

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 20600

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PARKING LOT USE WITH EIGHTEEN (18) SPACES IN THE R-3 (RESIDENTIAL) ZONING 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 parking lot use with eighteen (18) spaces in the R-3 (Residential) Zoning District, for property with the street address of 1337 Butte Avenue and legally described as Lot 8 in Block 12 of the Flowerree Addition;

WHEREAS, the Zoning Commission of the City of Helena, Montana, held a scheduled public hearing on the conditional use permit application related to the above-mentioned property on March 10, 2020, to gather facts and information from all interested parties as contemplated by Helena City Code § 11-3-6;

WHEREAS, the Zoning Commission has recommended that the Helena City Commission approve the conditional use permit with the following conditions: (A) installation of an opaque six (6) foot fence (or similar) in compliance with Section 11-24-5 along the western property line to mitigate glare and noise; (B) completion of the landscaping along the fence and Butte Avenue and Roberts Street to reduce the noise, odor, and glare from parking vehicles, all as shown on the proposed site plan; (C) replacement of the existing four (4) foot wide sidewalk with a new five (5) foot wide

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boulevard sidewalk along Butte Avenue and Roberts Street and installation of new ADA compliant curb ramps at the southwest corner of Butte Avenue and Roberts Street; and (D) lighting on the property shall be limited to lighting four (4) feet high that is equipped with down shielding cut off material;

WHEREAS, a public hearing was held on this matter at the regular City Commission meeting at 6:00 p.m. on April 20, 2020, 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;

WHEREAS, the City Commission has considered the information contained in the application, the information presented at said public hearing, the Zoning Commission's recommendation, and whether the proposed conditional use meets the requirements of Helena City Code § 11-3-4A1 and A2, by weighing and balancing the following factors, as set forth in Helena City Code § 11-3-4B:

1. Location, character, and natural features of the subject property as it currently exists;
2. Type and size of the proposed structure and improvements and their relative location on the subject property;
3. Historical uses, established use patterns, and recent changes and trends in the neighborhood;
4. Conformity of the proposed use with the neighborhood plan,

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if one has been adopted;

5. Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking;
6. Whether the use is consistent with the Helena Climate Change Action Plan;
7. Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance;
8. Hours of operation;
9. Noise;
10. Glare;
11. Odor; and
12. Expressed public opinion related to factors identified above.

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 notice has been given, and the public has been given an opportunity to be heard on the matter;

2. That the proposed conditional use, as conditioned, will not adversely impact public health, safety, or general welfare;
and

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3. That the proposed conditional use, as conditioned, will not adversely impact 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 parking lot use with eighteen (18) spaces in the R-3 (Residential) Zoning District, for property with the street address of 1337 Butte Avenue and legally described as Lot 8 in Block 12 of the Flowerree Addition.

Section 2. The conditional use is subject to the following continuing conditions:

- (A) installation of an opaque six (6) foot fence (or similar) in compliance with Section 11-24-5 along the western property line to mitigate glare and noise;
- (B) completion of the landscaping along the fence and Butte Avenue and Roberts Street to reduce the noise, odor, and glare from parking vehicles, all as shown on the proposed site plan;
- (C) replacement of the existing four (4) foot wide sidewalk

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with a new five (5) foot wide boulevard sidewalk along Butte Avenue and Roberts Street and installation of new ADA compliant curb ramps at the southwest corner of Butte Avenue and Roberts Street; and

- (D) lighting on the property shall be limited to lighting four (4) feet high that is equipped with down shielding cut off material.

Section 3. The City Commission may reconsider the granting of this conditional use permit or place additional conditions if the City becomes aware that the circumstances on the property have changed with respect to the 11-3-4B factors to the extent that they would change the City Commission's findings required by 11-3-4A.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 20th DAY OF APRIL, 2020.

/S/ WILMOT COLLINS
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION