred to the proposed parking lot for the development and spoke about a tree ~~built~~ planted in the area. He urged RMDC to beautify the outside of the building as well as the inside. He believes the residents would enjoy seeing nice landscaping around the building.

Commissioner Peura concurred with Commissioner Cartwright and also referred to Chapter 8 of the Helena Growth Policy, which echoes the needs assessment commissioned by RMDC in 2004. Mayor Smith asked Director Haugen to explain the CUP that RMDC indicated they would apply for in the future. Ms. Haugen stated it could possibly involve lot coverage, density of the units, landscaping and parking.

Vote All voted aye, motion carried.

Public Communications PUBLIC COMMUNICATIONS

Meetings of Interest MEETINGS OF INTEREST

The next Administrative Meeting is January 25, 2006 and the next Commission Meeting is January 30, 2006.

Commissioner Pouliot added the Friends of Downtown Helena will hold a meeting on January 17, 2006 at 7:00pm to discuss creating a visioning plan for the downtown area.

Adjournment

There being no further business to come before the Commission,
the meeting was adjourned at 8:30p.m.

Mayor James E. Smith

ATTEST:

Clerk of the Commission