



**City of Helena
City Commission Meeting
February 27, 2023 – 6:00 PM
Zoom Online Meeting; <https://us06web.zoom.us/j/83726869486>
City County Building Commission Chambers, Room 330**

Time & Place

A regular City Commission meeting was held on Monday, February 27, 2023 at 6:00 p.m. via Zoom Online Meeting ID: <https://us06web.zoom.us/j/83726869486> and physically in the City County Building Commission Chambers, Room 330.

Call to Order and Roll Call

(00:00:40) The following responded present, either via zoom or in person:

City Attorney Dockter
Interim City Manager Burton
Commissioner Shirtliff
Commissioner Logan
Mayor Collins

The following members were absent:

Commissioner Dean arrived late
Commissioner Reed arrived late via zoom

Pledge of Allegiance

(00:01:47) Mayor Collins asked attendees to please stand and join in the Pledge of Allegiance.

Minutes

- A. 2-1-23 Admin Meeting
- B. 2-6-23 Commission Meeting
- C. 2-15-23 Admin Meeting

(00:02:16) **There being no comments or questions from the Commission, Mayor Collins accepted Minutes A, B, and C.**



Board Appointments

A. Board Appointments: Affordable Housing Trust Fund Advisory Board; City-County Consolidated Parks Board; Downtown TIF Board; Citizens Conservation Board

(00:02:31) Mayor Collins presented Item A.

(00:05:10) Commissioner Shirliff asked Mayor Collins about process.

(00:05:22) **Commissioner Logan made a motion to approve appointments to: Affordable Housing Trust Fund Advisory Board; City-County Consolidated Parks Board; Downtown TIF Board; Citizens Conservation Board. Commissioner Reed seconded the motion.**

(00:07:38) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Consent Agenda

A. Claims

B. Approval for the Submission of the Fiscal Year 2024 Montana Department of Transportation (MDT) 5311 grant request for Capital Equipment as ranked by the Transportation Advisory Committee.

C. Approval of the Annual Update to the Transportation Coordination Plan Specific to the 5311 Operating Funds.

D. Authorize the City Manager to sign and submit Capital Transits Montana Department of Transportation (MDT) 5311 Operating Grant package request electronically.

E. Submission of the Capital Transit Service Fiscal Year 2024 Montana Department of Transportation (MDT) 5311 Operating Grant request.

F. Submission of Capital Transit's Fiscal Year 2024 request for Montana Department of Transportation (MDT) 5311 TransADE Funding of \$140,941.



- G. **A Resolution Declaring Various Vehicles Owned By The City Of Helena To Be Surplus Personal Property And Authorizing The City Manager To Dispose Of That Property**
- H. **Move to approve, table or deny a Resolution of Intent to vacate a portion of alley Right-of-Way north of 1940 University St between University Street and Saint Andrews School.**
- I. **Final passage of an ordinance amending City of Helena ordinance no. 3097 and the official zoning map for the City of Helena that changes the zoning district from CLM (commercial-light manufacturing) to B-2 (General Commercial) for property legally described as Tract 2, situated in Section 20, Township 10 N, Range 3 W, P.M.M.; City of Helena, Lewis and Clark County, Montana, as shown and described on COS 3198943**

(00:08:19) Interim Manager Burton clarified that the staff recommendation is to approve Item H as well as all Consent Agenda Items.

(00:09:20) **Commissioner Reed made a motion to approve Consent Agenda Items A, B, C, D, E, F, G, H, and I. Commissioner Shirliff seconded the motion.**

(00:08:40) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Communications/Proposals from Commissioners

(00:09:52) There were no communications from Commissioners.

Report of the City Attorney

(00:10:03) City Attorney Dockter had nothing to report.

Report of the City Manager

(00:10:10) Interim City Manager Burton had nothing to report.



Communications from the Helena Citizens Council

(00:10:30) HCC Representative Nancy Perry was not in attendance.

Regular Items

A. Consider Acceptance of Federal Financial Assistance Award Domestic Grant 23-DG-11011500-007

(00:11:05) Open Lands Manager Langsather presented Item A.

(00:12:04) Commissioner Logan asked Manager Langsather about public outreach measures.

(00:13:31) **Commissioner Logan made a motion to approve Acceptance of Federal Financial Assistance Award Domestic Grant 23-DG-11011500-007. Commissioner Shirtliff seconded the motion.**

(00:13:54) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirtliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

B. Consider a Curb Cut Variance Request for 700 Cole Avenue

(00:14:15) Transportation Systems Deputy Director Couey presented Item B.

(00:15:29) Commissioner Reed asked Deputy Director Couey about mobility for pedestrians.

(00:16:33) **Commissioner Logan made a motion to approve a Curb Cut Variance Request for 700 Cole Avenue. Commissioner Shirtliff seconded the motion.**

(00:17:36) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirtliff voted: **Aye**



Mayor Collins voted: **Aye**

The motion carried 4:0.

C. Consider preliminary plat for the 700 Cole Avenue Minor Subdivision creating 3 new lots from 1 acre and to adopt the findings of fact and the conditions contained therein for the property legally described as a portion of the southeast quarter of the northeast quarter of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Montana

(00:18:27) Senior Planner Ray presented Item C.

(00:29:30) Commissioner Reed asked Planner Ray about addressing concerns during engineering review.

(00:30:17) Commissioner Dean asked Planner Ray if a traffic impact study is required for this property.

(00:30:49) Commissioner Dean asked Deputy Director Couey about addressing public comments regarding traffic flow and signage in the area.

(00:32:09) Homer Young provided public comment regarding floodwater behavior in the area.

(00:36:20) Lisa Clayborn provided public comment, recommending approval.

(00:38:03) **Commissioner Logan made a motion to conditionally approve a preliminary plat for the 700 Cole Avenue Minor Subdivision creating 3 new lots from 1 acre and to adopt the findings of fact and the conditions contained therein for the property legally described as a portion of the southeast quarter of the northeast quarter of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Montana. Commissioner Shirliff seconded the motion.**

(00:38:43) Commissioner Dean explained her position of support and requested that staff conduct an analysis of traffic flow measures.

(00:39:34) Mayor Collins called for a vote.

Commissioner Dean voted: **Aye**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 5:0.



D. Consider a Resolution distributing Downtown Urban Renewal District Tax Increment Financing funds to the City of Helena's Open Lands, Parks, and Recreation Department, for rehabilitation of the Fire Tower

(00:40:10) Planner Ray presented Item D.

(00:41:50) Commissioner Logan expressed support and thanked Historic Preservation Officer Attardo.

(00:42:38) Commissioner Dean thanked Officer Attardo and staff.

(00:43:21) Mayor Collins thanked Officer Attardo and staff.

(00:43:55) **Commissioner Reed made a motion to approve a Resolution distributing Downtown Urban Renewal District Tax Increment Financing funds to the City of Helena's Open Lands, Parks, and Recreation Department, for rehabilitation of the Fire Tower. Commissioner Logan seconded the motion.**

(00:44:14) Mayor Collins called for a vote.

Commissioner Dean voted: **Aye**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 5:0.

E. Consider a Resolution distributing Downtown Urban Renewal District Tax Increment Financing funds to Livery Square, LLC, for façade improvements at 534 Last Chance Gulch and 23 Neill Avenue.

(00:44:56) Planner Ray presented Item E.

(00:46:37) Commissioner Dean asked Planner Ray about the potential tenants.

(00:47:17) Applicant Andrew Gordon provided public comment, addressing Commissioner Dean's question.

(00:48:56) **Commissioner Shirliff made a motion to approve a Resolution distributing Downtown Urban Renewal District Tax Increment Financing funds to Livery Square, LLC, for façade improvements at 534 Last Chance Gulch and 23 Neill Avenue. Commissioner Dean seconded the motion.**



- (00:49:22) Commissioner Dean expressed support and thanked the Downtown TIF Advisory Board.
- (00:50:18) Commissioner Shirliff expressed support and thanked the applicant and Downtown TIF Advisory Board.
- (00:51:00) Mayor Collins called for a vote.
- Commissioner Dean voted: **Aye**
- Commissioner Logan voted: **Aye**
- Commissioner Reed voted: **Aye**
- Commissioner Shirliff voted: **Aye**
- Mayor Collins voted: **Aye**
- The motion carried 5:0.**

Communications from the Helena Citizens Council

- (00:51:20) HCC Representative Nancy Perry provided an update about recent and upcoming agenda items.
- (00:53:46) Commissioner Dean asked Ms. Perry about the HCC recommendation regarding ARPA Funding.
- (00:55:35) Mayor Collins clarified the rationale for adding more considerations to the ARPA discussion.

Public Hearings

- A. Consider a resolution granting a Conditional Use Permit to allow a Residence, multiple-dwelling units (3 or more units) in the R-2 (Residential) Zoning District for property legally described as Lots 8-16 in Blk 562 of the Original Helena Townsite, Lewis and Clark County, Montana.**

- (00:57:29) Planner Alvarez presented Item A.
- (01:03:50) **Commissioner Dean made a motion to approve a resolution granting a Conditional Use Permit to allow a Residence, multiple-dwelling units (3 or more units) use in the R-2 (Residential) Zoning District for property legally described as Lots 8-16 in Blk 562 of the Original Helena Townsite, Lewis and Clark County, Montana with the following conditions: 1, a building permit must be submitted with in one year, and 2, all conditions must have been met within one year of CUP approval as per section 11-3-9 of the Helena City Code. Commissioner Shirliff seconded the motion.**



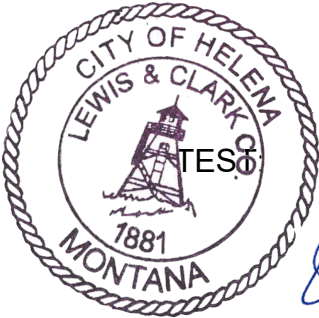
(01:04:33) Mayor Collins called for a vote.
Commissioner Dean voted: **Aye**
Commissioner Logan voted: **Aye**
Commissioner Reed voted: **Aye**
Commissioner Shirliff voted: **Aye**
Mayor Collins voted: **Aye**
The motion carried 5:0.

Public Communications

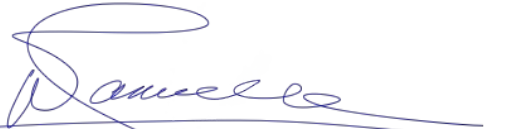
(01:05:00) There were no further communications from the Commission and/or public.

Adjournment

(01:05:10) There being no further business before the Commission, the meeting adjourned at 7:06pm.



CLERK OF THE CITY COMMISSION


MAYOR