



**CITY OF HELENA
Zoning Commission
October 8, 2024 – 6:00 PM
Meeting Minutes**

[Recording Available Here](#)

Members Present:

Rebecca Harbage (Chair), Alyssa Sorenson, Betsy Story, Mark Runde (Alternate)

Members Absent:

Nicole Anderson

Staff Present:

Christopher Brink, April Sparks

Call to Order and Roll Call

(0:00:00) Chair Harbage called the meeting to order, roll was taken, and Ms. Anderson was noted as being absent, but a quorum was present.

Regular Items

Item 1

Staff Presentation and Questions for Staff

(0:02:00) Director Brink gave a presentation on the application for a proposed Conditional Use Permit allowing general service use in an R3 zoning district at 328 N Rodney St. Two comments had been received prior to the meeting.

(0:15:00) Chair Harbage asked for clarification on the potential for modifications or alterations to the exterior of the building. Director Brink stated that there would not be anything preventing this in the future. Chair Harbage asked about changes to exterior lighting. Director Brink replied that it would need to comply with existing city code. Ms. Sorenson asked about the estimated trips per day. Director Brink stated that the estimated vehicle trips per day generated by this use are between 23 and 26, but based upon the applicant's proposal it would be more similar to that of a single-family dwelling; approximately 9 vehicle trips per day.



Applicant Presentation and Questions for Applicant

- (0:16:55)** Hannah Nixon, the applicant, was invited to speak about her proposal. Ms. Nixon explained details about her practice and noted she has a low frequency of patients per day, with a lot of the services she and the other provider in her practice utilizing telehealth services, without hours on evenings, weekends, or in early morning.
- (0:17:48)** Ms. Nixon was asked about the site plan and potential traffic issues on the alley. She noted that there will not be an entrance from the alley, the entrance and exit will both be onto 7th Ave.

Public Comment

- (0:18:15)** Public Comment was opened. There were no members of the public present.

Commission Discussion

- (0:19:03)** There was no discussion by the commission.

Motion

- (0:19:23)** Ms. Sorenson motioned to recommend approval of a resolution for a Conditional Use Permit for General Services use in a R-3 zoning district for a property legally described as All of Lot 2 & s. 30' of Lot 3, Block 436, of the Allen Addition to the City of Helena, Lewis and Clark County, Montana with the following conditions: the building permit must be obtained within one year, bringing the building into compliance with all applicable municipal, state and federal requirements, specifically the Americans with Disabilities Act; sidewalk and drive approaches along 7th Avenue will be replaced to City and Public Right-of-Way Accessibility Guidelines (PROWAG) standards; Off-street parking will be installed per the submitted plan's "option 1" and meet all associated landscaping and screening requirements, and; All conditions shall be met within one year of CUP approval, as per §11-3-9 of the Helena City Code. Ms. Story seconded the motion.
- (0:20:39)** Chair Harbage stating that this sounds like a low-impact use, and it appears to complement the neighborhood, noting her appreciation for the comments about walkability, which is a desirable trait in a mixed-use area, and ultimately seems an appropriate use for this historic neighborhood. Both Ms. Story and Mr. Runde concurred with these comments.
- (0:22:06)** A voice vote was called. The motion passed unanimously (4:0).

Minutes



(0:23:10) Minutes from the August 2024 meeting were approved.

General Public Comment

(0:23:25) There was no public comment.

Member Communications / Proposals for next Agenda

(0:23:45) It was noted that with Kim Wilson terming off of the Commission, there was a need to elect a new Vice-Chair and that it would be put on the next agenda for the Commission. Staff announced that there was nothing to bring forward to them in November, and the next scheduled meeting would be December as long as a quorum is available. Staff also made an announcement about Board training later in October.

Adjournment

(0:25:53) The meeting was adjourned.