



City of Helena  
**LAND USE**  
Application Form

DATE RECEIVED:

**RECEIVED**

MAR 24 2021

City Comm. Dev. Dept.

Please provide all of the information requested in the Application Instructions.  
**AN INCOMPLETE APPLICATION MAY DELAY REVIEW OF YOUR REQUEST.**

1. **APPLICANT:**  
Name: Bridget Butler  
Address: 3925 Fawn Meadow Dr  
Helena MT 59602  
Primary Phone: 406 465 4405  
Secondary Phone: \_\_\_\_\_  
Email address: bridgetbutler406@gmail.com  
Authorized Representative \_\_\_\_\_  
(The representative is authorized to represent the property owner and to receive all correspondence)
2. **PROPERTY OWNER (if different from applicant):**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Primary Phone: \_\_\_\_\_  
Secondary Phone: \_\_\_\_\_  
Email address: \_\_\_\_\_
3. **LEGAL DESCRIPTION (submit a deed and recent copy of the plat to verify description):**  
Subdivision/Blocks/Lots and COS number: Placer mining claim of Getchell and Child  
Block <sup>833</sup> 237, Lot A, COS# -3130567  
Section, Township, and Range: Section 30, township 10, North, Range 3 West
4. **ADDRESS OF PROPERTY:** 739 Getchell Street
5. **CURRENT ZONING:** Downtown Zone
6. **GEOCODE:** 05188830215090000

Please indicate the type of land use/land use change you are requesting and submit this form with your application:

- ☐ Pre-Zone   ☐ Annexation  
☐ Conditional Use Permit   ☐ Variance from Zoning Regulations   ☒ Zone Change  
☐ Major Subdivision Preliminary Plat   ☐ Minor Subdivision Preliminary Plat   ☐ Final Plat   ☐ Amended Plat

**IT IS THE POLICY OF THE CITY COMMISSION NOT TO ACT ON A PROPOSAL IF THE APPLICANT/APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COMMISSION MEETING. City Planning Staff represents the City; staff cannot answer questions for the applicant.**



City of Helena  
**ZONE CHANGE**  
Application Form

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MAR 24 2021

City Comm. Dev. Dept.

**APPLICATION FEE: \$410.00**  
(Payable to the City of Helena)  
**ALL FEES ARE NON-REFUNDABLE**

**Please provide all of the information requested in the Application Instructions and Checklist  
AN INCOMPLETE APPLICATION MAY DELAY REVIEW OF YOUR REQUEST**

1. **PROPOSED ZONING:** Transitional Residential **ADJACENT ZONING:** Downtown, Residential-3, Transitional Res.
2. **PRESENT USE:** Commerical
3. **PROPOSED USE:** (attach additional information if necessary) We are proposing building three residential townhomes and one commerical building.
4. **ADJACENT USES:** open space, residential and commerical
5. **REASON(S) THIS PROPOSAL SHOULD BE APPROVED** (attach additional information if necessary)  
please see attached page( page 1, #5)

**Application Instructions**

**INTENT:** Application to the Helena Zoning Commission and City Commission for an amendment to the official Zoning Map. Such amendments re-classify property from one zoning district to another.

**GENERAL REQUIREMENTS:**

1. ☒ Submit an application, including the application fee, according to the Zone Change application deadline schedule available in the Community Development Department.
2. ☒ The application must be **COMPLETE** and **SIGNED** by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.
3. ☒ Submit the following materials with your signed application:
  - ☒ A. A description of the boundaries of the area of the proposed zone change and its relationship to the City of Helena Growth Policy and future land use map.
  - ☒ B. A vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, and City streets.

- ☒ C. The most recently filed plat or certificate of survey;
- ☒ D. A current tax receipt for the subject property (if available).
- ☒ E. Any information you may find relative to the review criteria listed below:

#### Review Criteria

Your application will be reviewed using Montana MCA Section 76-2-304, "Criteria and Guidelines for Zoning Regulations" stated below:

- (1) Zoning regulations must be:
  - (a) made in accordance with a growth policy; and
  - (b) designed to:
    - (i) secure safety from fire and other dangers;
    - (ii) promote public health, public safety, and the general welfare; and
    - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:
  - (a) reasonable provision of adequate light and air;
  - (b) the effect on motorized and nonmotorized transportation systems;
  - (c) promotion of compatible urban growth;
  - (d) the character of the district and its peculiar suitability for particular uses; and
  - (e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

#### PROCESS:

Section 11-1-10 of the Helena Zoning Ordinance states the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter.

**ANY ZONE CHANGE ACTION IS NOT EFFECTIVE UNTIL THIRTY (30) DAYS FOLLOWING SECOND PASSAGE OF AN APPROVED ZONING ACTION BY THE CITY COMMISSION.**

The Zoning Commission will make a recommendation to the City Commission who will approve, deny or conditionally approve the requested change.

*Bridget Butler, Owner, Country Holdings*  
*March 23, 2021*  
*bridgetbutler40@gmail.com*  
*406 465-4405*



RECEIVED

Application for Zone Change

739 Getchell Street

MAR 24 2021  
Quintary Holdings, Bridget Butler  
City Comm. Dev. Dept.

## **5. Reason proposal should be approved:**

This zone change request would allow us to build 3 townhomes on the lot and provide housing options in proximity to downtown that occupy the first floor and are independent of commercial space. When discussing our plans and available options for moving forward with the Community Development Director, she suggested submitting an application for a zone change.

The proposed lot is in an area that is primarily residential in character. There are residences across the street, as well as a park and tennis courts. The current street is narrow with small scale buildings along the front. There is very little pedestrian traffic which does not lend itself to the steady patterns that commercial space requires. In addition, the site's slope and soils make a heavy large scale structure (commercial/ residential combination) economically infeasible.

## **General Requirements**

### **3. A**

#### Boundary Description and Relationship to City of Helena Growth Policy

The area being submitted for a zone change, located at 739 Getchell Street abuts a city of Helena parking garage to the north and a private lot with a cell tower on it to the south. Across the street to the west lies a park and tennis courts as well as some residential homes. On the boundary to the east is the Cinemark movie theater as well as the Federal Reserve Bank building. Currently, this lot is in the downtown zone which extends to the north, south and east. However, to the west is both transitional residential and residential (2 and 3) lots. Due to the proposed lot's location, a zone change would flow and fit in with the character of neighborhood.

In the city of Helena's future land use map, the proposed lot is included in a mixed use area. We are wanting to develop the parcel with three residential and one commercial building. Therefore, if the zone change is approved this lot would be in line with Helena's future land use map

A zone change for this lot would be harmonious with the goals and objectives in City of Helena's Growth Policy. For example, goal two discusses the need to support housing that is available and convenient. Goal nine regarding sustaining the "heart" of Helena, discusses the need to provide diverse housing options in and near downtown, as well as aiding in the attractiveness of the city to help downtown thrive. A zone change for 739 Getchell also marries well with objectives 12, 13 and 14 in the City's growth policy. These objectives discuss limiting sprawl, supporting housing close to social and economic infrastructure as well as quality life assets( mountain, park) These objectives go on to affirm the need to prepare Helena to meet emerging needs and minimize barriers for the creation of new housing

**E****1a**

As stated earlier in question A, a zone change to 739 Getchell would be in accordance with The City of Helena's Growth policy. Specifically, it meets goals two and nine and objectives 12, 13, and 14.

**1b** If changed to the transitional residential zone, the lot at 739 Getchell would be developed in accordance with the city's fire suppression and safety regulations as well as water and sewage requirements. A zone change would not negate any existing public safety or general welfare of the residents.

**2a**

If the proposed zone change were enacted to transitional residential we would ensure adequate light and air through the proper setbacks when designing the buildings.

**2b**

A zone change would help minimize motorized vehicles and increase the likelihood of non-motorized transportation such as walking and biking. Living in close proximity to Helena's social and economic infrastructure (downtown) and assets such as hiking and biking trails in the surrounding mountains of Helena, individuals living on this lot would mostly likely walk/or bike to desired destinations. Any roads built to access the property would be built to municipal standards.

**2c**

If the proposed zone change is enacted to transitional residential the required residential setbacks and exterior landscaping will be ensured in any design as they contribute to the promotion of compatible urban growth.





# LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00] 🛒

**New Search**

**Detail**

**View Pie Charts**

**Help**

**Tax Year:** 2020    **Property Tax ID:** 7250

**Status:** Current

**Type:** RE

**Owner:** QUINTARY HOLDINGS LLC

## Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
32549	HLNA	Helena	\$489.35	\$489.35
32549	LCCY	L & C Co.	\$541.32	\$541.31
32549	SCHL	CO Schools	\$120.07	\$120.07
32549	SCHM	CoSchlStat	\$153.97	\$153.97
32549	SD	SD	\$853.51	\$853.51
32549	SPECIAL: 0001	STREET MAINT #1	\$666.00	\$666.00
32549	SPECIAL: 0008	STORM WATER UTL	\$107.71	\$107.71
32549	SPECIAL: 0010	BUSINESS IMPROVEMENT DIST	\$630.63	\$630.62
32549	SPECIAL: 0016	LANDFILL MONITORING	\$9.04	\$9.04
32549	SPECIAL: 0061	URBAN FOREST MGMT	\$19.50	\$19.50
32549	SPECIAL: 0070	OPEN SPACE MAINT	\$24.32	\$24.31
32549	SPECIAL: 0357	LIGHT DISTRICT #357	\$79.20	\$79.20
32549	SPECIAL: 2121	FORESTVALE CEM	\$9.22	\$9.22
32549	SPECIAL: 2518	OPEN-SPACE LANDS	\$13.06	\$13.05
32549	SPECIAL: 8042A	WATER QUAL/COMM/CITY	\$17.58	\$17.58
32549	SPECIAL: SD1EDS	SD1EDebtServ2017-TIFDistr	\$1.71	\$1.71
32549	SPECIAL: TIFURD	TIF HELENA URBAN RENEWA	\$29.17	\$29.16
32549	SPECIAL: UNIVT	University - TIF District	\$0.23	\$0.23
32549	STAT	ST of MT	\$132.98	\$132.98

1st Half Total: \$3,898.57

2nd Half Total: \$3,898.52

**Total Tax: \$7,797.09**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 03/21/2021 12:10 AM.

Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #147  
Helena, Montana 59623

Phone: (406) 447-8329  
Email: [propertytax@lccountymt.gov](mailto:propertytax@lccountymt.gov)



# LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**Detail**

**Help**

**Property Tax ID:** 7250

**Status:** Current

**Type:** RE

**Owner:** QUINTARY HOLDINGS LLC

## Value Breakdown:

Year	TaxID	Class Code	Description	Market Value	Taxable Value
2020	7250	2207	COMMERCIAL CITY/TOWN LOTS	\$159,703	\$3,018
2020	7250	3507	IMPROVEMENTS ON COMMERCIAL CITY/TOWN LOTS	\$140,600	\$2,657
2019	7250	2207	COMMERCIAL CITY/TOWN LOTS	\$159,703	\$3,018
2019	7250	3507	IMPROVEMENTS ON COMMERCIAL CITY/TOWN LOTS	\$140,600	\$2,657
2018	7250	3507	IMPROVEMENTS ON COMMERCIAL CITY/TOWN LOTS	\$152,920	\$2,890
2018	7250	2207	COMMERCIAL CITY/TOWN LOTS	\$160,140	\$3,027

**Current Market Value:** \$300,303

**Current Taxable Value:** \$5,675

**Previous Market Value:** \$300,303

**Previous Taxable Value:** \$5,675

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 03/21/2021 12:10 AM.

Send Payments to:  
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Helena, Montana 59623

Phone: (406) 447-8329  
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Lewis & Clark County DECL

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06/15/2007 03:52P

**Bk-M36 Pg-7122**

A tract of land located in Government Lot 2 of Section 30, Township 10 North, Range 3 West, P.M.W., Lewis and Clark County, Montana being a portion of Lot 4 of the Pioneer Mining Claim of Getchell and Child in the City of Helena, more particularly described as follows:

Commencing at the intersection of the centerline of Getchell Street and the northerly right-of-way line of Neil Avenue; thence S89°44'00"E, 31.17 feet to the easterly right-of-way of Getchell Street; thence N20°16'00"E, 310.00 feet along said Getchell Street right-of-way to the point of beginning;

thence N20°16'00"E, 180.48 feet along said right-of-way to the southerly line of Lot 1 of Block 8 of the Great Northern Town Center, P.U.D.; thence S79°19'24"E, 121.61 feet along said line to the westerly line of Lot 1 of Block 8 of the Great Northern Town Center, P.U.D.; thence S20°28'51"W, 58.87 feet to the northerly line of Parcel 1 of Certificate of Survey No.3081222; thence N70°34'34"W, 4.70 feet to the northwesterly corner of said Parcel 1; thence S20°16'43"W, 143.78 feet along the westerly line of said Parcel 1 to the northwesterly corner of Certificate of Survey No. 440633/7; thence N69°44'00"W, 114.97 feet to the point of beginning. The lot contains 22,139 square feet more or less.

We hereby certify that the purpose of this survey is to  
retrace existing boundary lines and that no new parcels have  
been created, therefore this division of land is exempt from  
review under the Montana Subdivision and Platting Act. It is also  
exempt from DEQ as an existing parcel 76-3-103.17(a) MCA.

I CERTIFY PURSUANT TO SECTION 76-3-207(3), MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND ENCOMPASSED BY THIS CERTIFICATE OF SURVEY HAVE BEEN PAID.

STATE OF ~~MISSOURI~~ ARIZONA )  
County of ~~Lawrence~~ )

On this 24th day of Sept. 2066  
Public for the State of Montana personally appeared  
WILLIAM A. BOWEN

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Janet Lusk  
Notary Public for the State of Montana **ARIZONA**



Residing at: Marlboro County  
My  
Commission  
expires: 12/29/06



I, DANIEL E. DENGEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY STATE THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION.


DANIEL E. DENGEL, MONTANA REG. NO. 1473365



1/4	Sec.	T.	R.
			
	30	10N	3W

DENGEL SURVEYING  
DANIEL E. DENGEL  
555 FULLER AVENUE STE. 3  
HELENA, MONTANA

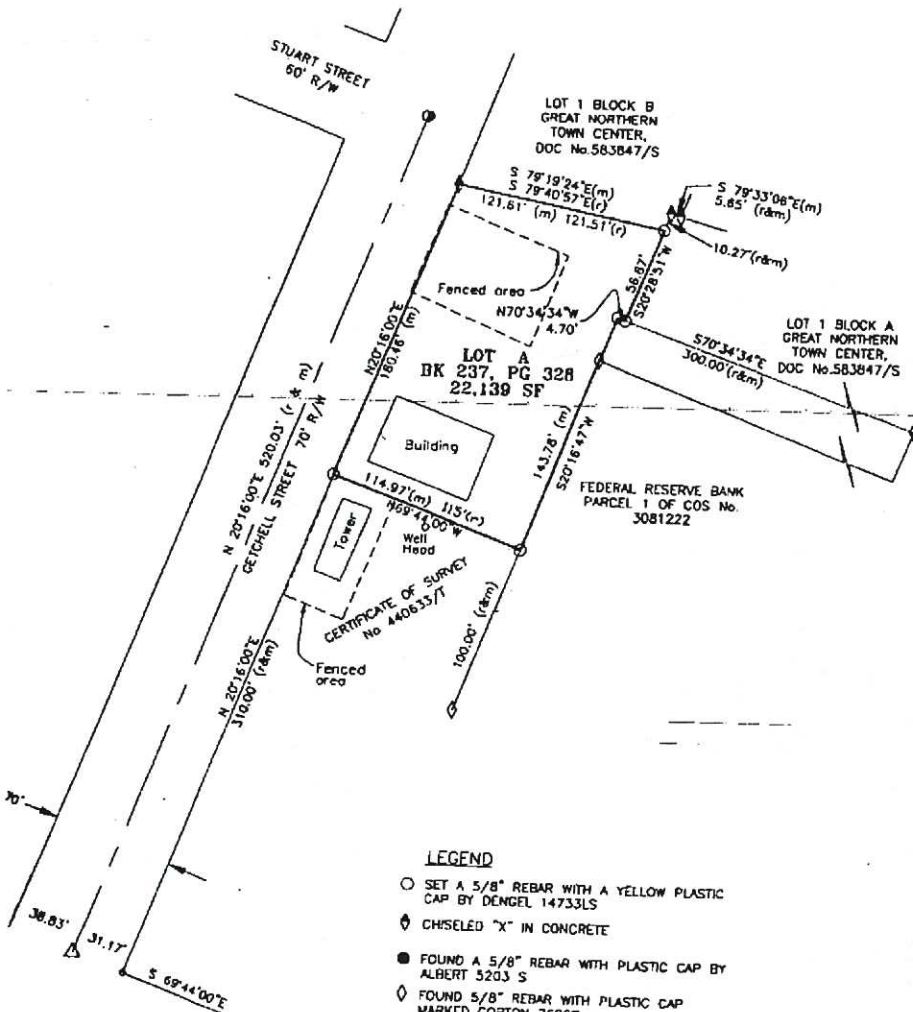
Scale:



0 25 50 100

Date: SEPTEMBER 12, 2006

Job No.:



- SET A 5/8" REBAR WITH A YELLOW PLASTIC CAP BY DENGEL 14733LS
- ◆ CHISELED "X" IN CONCRETE
- FOUND A 5/8" REBAR WITH PLASTIC CAP BY ALBERT 3203 S
- ◆ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED GORTON 7686S
- △ FOUND 1" IRON PIPE WITH A YELLOW PLASTIC CAP GORTON 7686 S
- FOUND BENT 1/2" REBAR
- FOUND 1" PIPE
- COMPUTATION POINT - NOTHING FOUND OR SET
- (m) MEASURED DATA THIS SURVEY
- (r) RECORD DATA

**tablets**

B

3114987  
Page 1 of 1  
06/27/2004 02:35  
Louis & Clark County

MINING SURVEYOR CERTIFICATION  
NEW HAMPSHIRE SURVEYOR  
nt. Reg. No. 9967-15  
Issued Under Section 78-3-011, MCA  
# 9-12-06

ASIS OF BEARINGS:  
 HE CENTERLINE OF GETCHELL STREET AS  
 SHOWN ON CERTIFICATE OF SURVEY FILED  
 UNDER DOCUMENT No. 3081222, LEWIS AND  
 CLARK COUNTY RECORDS.





Lewis & Clark County

DECL

3130567

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06/16/2007 03:52P

Bk-M36 Pg-7122

# ERTIFICATE OF SURVEY

RACEMENT OF BOOK 237 OF DEEDS, PAGE 328

COMNET CELLULAR INC., A COLORADO CORP.

## LEGAL DESCRIPTION LOT A

A tract of land located in Government Lot 2 of Section 30, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana being a portion of Lot H of the Placer Mining Claim of Getchell and Child in the City of Helena, more particularly described as follows:

Commencing at the intersection of the centerline of Getchell Street and the northerly right-of-way line of Neill Avenue; thence S69°44'00"E, 31.17 feet to the easterly right-of-way of Getchell Street and the northerly right-of-way of Neill Avenue; thence N20°16'00"E, 310.00 feet along said Getchell Street right-of-way to the point of beginning; thence N20°16'00"E, 180.46 feet along said right-of-way to the southerly line of Lot 1 of Block B of the Great Northern Town Center, P.U.D.; thence S79°19'24"E, 121.61 feet along said line to the westerly line of Lot 1 of Block A of the Great Northern Town Center, P.U.D.; thence S20°28'51"W, 56.87 feet to the northerly line of Parcel 1 of Certificate of Survey No.3081222; thence N70°34'34"W, 4.70 feet to the northwesterly corner of said Parcel 1; thence S20°16'47"W, 143.78 feet along the westerly line of said Parcel 1 to the northeasterly corner of Certificate of Survey No. 440633/T; thence N69°44'00"W, 114.97 feet to the point of beginning. The lot contains 22,139 square feet more or less.

1 BLOCK B  
AT NORTHERN  
WN CENTER,  
No.583847/S

24"E(m)  
57"E(r)  
121.51'(r)  
S 79°33'06"E(m)  
5.65' (r&m)





Vicinity Map  
739 Getchell St. - Helena, MT 59601

