



City of Helena

CITY OF HELENA

City Commission Meeting

October 21, 2024 - 6:00 PM

City - County Building Room 330 / Zoom Online Meeting; <https://us06web.zoom.us/j/88667200049>

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
 - A. 10-7-24 Commission Meeting
4. **Consent Agenda**
 - A. Resolution to increase loan limits for the Water and Wastewater Service Line Loan Program from \$15,000 to \$30,000
 - B. Resolution of Intention to set rates for all customers of the City of Helena water system
 - C. Resolution of Intention to set rates for all customers of the City of Helena wastewater system
 - D. Annual lease agreement with the Rocky Mountain Development Council for the Neighborhood Center Property.
5. **Bid Award**
 - A. Consider Bid Award for Ten Mile Diversion Structures Replacement Project #22-03
6. **Communication/Proposals from Commissioners**
7. **Report of the City Attorney**
8. **Report of the City Manager**
9. **Communications from the Helena Citizens Council**
10. **Regular Items**
 - A. Consider a Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 2 of the Westside Annexation City Project No. 18-15
 - B. Consider a Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 1 of the Westside Annexation City Project No. 18-15
11. **Public Hearings**
 - A. Consider 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property on the Carroll College Campus.
 - B. Consider quitclaiming the City's interest in the South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana (Property) to Joseph Hrella and David Brown or South Park Avenue Condominiums, LLC.
 - C. Consider 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 R-2 (residential) to R-3 (residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision in the City of Helena, Lewis and Clark County, Montana.
12. **Public Communications**

13. Adjournment

It is the policy of the City Commission to take public comment on any action item. For further information on any of the items mentioned above, please contact the City Clerk's Office at 447-8410 or dmclayborn@helenamt.gov.

To read packet information while attending a City Commission Meeting please use the City/County wireless network COMM_MEET during the meeting.

The City of Helena is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities.

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following:

Phone: (406) 447- 8490

TTY Relay Service 1-800-253-4091 or 711

Email: citycommunitydevelopment@helenamt.gov

Mailing Address & Physical Location: 316 North Park Avenue, Room 445, Helena, MT 59623.



City of Helena
City Commission Meeting
October 7, 2024 – 6:00 PM
Zoom Online Meeting; <https://us06web.zoom.us/j/86833695693>
City County Building Commission Chambers, Room 330

Time & Place

A regular City Commission meeting was held on Monday, October 7, 2024 at 6:00 p.m. via Zoom Online Meeting ID: <https://us06web.zoom.us/j/86833695693> and physically in the City County Building Commission Chambers, Room 330.

Call to Order and Roll Call

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

In Person

City Attorney Dockter
City Manager Burton
Commissioner Dean
Commissioner Shirtliff
Commissioner Logan
Commissioner Reed
Mayor Collins

Via Zoom

None

Pledge of Allegiance

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

Minutes

A. 9-18-24 Admin Meeting

B. 9-23-24 Commission Meeting

(00:01:20) **There being no comments or questions from the Commission, Mayor Collins accepted Minutes A and B.**

Presentations

A. Presentation of Fire Officers

(00:01:43) Fire Chief Campbell presented Item A.

B. Confirmation of Fire Inspector Robert Goebel and Firefighter Nicholai Carie

(00:03:55) Fire Chief Campbell presented Item B.

(00:05:55) **Commissioner Shirliff made a motion to approve confirmation of Fire Inspector Goebel and Firefighter Carie. Commissioner Logan seconded the motion.**

(00:06:14) Mayor and Commissioners thanked and congratulated Inspector Goebel and Firefighter Carie.

(00:08:50) Mayor Collins called for a vote.

Commissioner Shirliff voted: **Aye**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Dean voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 5:0.

Proclamations

A. Fire Prevention Week, Mayor's Proclamation

(00:12:52) Mayor Collins presented Proclamation A to Fire Chief Campbell.

B. Pet Spay Neuter Day Proclamation

(00:16:55) Mayor Collins presented Proclamation B to Mary Gegenhuber, president of the Helena Area Friends of Pets.

Consent Agenda

A. Claims

(00:24:04) **Commissioner Dean made a motion to approve Consent Agenda Items A. Commissioner Logan seconded the motion.**

(00:24:13) Mayor Collins called for a vote.

Commissioner Shirliff voted: **Aye**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**



Commissioner Dean voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 5:0.

Communications/Proposals from Commissioners

(00:24:47) There were no communications or proposals from Commissioners.

Report of the City Attorney

(00:24:52) City Attorney Dockter had nothing to report.

Report of the City Manager

(00:24:57) Human Resources Director discussed the City's winning of the MMIA Risk Management Achievement Award.

Communications from the Helena Citizens Council

(00:27:21) HCC Representative Anna Kratz discussed recent and upcoming meeting agenda items.

(00:27:54) Commissioner Reed thanked the HCC for organizing the Helena Forward Open House.

Public Communications

(00:28:34) Lucas Wallace provided public comment, discussing concerns about pedestrian traffic safety.

Adjournment

(00:32:18) There being no further business before the Commission, the meeting adjourned at 6:32pm.

MAYOR

ATTEST:

CLERK OF THE CITY COMMISSION

City of Helena, Montana

10/03/2024

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Ryan Leland, Public Works Director

Subject: Resolution to increase loan limits for the Water and Wastewater Service Line Loan Program from \$15,000 to \$30,000

Present Situation: Resolution No. 20494 established a residential water and wastewater service line replacement loan program to provide zero percent (0%) interest loans for the purpose of assisting certain eligible residential property owners within the City of Helena with the costs associated with emergency replacement or repair of water and wastewater service lines. The current loan limits for the water and wastewater service line loan programs are set at \$15,000 each. For a majority of the loans this is adequate. However, for a few services that required replacement of retaining walls or a very large street patch, the \$15,000 limit did not cover the repair. Increasing the amount on the loan this could impact how many years the funds are capitalized. Staff will need to monitor the program. The loan program will stay at 0% interest for 10 years.

Background Information: Resolution No. 20494 established a residential water and wastewater service line replacement loan program to provide zero percent (0%) interest loans for the purpose of assisting certain eligible residential property owners within the City of Helena with the costs associated with emergency replacement or repair of water and wastewater service lines. The current loan limits for the water and wastewater service line loan programs are set at \$15,000 each. For a majority of the loans this is adequate. However, for a few services that required replacement of retaining walls or a very large street patch, the \$15,000 limit did not cover the repair. Increasing the amount on the loan this could impact how many years the funds are capitalized. Staff will need to monitor the program. The loan program will stay at 0% interest for 10 years

Proposal/Objective: Consider increasing the Water and Wastewater Service Line Loan Limit from \$15,000 to \$30,000

Advantage: The existing program has a cash balance that can support the program into the future and no additional revenue from fees is needed at this time.

Notable Energy Impact: N/A

Disadvantage: The increase could affect the timeline that the funds are fully capitalized.

Quasi-Judicial Item: False

Notice of Public Hearing: False

**Staff Recommendation/
Recommended Motion:** Approve the resolution to increase the loan limit for Water and Wastewater Service Line Loan Program from \$15,000 to \$30,000

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO.

A RESOLUTION UPDATING RESOLUTION NO. 20494 THAT CREATED A RESIDENTIAL WATER AND WASTEWATER SERVICE LINE REPLACEMENT LOAN PROGRAM TO INCREASE THE LOAN LIMIT AMOUNT FROM FIFTEEN THOUSAND (\$15,000) to THIRTY THOUSAND (\$30,000)

WHEREAS, on October 29, 2018, the Helena City Commission considered and passed Resolution No. 20494 that established a Residential Water and Wastewater Service Line Replacement Program;

WHEREAS, the Helena City Commission has found that the construction costs for service lines have increased since the program was established in 2018 and the maximum of each loan may no longer cover the construction costs of the service line replacements; and

WHEREAS, it appears to be in the best interests of the City of Helena, Montana, and the inhabitants thereof, that the maximum of each loan be increased from Fifteen Thousand (\$15,000) to Thirty Thousand (\$30,000) per water or wastewater service line.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. The Helena City Commission hereby updates the maximum of each loan for each eligible residential property from

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

Fifteen Thousand (\$15,000) to Thirty Thousand (\$30,000) per water or wastewater service line. The term of each loan will not exceed ten (10) years from the date of the loan approval. The annual interest rate for the entire term of the loan is zero percent (0%).

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21st DAY OF OCTOBER 2024.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

City of Helena, Montana

10/10/2024

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Ryan Leland, Public Works Director
Sheila Danielson, Finance Director

Subject: Resolution of Intention to set rates for all customers of the City of Helena water system

Present Situation: All water system customers are charged a monthly base rate and a per unit usage rate as required by Helena City Code 6-2-8. Rate increase considerations are necessary to adjust for inflation, provide for necessary capital improvements, and meet bonded debt coverage. A rate increase of 3.5% is recommended.

Background Information: A recent water rate study recommended across-the-board increases of 3.5% for all water customers. The consultant first presented the rate study to the City Commission in August 2022 and has made some modifications since the initial presentation. Based on the significant amount of ARPA capital funds awarded to the Water fund, staff elected to postpone a rate increase recommendation for FY24. A 3.5% rate increase for FY25 will bring the city in line with the rate study recommendations

Proposal/Objective: Consider a Resolution of Intention to set residential and commercial water base and usage rates and to set a public hearing for November 18, 2024

Advantage: Timely rate considerations will ensure the ability to cover system operating costs, capital costs, and existing and future debt to maintain the integrity of the water system

Notable Energy Impact: N/A

Disadvantage: There will be a 3.5% increase in water costs to City water customers

Quasi-Judicial Item: False

Notice of Public Hearing: False

**Staff Recommendation/
Recommended Motion:** Move to approve a Resolution of Intention to set residential and commercial water base and usage rates and set a public hearing for November 18, 2024

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO.

A RESOLUTION OF INTENTION TO SET RATES FOR ALL CUSTOMERS OF THE CITY OF HELENA WATER SYSTEM

WHEREAS, water system users are charged a base rate and a per unit rate for water consumption as required by §6-2-8 of the Helena City Code;

WHEREAS, rates are adjusted as necessary to correct for inflation, cost of service, provide for necessary capital improvements, and meet bonded debt coverage; and

WHEREAS, a tiered rate structure is desired to encourage conservation of water while providing necessary funding for operational and capital costs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. It is the intention of the Helena City Commission to set residential, commercial and non-metered residential water consumption rates.

Section 2. The proposed water base and consumption rates are shown in the following table:

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol.

	CURRENT	PROPOSED
Monthly Meter Base Rate¹:		
Meter Size		
¾"	\$9.26	\$9.58
1"	\$15.40	\$15.94
1 ½"	\$30.80	\$31.88
2"	\$49.20	\$50.92
3"	\$92.40	\$95.63
4"	\$154.30	\$159.70
6"	\$308.60	\$319.40
8"	\$555.40	\$574.84
12"	\$694.20	\$718.50
Per Unit Consumption rate²:		
Use Type		
Commercial	\$4.09	\$4.23
Multi-dwelling	\$3.39	\$3.51
Residential 0-8 units	\$3.39	\$3.51
Residential 9-15 units	\$3.80	\$3.93
Residential 15+ units	\$3.86	\$3.99
Non-metered residential (11 units)	\$3.92	\$4.06

¹ per meter per month

² units are measured in HCF (100 cubic feet or approximately 748 gallons)

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol.

Section 3. The rates are effective January 1, 2025 and will remain in effect until such time as the City Commission deems the rates and charges are insufficient to cover the requirements of MCA 7-13-4307.

Section 3. The Helena City Commission will hold a public hearing on this matter on November 18, 2024, in the Commission Chambers at 316 North Park Avenue in Helena, Montana, at 6:00 P.M. and via Zoom Meeting at webinar ID: <https://us06web.zoom.us/j/84006879934> at which time all interested parties may appear and express their views of approval or disapproval on the proposed rates.

Section 4. Notice of the passage of this Resolution of Intention shall be given by publication and mailing as required in §69-7-111, MCA. The City Clerk is authorized and directed to make publication of this Resolution of Intention in the Independent Record, the official newspaper of the City of Helena.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

City of Helena, Montana

10/10/2024

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Ryan Leland, Public Works Director
Sheila Danielson, Finance Director

Subject: Resolution of Intention to set rates for all customers of the City of Helena wastewater system

Present Situation: All wastewater system customers are charged a monthly base rate and a per unit usage rate as required by Helena City Code 6-3-2. Rate increase considerations are necessary to adjust for inflation, provide for necessary capital improvements, and meet bonded debt coverage. A rate increase of 4% is being recommended

Background Information: A recent water/wastewater rate study recommended a range of rate increases based on different permit scenarios for all wastewater customers. The consultant first presented the rate study to the City Commission in August 2022.

Proposal/Objective: Consider a Resolution of Intention to set residential and commercial wastewater base and usage rates and to set a public hearing for November 18, 2024

Advantage: Timely rate considerations will ensure the ability to cover system operating costs, capital costs, and existing and future debt to maintain the integrity of the wastewater system

Notable Energy Impact: N/A

Disadvantage: A 4% increase amounts to an additional \$1.38 monthly for the average residential wastewater customer.

Quasi-Judicial Item: False

Notice of Public Hearing: False

**Staff Recommendation/
Recommended Motion:** Move to approve a Resolution of Intention to set residential and commercial wastewater base and usage rates and set a public hearing for November 18, 2024

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO.

A RESOLUTION OF INTENTION TO SET RESIDENTIAL AND COMMERCIAL WASTEWATER BASE AND USAGE RATES

WHEREAS, wastewater system users have previously been charged a base rate, and a per unit usage rate for use of the wastewater collection system as required by §6-3-2 of the Helena City Code;

WHEREAS, rate increases are necessary to adjust for inflation, for cost of service, to provide for necessary capital improvements, and to meet bonded debt coverage;

WHEREAS, according to a recent rate study, commercial users generate a larger demand for wastewater treatment services than residential users and therefore should pay a higher rate for wastewater treatment services than residential users; and

WHEREAS, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the base rate and per unit usage rate imposed upon wastewater customers be set.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. It is the intention of the Helena City Commission to set the residential and commercial wastewater base and usage rates imposed upon all wastewater customers.

Section 2. The proposed rates are shown in the following

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol.

table:

SERVICE	CURRENT	PROPOSED
Residential Rates:		
Wastewater Base	\$10.12 phpm ¹	\$10.52 phpm ¹
Wastewater Usage	\$3.47/unit ²	\$3.61/unit ²
Commercial Rates:		
Wastewater Base	\$10.12 phpm ¹	\$10.52 phpm ¹
Wastewater Usage	\$4.67/unit ²	\$4.86/unit ²

¹per connection per month

²units are measured in HCF (100 cubic feet or approximately 748 gallons)

Section 3. These rates are effective January 1, 2025 and remain effective until such time the City Commission deems the rates and charges are insufficient to cover the requirements of MCA 7-13-4307.

Section 4. The Helena City Commission will hold a public hearing on this matter on November 18, 2024 in the Commission Chambers at 316 North Park Avenue in Helena, Montana, at 6:00 P.M. and via Zoom Meeting at webinar ID: <https://us06webzoom.us/j/84006879934> at which time all interested parties may appear and express their views of

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol.

approval or disapproval on the proposed rates.

Section 4. Notice of the passage of this Resolution of Intention shall be given by publication and mailing as required in §69-7-111, MCA. The City Clerk is authorized and directed to make publication of this Resolution of Intention in the Independent Record, the official newspaper of the City of Helena.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

City of Helena, Montana

October 21, 2024

To: Mayor Collins and the Helena City Commission

From: Troy Sampson, Community Facilities Director

Subject: Annual lease agreement with the Rocky Mountain Development Council for the Neighborhood Center Property.

Present Situation: The City and Rocky Mountain Development Council have historically entered into an annual lease agreement for the use of the Neighborhood Center located at 200 South Cruse Avenue. The current agreement expired June 30, 2024. The FY25 annual lease rate is \$39,624.

Background Information: As a community asset, the Neighborhood Facility was a concept contemplated during the 1969 Urban Renewal Plan and in the General Neighborhood Renewal Plan. It was proposed that a multi-purpose social service building be constructed to create a place for residents to gather for educational or recreational programs. The city acquired the property in 1970. The project was completed around July of 1971. The Development Council's lease is in line with the expectations of this facility as intended.

Proposal/Objective: To execute an annual lease agreement for the Neighborhood Center at 200 South Cruse, with Rocky Mountain Development Council through June 30, 2025.

Advantage: Since 1970, the City of Helena has had a partnership with Rocky Mountain Development Council. It is in the best interest of the City to continue to provide office space, classroom space, storage space, kitchen facilities and dining space for Council's programs. Some of their programs include the Head Start program, & Senior Citizen Center. The annual lease amount is set at a reasonable rate and does not exceed the cost of administering and operating the facility.

Notable Energy Impact: N/A

Disadvantage: There is a disadvantage of not having an active lease in the Neighborhood Center facility. The City would have to obtain another tenant to occupy the space. This facility is unique in that it was designed specifically for the programs that currently occupy the building. Finding a new tenant would be challenging because as a tenant, the Rocky Mountain Development Council operates and maintains the facility with their funding. The City could potentially have to take on these costs if the building were vacated and a new tenant brought in.

Notice of Public Hearing: False

**Staff Recommendation/
Recommended Motion:** *Move to approve the annual lease agreement for the Neighborhood Center at 200 South Cruse Avenue, with Rocky Mountain Development Council through June 30, 2025.*

LEASE AGREEMENT

THIS LEASE is made and entered into by and between the **CITY OF HELENA, MONTANA**, 316 North Park Avenue, Helena, Montana 59623, a municipal corporation organized and existing under the laws of the State of Montana, hereinafter referred to as “City,” and **ROCKY MOUNTAIN DEVELOPMENT COUNCIL**, 200 South Cruse Avenue, Helena, Montana 59624, hereinafter referred to as “RMDC.”

Recitals

1. The City owns the real property and improvements located on the parcel addressed as 200 South Cruse Avenue in Helena, Montana, and known as the “Neighborhood Center.” The Neighborhood Center includes a building containing 22,557 square feet of offices, activity space, and common area, plus an adjacent parking lot.
2. RMDC desires to lease the Neighborhood Center for the purpose of offices and activity space, and to continue the long-term lease agreement it has had with the City.

Agreement

The parties, for and in consideration of the covenants hereinafter made, do hereby agree:

1. **Lease of Premises:** The City, for and in consideration of the covenants hereinafter made on the part of RMDC, does hereby devise and lease the Neighborhood Center to RMDC for its use as described above.
2. **Term:** This Lease will commence on the date of execution, and end on **June 30, 2025**, unless sooner terminated as set forth herein.
3. **Rental Payments:** RMDC shall pay rent to the City in the amount of \$3,302.00 per month for 12 months for a total of \$39,624.00. Rent is due on or before the 10th day of each month. The City may elect, by written notice to RMDC, to have the payments be made by electronic funds transfer. Such an election will remain in force until cancelled by the City providing thirty (30) days’ written notice to RMDC.
4. **Holdover:** In the event RMDC holds the property beyond the term of this Lease, it shall be deemed a month-to-month tenant subject to all terms and conditions of this Lease. Either the City or RMDC may terminate this holdover tenancy at any time by first providing a written notice thirty (30) days prior to the beginning of the

final month.

5. Notice: Any notice or demand required or to be given under this Lease must be in writing. Written notice will be deemed given when hand delivered or when mailed by first class mail, postage prepaid, to the addresses specified below.

The City's address for notice purposes is City of Helena Community Facilities, 316 North Park Avenue Rm 162, Helena, MT 59623, and the City's representative for purposes of this Lease is Troy Sampson at 447-8484.

RMDC's address for notice purposes is P.O. Box 1717, Helena, MT 59624, and RMDC's representative for purposes of this Lease is Lori Ladas at 447-1680.

If either party changes its address or representative, it must notify the other party in writing at the address provided in this section.

6. Covenants of City: City hereby agrees to:

- a.** Permit RMDC to peaceably and quietly have, hold, and enjoy the use of the premises specifically described above for the purpose and term aforesaid.
- b.** Perform building management duties consisting of:
 - (1)** providing building oversight in an advisory capacity by City staff;
 - (2)** preparing & implementing a five-year capital improvement planning schedule;
 - (3)** scheduling facility structural maintenance needs;
 - (4)** providing maintenance and oversight of the (2) Well McLain boilers, circulation pumps, air handling system, Teledyne Lars Water Heater Boiler and associated circulation pumps, pneumatic controls, associated air-compressor; and
 - (5)** developing a preventive maintenance schedule.
- c.** Replace roof on building when needed.
- d.** Replace boiler when needed.

7. Covenants of RMDC: RMDC hereby agrees to:

- a.** Pay costs to be billed directly to RMDC for:
 - (1)** electric charges relating to outside lighting;
 - (2)** electric charges from NorthWestern Energy relating to the building;
 - (3)** charges for natural gas for heating the building;
 - (4)** solid waste collection services for the Neighborhood Center;
 - (5)** water and sewer charges for the building; and
 - (6)** costs of maintenance and repair of the parking lot.
- b.** Pay special assessments levied against the Neighborhood Center.
- c.** Pay the fees for the elevator maintenance contract if it is with the City or maintain the elevator maintenance contract directly with the vendor.
- d.** Reimburse City within thirty (30) days after receiving an invoice for any sum that may be due to City for additional services, accommodations, or materials furnished or loaned by City that have been requested by RMDC.
- e.** Maintain, repair, and replace, as needed, the personal property owned by the City which is used in the building such as the kitchen equipment, including the range, dishwasher, garbage disposal, and exhaust hood.
- f.** Provide public liability and property damage insurance for RMDC's personnel, premises, and incidents relating thereto. The insurance policy shall be from a responsible company, naming the City of Helena, its agents, and employees as co-insureds. The limits of the public liability and property damage insurance policy shall not be less than \$1,000,000 per person and \$1,500,000 per occurrence.
- g.** Quit and surrender up the premises to the City at the end of the Lease term in the same condition as at the date of commencement of this Agreement, ordinary wear and tear excepted; provided, however, that RMDC shall not be liable for any damage caused by fire,

windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, motor vehicles, and smoke not caused by the negligence in whole or in part by RMDC.

- h.** Be on notice of, abide by, and conform to all rules and regulations from time to time adopted or prescribed by the City for governing and managing the Neighborhood Center.
- i.** Comply with all laws of the United States, State of Montana, and all rules, ordinances, or other requirements of the City of Helena, Montana, and not do or suffer to be done anything on the premises during the term of this Lease in violation thereof. If a violation exists, RMDC will immediately desist from and correct such violation.
- j.** Be responsible for maintenance, upkeep, repair, cleaning, and janitorial service for the Neighborhood Center, including but not limited to the following:
 - (1)** exterior of the building, elevator, roof, and interior of the building, including all plumbing, heating, ventilation, air conditioning, and electrical, and all fixtures in the building except those owned by RMDC; and
 - (2)** grounds and adjacent parking area and sidewalks, including snow removal from these areas and all entrances to the building.
- k.** For the types of maintenance and repair that may only be done by individuals licensed to do so, RMDC agrees to only permit appropriately licensed individuals to perform that maintenance.
- l.** RMDC shall not injure, mar, or in any manner deface the premises and shall not cause anything to be done whereby the premises will be in any manner injured, marred, or defaced.
- m.** Not make any alterations of any kind to the premises without prior written consent of the City.
- n.** Permit the City reasonable access to the premises for the purpose of inspection, especially of the boiler and elevator and on any other matters connected with said premises and furnish the

City with keys to the building for these inspections.

- o.** Pay City, upon demand, such amounts necessary to restore the premises to their present condition if the premises or any portion of the building are damaged during the term of this Agreement by the act, default, or negligence of RMDC, its agents, patrons, or employees, ordinary wear and tear only excepted.
- p.** Not post or exhibit signs except in areas approved by City. RMDC is responsible for repair of damage caused by posting of signs.
- q.** Expressly exempt and hold the City harmless for and on account of any damage or injury to any person, or to the goods, wares, and merchandise of any person arising from the use of the premises by RMDC or arising from the failure of RMDC to keep the premises in as good condition as herein provided. All watchmen or other protective service desired by RMDC shall be arranged for by RMDC.
- r.** Allow the City the right to remove from the building all effects remaining in the building after the time specified, to store the same at RMDC's expense, and to sell said effects after the passage of thirty (30) days from the date of termination of this Lease.
- s.** Not put up or operate any engine or motor inside the premises or use oils, bottled gas, kerosene, camphenes, naphtha, or gasoline for either mechanical or other purposes without the consent of City.
- t.** Waive any claim for damages or compensation should this Agreement be terminated for destruction of the building. In the event the Neighborhood Center, or any part thereof, shall be destroyed or damaged by fire, or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this Agreement impossible by City, then and in that event this Agreement shall terminate.

8. Environmental Hazards: The City is not aware of any environmental hazards on the premises

except asbestos that may be present in vinyl floor tiles and boiler and pipe insulation. If RMDC determines that the property poses a significant environmental hazard to its employees or visitors, this Lease may be terminated after RMDC has provided written notice at least thirty (30) days in advance of the proposed termination date.

9. Termination: The City acknowledges and agrees that RMDC, as a private non-profit corporation, is dependent upon state and federal appropriations for funding. In the event any state or federal government funds available for this purpose are reduced, RMDC may cancel this Lease after first giving ninety (90) days' written notice of its intent to cancel.

10. Default: If RMDC is, at any time, in default of any of the covenants or provisions of this Lease, and if RMDC fails to remedy such default within fifteen (15) days of receipt of written notice thereof from City, City is entitled to enter upon the premises and repossess, have and enjoy the same as if this Lease had not been made, and thereupon this Lease and everything herein contained on the part of City to be done and performed ceases and terminates. If City is, at any time, in default of any of the covenants or provisions of this Lease, and if City fails to remedy such default within fifteen (15) days of receipt of written notice thereof from RMDC, RMDC may terminate this Lease without further obligation hereunder or may cure the default and seek reimbursement from the City for its reasonable costs to cure. Each party is entitled to use all other remedies provided by law or equity.

11. Matters not Covered: Any matters not expressly provided for herein will be determined at the discretion of the Helena City Commission upon consultation with RMDC.

12. Severability: It is understood and agreed by the parties hereto that if any term or provision of this Lease is held to be illegal, void, or in conflict with any Montana law, the validity of the remaining terms and conditions shall not be affected. The rights and obligations of the parties will be construed and enforced as if this Lease did not contain the particular term, condition, or provision held to be invalid.

13. Interpretation and Venue: The parties agree that this Lease will be governed and interpreted according to the laws of the State of Montana. In the event of any dispute arising from this Lease, the proper venue for hearing the case is the District Court of the First Judicial District, Lewis and Clark County, Montana.

14. Successors: All rights and liabilities herein given to or imposed upon both parties shall extend to, be binding upon, and inure to the benefit of the parties hereto and their respective successors and assigns.

15. Lease Approval: This entire Lease, in addition to any change, alteration, or renewal thereof, addendum, amendment, or letter of understanding, is subject to prior approval by the RMDC Executive Director or his designee.

16. Sublease: RMDC has the right to sublet the premises with the prior consent of the City, which shall not be unreasonably withheld.

17. Entire Lease: This contract contains the entire agreement between the City and RMDC. Any agreement hereafter made shall not be effective to modify this Lease unless it is in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates stated below.

FOR THE CITY OF HELENA MONTANA

Signed: _____
By: **Tim Burton, City Manager**

Dated: _____

FOR THE USER

Signed: _____
By: **Lori Ladis, Executive Director**

Dated: _____

APPROVED AS TO FORM:

Signed: _____
By: **Rebecca Dockter, City Attorney**

Dated: _____

October 10, 2024

TO: Mayor Collins and the Helena City Commission

**FROM: Tim Burton, City Manager
Jamie Clark, City Engineer
Ryan Leland, Public Works Director**

Subject: Bid Award for Ten Mile Diversion Structures Replacement Project #22-03

Present Situation: There are six (6) concrete diversion structures located within the Ten Mile Creek drainage that divert raw water to the City of Helena's Ten Mile Water Treatment Plant. The structures include the Walker Creek diversion, Moose Creek diversion, Minnehaha Creek diversion, Beaver Creek diversion, Ten Mile Creek diversion, and Banner Creek diversion. These diversion structures have reached the end of their design life and need replacement.

The Ten Mile Watershed diversion structures were originally constructed from 1900-1921. The diversions were rehabilitated at least once in the 1980s after flood events. The existing diversion structures have exceeded their design life and are in need of upgrade and replacement. Replacement of the structures is part of the larger ARPA funded Helena Water Systems Improvement Project and will be primarily funded with ARPA Minimum Allocation Grant Monies. The project was put out to bid in August 2024.

The City received five bids for the Ten Mile Diversion Structures Replacement Project. Bids were received from Missouri River Contractors, Western Municipal Construction, Montana Civil Contractors, Copper Creek Construction, and Dick Anderson Construction. Bids were opened on August 27, 2024. The apparent low bidder for the project is Montana Civil Contractors of Belgrade, MT with a base bid of \$1,808,220.

Proposal/Objective: Consider awarding the contract to Montana Civil Contractors, which submitted the lowest responsive bid for replacing all six (6) diversion structures (*base bid*) and automating the Walker Creek diversion (*bid schedule A2*) for \$1,902,220.

Advantages: The existing concrete diversion structures have exceeded their design lives and are susceptible to erosion and flooding. Constructing six (6) new diversion structures will provide the Ten Mile Water Treatment Plant with a clean and reliable water source for the foreseeable future. In addition, providing remote automation at the Walker Creek diversion will allow Public Works to monitor water use in this drainage.

Notable energy impact(s): Constructing new diversion structures will eliminate considerable maintenance for the existing concrete structures, which have reached the end of their design lives and are showing signs of deterioration. Installing remote automation at the Walker Creek diversion will decrease the number of vehicle trips to this diversion structure to adjust gate valves and check flow rates and increase efficiency at the Ten Mile Water Treatment Plant.

Disadvantages: No disadvantages to this award are expected.

Notice of Public Hearing (copy attached): N/A

Recommended Motion: Move to award the base bid (replacing all six diversion structures) and bid schedule A2 (automating the Walker Creek diversion) of the Ten Mile Diversion Structures Replacement Project to the lowest responsible bidder Montana Civil Contractors in the amount of \$1,902,220.

Attachments:

Bid Tabulations
Budget Analysis Worksheet

City of Helena, Montana

**Bid Opening Documentation List
City of Helena Engineering Division**

Project Name: ARPA Ten Mile Diversion Structures Replacement Project

Project Number: #22-03

Bid Opening Date: Tuesday August 27, 2024 @ 2:00pm room 326 City-County Building

Bidder #	Bidder Name/Company	Required Bonds	Bid Bond	Adden. 1 Receipt	Adden. 2 Receipt	Adden. 3 Receipt	Base Bid - removing and replacing diversion structures						Additive Alternate Bid - remote automation						TOTAL PROJECT BID PRICE		
							Bid Sch.1 (Ten Mile Creek)	Bid Sch.2 (Walker Creek)	Bid Sch.3 (Moose Creek)	Bid Sch.4 (Minnehaha Creek)	Bid Sch.5 (Beaver Creek)	Bid Sch.6 (Banner Creek)	Total 1-6	Bid Sch.A-1 (Ten Mile Creek)	Bid Sch.A-2 (Walker Creek)	Bid Sch.A-3 (Moose Creek)	Bid Sch.A-4 (Minnehaha Creek)	Bid Sch.A-5 (Beaver Creek)		Bid Sch.A-6 (Banner Creek)	Total A-1 -A-6
1	Missouri River Contractors	✓	✓	✓	✓	✓	\$ 825,300.00	\$ 285,500.00	\$ 276,300.00	\$ 384,700.00	\$ 593,650.00	\$ 349,450.00	\$ 2,714,900.00	\$ 70,000.00	\$ 71,000.00	\$ 69,000.00	\$ 69,500.00	\$ 69,000.00	\$ 110,000.00	\$ 458,500.00	\$ 3,173,400.00
2	Western Municipal Construction	✓	✓	✓	✓	✓	\$ 886,700.00	\$ 675,700.00	\$ 434,000.00	\$ 464,800.00	\$ 453,200.00	\$ 458,000.00	\$ 3,372,400.00	\$ 91,100.00	\$ 88,900.00	\$ 88,900.00	\$ 88,900.00	\$ 88,900.00	\$ 138,000.00	\$ 584,700.00	\$ 3,957,100.00
3	Montana Civil Contractors	✓	✓	✓	✓	✓	\$ 706,970.00	\$ 227,650.00	\$ 189,500.00	\$ 232,950.00	\$ 230,650.00	\$ 220,500.00	\$ 1,808,220.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 93,000.00	\$ 145,000.00	\$ 614,000.00	\$ 2,422,220.00
4	Copper Creek Constuction	✓	✓	✓	✓	✓	\$ 533,177.00	\$ 335,900.00	\$ 282,500.00	\$ 284,500.00	\$ 289,450.00	\$ 272,250.00	\$ 1,997,777.00	\$ 88,000.00	\$ 88,000.00	\$ 88,000.00	\$ 88,000.00	\$ 88,000.00	\$ 133,333.00	\$ 573,333.00	\$ 2,571,110.00
5	Dick Anderson Construction	✓	✓	✓	✓	✓	\$ 1,274,950.00	\$ 519,800.00	\$ 364,200.00	\$ 461,400.00	\$ 386,100.00	\$ 504,300.00	\$ 3,510,750.00	\$ 110,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 160,000.00	\$ 590,000.00	\$ 4,100,750.00

BUDGET WORKSHEET
City Of Helena Project #22-03
Ten Mile Diversion Structures Replacement Project

Description	Estimate or Cost
Engineering	
WWC Engineering	\$ 229,464.40
Construction	
Montana Civil Contractors	\$ 1,902,220.00
Construction Oversight - WWC Engineering	\$ 246,000.00
8% Contingency	\$ 152,177.60
Total Construction Cost	\$ 2,300,397.60
Misc Cost	
Bid Advertisement	\$ 425.00
Total Project Estimate	\$2,530,287.00

Description	Estimate or Cost	Project Budget
Budget		
Water Service Fund - Water Treatment Capital Outlay, Watershed/Basins (52430540-493140 TM23001)	\$ 2,530,287.00	\$ 1,760,000.00
Pending Budget Adjustment		\$ 800,000.00
Totals	\$ 2,530,287.00	\$ 2,560,000.00

City of Helena, Montana

10/10/2024

To:

Mayor Collins and the Helena City Commission

From:

Tim Burton, City Manager
Ryan Leland, Public Works Director

Subject:

Consider a Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 2 of the Westside Annexation City Project No. 18-15.

Present Situation:

Staff will be providing an update and draft Westside Reimbursement Resolution.

The City of Helena annexed wholly surrounded properties on the westside of Helena. The properties east of Joslyn Street to existing city limits were annexed on April 25th, 2016 (Westside Phase1). Then the City annexed Phase 2 of the Westside of Helena, which is east of Granite Street to Joslyn Street and north of Knight Street to Euclide Ave., on Dec. 1st, 2018. As part of the annexation the City Commission with the help of Lewis and Clark County funded the installation of water and sewer mains to Phase 1 and 2 of the Westside. The previous City Commission conceptually approval a reimbursement option to repay the SRF Sewer Loan and the Water Utility Fund. The draft resolution requires each unserved property to pay a pro- rated share of the cost of the project based on square footage of the property at time of connection. The Commission preliminarily agreed to consider a 20-year 0% loan program for existing houses if they connect within 5-years from when the resolution is passed. This resolution would mirror other reimbursement resolutions previously passed by the Commission except for adding a 5% administrative fee to administer the loan. New houses would pay the whole amount at the time of building permit.

The project ended up being very complex with several issues that caused delays including a complaint filed by 7 residents in Phase 1 that resulted with a Settlement Agreement and Release of Claims that was signed on Dec. 15th, 2017. The agreement set out the parameters of the reimbursements. Because of the settlement agreement, the City is required to separate out the cost and reimbursement amounts for phase 1 and 2.

The funding of the wastewater portion of the project was through an SRF loan and the water portion was funded through water funds. The engineering of the whole project was funded through Lewis and Clark County TSEP Grant in the amount of \$750,000 and the City of Helena funded the rest of the engineering. As part of the project several existing city main need to be up sized, looped, or replaced. Those cost were included in the overall cost of the project but are not included as part of the reimbursement.

The total cost of the project was approximately \$8.3 million with the breakdown as follows:

- Engineering Costs - \$1.1 Million
 - TSEP - \$750,000
 - City Contribution to Engineering - \$346,302 (Not included in reimbursement)

- Phase 1 – Total Construction Cost - \$3.8 Million
 - Water Reimbursement portion – \$869,800
 - City’s Water contribution – \$676,489 (Not included in reimbursement)
 - Sewer Reimbursement portion – \$970,064
 - City’s Sewer Contribution – \$87,100 (Not included in reimbursement)
 - Rebate Trench Restoration Reimbursement - \$1,180,000

- Phase 2 – Total Construction Cost - \$3.4 Million
 - Water Reimbursement portion - \$580,705
 - City’s Water contribution – \$591,570 (Not included in reimbursement)
 - Sewer Reimbursement portion – \$1,272,870
 - City’s Sewer Contribution – \$344,152.03 (Not included in reimbursement)
 - Trench Restoration Reimbursement portion- \$665,238

The breakdown of the reimbursement costs for the properties based on the square footage of the lot are as follows:

- Phase 1
 - Water cost per foot square foot of the lot is \$0.77
 - Sewer cost per foot square foot of the lot is \$0.82
 - Trench Restoration cost per square foot of the lot is \$0.75

- Phase 2
 - Water cost per foot square foot of the lot is \$1.00
 - Sewer cost per foot square foot of the lot is \$1.19
 - Trench Restoration cost per square foot of the lot is \$0.58

Background Information:

N/A

Proposal/Objective:

Consider Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 2 of the Westside Annexation City Project No. 18-15

Advantage:

Properties with failed septic system will be able to connect to city sewer. The City infrastructure will allow for in-fill development but not on wells and septic

Notable Energy Impact:

N/A

Disadvantage:

None Noted.

Quasi-Judicial Item:

False

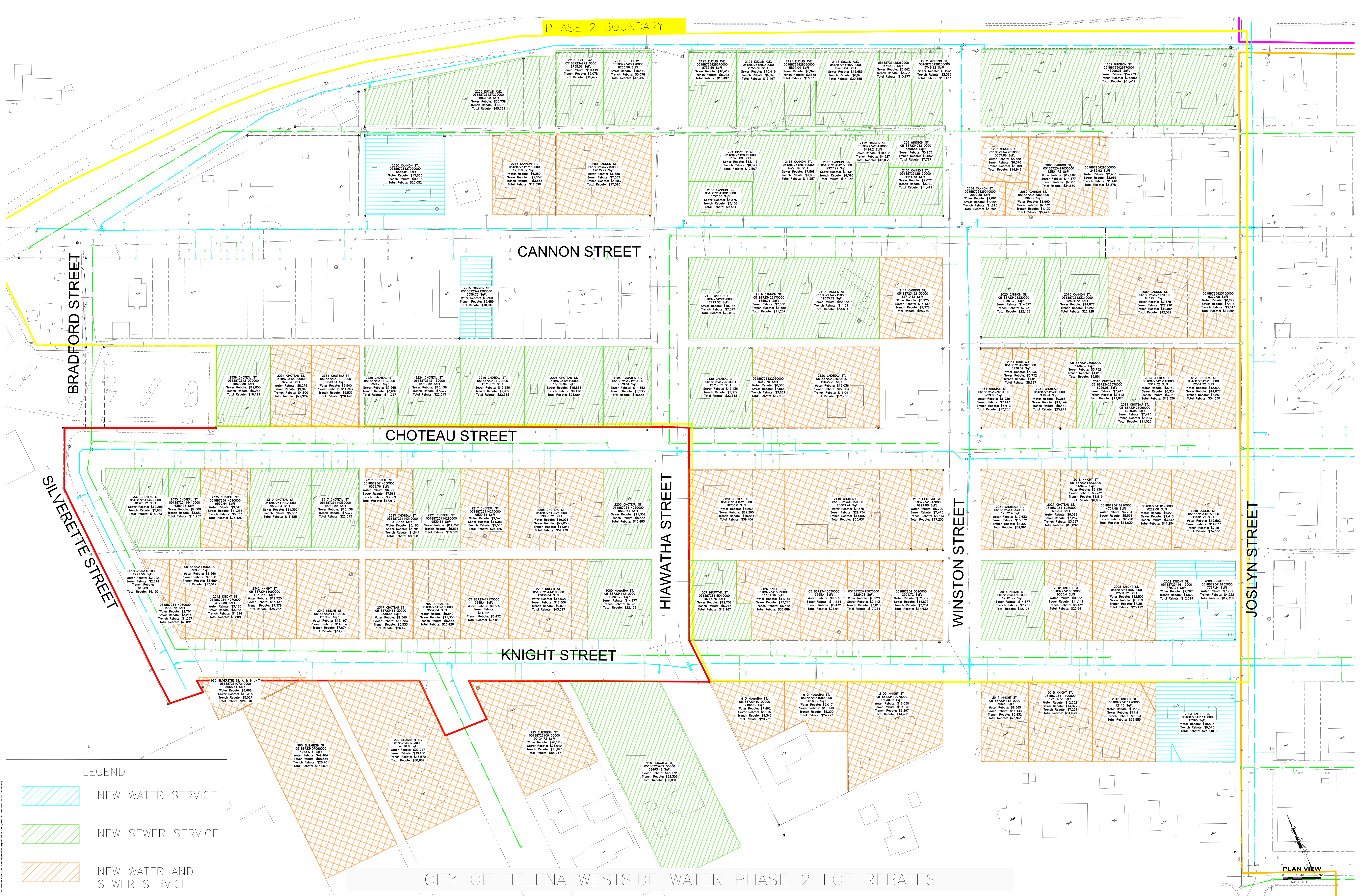
Notice of Public Hearing:

False

**Staff Recommendation/
Recommended Motion:**

Move to approve the resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 2 of the Westside Annexation City Project No. 18-15.

PHASE 2 BOUNDARY



CANNON STREET

CHOTEAU STREET

KNIGHT STREET

HIAWATHA STREET

WINSTON STREET

JOSLYN STREET

BRADFORD STREET

SILVERETTE STREET

LEGEND

- NEW WATER SERVICE
- NEW SEWER SERVICE
- NEW WATER AND SEWER SERVICE

PLAN VIEW

SCALE IN FEET

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO.

A RESOLUTION ESTABLISHING A COST REIMBURSEMENT PROGRAM FOR WATER AND WASTEWATER INFRASTRUCTURE INSTALLED BY THE CITY OF HELENA FOR PHASE 2 OF THE WESTSIDE ANNEXATION CITY PROJECT NO. 18-15

WHEREAS, the Helena City Commission passed Resolution No. 20490, to annex the wholly surrounded area east of Granite Street, south of Highway 12 West and generally west of the existing city limits, all located in the Lewis and Clark County, as described;

WHEREAS, the City has installed water and wastewater mains and appurtenant facilities in public rights-of-way within the annexed area east of Granite Street, south of Highway 12 West, north of Knight Street, and generally west of existing city limits, as shown in engineering plan documents for City Project No. 18-15;

WHEREAS, water and wastewater main extensions installed for Phase 2 of the Westside Annexation will benefit properties by making them available for individual hookups for those properties that were annexed into the City of Helena;

WHEREAS, pursuant to Resolution No. 20164, the methodology to determine costs for which each property owner is responsible pursuant to City Code, the proposed repayment mechanism, and

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

repayment timeframe are to be determined by the City Commission on a project-by-project basis;

WHEREAS, the City desires to establish a program to recoup the costs of the design and installation of the above-mentioned water and wastewater mains, costs of which property owners are responsible to cover, and that benefits the property owners in the area;

WHEREAS, the City desires to establish a mechanism and methodology to calculate the proportional amount property owners adjacent to the above-mentioned water and wastewater mains must pay when they ultimately connect to the water and wastewater mains;

WHEREAS, the City desires the reimbursement program to encourage and provide an incentive for connection to the City installed water and wastewater mains because it is a better and more safe source of water; and

WHEREAS, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the City Commission establish a cost reimbursement program for the water and wastewater infrastructure that the City has designed and installed pursuant to Project No. 18-15.

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. The Helena City Commission hereby establishes a cost reimbursement program from owners of property shown on Exhibit "A" who have connected or will connect to the water and wastewater infrastructure installed by the City in rights-of-way within the annexed area Granite Street, south of Highway 12 West, north of Knight Street, and generally west of existing city limits, pursuant to Project No. 18-15 to pay for the costs associated with designing and installing water and wastewater service to their properties.

Section 2. Each owner of property listed on Exhibit "A" is responsible for said owner's proportional share of the cost of the design and installation of the water and/or wastewater infrastructure before connecting to the water or wastewater mains installed by the City. The reimbursement cost that each property owner adjacent to the water and wastewater mains must pay upon issuance of the building/plumbing permit is determined by dividing the total private property land area by the total cost of the design and installation of Project No. 18-15 and multiplying that cost per square foot by the square footage of each property proposed to be connected to and served by the water and wastewater

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

mains. The cost of the improvements are \$1.00 per square foot for water improvements, \$1.19 per square foot for wastewater improvements, and \$0.58 per square foot for trench restoration.

A. For property currently developed with an occupied structure that connects to the City-installed water and wastewater mains adjacent to the property within five (5) years of the date of this resolution, the reimbursement cost may be paid to the City by the property owners in full at the time of building/plumbing permit for initial connection to the City's water and wastewater mains, or in monthly installments billed through their normal monthly water and wastewater bill, amortized at zero percent interest over a 20-year period. A 5% administrative fee will be assessed to the loan.

B. For property currently developed with an occupied structure that connects to the City-installed water and wastewater mains adjacent to the property more than 5 years after the date of this resolution, or for property that is not currently developed with an occupied structure, the reimbursement cost must be paid in full, at the time of building/plumbing permit for the connection to the City's wastewater main.

If the reimbursement amount is amortized and repaid through

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

the property owner's normal monthly water and wastewater bill, a delinquency of more than thirty (30) days past due in paying the reimbursement cost is considered an unpaid water/wastewater bill that is subject to the penalties in Title 6, Chapter 2 and 3 of Helena City Code.

Section 3. If a property is sold or transferred, any outstanding balance of the reimbursement amount still owing must be paid in full. Property owners connecting to the City's water and wastewater main agree to sign required documentation that will be recorded and run with the property that is needed to ensure the payment of the full remaining reimbursement amount.

Section 4. Any property owner connecting to either City's water or wastewater systems must connect to both city water and wastewater mains.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21st DAY OF OCTOBER, 2024.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

71	CC CUTTER INC	1212 WINSTON ST	05188723428230000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 191, S115' LTS 15-16	5749.92	\$0.00	\$6,842	\$3,335	\$10,177
72	STACEY DANNY L & MARGARET G	1206 HIAWATHA ST	05188723428030000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, Lot 27 - 28, N 73 1/2' LTS 29-32	11020.68	\$0.00	\$13,115	\$6,392	\$19,507
73	HALL AMY E & ST JOHN	2118 CANNON ST	05188723428110000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, Lot 25 - 26	6359.76	\$0.00	\$7,568	\$3,689	\$11,257
74	KOESTER JOSEPHINE G	2015 CANNON ST	05188723423210000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 182, Lot 5 - 8	12501.72	\$0.00	\$14,877	\$7,251	\$22,128
75	KUHN JEFFREY & LINDA M	2016 CHOTEAU ST	05188723423070000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 182, Lot 24 - 25	6229.08	\$0.00	\$7,413	\$3,613	\$11,026
76	OYLER MAIGEN & DALTON	2025 CANNON ST	05188723423230000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 182, Lot 1 - 4	12501.72	\$0.00	\$14,877	\$7,251	\$22,128
77	ACKERMAN KELLY J	2206 CHOTEAU ST	05188723421190000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 195, Lot 20 - 24	15855.84	\$0.00	\$18,868	\$9,196	\$28,064
78	FRIEND DONALD C & BEVERLY A	1105 HIAWATHA ST	05188723421210000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 195, Lot 17 - 19	9539.64	\$0.00	\$11,352	\$5,533	\$16,885
79	BARTLETT CHRISTINE L & ROBERT R	2319 CHOTEAU ST	05188723414370000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 204, Lot 10 - 12	9539.64	\$0.00	\$11,352	\$5,533	\$16,885
80	HIMEL JOAN M	2119 CANNON ST	05188723422170000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 192, Lot 5 - 6	6359.76	\$0.00	\$7,568	\$3,689	\$11,257
81	TENTER DARLA W & DARREL L II	2018 KNIGHT ST	05188723416010000	BROOKE ADDN, S23, T10 N, R04 W, BLOCK 181, Lot 29 - 32	12501.72	\$0.00	\$14,877	\$7,251	\$22,128
82	LAMB DOUGLAS LLOYD & LOLITA M	916 HIAWATHA ST	05188723409150000	BROOKE ADDN, S23, T10 N, R04 W, BLOCK 314, Lot 1 - 5	38463.48	\$0.00	\$45,772	\$22,309	\$66,081
83	TEXVEST HOLDINGS LLC	2121 EUCLID AVE	05188723428330000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, Lot 7 - 8, LESS HWY R/W	5837.04	\$0.00	\$6,946	\$3,385	\$10,331
84	BENEVENTI JOSEPH B	1000 HIAWATHA ST	05188723414210000	BROOKE ADDN, S23, T10 N, R04 W, BLOCK 194, Lot 17 - 20	12501.72	\$0.00	\$14,877	\$7,251	\$22,128
85	DOOLEY RONALD R & DANA T	2112 CANNON ST	05188723428170000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, W 14.5' LT 20, LT 21, E2 LT 22 & SYNDICATE ADDN BLK 191 W 29.5' LT 20	8494.2	\$0.00	\$10,108	\$4,927	\$15,035
86	STEINWAND BRYON T	2317 CHOTEAU ST	05188723414350000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 204, Lot 13 - 16	12719.52	\$0.00	\$15,136	\$7,377	\$22,513
87	ELLIOTT DAN D & LINDA L	2225 EUCLID AVE	05188723427270000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 196, Lot 1 - 10, LTS 35-36 COS #540832/T	25831.08	\$0.00	\$30,739	\$14,982	\$45,721
88	CC CUTTER INC		05188723428260000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 191, S115' LTS 13-14	5749.92	\$0.00	\$6,842	\$3,335	\$10,177
89	FOHN JODEL	1007 HIAWATHA ST	05188723415010000	BROOKE ADDN, S23, T10 N, R04 W, BLOCK 300, LOT 32-A, COS 3409992	10715.76	\$0.00	\$12,752	\$6,215	\$18,967
90	RILEY JAMES E	2130 CHOTEAU ST	05188723422010001	AMES ADDITION, S23, T10 N, R04 W, BLOCK 192, Lot 29 - 32	12719.52	\$0.00	\$15,136	\$7,377	\$22,513
91	MOORE BRYCE A	2121 CANNON ST	05188723422190000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 192, Lot 1 - 4	12719.52	\$0.00	\$15,136	\$7,377	\$22,513
92	WHITE KNIGHT TOYS AND HOBBIES LLP	1207 WINSTON ST	05188723429170001	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 183, Lot 1 - 11, & WALLACE SUBD LTS 12-16	45999.36	\$0.00	\$54,739	\$26,680	\$81,419
93	KENDRICK JOSHUA R & MARLY A	2337 CHOTEAU ST	05188723414430000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 204, Lot 1 - 4	10323.72	\$0.00	\$12,285	\$5,988	\$18,273
94	PHILPOT DAVID L	2116 CANNON ST	05188723428150000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, W 1/2 LT 22, ALL LTS 23-24	7927.92	\$0.00	\$9,434	\$4,598	\$14,032
95	BARTOS RICHARD PAUL	2217 EUCLID AVE	05188723427210000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 196, Lot 11 - 13, LESS 10' HWY R/W	8755.56	\$0.00	\$10,419	\$5,078	\$15,497
96	RUCKER SCOTTY A	2203 CHOTEAU ST	05188723414230000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 194, Lot 14 - 16, & BROOKE ADDN BLK 194 LTS 014-016	9539.64	\$0.00	\$11,352	\$5,533	\$16,885
97	MUNDT BLAINE C & CHRISTINE L	2336 CHOTEAU ST	05188723421070000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 203, W 10' LT 22, LTS 23-25	10802.88	\$0.00	\$12,855	\$6,266	\$19,121
98	HASSELBACHER BRENDA L	1206 WINSTON ST	05188723428210000	S23, T10 N, R04 W, C.O.S. #333883, SYNDICATE ADDN BLK 191 TR B	4399.56	\$0.00	\$5,235	\$2,552	\$7,787
99	DALBY CHARLES E	2226 CHOTEAU ST	05188723421130000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 195, Lot 33 - 34	6359.76	\$0.00	\$7,568	\$3,689	\$11,257
100	KUHN JEFFREY A & LINDA M		05188723423050000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 182, Lot 26	3136.32	\$0.00	\$3,732	\$1,819	\$5,551
101	BISARO SCOTT W	2216 CHOTEAU ST	05188723421170000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 195, Lot 25 - 28	12719.52	\$0.00	\$15,136	\$7,377	\$22,513
102	BUCK CHARLES W II & NORENA F	2100 CANNON ST	05188723428190000	S23, T10 N, R04 W, C.O.S. #333883, TR A OF SYNDICATE ADDN BLK 191 & AMES ADDN BLK 191	6446.88	\$0.00	\$7,672	\$3,739	\$11,411
103	AHMANN JOSH	2224 CHOTEAU ST	05188723421150000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 195, Lot 29 - 32	12719.52	\$0.00	\$15,136	\$7,377	\$22,513
104	HARDING JOHN W	2136 CANNON ST	05188723428010000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, S 53 1/2' OF LTS 29- 32	5357.88	\$0.00	\$6,376	\$3,108	\$9,484
105	BELL CONSTRUCTION & DEVELOPMENT LLC	2127 EUCLID AVE	05188723428370000	AMES ADDITION, S23, T10 N, R04 W, BLOCK 191, Lot 1 - 3, E2 & W2 LT 3 LESS HWY R/W	8755.56	\$0.00	\$10,419	\$5,078	\$15,497

City of Helena, Montana

10/10/2024

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Ryan Leland, Public Works Director

Subject: Consider a Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 1 of the Westside Annexation City Project No. 18-15

Present Situation: Staff will be providing an update and draft Westside Reimbursement Resolution.

The City of Helena annexed wholly surrounded properties on the westside of Helena. The properties east of Joslyn Street to existing city limits were annexed on April 25th, 2016 (Westside Phase1). Then the City annexed Phase 2 of the Westside of Helena, which is east of Granite Street to Joslyn Street and north of Knight Street to Euclide Ave., on Dec. 1st, 2018. As part of the annexation the City Commission with the help of Lewis and Clark County funded the installation of water and sewer mains to Phase 1 and 2 of the Westside. The previous City Commission conceptually approval a reimbursement option to repay the SRF Sewer Loan and the Water Utility Fund. The draft resolution requires each unserved property to pay a pro rata share of the cost of the project based on square footage of the property at time of connection. The Commission preliminarily agreed to consider a 20-year 0% loan program for existing houses if they connect within 5-years from when the resolution is passed. This resolution would mirror other reimbursement resolutions previously passed by the Commission except for adding a 5% administrative fee to administer the loan. New houses would pay the whole amount at the time of building permit.

The project ended up being very complex with several issues that caused delays including a complaint filed by 7 residents in Phase 1 that resulted with a Settlement Agreement and Release of Claims that was signed on Dec. 15th, 2017. The agreement set out the parameters of the reimbursements. Because of the settlement agreement, the City is required to separate out the cost and reimbursement amounts for phase 1 and 2.

The funding of the wastewater portion of the project was through an SRF loan and the water portion was funded through water funds. The engineering of the whole project was funded through Lewis and Clark County TSEP Grant in the amount of \$750,000 and the City of Helena funded the rest of the engineering. As part of the project several existing city main need to be up sized, looped, or replaced. Those cost were included in the overall cost of the project but are not included as part of the reimbursement.

The total cost of the project was approximately \$8.3 million with the breakdown as follows:

- Engineering Costs - \$1.1 Million
 - TSEP - \$750,000
 - City Contribution to Engineering - \$346,302 (Not included in reimbursement)

- Phase 1 – Total Construction Cost - \$3.8 Million
 - Water Reimbursement portion – \$869,800
 - City’s Water contribution – \$676,489 (Not included in reimbursement)
 - Sewer Reimbursement portion – \$970,064
 - City’s Sewer Contribution – \$87,100 (Not included in reimbursement)
 - Rebate Trench Restoration Reimbursement - \$1,180,000

- Phase 2 – Total Construction Cost - \$3.4 Million
 - Water Reimbursement portion - \$580,705
 - City’s Water contribution – \$591,570 (Not included in reimbursement)
 - Sewer Reimbursement portion – \$1,272,870
 - City’s Sewer Contribution – \$344,152.03 (Not included in reimbursement)
 - Trench Restoration Reimbursement portion- \$665,238

The breakdown of the reimbursement costs for the properties based on the square footage of the lot are as follows:

- Phase 1
 - Water cost per foot square foot of the lot is \$0.77
 - Sewer cost per foot square foot of the lot is \$0.82
 - Trench Restoration cost per square foot of the lot is \$0.75

- Phase 2
 - Water cost per foot square foot of the lot is \$1.00
 - Sewer cost per foot square foot of the lot is \$1.19
 - Trench Restoration cost per square foot of the lot is \$0.58

Background Information:

N/A

Proposal/Objective:

Consider Resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 1 of the Westside Annexation City Project No. 18-15

Advantage:

Properties with failed septic system will be able to connect to city sewer. The City infrastructure will allow for in fill development not on wells and septic

Notable Energy Impact:

N/A

Disadvantage:

None Noted

Quasi-Judicial Item:

False

Notice of Public Hearing:

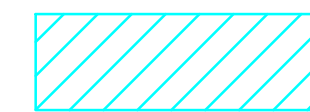
False

**Staff Recommendation/
Recommended Motion:**

Move to approve the resolution establishing a cost reimbursement program for water and wastewater infrastructure installed by the City of Helena for Phase 1 of the Westside Annexation City Project No. 18-15.

CITY OF HELENA WESTSIDE PHASE 1A LOT REBATES

LEGEND



NEW WATER SERVICE

JOSLYN STREET

PHASE 1A

LINDEN STREET

LAUREL STREET

LESLIE AVENUE

WILDER AVENUE

EUCLID AVENUE

1400 JOSLYN ST STE B,
05187234430000
1501.8 SqFt
Water Rebate: \$7,715
Total Rebate: \$13,229

1400 JOSLYN ST STE B,
05187234430000
2026.16 SqFt
Water Rebate: \$14,462
Trench Rebate: \$15,062
Total Rebate: \$30,523

05187234430001
2500.44 SqFt
Water Rebate: \$8,486
Trench Rebate: \$8,266
Total Rebate: \$16,752

05187234370001
1120.88 SqFt
Water Rebate: \$1,252
Trench Rebate: \$30,004

1425 JOSLYN ST
051872344420000
6229.08 SqFt
Water Rebate: \$4,229
Trench Rebate: \$4,672
Total Rebate: \$8,901

1922 WILDER AVE
051872344400000
3365.4 SqFt
Water Rebate: \$1,723
Trench Rebate: \$7,024
Total Rebate: \$8,747

1929 WILDER AVE
051872344310001
1250.72 SqFt
Water Rebate: \$4,621
Trench Rebate: \$9,377
Total Rebate: \$13,998

1996 EUCLID AVE
051872344010002
22999.88 SqFt
Water Rebate: \$11,210
Trench Rebate: \$17,250
Total Rebate: \$28,460

1805 JOSLYN ST,
0518723447151001
131333.4 SqFt
Water Rebate: \$8,425
Trench Rebate: \$9,180
Total Rebate: \$17,605

1912 LESLIE AVE
051872344700000
1250.72 SqFt
Water Rebate: \$5,627
Trench Rebate: \$9,377
Total Rebate: \$15,004

1925 LESLIE AVE
051872344420000
6229.08 SqFt
Water Rebate: \$4,229
Trench Rebate: \$4,672
Total Rebate: \$8,901

1918 WILDER AVE
051872344400000
3265.4 SqFt
Water Rebate: \$1,723
Trench Rebate: \$7,024
Total Rebate: \$8,747

1921 WILDER AVE
051872344310001
1250.72 SqFt
Water Rebate: \$4,621
Trench Rebate: \$9,377
Total Rebate: \$13,998

1990 EUCLID AVE
051872344010001
1749.78 SqFt
Water Rebate: \$11,383
Trench Rebate: \$12,928
Total Rebate: \$24,311

1909 LESLIE AVE
051872344410000
7110.12 SqFt
Water Rebate: \$3,937
Trench Rebate: \$5,383
Total Rebate: \$9,320

1914 WILDER AVE
051872344400000
3265.4 SqFt
Water Rebate: \$1,723
Trench Rebate: \$7,024
Total Rebate: \$8,747

1902 WILDER AVE
051872344110000
6229.08 SqFt
Water Rebate: \$4,796
Trench Rebate: \$4,672
Total Rebate: \$9,468

1900 EUCLID AVE
051872344010001
1749.78 SqFt
Water Rebate: \$11,383
Trench Rebate: \$12,928
Total Rebate: \$24,311

1420 LINDEN ST
051872422700000
2090.38 SqFt
Water Rebate: \$1,810
Trench Rebate: \$1,506
Total Rebate: \$3,316

1400 LINDEN ST
051872344410000
3278.08 SqFt
Water Rebate: \$4,796
Trench Rebate: \$4,672
Total Rebate: \$9,468

1576 LINDEN ST
051872422100001
6229.08 SqFt
Water Rebate: \$4,796
Trench Rebate: \$4,672
Total Rebate: \$9,468

1818 EUCLID AVE, A STE
051872422100000
11409.84 SqFt
Water Rebate: \$8,885
Trench Rebate: \$2,625
Total Rebate: \$11,510

1821 LESLIE AVE
051872422700000
8988.12 SqFt
Water Rebate: \$7,416
Trench Rebate: \$15,030
Total Rebate: \$22,446

1830 WILDER AVE
051872422700000
1250.72 SqFt
Water Rebate: \$9,377
Trench Rebate: \$9,377
Total Rebate: \$18,754

LINDEN ST
051872422700000
3265.4 SqFt
Water Rebate: \$7,211
Trench Rebate: \$7,024
Total Rebate: \$14,235

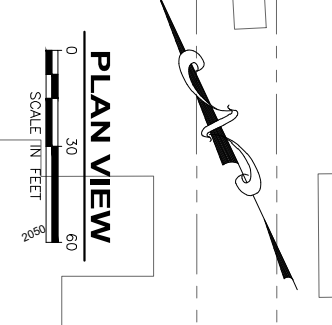
1812 EUCLID AVE
051872422100001
8624.88 SqFt
Water Rebate: \$14,456
Trench Rebate: \$20,337
Total Rebate: \$34,793

1814 EUCLID AVE
051872422100001
18774.30 SqFt
Water Rebate: \$12,211
Trench Rebate: \$7,024
Total Rebate: \$19,235

1816 EUCLID AVE
051872422100001
18774.30 SqFt
Water Rebate: \$12,211
Trench Rebate: \$7,024
Total Rebate: \$19,235

1818 EUCLID AVE
051872422100000
18774.30 SqFt
Water Rebate: \$12,211
Trench Rebate: \$7,024
Total Rebate: \$19,235

1818 EUCLID AVE
051872422100000
18774.30 SqFt
Water Rebate: \$12,211
Trench Rebate: \$7,024
Total Rebate: \$19,235



RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO.

A RESOLUTION ESTABLISHING A COST REIMBURSEMENT PROGRAM FOR WATER AND WASTEWATER INFRASTRUCTURE INSTALLED BY THE CITY OF HELENA FOR PHASE 1 OF THE WESTSIDE ANNEXATION CITY PROJECT NO. 18-15

WHEREAS, the Helena City Commission passed Resolution of Intention No. 20243, to annex the wholly surrounded area east of Joslyn Street and generally west of the existing city limits, all located in the Lewis and Clark County, as described;

WHEREAS, the City has installed water and wastewater mains and appurtenant facilities in public rights-of-way within the annexed area east of Joslyn Street, as shown in engineering plan documents for City Project No. 18-15;

WHEREAS, water and wastewater main extensions installed for Phase 1 of the Westside Annexation will benefit properties by making them available for individual hookups for those properties that were annexed into the City of Helena;

WHEREAS, pursuant to Resolution No. 20164, the methodology to determine costs for which each property owner is responsible pursuant to City Code, the proposed repayment mechanism, and repayment timeframe are to be determined by the City Commission on

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

a project-by-project basis;

WHEREAS, the City desires to establish a program to recoup the costs of the design and installation of the above-mentioned water and wastewater mains, costs of which property owners are responsible to cover, and that benefits the property owners in the area;

WHEREAS, the City desires to establish a mechanism and methodology to calculate the proportional amount property owners adjacent to the above-mentioned water and wastewater mains must pay when they ultimately connect to the water and wastewater mains;

WHEREAS, the City desires the reimbursement program to encourage and provide an incentive for connection to the City installed water and wastewater mains because it is a better and more safe source of water; and

WHEREAS, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the City Commission establish a cost reimbursement program for the water and wastewater infrastructure that the City has designed and installed pursuant to Project No. 18-15.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

OF HELENA, MONTANA:

Section 1. The Helena City Commission hereby establishes a cost reimbursement program from owners of property shown on Exhibit "A" who have connected or will connect to the water and wastewater infrastructure installed by the City in rights-of-way within the annexed area east of Joslyn Street and generally west of the existing city limits, pursuant to Project No. 18-15, to pay for the costs associated with designing and installing water and wastewater service to their properties.

Section 2. Each owner of property listed on Exhibit "A" is responsible for said owner's proportional share of the cost of the design and installation of the water and/or wastewater infrastructure before connecting to the water or wastewater mains installed by the City. The reimbursement cost that each property owner adjacent to the water and wastewater mains must pay upon issuance of the building/plumbing permit is determined by dividing the total private property land area by the total cost of the design and installation of Project No. 18-15 and multiplying that cost per square foot by the square footage of each property proposed to be connected to and served by the water and wastewater mains. The costs of the improvements are \$0.77 per square foot for

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

water improvements, \$0.82 per square foot for wastewater improvements, and \$0.75 per square foot for trench restoration.

A. For property currently developed with an occupied structure that connects to the City-installed water and wastewater mains adjacent to the property within five (5) years of the date of this resolution, the reimbursement cost may be paid to the City by the property owners in full at the time of building/plumbing permit for initial connection to the City's water and wastewater mains, or in monthly installments billed through their normal monthly water and wastewater bill, amortized at zero percent interest over a 20-year period. A 5% administrative fee will be assessed to the loan.

B. For property currently developed with an occupied structure that connects to the City-installed water and wastewater mains adjacent to the property more than 5 years after the date of this resolution, or for property that is not currently developed with an occupied structure, the reimbursement cost must be paid in full, at the time of building/plumbing permit for the connection to the City's wastewater main.

If the reimbursement amount is amortized and repaid through the property owner's normal monthly water and wastewater bill, a

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. _____

delinquency of more than thirty (30) days past due in paying the reimbursement cost is considered an unpaid water/wastewater bill that is subject to the penalties in Title 6, Chapter 2 and 3 of Helena City Code.

Section 3. If a property is sold or transferred, any outstanding balance of the reimbursement amount still owing must be paid in full. Property owners connecting to the City's water and wastewater main agree to sign required documentation that will be recorded and run with the property that is needed to ensure the payment of the full remaining reimbursement amount.

Section 4. Any property owner connecting to either City's water or wastewater systems must connect to both city water and wastewater mains.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21st DAY OF OCTOBER, 2024.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

DAVIS JENNIFER KNIGHT	1823 KNIGHT ST	05188723413170000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 5 - 6	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
CALDWELL JILL M	1801 HAUSER BLVD	05188726132130000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 162, Lot 9 - 11	18730.8	\$4,813	\$5,125	\$4,688	\$14,625
CARLSON MIKE ETAL		05188726123030000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 185, Lot 4 - 5	12501.72	\$9,627	\$10,252	\$9,377	\$29,256
WILLIAMS TERRY ANN & MICHAEL S	1805 CANNON ST	05188723425150000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 165, Lot 9 - 14	17816.04	\$9,597	\$14,609	\$13,362	\$37,568
KENWOOD MACS LLC		05188723418070000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 164, Lot 17 - 24	25003.44	\$19,252	\$20,502	\$18,752	\$58,508
RICHARDS ROBERT GORDON & CORR		05188726128070000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 182, Lot 6, 1/2 VACATED ALLEY	6708.24	\$5,165	\$5,501	\$5,031	\$15,697
RICHARDS ROBERT GORDON & CORR	1820 FLOWERREE ST	05188726128050000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 182, Lot 4 - 5, 1/2 VACATED ALLEY	13416.48	\$10,330	\$11,001	\$10,062	\$31,393
MOORE RACHEL K		05188723418150000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 164, Lot 7 - 8	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
BECERRA GEORGE G & ROXANNE	1944 CANNON ST	05188723430030000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 175, Lot 25 - 28	12501.72	\$2,406	\$2,563	\$2,344	\$7,312
MCLATCHY PATRICK H & ESTHER P		05188723418010000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 164, Lot 31 - 32	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
GOMES ERIC L & DEBBIE S	1803 KNIGHT ST	05188723413130000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 9 - 11, & E15' N65' OF LT 12	11586.96	\$8,922	\$9,501	\$8,690	\$27,113
BROWN RACHELLE ANNE	801 LINDEN ST	05188726132010000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 162, Lot 1 - 5, 1/2 OF LT 6, VACATED STUART ST, 1/2 ALLEY	45912.24	\$35,352	\$37,648	\$34,434	\$107,434
KING BRANDON	900 LAUREL ST	05188723413080000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 17A, ACRES 0.108, COS # 3328534	4704.48	\$3,622	\$3,857	\$3,528	\$11,007
PETERSON DENNIS P & NANCY A		05188726122050000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 189, Lot 4	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
RADA JOAN M ECKLEY & LESTER W & HELLER HOMES INC	1909 KNIGHT ST	05188723412170000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 9 - 10	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
HELLER HOMES INC		05188726131010000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 179, Lot 17A, 10004 SQUARE FEET, SYNDICATE/BRADFORD ADD COS 3382479	10018.8	\$7,715	\$8,216	\$7,514	\$23,445
BAKER JENNIFER		05188723404270000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 179, Lot 26A, 11215 SQUARE FEET, SYNDICATE/BRADFORD ADD COS 3382479	11194.92	\$8,620	\$9,180	\$8,396	\$26,196
MADGE LLC	1919 CHOTEAU ST	05188723417190000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 7 - 8	6229.08	\$4,796	\$5,108	\$4,672	\$14,576
GREAT DIVIDE HOME BUILDERS	1734 FLOWERREE ST	05188726129030000	BARRETT AMENDED, S26, T10 N, R04 W, BLOCK 181, Lot 20, COS #278147	9365.4	\$7,211	\$7,679	\$7,024	\$21,914
HELLER HOMES INC		05188723404210000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 179, Lot 9A, 12468 SQUARE FEET, COS 3382479	12458.16	\$9,593	\$10,216	\$9,344	\$29,153
NICHOLLS BRITNEY A & WILBURN T	1994 CANNON ST	05188723430010000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 175, Lot 29 - 32	12501.72	\$9,627	\$10,252	\$9,377	\$29,256
HELLER HOMES INC		05188723404230000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 179, Lot 13A, 12480 SQUARE FEET, COS 3382479	12501.72	\$9,627	\$10,252	\$9,377	\$29,256
CALDWELL CREEDE		05188726132190000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 162, Lot 12 - 13, 13400 SQUARE FEET, & SYNDICATE ADDN BLK 162 LTS 7-10, N2 VACATED ALLE	13416.48	\$10,330	\$11,001	\$10,062	\$31,393
LOOMIS CALVIN & DEMONT LORELLE	1919 KNIGHT ST	05188723412210000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 1 - 2	7492.32	\$5,769	\$6,144	\$5,619	\$17,532
WHITAKER ASHLEY	1922 KNIGHT ST	05188723417010000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 31 - 32, 6250 SQUARE FEET	6229	\$4,796	\$0.00	\$4,672	\$9,468
SNOWDRIFT LLC	1120 LINDEN ST	05188723424050000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 176, Lot 17 - 24	25003.44	\$19,252	\$0.00	\$18,752	\$38,004
CD ELM LLC	1830 CANNON ST	05188723431010000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 166, MAKE GUERDON, MODEL MAGNOLIA, S 62' LTS 29-32 24X60 1971	6185.52	\$4,763	\$0.00	\$4,640	\$9,403
SNOWDRIFT LLC	1900 CHOTEAU ST	05188723424010000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 176, Lot 25 - 32	25003.44	\$19,252	\$0.00	\$18,752	\$38,004
WILSON VALERIE D		05188723417060000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 021 - 024, 12500 SQUARE FEET	12501.72	\$9,627	\$0.00	\$9,377	\$19,004
STACK DAVID P & RENEE	1825 UNIVERSITY ST	05188726121090000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 190, Lot 13 - 15A, COS #3023685	19645.56	\$15,127	\$0.00	\$14,735	\$29,862
HAWKINS DAN M & JO LEE		05188723418190000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 164, Lot 1 - 3	9365.4	\$7,211	\$0.00	\$7,024	\$14,235
CRONIN SHANE & ANGIE	1922 KNIGHT ST	05188723417030000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 29 - 30, 6250 SQUARE FEET	6229.08	\$4,796	\$0.00	\$4,672	\$9,468
CULPON ANNE S & ROBERT S	1801 UNIVERSITY ST	05188726121040000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 190, Lot 8 - 9	12501.72	\$9,627	\$0.00	\$9,377	\$19,004
HOUSEWORTH THOMAS R & RACHAE		05188723417070000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 19 - 20	6229.08	\$4,796	\$0.00	\$4,672	\$9,468
HOUSEWORTH THOMAS R & RACHAE		05188723417090000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 17 - 18	6229.08	\$4,796	\$0.00	\$4,672	\$9,468
KNIGHT STREET TRUST NACHO INVE	1918 KNIGHT ST	05188723417050000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 177, Lot 025 - 028, 12500 SQUARE FEET	12501.72	\$9,627	\$0.00	\$9,377	\$19,004
PETERSON DENNIS P & NANCY A		05188726117010000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 192, Lot 2A, COS #3206324	4312.44	\$3,320	\$0.00	\$3,234	\$6,554
BERG CELIA R	1736 STUART ST	05188726133030002	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 180, E30' LT 2, ALL OF LTS 3-4	16247.88	\$0.00	\$13,323	\$12,186	\$25,509
STORRAR KEENAN &	1741 STUART ST	05188726129210000	BARRETT AMENDED, S26, T10 N, R04 W, BLOCK 181, Lot 15 - 16, COS #278147	12501.72	\$0.00	\$10,252	\$19,629	\$9,377
KLEMPER DUSTIN T	1930 HAUSER BLVD	05188723412090000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 20 - 22	9365.4	\$0.00	\$7,680	\$7,024	\$14,704
SECREASE TEDDY M	1820 HAUSER BLVD	05188723413010000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 31 - 32	6229.08	\$0.00	\$5,108	\$4,672	\$9,780
PARRIMAN LUCAS ETAL	1933 HAUSER BLVD	05188723404190000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 179, Lot 5A, 12472 SQUARE FEET, COS 3382479	12458.16	\$0.00	\$10,216	\$9,344	\$19,560
MACDONALD MELINDA ETAL	875 LAUREL ST	05188726133150000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 180, Lot 14 - 16	18730.8	\$0.00	\$15,359	\$14,048	\$29,407
SHANAHAN BETTY J	812 LAUREL ST	05188726132090000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 162, Lot 6, N 50' OF E2 OF LT 6, N50' OF LT 7, N50' OF LT 8, 1/2 VACATED ALLEY	7361.64	\$0.00	\$6,037	\$5,521	\$11,558
NILGES HANNAH	1995 CANNON ST	05188723424150000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 176, Lot 1 - 4	12501.72	\$0.00	\$14,877	\$7,251	\$22,128
WOODALL TOM LYNN & BOID CHERYL	1925 EUCLID AVE	05188723430130000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 175, Lot 5 - 8	11499.84	\$0.00	\$9,430	\$8,625	\$18,055
BALCERZAK JENNIFER	1724 KNIGHT ST	05188724305010000	SYNDICATE ADDN (HELENA), S24, T10 N, R04 W, BLOCK 160, Lot 29 - 32	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
SPURZEM TIMOTHY J	802 LAUREL ST	05188726132070000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 162, S75' LT 6 E2, S75' OF LTS 7, 8, 1/2 VACATED STUART ST	13503.6	\$0.00	\$11,073	\$10,128	\$21,201
BOID CHERYL LYNN & WOODALL TO	1999 EUCLID AVE	05188723430150000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 175, Lot 1 - 4	11499.84	\$0.00	\$9,430	\$8,625	\$18,055
MCHAUD CHUCK	1740 STUART ST	05188726133010000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 180, Lot 1, W20' LT 2	8755.56	\$0.00	\$7,180	\$6,567	\$13,747
SMETANA DANIEL & MICHELLE	1730 FLOWERREE ST	05188726129050000	BARRETT AMENDED, S26, T10 N, R04 W, BLOCK 181, Lot 19, COS #278147	9365.4	\$0.00	\$7,680	\$7,024	\$14,704
HILL DANIEL & SUSAN	1816 HAUSER BLVD	05188723413050000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 25 - 28	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
WIECK BRIAN R	1815 KNIGHT ST	05188723413150000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 163, Lot 7 - 8	6229.08	\$0.00	\$5,108	\$4,672	\$9,780
CUMMINGS CORY & GEORGIA	1940 HAUSER BLVD	05188723412030000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 27 - 28	6229.08	\$0.00	\$5,108	\$4,672	\$9,780
CUMMINGS CORY & GEORGIA	1940 HAUSER BLVD	05188723412010000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 29 - 32	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
BARNES KENT M &	1636 LE GRANDE CANNON	05188726115190000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 188, Lot 1A, COS #558049	39029.76	\$0.00	\$32,004	\$29,272	\$61,276
ZAWACKI JUSTIN ZACHARY & KAREN	1714 UNIVERSITY ST	05188726124030000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 186, Lot 4 - 5	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
GUTHRIE GREG L	1714 HAUSER BLVD	05188723406070000	BRADFORD ADDITION, S23, T10 N, R04 W, BLOCK 161, Lot 5 - 6	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
MCCAHOON DENNIS H & CHARLOTTE L	1934 HAUSER BLVD	05188723412050000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 25 - 26	6229.08	\$0.00	\$5,108	\$4,672	\$9,780
MCCAHOON DENNIS H & CHARLOTTE L	1934 HAUSER BLVD	05188723412070000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 178, Lot 23 - 24	6229.08	\$0.00	\$5,108	\$4,672	\$9,780
NEWLON KAREN R &	760 LAUREL ST	05188726128110000	BRADFORD ADDITION, S26, T10 N, R04 W, BLOCK 182, Lot 9 - 10, 1/2 VACATED ALLEY, 1/2 VACATED STUART ST	16683.48	\$0.00	\$13,680	\$12,513	\$26,194
CD ELM LLC	1225 LINDEN ST	05188723431030000	WALLACE SUBD (SYNDICATE ADD), S23, T10 N, R04 W, BLOCK 166, N 63' LTS 29-32 COS #471250/T	6316.2	\$0.00	\$5,179	\$4,737	\$9,916
HELLER LUKE J & JULIE A	710 LINDEN ST	05188726127010000	DEAN MINOR SUB, S26, T10 N, R04 W, Lot 3, COS #493013	135689.4	\$0.00	\$111,265	\$213,032	\$101,767
MCMILLAN JEFF	1725 KNIGHT ST	05188723406210000	SYNDICATE ADDN (HELENA), S23, T10 N, R04 W, BLOCK 161, Lot 1 - 4	12501.72	\$0.00	\$10,251	\$9,376	\$19,627
BASTEN ASHLEY A	1735 FLOWERREE ST	05188726124170000	BARRETT AMENDED, S26, T10 N, R04 W, BLOCK 186, Lot 15 - 16, COS #278147	12501.72	\$0.00	\$10,251	\$9,376	\$19,627

City of Helena, Montana

10/03/2024

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Chris Brink, Community Development Director
Kyle Holland, Planner II

Subject: Consider 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:
The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
AND
The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
AND
The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
AND
Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
And
Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

Present Situation: The property at 1329 N Benton currently presently vacant and zoned as R-2 Residential. The previous structures on the site were demolished in 2023. The new sign was constructed in 2023 and was granted variances to allow it to be built to the PLI dimensional standards, rather than the R-2 standards.

Background Information: N/A

Proposal/Objective: The applicant and property owner are requesting a zone change to PLI to conform with the rest of the Carroll College campus. The applicant states that zone change to unify the zoning with the rest of the campus will help to maximize the potential of the Carroll College campus for future development and operational needs.

Advantage: The 2019 City of Helena Growth Policy designates this property as “Mixed Use”, defined as “places where people can work, live, and play and learn”, and state that “[d]evelopment is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically physical setting.”

The parcels at 1329 North Benton are currently vacant and with the requested zoning change will be developed as part of the greater Carroll College campus masterplan.

- [G.01] Promote and sustain Helena’s economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities.
- [G.10] Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City’s long-term sustainability.
- [O.76] Support land use patterns that:
 - Promote compatible, well-designed development;
 - Foster the long-term fiscal health of the community;
 - Maintain and enhance resident quality of life;
 - Implement related master plans and/or facility plans.
- [O.77] Apply or revise zoning designations with careful consideration of factors including:
 - Future land use mapping;
 - Compatibility with surrounding land uses;
 - Infrastructure and service plans;
 - Development of vacant and under-utilized buildings;
 - Existing and future traffic patterns;
 - Goals and objectives of the growth policy.
- [O.80] Promote development of varied and compatible types of mixed-use neighborhood centers in Helena, serving to enhance neighborhood identity, address community need, and support more compact land use patterns.
- [O.86] Promote the redevelopment of vacant or under-utilized properties with a mix of uses, supporting local and citywide objectives.

Notable Energy Impact:

As development is not finalized at this time, energy impacts are unknown.

Disadvantage:

None noted.

Quasi-Judicial Item:

True

Notice of Public Hearing:

True

**Staff Recommendation/
Recommended Motion:**

Move to Approve 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:
 The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
 AND
 The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
 AND
 The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
 AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet
of Lot 15 in Block 1 of the Capital Hill Addition to the City of
Helena, Lewis and Clark County, Montana,
And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena,
Lewis and Clark County, Montana as described in C.O.S. 3300772.

STAFF REPORT

1329 N Benton Zone Change

Zone Change from R-2 to PLI

Case# ZONC2406-0001

Kyle Holland
Planner II

Community Development Department
316 North Park Avenue, Room 403
Helena, Montana 59623





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Section 1 - Project Overview

The applicant, Carroll College, is requesting a Zone Change to PLI (Public Lands and Institutions) for the property located at 1329 N Benton Avenue, legally described as:

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

The subject property is located in a R-2 (Residential) zoning district. The subject property has PLI zoning to the north, east, and south, with R-3 Residential and B-2 commercial zoning also in the vicinity.

Section 2 - Staff Recommendation

Move to recommend **Approval** 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

Section 3 - General Information

Initial Application Date: June 26, 2024

Public Hearing Dates: Zoning Commission – August 13, 2024
City Commission – September 23, 2024 – First Passage
City Commission – October 21, 2024 – Final Passage

Applicant: Lori Peterson
Carroll College
1601 N Benton Ave
Helena, MT 59601

Authorized Representative: Brett Charles
SMA Architecture +Design
920 Front Street, Suite 101
Helena, MT 59601

Property Owner: Carroll College
1601 N Benton Ave
Helena, MT 59601

Legal Description: The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND
The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND
The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND
Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, And
Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

General location: The property is generally located on the northeast side of the intersection of North Benton, Euclid Avenue and West Lyndale Avenue, and is addressed as 1329 North Benton.

Present Land Use: Vacant

Adjacent Land Uses: North: PLI - Instructional Facility (Carroll College)

South: R-3 - Residential

R-3 - Healthcare Office (Ahlers Family Dentistry)

East: PLI - Instructional Facility (Carroll College)

West: R-3 - Residential

B-2 - Restaurant (Hardee's)

B-2 - Lundy Center

Tract/Property Size: Approximately 2.72 acres

2019 Growth Policy

Land Use Designation(s): **Mixed Use**– Places where people can work, live, and play and learn. These areas include a variety of complementary and integrated uses such as, but not limited to, all forms of residential; office; light industrial/manufacturing; retail; entertainment or public uses. Development is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically appealing physical setting, and provides opportunities for connectivity, public transportation, and walkability. Mixed-use areas do not use the traditional segregation of uses.

Section 4 - Public Process

- A. Zone Change applications are filed with the Community Development Department, and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff per City Code Section 11-1-10.
- B. The Zoning Commission shall hold a public hearing and make a recommendation to the City Commission, per City Code Section 11-1-10.
- D. The City Commission shall pass an ordinance approving the zoning change, which is effective thirty (30) days after the passage of the ordinance. (Ord. 3097, 4-7-2008)

This review process as defined by Helena City Code allows for public comment, staff review, and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed conditional use relates to the review criteria.

Public Comment

An integral part of the review process is the conducting of public hearings and the solicitation of public comment. As of July 29, 2024, there have been no comments received regarding the proposed rezoning. Any comments received during and after the hearing conducted by the Zoning Commission will be attached to this report and presented to the City Commission for their review and final decision.

Section 5 –Evaluation

The property at 1329 N Benton currently presently vacant and zoned as R-2 Residential. The applicant and property owner are requesting a zone change to PLI to conform with the rest of the Carroll College campus. The applicant states that zone change to unify the zoning with the rest of the campus will help to maximize the potential of the Carroll College campus for future development and operational needs.

The previous structures on the site were demolished in 2023. The new sign was constructed in 2023 and was granted variances to allow it to be built to the PLI dimensional standards, rather than the R-2 standards.

Montana Code Annotated includes certain criteria that must be reviewed as part of a zoning amendment:

76-2-304. Criteria and guidelines for zoning regulations.

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.

EVALUATION

1. **Zoning regulations must be:**

a. **Made in accordance with a growth policy;**

The 2019 City of Helena Growth Policy designates this property as “Mixed Use”, defined as “places where people can work, live, and play and learn”, and state that “[d]evelopment is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically physical setting.”

The parcels at 1329 North Benton are currently vacant and with the requested zoning change will be developed as part of the greater Carroll College campus masterplan.

- [G.01] Promote and sustain Helena’s economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities.

- [G.10] Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City's long-term sustainability.
- [O.76] Support land use patterns that:
 - Promote compatible, well-designed development;
 - Foster the long-term fiscal health of the community;
 - Maintain and enhance resident quality of life;
 - Implement related master plans and/or facility plans.
- [O.77] Apply or revise zoning designations with careful consideration of factors including:
 - Future land use mapping;
 - Compatibility with surrounding land uses;
 - Infrastructure and service plans;
 - Development of vacant and under-utilized buildings;
 - Existing and future traffic patterns;
 - Goals and objectives of the growth policy.
- [O.80] Promote development of varied and compatible types of mixed-use neighborhood centers in Helena, serving to enhance neighborhood identity, address community need, and support more compact land use patterns.
- [O.86] Promote the redevelopment of vacant or under-utilized properties with a mix of uses, supporting local and citywide objectives.

b. Designed to:

i. Secure safety from fire and other dangers;

The subject property is within the City of Helena Urban Standards Boundary and is currently served by all City of Helena emergency services. The proposed zone change will not impact the levels of emergency services available in the surrounding area.

ii. Promote public health, public safety, and the general welfare;

The proposed zone change will bring the subject property's zoning in alignment with the surrounding Carroll College campus and will allow for more and allow for more unified designs and uses that are compatible with the existing campus activities. As such, the proposed zone change will not create unique impacts to health, safety, or welfare within the vicinity.

iii. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The property is currently fully developed and is served by City of Helena streets, utilities, and public services. The proposed zone change and any future uses will not have a significant impact on these services.

2. In the adoption of zoning regulations, the municipal governing body shall consider:

a. Reasonable provision of adequate light and air;

The existing structures have been removed and the parcels to be rezoned are presently vacant. Due to this there are no current zoning conditions to evaluate. All future construction will require approval from the City of Helena Community Development Department for compliance with current zoning requirements.

b. The effect on motorized and nonmotorized transportation systems;

A traffic analysis was conducted by E5 Engineering, PLLC, which determined that the increased amount of traffic would not exceed the 200 trips per day to require a traffic impact study. Their analysis was based on the 11th edition of the Trip Generation Manual by the Institute of Transportation Engineers, and determined the following:

- Average weekday vehicular trips may be based on the number of students.
- Carroll College provides a current enrollment of 1,210 students on a campus totaling approximately 63 acres, equating to a students per acre ratio of 19.21.
- Using this ratio, the zone change area of 2.715 acres could potentially generate 20 students.
- LUC 550: University/College includes a range of 1010 to 3.31 weekday vehicle trip generation rates per student with an average rate of 1.56.
- Using the maximum value from the range of weekday trip generation rates per student of 3.31, 66 average weekday vehicle trips are estimated to be generated with the proposed zone change.
- This is less than the requirement in the City of Helena's Zone Change Application for completion of a traffic impact study.

c. Promotion of compatible urban growth;

The expansion of the PLI zoning aligns with the current uses in the vicinity and with the growth policy. This change in use is compatible and consistent with its location along one of Helena's core commercial corridors.

d. The character of the district and its peculiar suitability for particular uses; and

The character of the district is currently defined by the commercial development along Euclid and Lyndale Avenues, and the Carroll College campus. The proposed zone change will not alter the character of the surrounding area.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

The proposed zone change to PLI will create consistency with adjacent properties. The

existing area serves as a nexus of residential, commercial, and educational uses currently and the proposed zoning is not expected to create new detrimental impacts to the surrounding properties.

Section 6 - Staff Recommendation

The approval of this zone change is consistent with the goals and objectives of the 2019 Growth Policy and is consistent with all of the Montana zoning criteria.

Staff Recommendation:

Move to recommend **Approval** 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

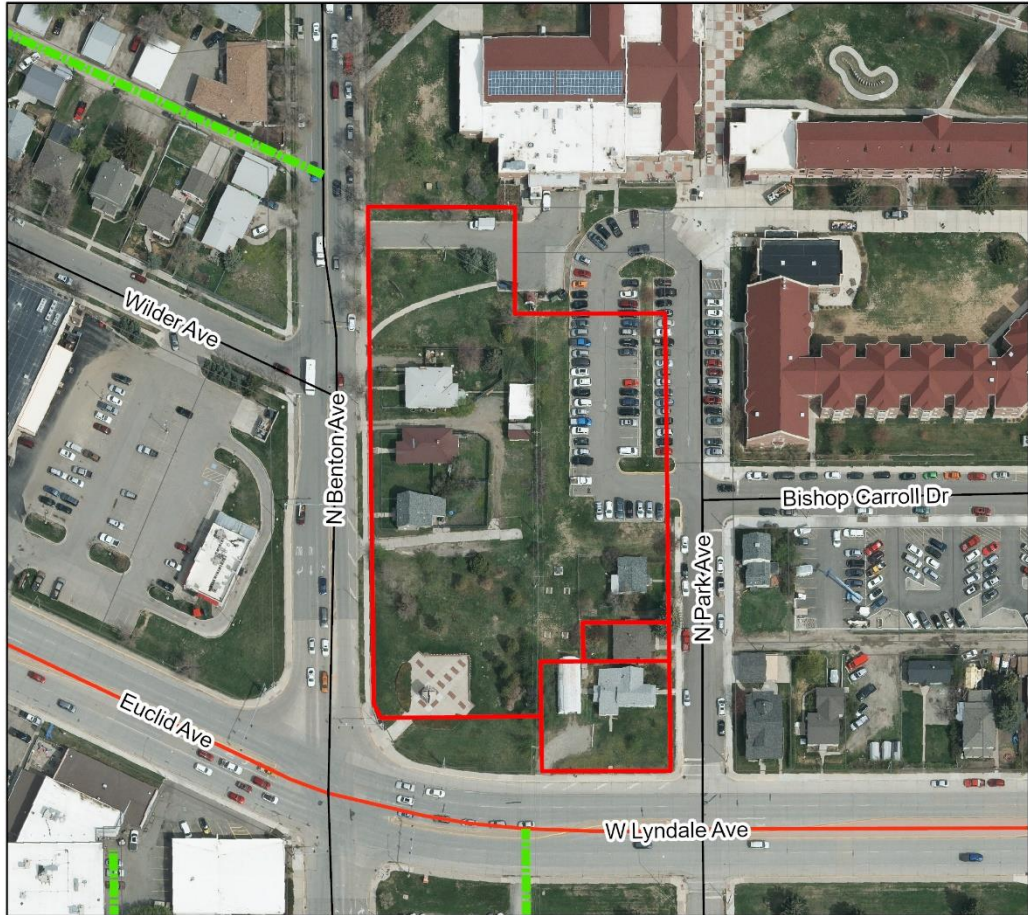
Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

Appendix A - Maps

Carroll College Vicinity Map



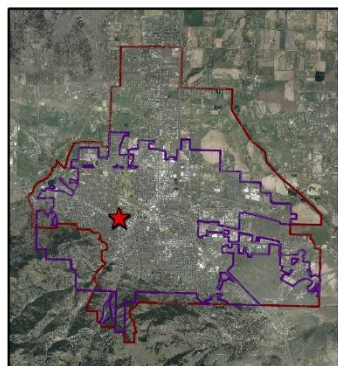
Lot 1A	M
Lot 13 and 14	RGB
Lot 15 and 16	Re
Divided 4-Lane	Gr
Paved	Bl
Alley	

CITY OF HELENA
 Community Development
 City/County Building
 316 North Park Avenue, Rm. 445
 Helena, MT 59623

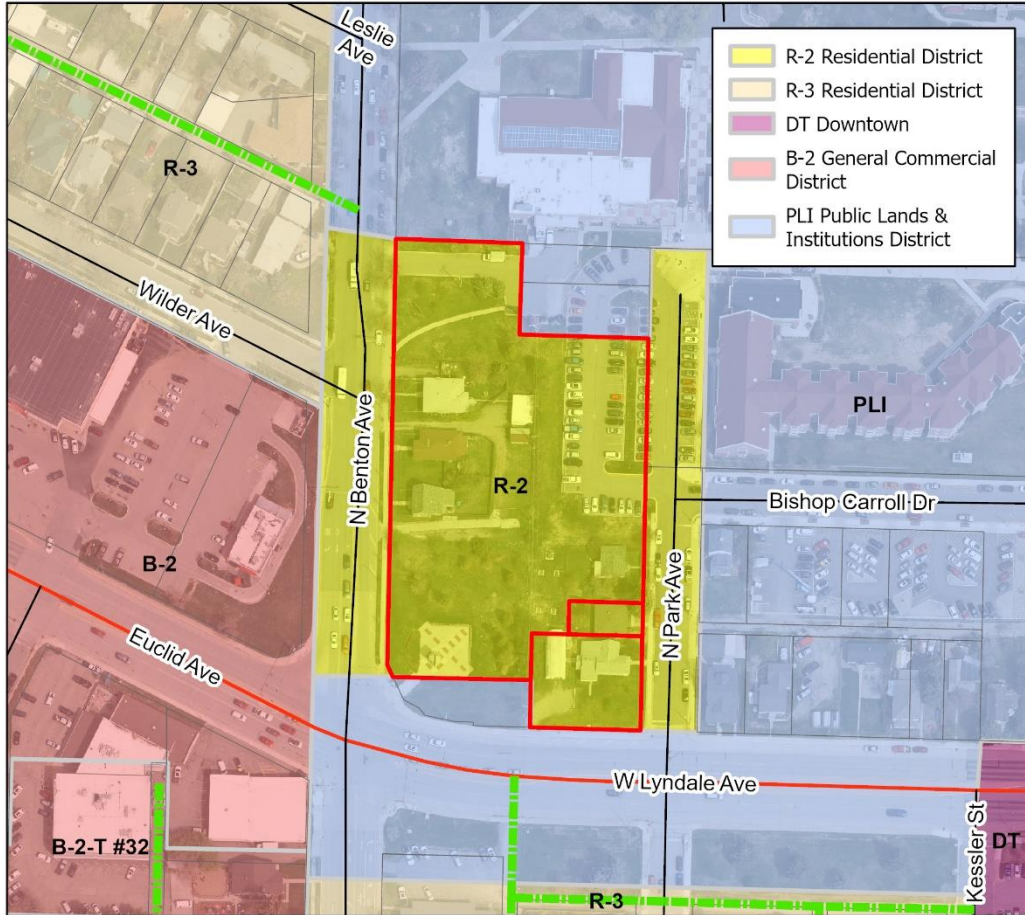
N

0 60 120 240 360 Feet

Legal Description: S30, T10 N,
 R03 W, C.O.S. 3300772,
 BLOCK 1 LOT 1A AMEND PLAT
 OF CAPITAL HILL ADDITION



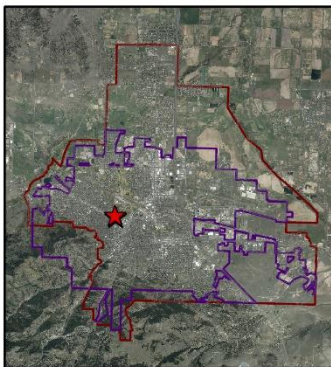
Carroll College Zoning Map



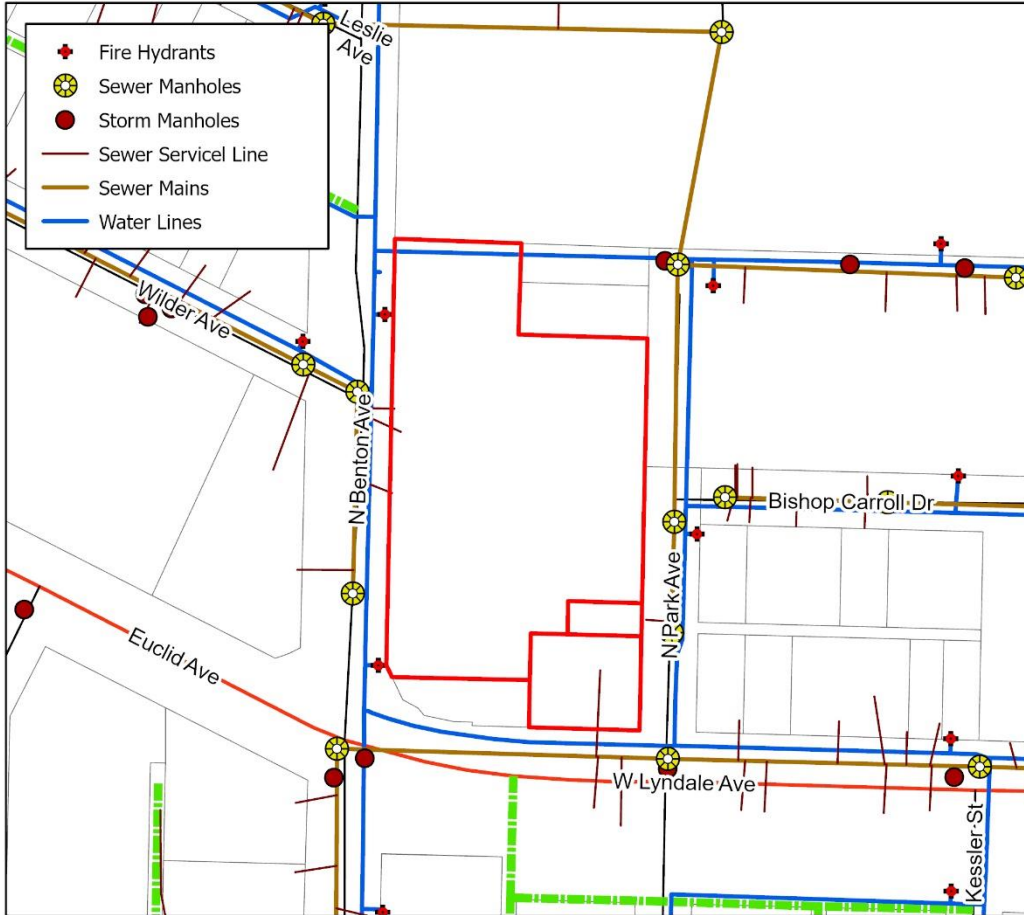
- Lot 1A
- Lot 13 and 14
- Lot 15 and 16
- Divided 4-Lane
- Paved
- Alley
- MT Parcels w Condos

Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

Legal Description: S30, T10 N,
R03 W, C.O.S. 3300772,
BLOCK 1 LOT 1A AMEND PLAT
OF CAPITAL HILL ADDITION



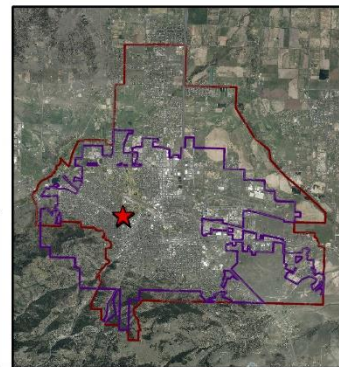
Carroll College Utility Map



- Lot 1A
- Lot 13 and 14
- Lot 15 and 16
- Divided 4-Lane
- Paved
- Alley
- MT Parcels w Condos

Community Development
 City/County Building
 316 North Park Avenue, Rm. 445
 Helena, MT 59623

Legal Description: S30, T10 N,
 R03 W, C.O.S. 3300772,
 BLOCK 1 LOT 1A AMEND PLAT
 OF CAPITAL HILL ADDITION



Appendix B – Comments



ZONE CHANGE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

APPLICATION FEE: \$410.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

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.

PROPERTY OWNER: Primary Contact?

Name: Lori Peterson Primary Number: (406) 447-5432
Address: 1601 N. Benton Ave. Other Phone: _____
Email: lpeterso@carroll.edu

APPLICANT (If different from property owner): Primary Contact?

Name: Brett Charles Primary Number: (406) 442-4933
Address: 920 Front Street, STE 101, Helena, MT Other Phone: _____
Email: brettc@sma.design Company: SMA Architecture + Design

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Brett Charles Primary Number: (406) 442-4933
Address: 920 Front Street, STE 101, Helena, MT Other Phone: _____
Email: brettc@sma.design Company: SMA Architecture + Design

Address of the Property: 1321 N BENTON AVE HELENA, MT 59601, 1108 N PARK AVE
Address City State Zip Code

Legal Description (Lots, Block, & Subdivision, COS #, deed reference)
S30, T10 N, R03 W, C.O.S. 3300772, BLOCK 1 LOT 1A AMEND PLA

Provide a current deed and plat/COS with the metes and bounds of the subject property

Geocode 05-1888-30-2-30-09-0000, 05-1888-30-2-30-37-0000,

Current City Zoning District R-2

Proposed Zoning District PLI

Adjacent Zoning Districts PLI, R-3, B-2


Are there other related Land Use Applications being submitted: Yes No

Submit proof of current paid taxes

Existing use on the property Residential

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed: Lori Peterson Date: 6/6/24
Property Owner

Applicant:  Date: 06/05/2024
(If different from Owner)

Review Criteria

(A different zoning district may be recommended if it appropriately fits the 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 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.

Per Section 11-1-10 of the Helena City Code, the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter. The Zoning Commission will make a recommendation to the City Commission who will approve or deny the requested zoning. If approved, the zone change becomes effective 30 days after final pass of the zone change Ordinance.

To evaluate the requested zone change with the above criteria the following must be submitted with this application. Please provide all the information requested on additional sheets as an incomplete application may delay the review of your request.

Please Note: N/A is not an acceptable answer alone and requires an explanation if used.

- 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner's signature;
- 2. Describe how your proposal relates to the above zoning review criteria (attach additional sheets if necessary);
- 3. Provide a statement why the proposed zone change should be approved;
- 4. Submit a traffic impact study for a proposed zoning district that is anticipated to generate more than two hundred (200) additional vehicle trips a day;
- 5. Provide a vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities, and city streets and pedestrian facilities (sidewalks, trails);
- 6. Submit a statement on how the proposed zoning conforms to the Helena Growth Policy and Land Use Map; include how the proposed zoning conforms with the area neighborhood plan if one has been adopted;
- 7. Statement indicating if the existing structures meets the proposed zoning dimensional standards requirements without the need for a variance;
- 8. Statement indicating if the existing use on the subject property meets the proposed zoning permitted uses;
- 9. Historical uses, established use patterns, and recent changes and trends in the neighborhood.

IT IS RECOMMENDED THAT THE APPLICANT CONTACT NEIGHBORS TO INFORM THEM OF THIS PROPOSED ZONE CHANGE AND IDENTIFY ANY CONCERNS THAT THE APPLICANT MAY BE ABLE TO ADDRESS.

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.

Per 1-4-12 City Code, the taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the City Commission, with the taxes and assessments to be paid within fourteen (14) days after final passage.



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HELENA

920 Front Street, Suite 101
Helena, MT 59601
P: 406.442.4933

BOZEMAN

428 East Mendenhall Street
Bozeman, MT 59715
P: 406.219.2216



Carroll College Zone Change Application Criteria Responses:

1. See attached Zone Change Application.
2. The Zoning Review Criteria has been reviewed and the following zone change complies.
3. The following zone change from a R-2 to a PLI should be approved to align this small group of parcels with the remainder of Carroll College's campus as a PLI zone. This block of Carroll College owned parcels have become a zone island and limits Carroll's development aspirations moving into the future. The following zoning change would help the college maximize their lot(s) potential for future development.
4. On May 21, 2023, a Traffic Assessment for Zone Change Application Associated with Lots 1A & 16 and Portions of Lots 13-15 of Block 1 of the Capital Hill Addition was conducted by E5 Engineering out of Belgrade. Their documentation and analysis is included in the Application Submission Attachments.



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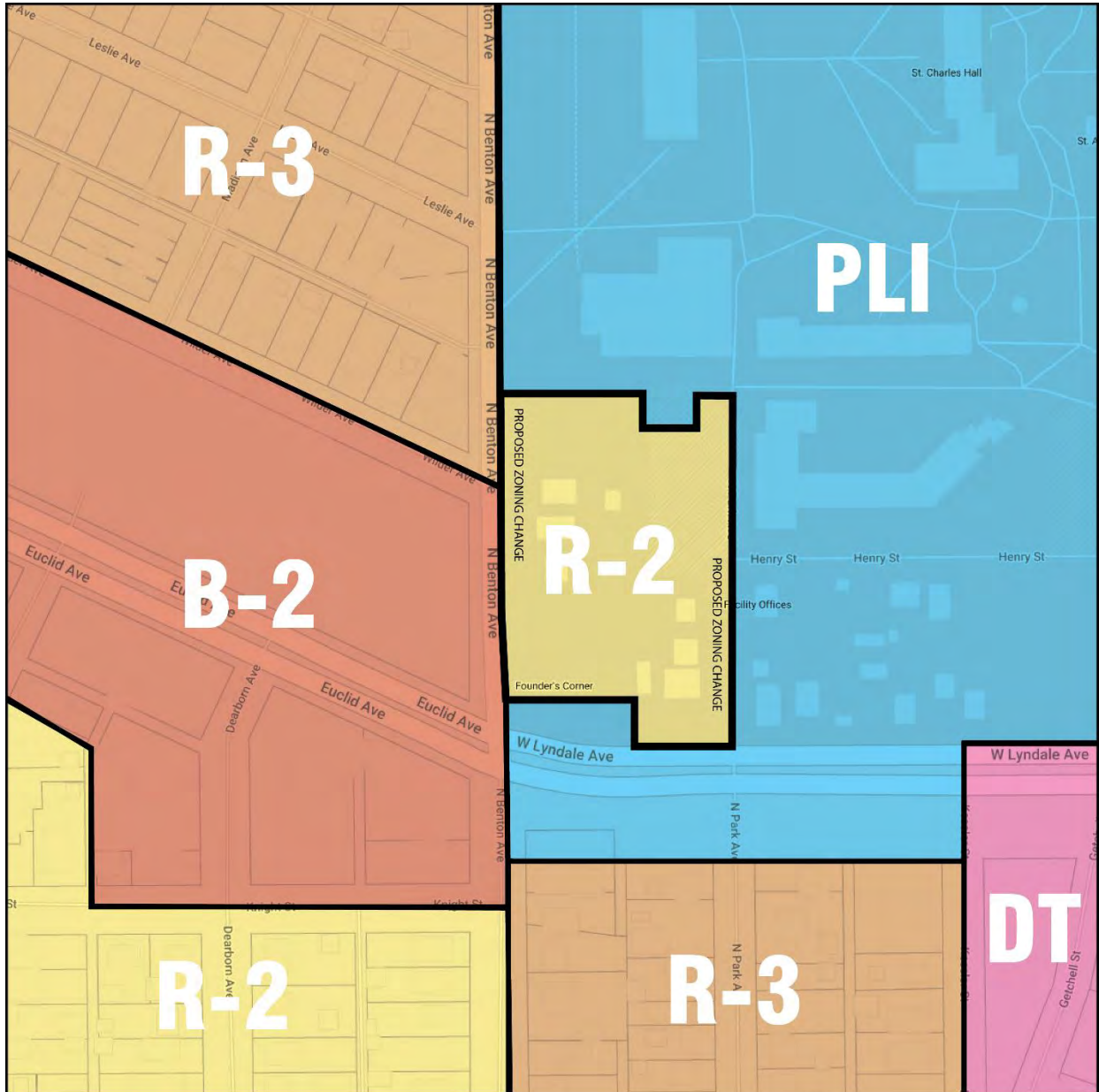
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5. Vicinity Map Diagram



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Extents of Zoning Boundary

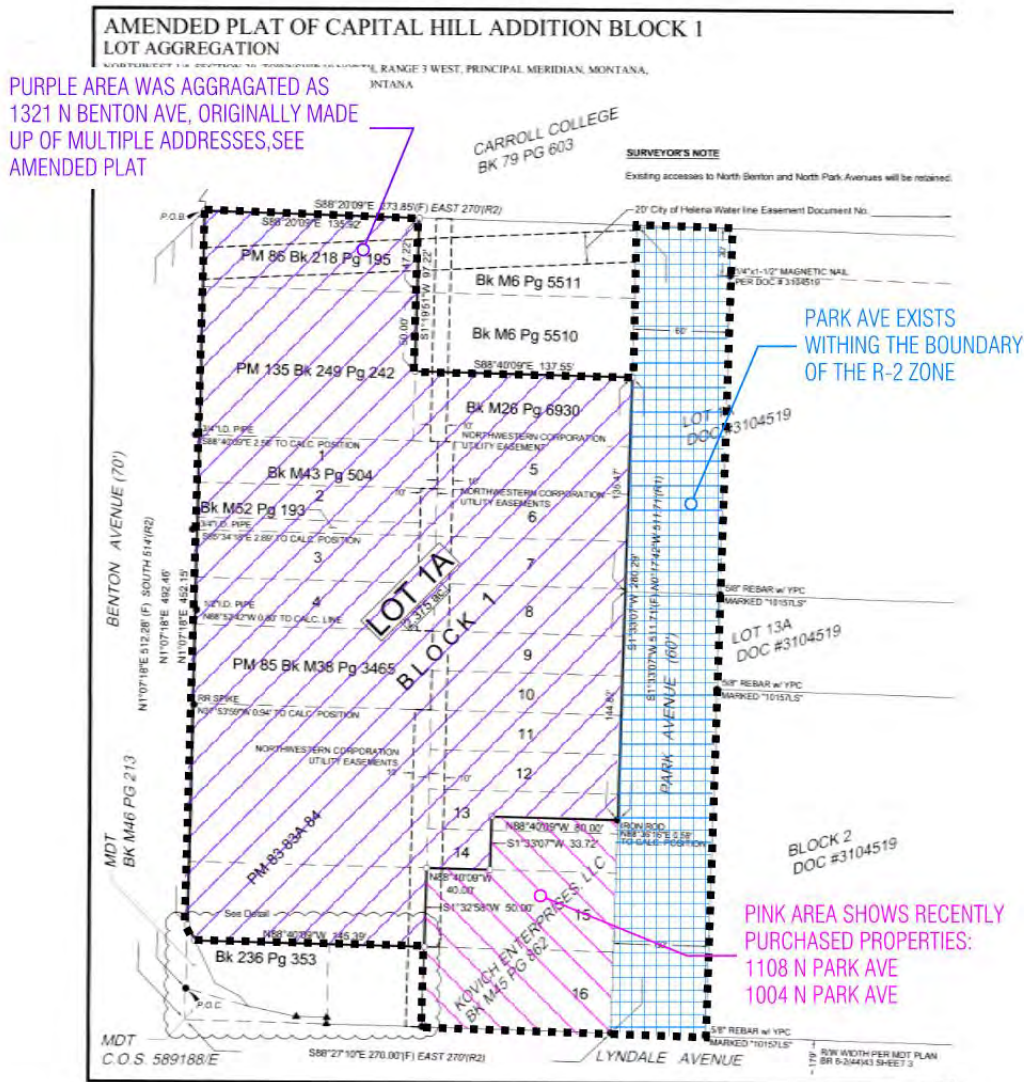


Exhibit above breaks down the make up of the R-2 zone, proposed to be rezoned as PLI.

These extents include N Park Ave, multiple properties aggregated in 2016 as one Lot 1A and the most recently acquired properties triggering this rezoning request.

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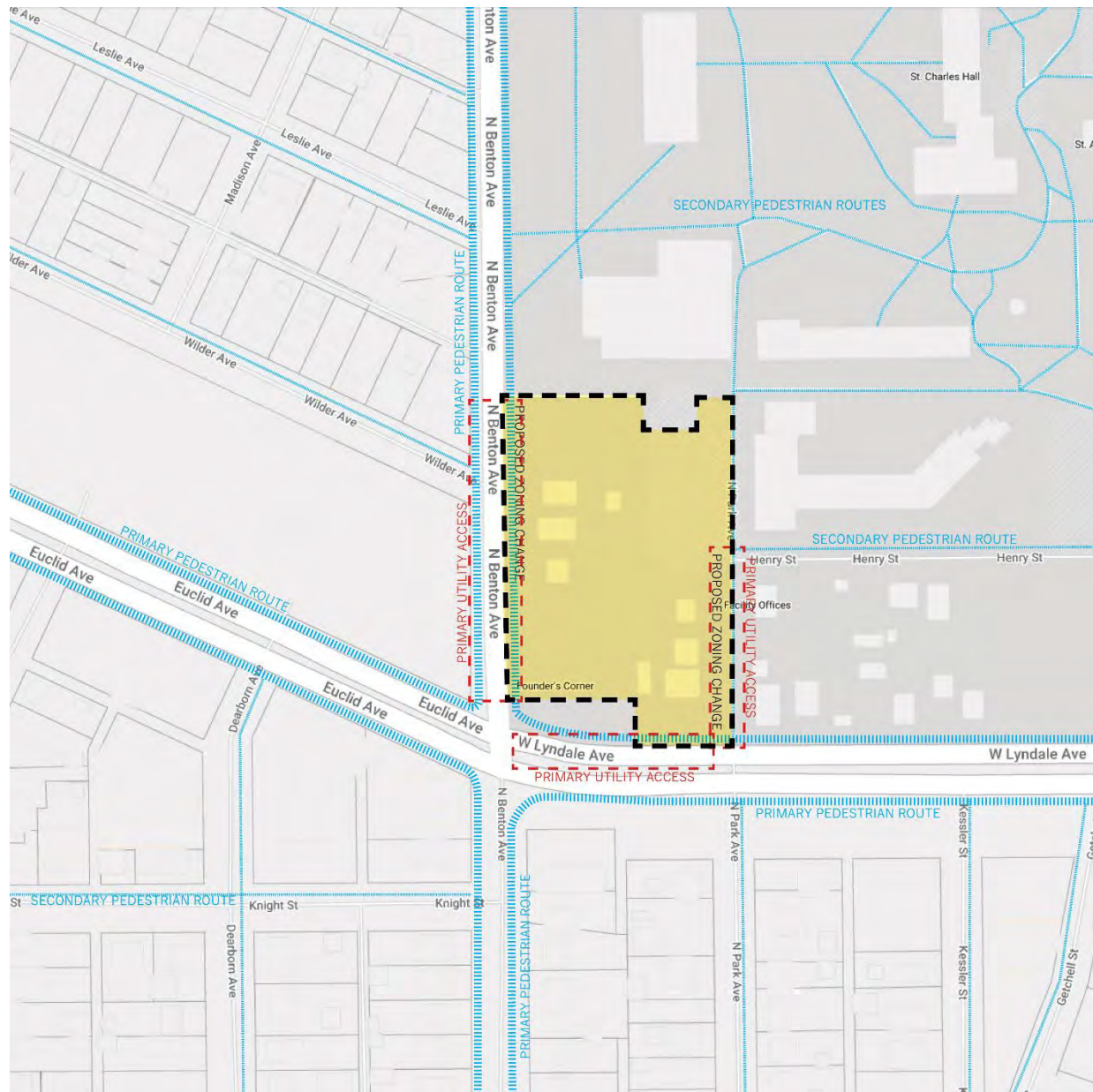
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Circulation and Utility Map



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6. The proposed zoning change conforms to the Helena Growth Policy and Land Use in the following ways.
 - a. The proposed rezoning of this intended location from a R-2 to PLI realigns the intent of the surrounding land use context, which is predominantly PLI for the other Carroll College owned property. PLI, also known as Public Lands and Institutions, definition per the zoning states “(land designated as PLI) applies only to public and quasi-public institutional uses and lands, and recreational, educational, and public service activities for the general benefit of the citizens of the City.” By rezoning the proposed parcels to PLI, this would eliminate the spot zoning condition of this location with its current R-2 designation and would allow for a more cohesive land use for the adjacent properties owned by Carroll College. This zone change proposal would aid in the development of Carroll ties to the land use and zoning patterns outlined in the Growth Policy by sustaining the area’s scenic, cultural, and recreational attractions and by supporting growth and a robust regional economy.
 - b. This rezoning change aligns with the goals outlined in the Growth Policy, specifically Goal 10 [G.10] of the Land Use chapter. Goal 10 [G.10] states “Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City’s long-term sustainability”. This zone change from R-2 to PLI would help establish continuity of Carroll College’s needs and aesthetics and ultimately would create continuity of Carroll’s campus boundaries.

7. Existing Carroll owned residential structures were demolished in 2023. A new monument sign structure was constructed during the summer of 2023, and was





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constructed under a zoning variance for the signage with the intent that a future zone change would change to PLI and align with the signage standards outlined.

8. The existing use currently does conform to the newly proposed PLI zoning permitted use. The existing dwelling units were demolished, and the 15' setbacks required for a PLI zone abutting a residential zone are currently maintained. This transition to PLI would create continuity for future Carroll College developments on this corner and allow them to align with other standards outlined in the lot requirements for PLI zoning. Carroll College's most recent update to their campus master plan which proposes a future academic building to be in the zone change area. The diagram provided below is included in Carroll College's Master Plan update and aligns with Carroll's intent, having already demolish the existing dwelling units, to allow for a future development site.



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Carroll College Future Development Map

**Note* the existing structures shown in the red box were demolished by Carroll in 2023. Proposed footprints are for future planning purposes only and are diagrammatic in nature.*



- 9. Carroll College has historically owned the properties in the proposed zone change area. Carroll has recently demolished the existing structures and have requested variances for signage to align with the proposed PLI zone change.

design ●
different ●



619 Milestone Drive
Belgrade, MT 59714

E5EngineeringPLLC@gmail.com
(406) 209-3960

May 21, 2023

Lori Peterson, VP for Finance, Administration, & Facilities Management
Carroll College
1601 North Benton Avenue
Helena, MT 59625

**Re: Traffic Assessment for Zone Change Application Associated with
Lots 1A & 16 and Portions of Lots 13-15 of Block 1 of the Capital Hill Addition
E5 Engineering, PLLC Project No. 22-0119**

Dear Lori:

This letter is provided in support of the zone change proposed by Carroll College for Lots 1A, 16, and portions of Lots 13-15 of Block 1 of the Capital Hill Addition to the City of Helena and adjacent public rights-of-way located in the northwest quarter of the northwest quarter of Section 30, Township 10 North, Range 3 West, Principal Meridian of Montana in Lewis and Clark County (NW ¼, NW ¼ of Sec. 30, T10N, R3W, PMM). The subject property, shown in Figure 1 below, is currently zoned R-2 (Residential) per the City of Helena Zoning Regulations and is proposed to be changed to PLI (Public Lands and Institutions). The included lot area with the proposal is approximately 2.715 acres.



Figure 1: Proposed Zone Change Location

The City of Helena *Zone Change Application* includes a requirement that a traffic impact study be submitted for a proposed zoning district that is anticipated to generate more than two hundred (200) additional trips a day. A preliminary estimate of forecast trip generation for the included area of the proposed zone change may be derived from the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) in 2021 using Land Use Code (LUC) 550: University/College.

- Average weekday vehicular trips may be estimated based on the number of students.
- Carroll College provides a current enrollment of 1,210 students on a campus totaling approximately 63 acres, equating to a students per acre ratio of 19.21.
- Using this ratio, the zone change area of 2.715 acres could potentially generate 20 students (19.21 calculated).
- LUC 550: University/College includes a range of 1.10 to 3.31 weekday vehicle trip generation rates per student with an average rate of 1.56.
- Using the maximum value from the range of weekday trip generation rates per student of 3.31, 66 average weekday vehicle trips are estimated to be generated with the proposed zone change.
- This is less than the requirement in the City of Helena's *Zone Change Application* for completion of a traffic impact study.

Based on the above analysis, the currently proposed zone change should not warrant the need for a traffic impact study at this time. Future development of that area that differs from the above assessment may justify completion of a traffic impact study at that time. It is anticipated that this may be requested by the City of Helena in conjunction with any future site development and building permit application review submittal. If necessary, a traffic impact study that evaluates the conditions present at the time of the proposal tailored to the specifically proposed project would provide a more accurate assessment of development generated transportation impacts.

Thank you for the opportunity to work with you on this project. I look forward to serving you in the future. If you have any questions or concerns regarding the analyses, please do not hesitate to contact me.

Sincerely,



Tom Eastwood, PE, PTOE
Owner



Appendix A

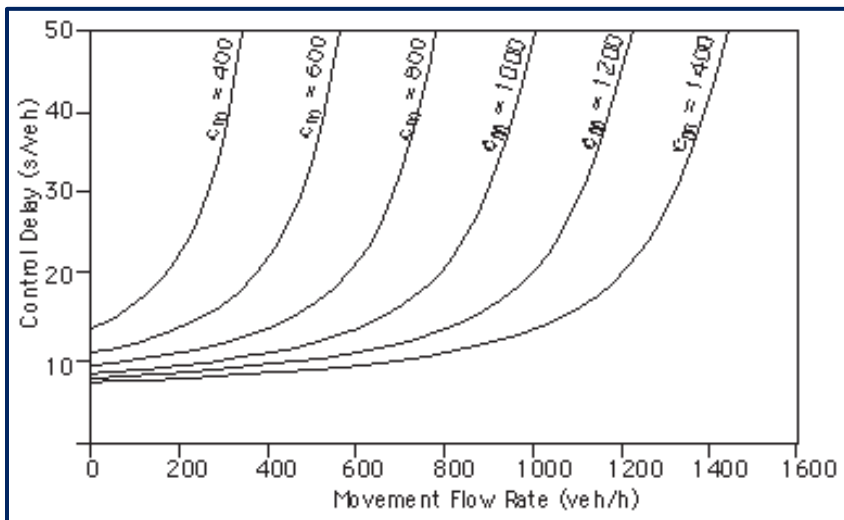
Unsignalized Intersection Level of Service

The method presented in the *Highway Capacity Manual, 7th Edition | A Guide for Multimodal Mobility Analysis* (HCM) published by the Transportation Research Board (TRB) for evaluating unsignalized, stop-controlled intersections is based on the average total delay for each impeded movement. As used here, total delay is defined as the total elapsed time from when a vehicle stops at the end of a queue until the vehicle departs from the stop line. This time includes the time required for the vehicle to travel from the last-in-queue to the first-in-queue position. The average total delay for any minor movement is a function of the service rate or capacity of the approach and the degree of saturation. The resulting delay is used to determine the level of service as shown in Table A-1 below.

Table A-1: Level of Service Criteria for Stop-Controlled Intersections

Average Control Delay	Level of Service (LOS)	Characteristics
≤ 10 seconds	A	Little or no delay
10.0 – 15.0 seconds	B	Short traffic delay
15.0 – 25.0 seconds	C	Average traffic delay
25.0 – 35.0 seconds	D	Long traffic delays
35.0 – 50.0 seconds	E	Very long traffic delays
> 50.0 seconds	F	When the demand exceeds the capacity of the lane, extreme delays will be encountered, and queuing may cause severe congestion to the intersection.

Source: *Highway Capacity Manual, 6th Edition | A Guide for Multimodal Mobility Analysis* (Transportation Research Board, 2016)



Source: *Highway Capacity Manual 2000*, Page 17-24 (Transportation Research Board, 2000)

Figure A-11: Control Delay and Flow Rate

Signalized Intersection Level of Service

The operational analysis method for signalized intersections presented in the HCM defines level of service in terms of delay, or more specifically, control stopped delay per vehicle. Delay is a measure of driver and/or passenger discomfort, frustration, fuel consumption, and lost travel time. The level of service criteria for signalized intersections is presented in Table A-2 below:

Table A-2: Level of Service Criteria for Signalized Intersections

Average Control Delay	Level of Service (LOS)	Characteristics
≤ 10 seconds	A	Operations with very low delay. This occurs when progression is extremely favorable, and most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
10.0 – 20.0 seconds	B	Operations with generally good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
20.0 – 35.0 seconds	C	Operations with higher delays, which may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
35.0 – 55.0 seconds	D	Operations with high delay, resulting from some combination of unfavorable progression, long cycle lengths, or high volumes. The influence of congestion becomes more noticeable, and individual cycle failures are noticeable.
55.0 – 80.0 seconds	E	Considered being the limit of acceptable delay. Individual cycle failures are frequent occurrences.
> 80.0 seconds	F	A condition of excessively high delay considered unacceptable to most drivers. This condition often occurs when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contributing causes to such delay.

Source: *Highway Capacity Manual, 7th Edition | A Guide for Multimodal Mobility Analysis* (Transportation Research Board, 2022)



Appendix B



Intersection Turning Movement Count Summary

West Lyndale Avenue & Getchell Street / Hunthausen Way

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)
Data Collection Method: Video Traffic Recorder | Unit E5-01

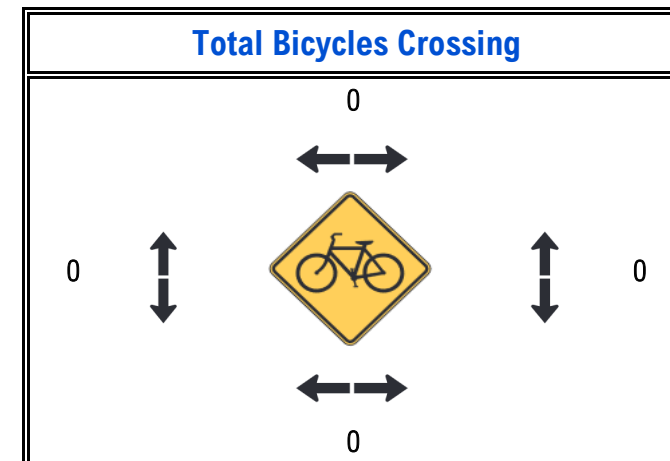
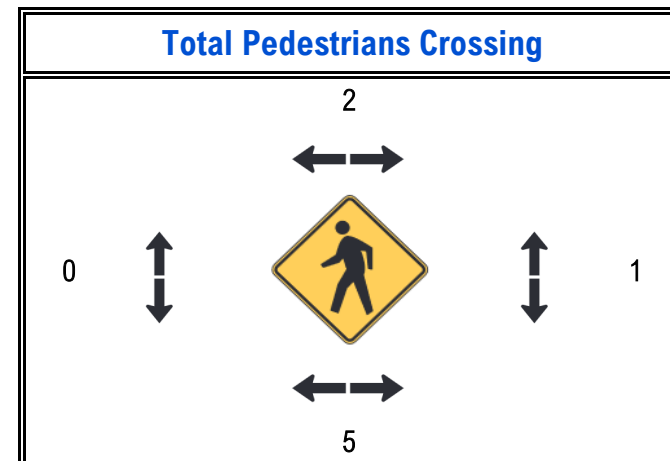
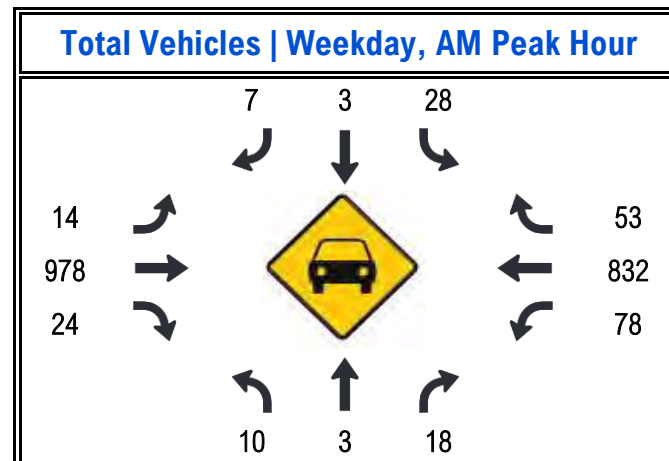
Count Time Periods: Weekday, AM & PM Peaks (7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)
Setup Location: Latitude: 46° 35'54.28" N | Longitude: 112° 02'15.29" W

WEEKDAY, AM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							GETCHELL STREET							HUNTHAUSEN WAY							INTERSECTION	HOURLY	
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)									
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000				
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME	
7:00 AM	2	128	2	0	0	0	132	8	105	5	0	0	0	118	2	0	1	0	1	0	3	3	0	2	0	0	0	5	258		
7:15 AM	2	163	5	0	0	0	170	6	159	5	0	0	0	170	2	1	4	0	0	0	7	3	0	1	0	0	0	4	351		
7:30 AM	7	219	4	0	0	0	230	8	213	10	0	1	0	231	2	1	2	0	0	0	5	9	0	2	0	0	0	11	477		
7:45 AM	2	275	9	0	0	0	286	25	292	17	0	0	0	334	3	0	5	0	2	0	8	10	1	2	0	1	0	13	641	1,727	
8:00 AM	2	257	5	0	0	0	264	23	163	14	0	0	0	200	2	1	3	0	2	0	6	5	1	0	0	0	0	6	476	1,945	
8:15 AM	3	227	6	1	0	0	237	22	164	12	2	0	0	200	3	1	8	0	1	0	12	4	1	3	0	1	0	8	457	2,051	
8:30 AM	5	171	4	0	1	0	180	14	166	19	0	0	0	199	4	3	4	0	1	0	11	8	0	2	0	0	0	10	400	1,974	
8:45 AM	7	182	5	1	1	0	195	19	151	15	0	0	0	185	3	0	5	0	1	0	8	8	1	5	0	0	0	14	402	1,735	
TOTALS	30	1,622	40	2	2	0	1,694	125	1,413	97	2	1	0	1,637	21	7	32	0	8	0	60	50	4	17	0	2	0	0	71	3,462	

WEEKDAY, AM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							GETCHELL STREET							HUNTHAUSEN WAY							INTERSECTION	
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	
7:30 AM	7	219	4	0	0	0	230	8	213	10	0	1	0	231	2	1	2	0	0	0	5	9	0	2	0	0	0	11	477	
7:45 AM	2	275	9	0	0	0	286	25	292	17	0	0	0	334	3	0	5	0	2	0	8	10	1	2	0	1	0	13	641	
8:00 AM	2	257	5	0	0	0	264	23	163	14	0	0	0	200	2	1	3	0	2	0	6	5	1	0	0	0	0	6	476	
8:15 AM	3	227	6	1	0	0	237	22	164	12	2	0	0	200	3	1	8	0	1	0	12	4	1	3	0	1	0	8	457	
TOTALS	14	978	24	1	0	0	1,017	78	832	53	2	1	0	965	10	3	18	0	5	0	31	28	3	7	0	2	0	0	38	2,051
PEAK HOUR FACTOR	0.50	0.89	0.67	0.25	0.00	0.00	0.89	0.78	0.71	0.78	0.25	0.25	0.00	0.72	0.83	0.75	0.56	0.00	0.63	0.00	0.65	0.70	0.75	0.58	0.00	0.50	0.00	0.73	0.80	
% HEAVY VEHICLES	0.00%	2.28%	2.50%	0.00%			2.24%	2.40%	2.97%	1.03%	0.00%			2.81%	0.00%	0.00%	3.13%	0.00%			1.67%	2.00%	0.00%	5.88%	0.00%			2.82%	2.51%	





Intersection Turning Movement Count Summary

West Lyndale Avenue & Getchell Street / Hunthausen Way

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)
Data Collection Method: Video Traffic Recorder | Unit E5-01

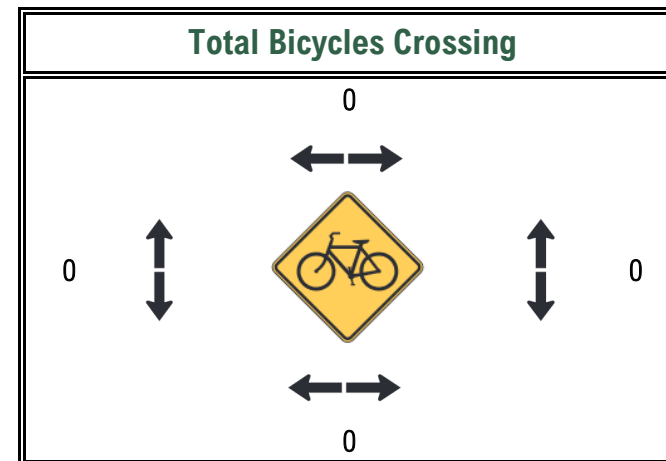
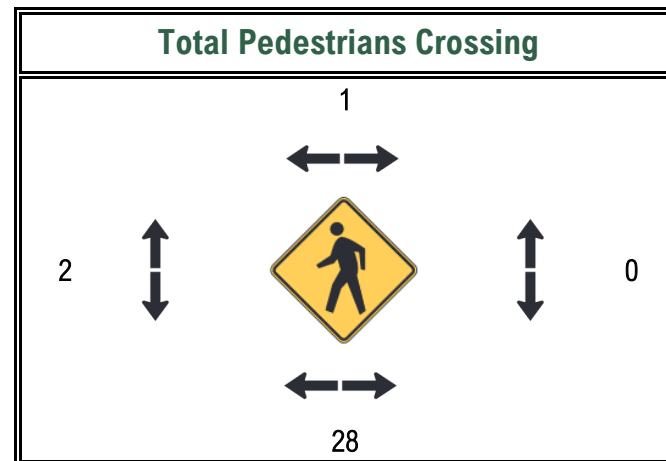
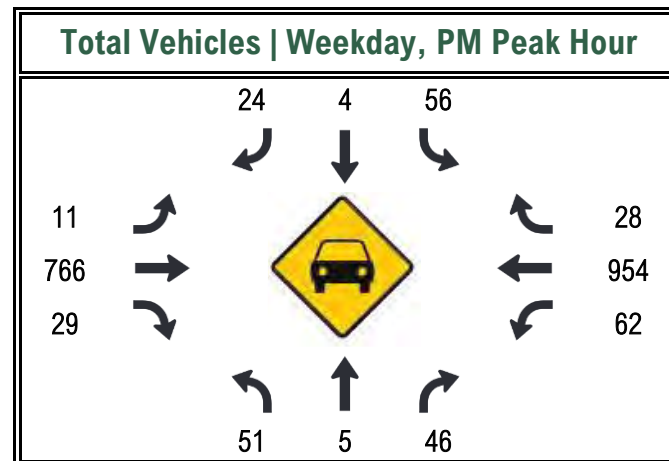
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Setup Location: Latitude: 46° 35'54.28" N | Longitude: 112° 02'15.29" W

WEEKDAY, PM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							GETCHELL STREET							HUNTHAUSEN WAY							INTERSECTION	HOURLY
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	VEHICLE TOTALS	VEHICLE TOTALS			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
4:00 PM	2	194	5	1	1	0	202	13	200	8	1	1	0	222	9	1	10	0	4	1	20	11	1	5	0	1	0	17	461	
4:15 PM	3	213	6	0	0	1	222	16	213	6	1	1	0	236	7	1	13	0	5	0	21	8	1	3	0	1	0	12	491	
4:30 PM	4	205	6	0	0	0	215	12	215	8	0	0	0	235	7	1	14	0	7	0	22	8	0	5	0	0	0	13	485	
4:45 PM	1	190	9	0	1	0	200	13	218	7	1	0	0	239	10	1	11	0	7	0	22	10	1	4	0	1	0	15	476	1,913
5:00 PM	2	202	7	1	0	0	212	15	244	5	1	0	0	265	25	2	12	0	7	0	39	23	2	12	0	0	0	37	553	2,005
5:15 PM	4	169	7	0	1	0	180	22	277	8	1	0	0	308	9	1	9	0	7	0	19	15	1	3	0	0	0	19	526	2,040
5:30 PM	3	158	5	0	2	0	166	14	236	9	1	3	0	260	8	1	11	0	3	0	20	8	2	3	0	1	0	13	459	2,014
5:45 PM	4	137	4	0	1	0	145	18	186	6	0	1	0	210	8	1	8	0	2	0	17	12	1	7	0	1	0	20	392	1,930
TOTALS	23	1,468	49	2	6	1	1,542	123	1,789	57	6	6	0	1,975	83	9	88	0	42	1	180	95	9	42	0	5	0	146	3,843	

WEEKDAY, PM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							GETCHELL STREET							HUNTHAUSEN WAY							INTERSECTION
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)							
	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	VEHICLE TOTALS	VEHICLE TOTALS		
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
4:30 PM	4	205	6	0	0	0	215	12	215	8	0	0	0	235	7	1	14	0	7	0	22	8	0	5	0	0	0	13	485
4:45 PM	1	190	9	0	1	0	200	13	218	7	1	0	0	239	10	1	11	0	7	0	22	10	1	4	0	1	0	15	476
5:00 PM	2	202	7	1	0	0	212	15	244	5	1	0	0	265	25	2	12	0	7	0	39	23	2	12	0	0	0	37	553
5:15 PM	4	169	7	0	1	0	180	22	277	8	1	0	0	308	9	1	9	0	7	0	19	15	1	3	0	0	0	19	526
TOTALS	11	766	29	1	2	0	807	62	954	28	3	0	0	1,047	51	5	46	0	28	0	102	56	4	24	0	1	0	84	2,040
PEAK HOUR FACTOR	0.69	0.93	0.81	0.25	0.50	0.00	0.94	0.70	0.86	0.88	0.75	0.00	0.00	0.85	0.51	0.63	0.82	0.00	1.00	0.00	0.65	0.61	0.50	0.50	0.00	0.25	0.00	0.57	0.92
% HEAVY VEHICLES	0.00%	1.29%	0.00%	0.00%			1.23%	0.00%	0.84%	0.00%	0.00%			0.76%	0.00%	0.00%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%			0.00%	0.88%





Intersection Turning Movement Count Summary

West Lyndale Avenue & North Park Avenue

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks (7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-03

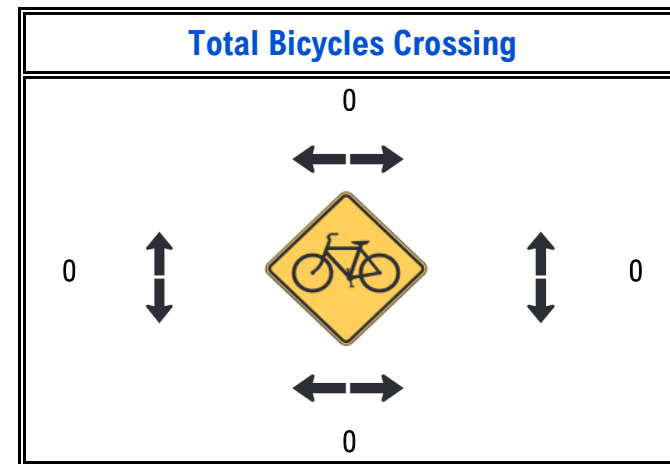
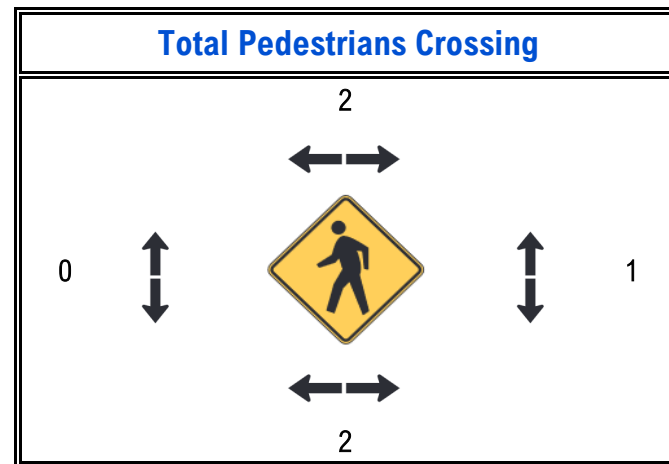
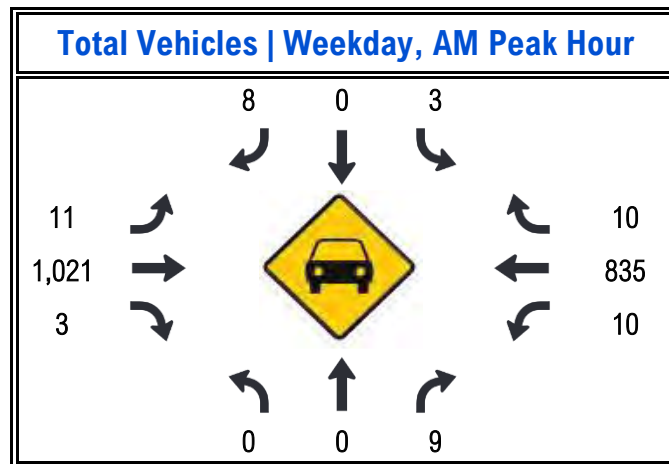
Setup Location: Latitude: 46° 35'54.20" N | Longitude: 112° 02'24.29" W

WEEKDAY, AM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH PARK AVENUE							NORTH PARK AVENUE							INTERSECTION	HOURLY
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
7:00 AM	2	135	0	0	0	0	137	2	102	2	0	0	0	106	1	0	1	0	2	0	2	0	0	0	0	0	0	0	245	
7:15 AM	3	168	0	0	0	0	171	2	161	2	0	0	0	165	0	0	2	0	0	0	2	0	0	2	0	1	0	2	340	
7:30 AM	1	230	0	0	0	0	231	2	208	3	0	0	0	213	0	0	1	0	0	0	1	1	0	1	0	0	0	2	447	
7:45 AM	2	290	3	0	0	0	295	4	285	3	1	1	0	293	0	0	3	0	1	0	3	1	0	2	0	1	0	3	594	1,626
8:00 AM	5	273	0	0	0	0	278	3	177	1	0	0	0	181	0	0	3	0	1	0	3	0	0	2	0	1	0	2	464	1,845
8:15 AM	3	228	0	0	0	0	231	1	165	3	0	0	0	169	0	0	2	0	0	0	2	1	0	3	0	0	0	4	406	1,911
8:30 AM	6	178	0	0	0	0	184	2	168	2	0	0	0	172	0	0	0	0	0	0	0	0	0	2	0	0	0	2	358	1,822
8:45 AM	9	196	1	0	0	0	206	3	155	2	0	0	0	160	0	0	2	0	1	0	2	1	0	2	0	0	0	3	371	1,599
TOTALS	31	1,698	4	0	0	0	1,733	19	1,421	18	1	1	0	1,459	1	0	14	0	5	0	15	4	0	14	0	3	0	18	3,225	

WEEKDAY, AM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH PARK AVENUE							NORTH PARK AVENUE							INTERSECTION
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)							
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
7:30 AM	1	230	0	0	0	0	231	2	208	3	0	0	0	213	0	0	1	0	0	0	1	1	0	1	0	0	0	2	447
7:45 AM	2	290	3	0	0	0	295	4	285	3	1	1	0	293	0	0	3	0	1	0	3	1	0	2	0	1	0	3	594
8:00 AM	5	273	0	0	0	0	278	3	177	1	0	0	0	181	0	0	3	0	1	0	3	0	0	2	0	1	0	2	464
8:15 AM	3	228	0	0	0	0	231	1	165	3	0	0	0	169	0	0	2	0	0	0	2	1	0	3	0	0	0	4	406
TOTALS	11	1,021	3	0	0	0	1,035	10	835	10	1	1	0	856	0	0	9	0	2	0	9	3	0	8	0	2	0	11	1,911
PEAK HOUR FACTOR	0.55	0.88	0.25	0.00	0.00	0.00	0.88	0.63	0.73	0.83	0.25	0.25	0.00	0.73	0.00	0.00	0.75	0.00	0.50	0.00	0.75	0.75	0.00	0.67	0.00	0.50	0.00	0.69	0.80
% HEAVY VEHICLES	0.00%	2.24%	0.00%	0.00%			2.19%	0.00%	2.89%	0.00%	0.00%		2.81%	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.45%	





Intersection Turning Movement Count Summary

West Lyndale Avenue & North Park Avenue

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks (7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-03

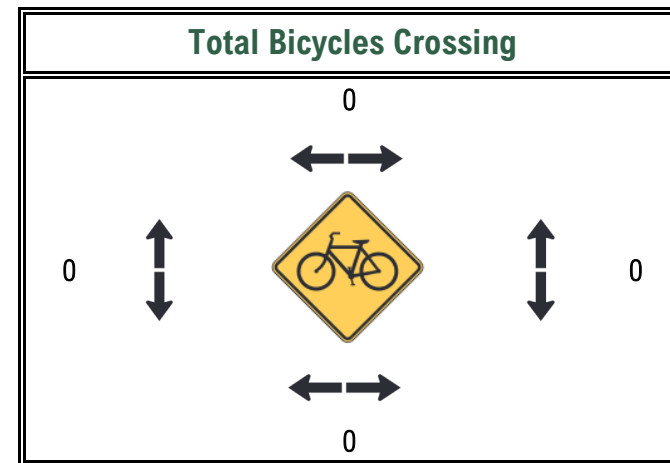
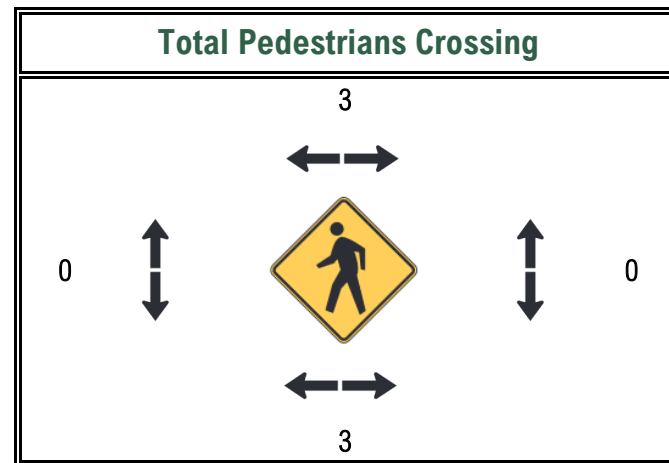
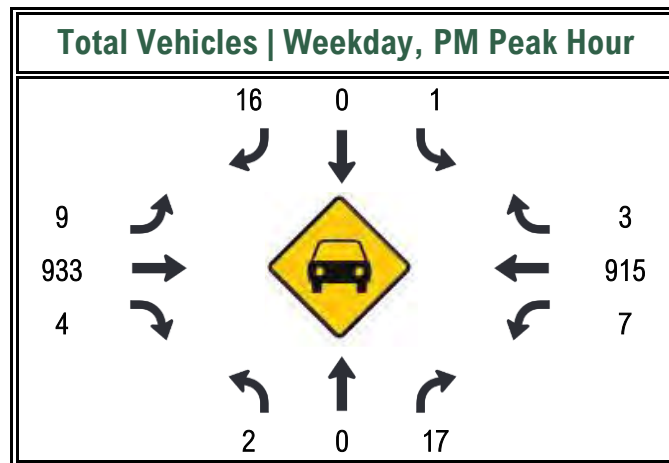
Setup Location: Latitude: 46° 35'54.20" N | Longitude: 112° 02'24.29" W

WEEKDAY, PM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH PARK AVENUE							NORTH PARK AVENUE							INTERSECTION	HOURLY
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
4:00 PM	2	207	0	0	0	0	209	1	217	0	0	0	0	218	2	0	1	0	1	0	3	1	0	1	0	1	0	2	432	
4:15 PM	1	227	0	1	0	0	229	2	219	0	0	0	0	221	0	0	2	0	1	0	2	0	0	3	0	0	0	3	455	
4:30 PM	1	232	2	0	0	0	235	2	210	0	0	0	0	212	0	0	5	0	0	0	5	0	0	3	0	0	0	3	455	
4:45 PM	3	223	0	0	0	0	226	1	215	1	0	0	0	217	1	0	2	0	1	0	3	0	0	4	0	1	0	4	450	1,792
5:00 PM	4	248	1	0	0	0	253	2	251	1	0	0	0	254	0	0	5	0	1	0	5	1	0	5	0	1	0	6	518	1,878
5:15 PM	1	230	1	1	0	0	233	2	239	1	0	0	0	242	1	0	5	0	1	0	6	0	0	4	0	1	0	4	485	1,908
5:30 PM	1	211	1	0	0	0	213	1	201	0	0	0	0	202	1	0	5	0	4	0	6	0	0	2	0	0	0	2	423	1,876
5:45 PM	4	179	2	0	0	0	185	2	185	1	0	0	0	188	0	0	3	0	2	0	3	1	0	3	0	2	0	4	380	1,806
TOTALS	17	1,757	7	2	0	0	1,783	13	1,737	4	0	0	0	1,754	5	0	28	0	11	0	33	3	0	25	0	6	0	28	3,598	

WEEKDAY, PM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH PARK AVENUE							NORTH PARK AVENUE							INTERSECTION
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)							
	1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.029	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000	1.000	1.000	1.000		
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
4:30 PM	1	232	2	0	0	0	235	2	210	0	0	0	0	212	0	0	5	0	0	0	5	0	0	3	0	0	0	3	455
4:45 PM	3	223	0	0	0	0	226	1	215	1	0	0	0	217	1	0	2	0	1	0	3	0	0	4	0	1	0	4	450
5:00 PM	4	248	1	0	0	0	253	2	251	1	0	0	0	254	0	0	5	0	1	0	5	1	0	5	0	1	0	6	518
5:15 PM	1	230	1	1	0	0	233	2	239	1	0	0	0	242	1	0	5	0	1	0	6	0	0	4	0	1	0	4	485
TOTALS	9	933	4	1	0	0	947	7	915	3	0	0	0	925	2	0	17	0	3	0	19	1	0	16	0	3	0	17	1,908
PEAK HOUR FACTOR	0.56	0.94	0.50	0.25	0.00	0.00	0.94	0.88	0.91	0.75	0.00	0.00	0.00	0.91	0.50	0.00	0.85	0.00	0.75	0.00	0.79	0.25	0.00	0.80	0.00	0.75	0.00	0.71	0.92
% HEAVY VEHICLES	0.00%	0.80%	0.00%	0.00%			0.79%	0.00%	1.04%	0.00%	0.00%			1.03%	0.00%	0.00%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%			0.00%	0.89%





Intersection Turning Movement Count Summary

West Lyndale Avenue & North Benton Avenue

Helena, Lewis & Clark County, Montana

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Data Collection Method: Video Traffic Recorder | Unit E5-05

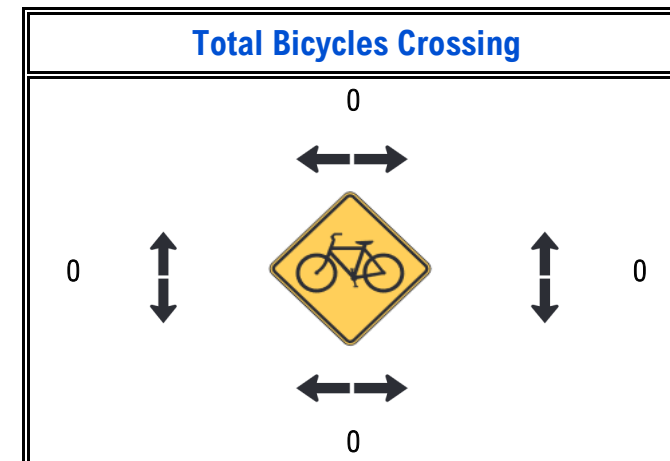
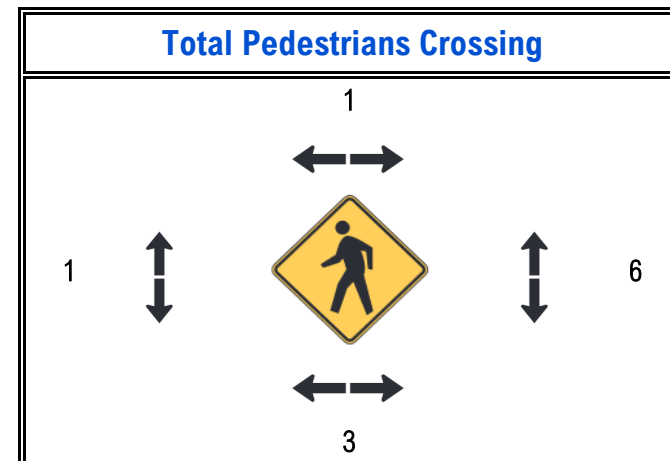
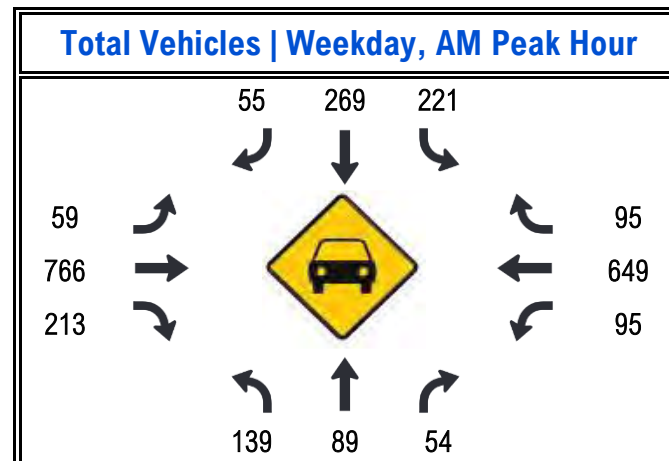
Setup Location: Latitude: 46° 35'54.82" N | Longitude: 112° 02'27.13" W

WEEKDAY, AM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION	HOURLY
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.030	1.029	1.029	1.000	1.000	1.000		1.029	1.029	1.030	1.000	1.000	1.000		1.029	1.030	1.029	1.000	1.000	1.000		1.029	1.029	1.029	1.000	1.000	1.000			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
7:00 AM	8	112	28	0	1	0	148	11	89	9	0	2	0	109	20	9	6	0	0	0	35	21	24	4	0	1	0	49	341	
7:15 AM	6	123	38	0	0	0	167	19	122	16	0	0	0	157	20	7	10	0	0	0	37	38	40	7	0	1	0	85	446	
7:30 AM	7	176	43	0	0	0	226	16	165	20	0	0	0	201	31	18	12	0	1	0	61	46	52	9	0	0	0	107	595	
7:45 AM	18	222	65	0	0	0	305	25	225	28	0	5	0	278	42	21	12	0	1	0	75	64	87	23	0	1	0	174	832	2,214
8:00 AM	26	209	45	0	1	0	280	29	137	23	0	1	0	189	44	25	13	0	1	0	82	58	62	12	0	0	0	132	683	2,556
8:15 AM	8	159	60	0	0	0	227	25	122	24	0	0	0	171	22	25	17	0	0	0	64	53	68	11	0	0	0	132	594	2,704
8:30 AM	9	136	47	0	2	0	192	23	118	22	0	0	0	163	31	16	14	0	0	0	61	39	51	9	0	0	0	99	515	2,624
8:45 AM	11	148	42	0	1	0	201	20	124	19	0	1	0	163	29	13	24	0	1	0	66	38	40	6	0	1	0	84	514	2,306
TOTALS	93	1,285	368	0	5	0	1,746	168	1,102	161	0	9	0	1,431	239	134	108	0	4	0	481	357	424	81	0	4	0	862	4,520	

WEEKDAY, AM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)							
	1.030	1.029	1.029	1.000	1.000	1.000		1.029	1.029	1.030	1.000	1.000	1.000		1.029	1.030	1.029	1.000	1.000	1.000		1.029	1.029	1.029	1.000	1.000	1.000		
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
7:30 AM	7	176	43	0	0	0	226	16	165	20	0	0	0	201	31	18	12	0	1	0	61	46	52	9	0	0	0	107	595
7:45 AM	18	222	65	0	0	0	305	25	225	28	0	5	0	278	42	21	12	0	1	0	75	64	87	23	0	1	0	174	832
8:00 AM	26	209	45	0	1	0	280	29	137	23	0	1	0	189	44	25	13	0	1	0	82	58	62	12	0	0	0	132	683
8:15 AM	8	159	60	0	0	0	227	25	122	24	0	0	0	171	22	25	17	0	0	0	64	53	68	11	0	0	0	132	594
TOTALS	59	766	213	0	1	0	1,038	95	649	95	0	6	0	839	139	89	54	0	3	0	282	221	269	55	0	1	0	545	2,704
PEAK HOUR FACTOR	0.57	0.86	0.82	0.00	0.25	0.00	0.85	0.82	0.72	0.85	0.00	0.30	0.00	0.75	0.79	0.89	0.79	0.00	0.75	0.00	0.86	0.86	0.77	0.60	0.00	0.25	0.00	0.78	0.81
% HEAVY VEHICLES	4.30%	2.18%	1.63%	0.00%			2.18%	0.60%	2.81%	4.97%	0.00%			2.80%	1.26%	2.99%	1.85%	0.00%			1.87%	2.80%	0.71%	9.88%	0.00%		2.44%	2.39%	





Intersection Turning Movement Count Summary

West Lyndale Avenue & North Benton Avenue

Helena, Lewis & Clark County, Montana

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Data Collection Method: Video Traffic Recorder | Unit E5-05

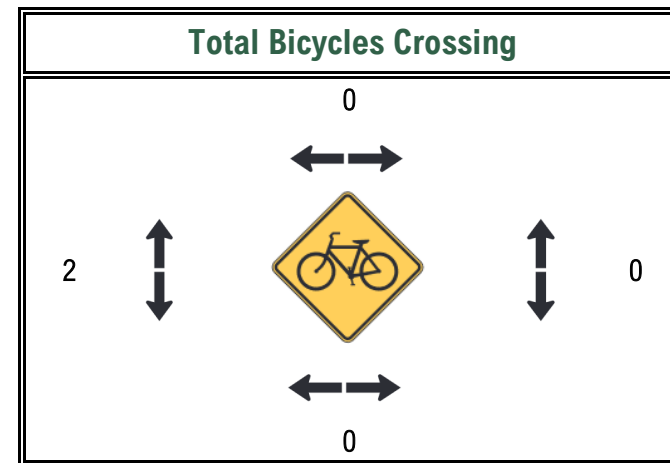
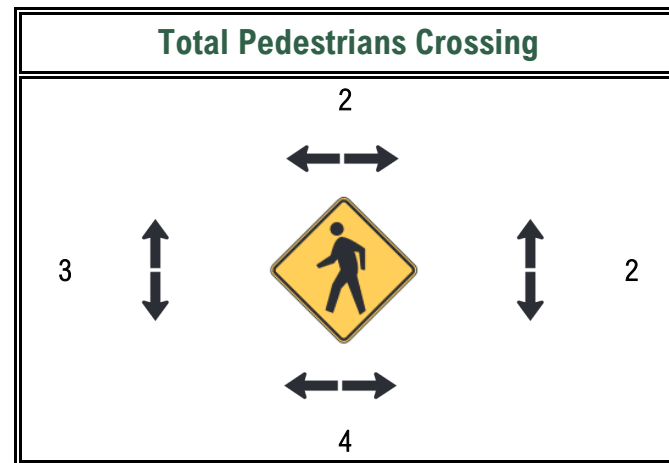
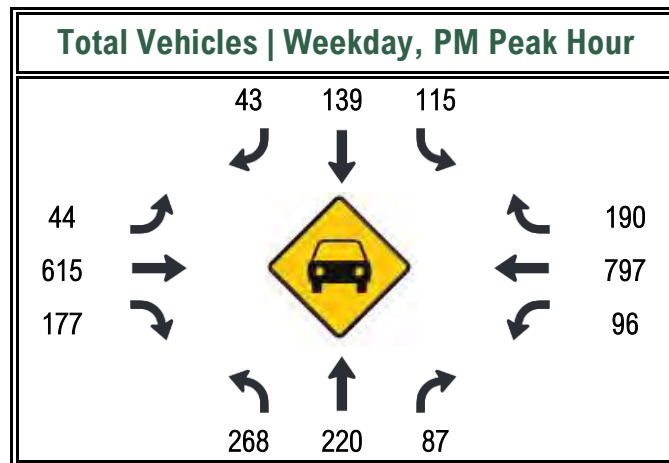
Setup Location: Latitude: 46° 35'54.82" N | Longitude: 112° 02'27.13" W

WEEKDAY, PM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION	HOURLY
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)								
	1.030	1.029	1.029	1.000	1.000	1.000		1.029	1.029	1.030	1.000	1.000	1.000		1.029	1.030	1.029	1.000	1.000	1.000		1.029	1.029	1.029	1.000	1.000	1.000			
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
4:00 PM	19	151	38	0	0	0	208	21	178	34	0	0	0	233	66	48	23	0	0	0	137	36	39	10	0	0	0	85	663	
4:15 PM	12	160	43	0	2	0	215	23	163	29	0	1	0	215	55	39	28	0	0	0	122	34	35	7	0	1	0	76	628	
4:30 PM	14	168	43	0	1	0	225	27	175	40	0	0	0	242	59	43	22	0	0	0	124	27	25	10	0	0	0	62	653	
4:45 PM	7	152	50	0	0	0	209	19	184	32	0	2	0	235	59	48	21	0	2	0	128	34	42	11	0	1	0	87	659	2,603
5:00 PM	11	168	38	0	1	1	217	20	211	68	0	0	0	299	83	79	20	0	1	0	182	27	37	11	0	1	0	75	773	2,713
5:15 PM	12	127	46	0	1	1	185	30	227	50	0	0	0	307	67	50	24	0	1	0	141	27	35	11	0	0	0	73	706	2,791
5:30 PM	11	123	32	0	4	0	166	24	191	41	0	0	0	256	49	37	17	0	2	1	103	25	31	11	0	1	1	67	592	2,730
5:45 PM	10	116	39	0	1	0	165	16	159	37	0	1	0	212	48	35	15	0	2	0	98	24	32	11	0	1	0	67	542	2,613
TOTALS	96	1,165	329	0	10	2	1,590	180	1,488	331	0	4	0	1,999	486	379	170	0	8	1	1,035	234	276	82	0	5	1	592	5,216	

WEEKDAY, PM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WEST LYNDALE AVENUE							WEST LYNDALE AVENUE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION
	Eastbound (From the West)							Westbound (From the East)							Northbound (From the South)							Southbound (From the North)							
	1.030	1.029	1.029	1.000	1.000	1.000		1.029	1.029	1.030	1.000	1.000	1.000		1.029	1.030	1.029	1.000	1.000	1.000		1.029	1.029	1.029	1.000	1.000	1.000		
START TIME	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
4:30 PM	14	168	43	0	1	0	225	27	175	40	0	0	0	242	59	43	22	0	0	0	124	27	25	10	0	0	0	62	653
4:45 PM	7	152	50	0	0	0	209	19	184	32	0	2	0	235	59	48	21	0	2	0	128	34	42	11	0	1	0	87	659
5:00 PM	11	168	38	0	1	1	217	20	211	68	0	0	0	299	83	79	20	0	1	0	182	27	37	11	0	1	0	75	773
5:15 PM	12	127	46	0	1	1	185	30	227	50	0	0	0	307	67	50	24	0	1	0	141	27	35	11	0	0	0	73	706
TOTALS	44	615	177	0	3	2	836	96	797	190	0	2	0	1,083	268	220	87	0	4	0	575	115	139	43	0	2	0	297	2,791
PEAK HOUR FACTOR	0.79	0.92	0.89	0.00	0.75	0.50	0.93	0.80	0.88	0.70	0.00	0.25	0.00	0.88	0.81	0.70	0.91	0.00	0.50	0.00	0.79	0.85	0.83	0.98	0.00	0.50	0.00	0.85	0.90
% HEAVY VEHICLES	1.04%	1.63%	0.61%	0.00%			1.38%	0.00%	0.94%	0.60%	0.00%			0.80%	0.62%	0.26%	0.59%	0.00%			0.48%	0.00%	0.72%	2.44%	0.00%		0.68%	0.90%	





Intersection Turning Movement Count Summary

North Benton Avenue & Wilder Avenue

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks(7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-04

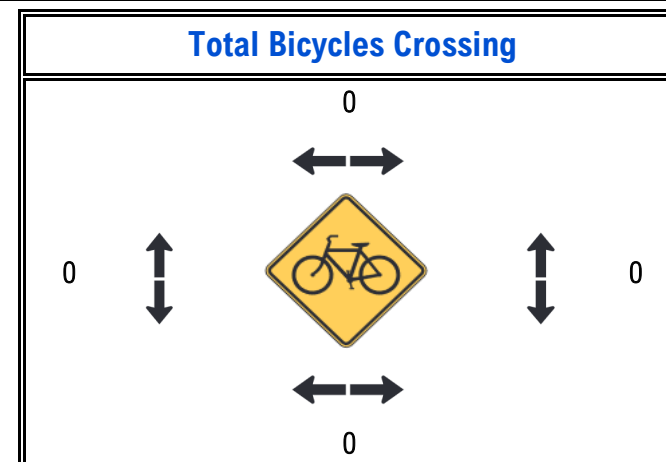
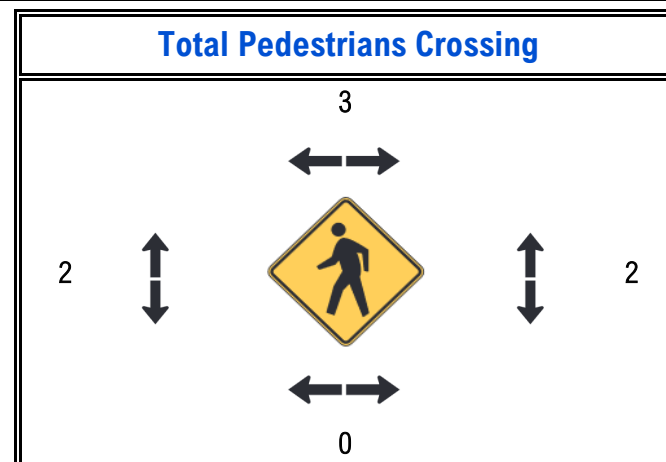
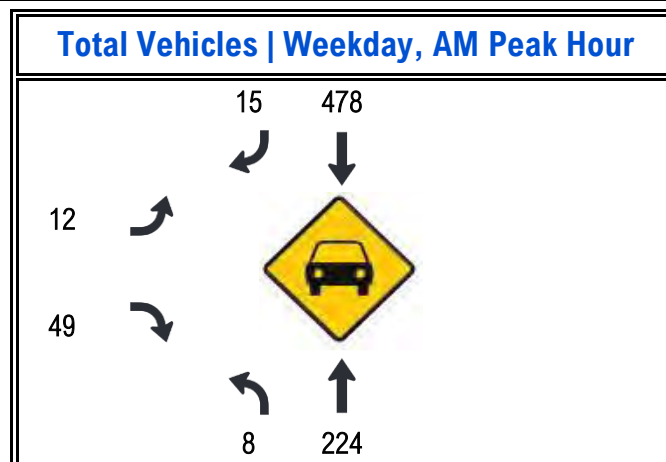
Setup Location: Latitude: 46° 35'58.49" N | Longitude: 112° 02'27.96" W

WEEKDAY, AM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WILDER AVENUE							NORTH BENTON AVENUE						NORTH BENTON AVENUE						INTERSECTION	HOURLY										
	Eastbound (From the West)							East Side of North Benton Avenue						Northbound (From the South)								Southbound (From the North)									
	1.000		1.000	1.000	1.000	1.000						1.000	1.000					1.000	1.030				1.000	1.000	1.000			1.000	1.030	1.000	1.000
START TIME	LEFT		RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS					PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS			THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
7:00 AM	2		5	0	1	0	7					1	0	0	1	26		0	0	0	27			44	5	0	0	0	49	83	
7:15 AM	2		9	0	0	0	11					0	0	0	2	26		0	0	0	28			73	4	0	0	0	77	116	
7:30 AM	2		5	0	0	0	7					0	0	0	1	36		0	0	0	37			99	3	0	1	0	102	146	
7:45 AM	3		11	0	0	0	14					1	0	0	2	59		0	0	0	61			165	3	0	1	0	168	243	588
8:00 AM	2		12	0	0	0	14					1	0	0	2	65		0	0	0	67			111	3	0	1	0	114	195	700
8:15 AM	1		16	0	1	0	17					0	0	0	2	54		0	0	0	56			117	6	0	1	0	123	196	780
8:30 AM	6		10	0	1	0	16					0	0	0	2	46		0	0	0	48			85	3	0	0	0	88	152	786
8:45 AM	3		14	0	1	1	17					0	0	0	4	44		0	0	0	48			74	5	0	1	1	79	144	687
TOTALS	21		82	0	4	1	103					3	0	0	16	356		0	0	0	372			768	32	0	5	1	800	1,275	

WEEKDAY, AM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WILDER AVENUE							NORTH BENTON AVENUE						NORTH BENTON AVENUE						INTERSECTION										
	Eastbound (From the West)							East Side of North Benton Avenue						Northbound (From the South)							Southbound (From the North)									
	1.000		1.000	1.000	1.000	1.000						1.000	1.000					1.000	1.030			1.000	1.000	1.000			1.000	1.030	1.000	1.000
START TIME	LEFT		RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS					PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS			THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
7:45 AM	3		11	0	0	0	14					1	0	0	2	59		0	0	0	61			165	3	0	1	0	168	243
8:00 AM	2		12	0	0	0	14					1	0	0	2	65		0	0	0	67			111	3	0	1	0	114	195
8:15 AM	1		16	0	1	0	17					0	0	0	2	54		0	0	0	56			117	6	0	1	0	123	196
8:30 AM	6		10	0	1	0	16					0	0	0	2	46		0	0	0	48			85	3	0	0	0	88	152
TOTALS	12		49	0	2	0	61					2	0	0	8	224		0	0	0	232			478	15	0	3	0	493	786
PEAK HOUR FACTOR	0.50		0.77	0.00	0.50	0.00	0.90					0.50	0.00	0.00	1.00	0.86		0.00	0.00	0.00	0.87			0.72	0.63	0.00	0.75	0.00	0.73	0.81
% HEAVY VEHICLES	0.00%		6.10%	0.00%			4.85%					0.00%	12.50%	5.06%		0.00%		0.00%	0.00%	0.00%	5.38%			2.86%	9.38%	0.00%		3.13%	3.92%	
% BUSES & RVs	0.00%		1.22%	0.00%			0.97%					0.00%	0.00%	0.56%		0.00%		0.00%	0.00%	0.54%			0.65%	0.00%	0.00%		0.63%	0.63%		





Intersection Turning Movement Count Summary

North Benton Avenue & Wilder Avenue

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks(7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-04

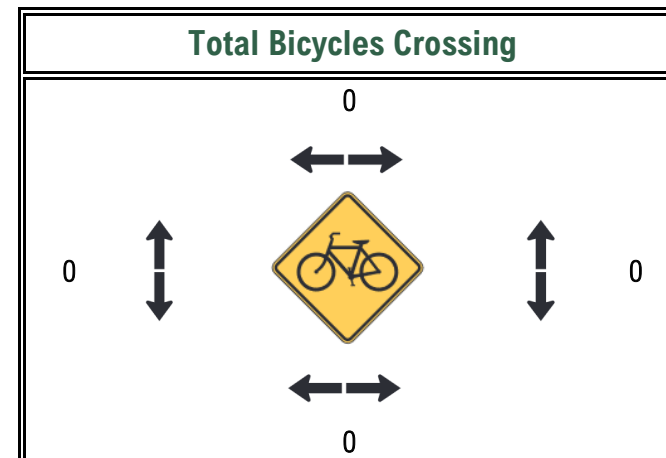
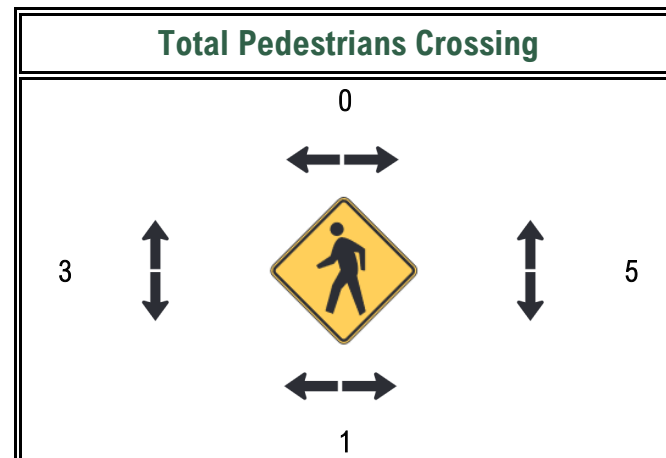
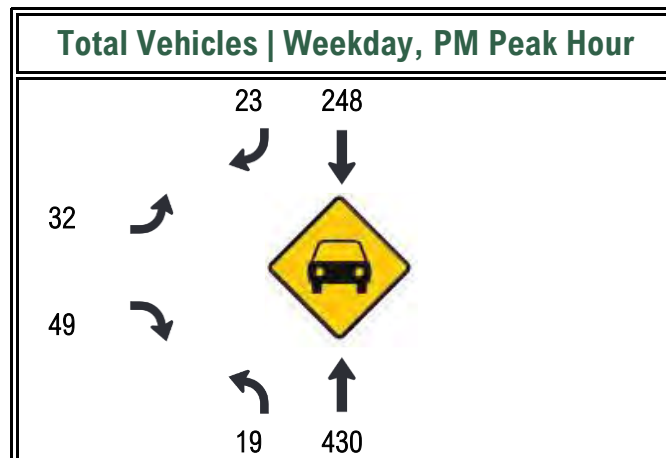
Setup Location: Latitude: 46° 35'58.49" N | Longitude: 112° 02'27.96" W

WEEKDAY, PM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	WILDER AVENUE							NORTH BENTON AVENUE						NORTH BENTON AVENUE						INTERSECTION	HOURLY									
	Eastbound (From the West)							East Side of North Benton Avenue						Northbound (From the South)								Southbound (From the North)								
	1.000		1.000	1.000	1.000	1.000						1.000	1.000		1.000	1.030		1.000	1.000			1.000			1.030	1.000	1.000	1.000	1.000	
START TIME	LEFT		RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS					PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS		THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME
4:00 PM	11		13	0	0	0	24					1	0	0	3	96		0	1	0	99		74	9	0	1	0	83	206	
4:15 PM	5		19	0	1	0	24					0	0	0	2	77		0	0	0	79		56	8	0	1	0	64	167	
4:30 PM	8		12	0	1	0	20					0	0	0	4	95		0	1	0	99		51	3	0	0	0	54	173	
4:45 PM	6		13	0	1	0	19					2	0	0	4	84		0	0	0	88		72	3	0	0	0	75	182	728
5:00 PM	8		10	0	0	0	18					0	0	0	7	152		0	1	0	159		64	3	0	0	0	67	244	766
5:15 PM	8		15	0	1	0	23					2	0	0	5	110		0	0	0	115		53	10	0	0	0	63	201	800
5:30 PM	10		11	0	1	0	21					1	0	0	3	84		0	0	0	87		59	7	0	0	0	66	174	801
5:45 PM	8		11	0	0	1	19					1	0	0	6	74		0	0	0	80		62	6	0	0	0	68	167	786
TOTALS	64		104	0	5	1	168					7	0	0	34	772		0	3	0	806		491	49	0	2	0	540	1,514	

WEEKDAY, PM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	WILDER AVENUE							NORTH BENTON AVENUE						NORTH BENTON AVENUE						INTERSECTION									
	Eastbound (From the West)							East Side of North Benton Avenue						Northbound (From the South)							Southbound (From the North)								
	1.000		1.000	1.000	1.000	1.000						1.000	1.000		1.000	1.030		1.000	1.000		1.000			1.030	1.000	1.000	1.000	1.000	
START TIME	LEFT		RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS					PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS		THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS
4:45 PM	6		13	0	1	0	19					2	0	0	4	84		0	0	0	88		72	3	0	0	0	75	182
5:00 PM	8		10	0	0	0	18					0	0	0	7	152		0	1	0	159		64	3	0	0	0	67	244
5:15 PM	8		15	0	1	0	23					2	0	0	5	110		0	0	0	115		53	10	0	0	0	63	201
5:30 PM	10		11	0	1	0	21					1	0	0	3	84		0	0	0	87		59	7	0	0	0	66	174
TOTALS	32		49	0	3	0	81					5	0	0	19	430		0	1	0	449		248	23	0	0	0	271	801
PEAK HOUR FACTOR	0.80		0.82	0.00	0.75	0.00	0.88					0.63	0.00	0.00	0.68	0.71		0.00	0.25	0.00	0.71		0.86	0.58	0.00	0.00	0.00	0.90	0.82
% HEAVY VEHICLES	1.56%		1.92%	0.00%			1.79%							0.00%	2.94%	0.65%		0.00%			0.74%		0.81%	0.00%	0.00%		0.74%	0.86%	
% BUSES & RVs	0.00%		0.96%	0.00%			0.60%							0.00%	0.00%	0.00%		0.00%			0.00%		0.00%	0.00%	0.00%		0.00%	0.07%	





Intersection Turning Movement Count Summary

North Benton Avenue & Carroll College Service Drive

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks (7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-04

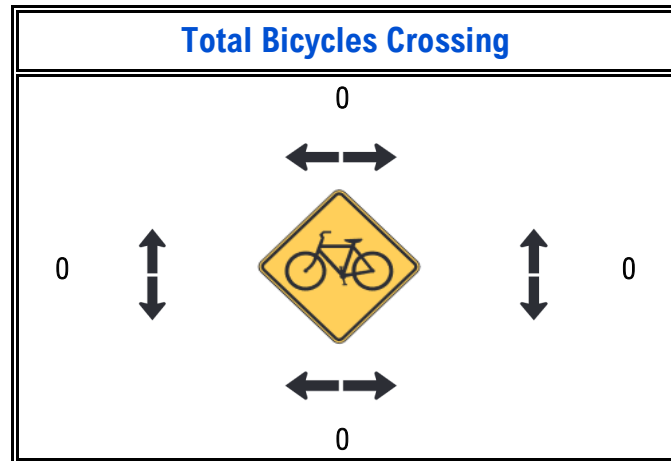
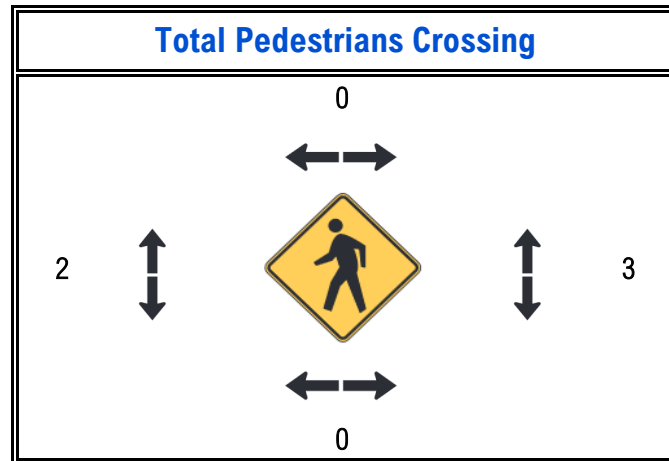
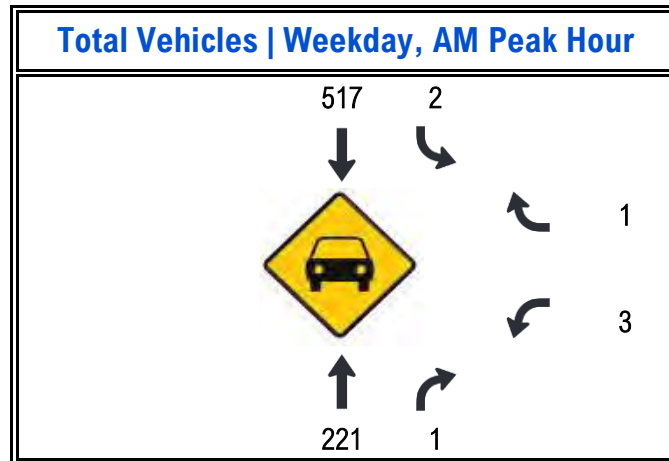
Setup Location: Latitude: 46° 35'58.49" N | Longitude: 112° 02'27.96" W

WEEKDAY, AM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	CARROLL COLLEGE SERVICE DRIVE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION	HOURLY							
	West Side of North Benton Avenue							Westbound (From the East)							Northbound (From the South)									Southbound (From the North)						
	1.000	1.000						1.000		1.000	1.000	1.000	1.000		1.030	1.000	1.000	1.000	1.000		1.000			1.030		1.000	1.000	1.000		
START TIME	PEDS	BIKES	VEHICLE TOTALS	LEFT	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME						
7:00 AM	0	0	0	1	0	0	0	0	0	28	1	0	0	0	0	0	49		0	0	0	49	79							
7:15 AM	0	0	0	2	0	0	0	0	0	28	1	0	0	0	0	1	78		0	0	0	79	110							
7:30 AM	0	0	0	1	1	0	0	0	0	38	0	0	0	0	0	1	104		0	0	0	105	145							
7:45 AM	0	0	0	0	0	0	0	0	2	62	0	0	0	0	0	0	173		0	0	0	173	235							
8:00 AM	1	0	0	0	0	0	0	0	1	67	0	0	0	0	0	0	115		0	0	0	115	182							
8:15 AM	1	0	0	2	0	0	0	0	0	54	1	0	0	0	0	1	125		0	0	0	126	183							
8:30 AM	1	0	0	0	0	0	0	0	0	51	0	0	0	0	0	0	91		0	1	0	91	142							
8:45 AM	1	0	0	2	0	0	0	0	0	46	1	0	0	0	0	0	80		0	0	0	80	129							
TOTALS	4	0	0	8	1	0	3	0	9	374	4	0	0	0	0	3	815		0	1	0	818	1,205							

WEEKDAY, AM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	CARROLL COLLEGE SERVICE DRIVE							NORTH BENTON AVENUE							NORTH BENTON AVENUE							INTERSECTION							
	West Side of North Benton Avenue							Westbound (From the East)							Northbound (From the South)								Southbound (From the North)						
	1.000	1.000						1.000		1.000	1.000	1.000	1.000		1.030	1.000	1.000	1.000	1.000		1.000		1.030		1.000	1.000	1.000		
START TIME	PEDS	BIKES	VEHICLE TOTALS	LEFT	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU		U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS						
7:30 AM	0	0	0	1	1	0	0	0	2	38	0	0	0	0	38	1	104		0	0	0	105	145						
7:45 AM	0	0	0	0	0	0	2	0	0	62	0	0	0	0	62	0	173		0	0	0	173	235						
8:00 AM	1	0	0	0	0	0	1	0	0	67	0	0	0	0	67	0	115		0	0	0	115	182						
8:15 AM	1	0	0	2	0	0	0	0	2	54	1	0	0	0	55	1	125		0	0	0	126	183						
TOTALS	2	0	0	3	1	0	3	0	4	221	1	0	0	0	222	2	517		0	0	0	519	745						
PEAK HOUR FACTOR	0.50	0.00	0.00	0.38	0.25	0.00	0.38	0.00	0.50	0.82	0.25	0.00	0.00	0.00	0.83	0.50	0.75		0.00	0.00	0.00	0.75	0.79						
% HEAVY VEHICLES				0.00%	62.50%		0.00%	0.00%	55.56%	4.55%	75.00%	0.00%			5.29%	0.00%	2.45%		0.00%			2.44%	3.73%						
% BUSES & RVs				0.00%	0.00%		0.00%	0.00%	0.00%	0.53%	0.00%	0.00%			0.53%	0.00%	0.61%		0.00%			0.61%	0.58%						





Intersection Turning Movement Count Summary

North Benton Avenue & Carroll College Service Drive

Helena, Lewis & Clark County, Montana

Date Count Performed: January 18 & 19, 2023 (Wednesday & Thursday)

Count Time Periods: Weekday, AM & PM Peaks (7:00 - 9:00 a.m. & 4:00 - 6:00 p.m.)

Data Collection Method: Video Traffic Recorder | Unit E5-04

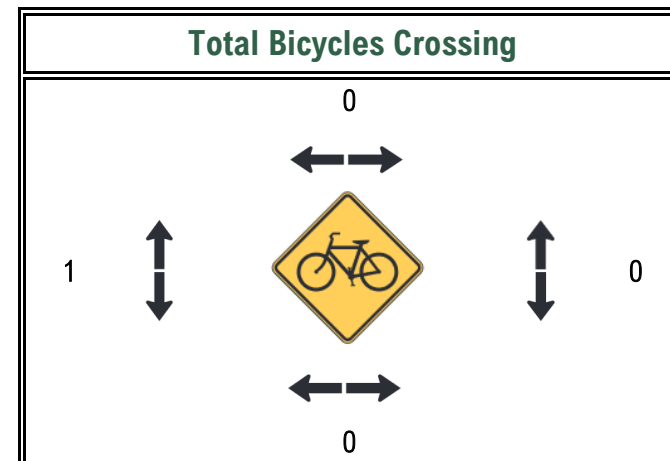
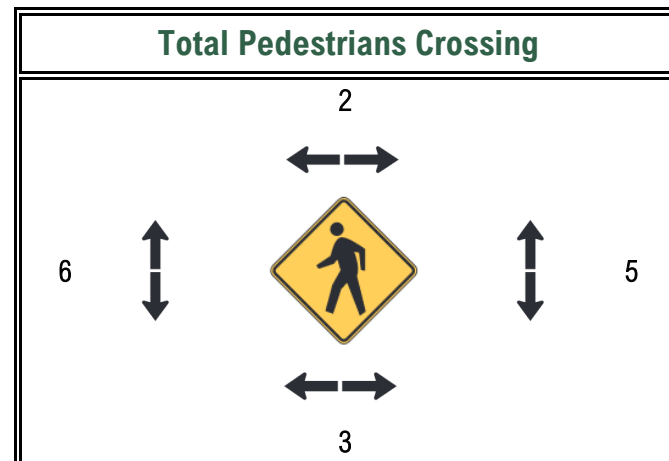
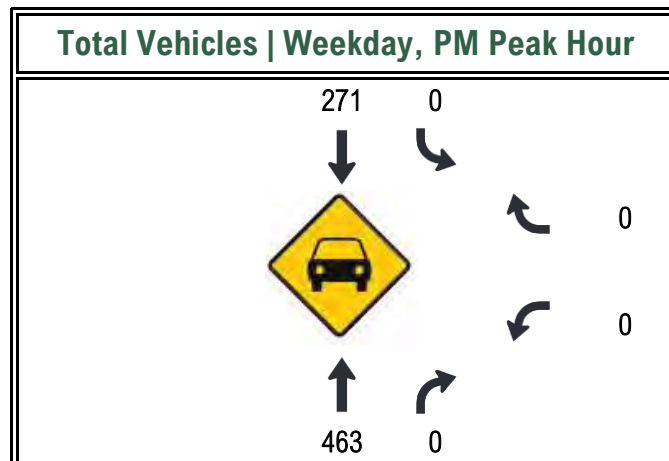
Setup Location: Latitude: 46° 35'58.49" N | Longitude: 112° 02'27.96" W

WEEKDAY, PM PEAK PERIOD

SEASONAL/ DAILY ADJ. FACTOR	West Side of North Benton Avenue						CARROLL COLLEGE SERVICE DRIVE Westbound (From the East)						NORTH BENTON AVENUE Northbound (From the South)						NORTH BENTON AVENUE Southbound (From the North)						INTERSECTION	HOURLY
	1.000	1.000					1.000		1.000	1.000	1.000	1.000	1.030	1.000	1.000	1.000	1.000	1.000	1.030		1.000	1.000	1.000	VEHICLE TOTALS		
START TIME	PEDS	BIKES	VEHICLE TOTALS	LEFT	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS	VOLUME			
4:00 PM	1	0	0	1	0	0	1	0	1	106	0	0	0	0	106	0	81	0	0	0	0	81	188			
4:15 PM	1	0	0	1	0	0	0	0	0	81	1	0	1	0	82	0	63	0	0	1	0	63	146			
4:30 PM	1	0	0	0	0	0	0	0	0	102	0	0	1	0	102	0	55	0	0	1	0	55	157			
4:45 PM	1	0	0	0	0	0	2	0	0	90	0	0	0	0	90	0	75	0	0	1	0	75	165			
5:00 PM	1	0	0	0	0	0	1	0	0	160	0	0	1	0	160	0	67	1	0	0	0	68	228			
5:15 PM	2	0	0	0	0	0	2	0	0	118	0	0	1	0	118	0	63	0	0	0	0	63	181			
5:30 PM	2	1	0	0	0	0	0	0	0	95	0	0	1	0	95	0	66	0	0	1	0	66	161			
5:45 PM	0	1	0	0	0	0	0	0	0	82	0	0	0	0	82	0	68	0	0	0	0	68	150			
TOTALS	9	2	0	2	0	0	6	0	2	834	1	0	5	0	835	0	538	1	4	0	539	1,376				

WEEKDAY, PM PEAK HOUR SUMMARY

SEASONAL/ DAILY ADJ. FACTOR	West Side of North Benton Avenue						CARROLL COLLEGE SERVICE DRIVE Westbound (From the East)						NORTH BENTON AVENUE Northbound (From the South)						NORTH BENTON AVENUE Southbound (From the North)						INTERSECTION
	1.000	1.000					1.000		1.000	1.000	1.000	1.030	1.000	1.000	1.000	1.000	1.000	1.030		1.000	1.000	1.000	VEHICLE TOTALS		
START TIME	PEDS	BIKES	VEHICLE TOTALS	LEFT	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	THRU	RIGHT	U-TURN	PEDS	BIKES	VEHICLE TOTALS	LEFT	THRU	U-TURN	PEDS	BIKES	VEHICLE TOTALS	VEHICLE TOTALS			
4:45 PM	1	0	0	0	0	0	2	0	0	90	0	0	0	0	90	0	75	0	0	1	0	75	165		
5:00 PM	1	0	0	0	0	0	1	0	0	160	0	0	1	0	160	0	67	1	0	0	0	68	228		
5:15 PM	2	0	0	0	0	0	2	0	0	118	0	0	1	0	118	0	63	0	0	0	0	63	181		
5:30 PM	2	1	0	0	0	0	0	0	0	95	0	0	1	0	95	0	66	0	0	1	0	66	161		
TOTALS	6	1	0	0	0	0	5	0	0	463	0	0	3	0	463	0	271	1	2	0	272	735			
PEAK HOUR FACTOR	0.75	0.25	0.00	0.00	0.00	0.00	0.63	0.00	0.00	0.72	0.00	0.00	0.75	0.00	0.72	0.00	0.90	0.25	0.50	0.00	0.91	0.81			
% HEAVY VEHICLES				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.60%	0.00%	0.00%	0.60%	0.00%	0.74%	0.00%	0.74%	0.00%	0.00%	0.00%	0.74%	0.65%			
% BUSES & RVs				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			

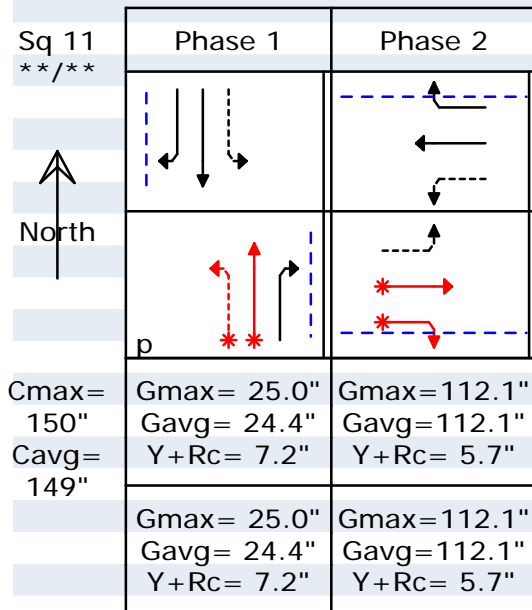




Appendix C

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 1 - W Lyndale Ave & Getchell St
 V/C 0.425 (Critical V/C 0.417) Control Delay 9.6 Level of Service A



Lane Group	Width/ Lanes	g/C Max	Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 54.2 D

R+ T+ L	14/1	0.167	0.164	1490	286	46	0.161	54.2	D	69 ft
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NB Approach 52.9 D

R	11/1			1529	250	19	0.076	53.0	D	28 ft
T+ L	13/1	0.167	0.164	1610	305	16	0.052	52.8	*D	23 ft

WB Approach 8.5 A

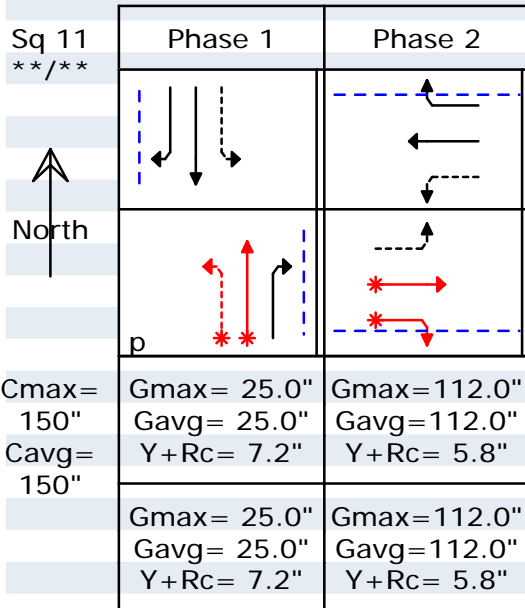
R+ T	24/2	0.747	0.752	3537	2654	1104	0.416	7.7	A	475 ft
L	13/1	0.747	0.752	443	321	100	0.312	16.8	B	86 ft

EB Approach 7.9 A

R+ T	24/2	0.747	0.752	3648	2738	1277	0.466	7.8	*A	507 ft
L	13/1	0.747	0.752	545	395	19	0.048	10.3	B+	11 ft

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 1 - W Lyndale Ave & Getchell St
 V/C 0.371 (Critical V/C 0.413) Control Delay 11.7 Level of Service B+



Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 59.3 E+

R+ T+ L	14/1	0.167	0.167	1239	247	89	0.360	59.3	E+	135 ft
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NB Approach 54.2 D

R	11/1			1576	263	41	0.156	53.6	D	60 ft
T+ L	13/1	0.167	0.167	1430	284	63	0.222	54.6	*D	94 ft

WB Approach 8.1 A

R+ T	24/2	0.747	0.747	3629	2709	1109	0.409	7.8	A	476 ft
L	13/1	0.747	0.747	583	427	71	0.166	11.3	B+	46 ft

EB Approach 7.4 A

R+ T	24/2	0.747	0.747	3680	2748	1012	0.368	7.4	*A	427 ft
L	13/1	0.747	0.747	542	392	15	0.038	10.4	B+	9 ft



Traffic Signal Timing Evaluation

Analysis Case: 2023 Existing Conditions | Weekday, AM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: Getchell Street / Hunthausen Way	Design or Posted Speed Limit: 25 mph

Minimum Green Interval Duration

Minimum Green to Satisfy Drive Expectancy			Pedestrian Walk Interval	
Signal Phase Type	Facility Type	Minimum Green Needed to Satisfy Driver Expectancy (G_e)	Conditions	Walk Interval Duration (PW)
Through Movements	Major Arterial (Speed Limit > 40 mph)	10 to 15 seconds	High pedestrian volume areas (e.g., schools, central business districts, sports venues, etc.)	10 to 15 seconds
	Major Arterial (Speed Limit ≤ 40 mph)	7 to 15 seconds	Typical pedestrian volume and longer cycle length	7 to 10 seconds
	Minor Arterial	4 to 10 seconds	Typical pedestrian volume and shorter cycle length	7 seconds
	Collector, Local, Driveway	2 to 10 seconds	Negligible pedestrian volume	4 seconds
Left Turns	Any	2 to 5 seconds	Conditions where older pedestrians are present	Distance to center of road divided by 3.0 feet per second

Source: United States Department of Transportation - Federal Highway Administration, *Signal Timing Manual* (June 2008)

Selected Minimum Green Interval Durations for Intersection Based on Driver Expectancy		Selected Pedestrian Walk Interval	
West Lyndale Avenue:	15 sec	7 sec	
Getchell Street / Hunthausen Way:	6 sec	7 sec	

Pedestrian Clearance Interval (Flashing Don't Walk) Duration

$PC = W_C / V_P$ where: PC = Pedestrian Clearance Time (sec) W_C = Width of Crossing - Curb to Curb (ft)
 V_P = Pedestrian Walking Speed (ft/sec) Design Pedestrian Walking Speed, V_P = 3.5 ft/sec

West Lyndale Avenue
Pedestrian Crossing of Getchell Street / Hunthausen Way
 Width of Crossing - Curb to Curb, W_C = 47 ft
Calculated Pedestrian Clearance Interval, PC = 13.43 sec

Getchell Street / Hunthausen Way
Pedestrian Crossing of West Lyndale Avenue
 Width of Crossing - Curb to Curb, W_C = 91 ft
Calculated Pedestrian Clearance Interval, PC = 26.00 sec

Maximum Green Interval Duration

$G_{MAX} = (DHV \cdot C) / (1200 \cdot n) + 1$ where: G_{MAX} = Maximum Green Interval Duration (sec) n = Number of Lanes Served by Subject Phase
 DHV = Design Hourly Volume Served by Subject Phase (veh / hr) C = Cycle Length (sec)

West Lyndale Avenue Critical Movement
 $DHV = 1,001$ veh/hr $C = 150$ sec $n = 2$
Calculated Maximum Green Interval Duration, $G_{MAX} = 62.54$ sec
Rounded to Nearest Tenth of a Second = 62.5 sec

Getchell Street / Hunthausen Way Critical Movement
 $DHV = 50$ veh/hr $C = 150$ sec $n = 1$
Calculated Maximum Green Interval Duration, $G_{MAX} = 6.24$ sec
Rounded to Nearest Tenth of a Second = 6.2 sec



Traffic Signal Timing Evaluation

Analysis Case: 2023 Existing Conditions | Weekday, AM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: Getchell Street / Hunthausen Way	Design or Posted Speed Limit: 25 mph

Total Vehicular Clearance Interval

YAR = $t + V/2d + (W + L) / V$ where: YAR = Yellow + All-Red Interval (sec) t = Perception-Reaction Time (sec) = 1.0 sec
 V = Approach Speed (ft/sec) d = Deceleration Rate (ft/sec²) = 10.0 ft/sec²
 W = Width of Intersection (ft) L = Length of Vehicle (ft) = 25 ft

West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

V = 35 mph = 51.33 ft/sec	W = 95 ft	V = 25 mph = 36.67 ft/sec	W = 135 ft
<i>Yellow + All-Red Clearance Interval, YAR =</i> 5.90 sec		<i>Yellow + All-Red Clearance Interval, YAR =</i> 7.20 sec	
<i>Rounded to Nearest Tenth of a Second =</i> 5.9 sec		<i>Rounded to Nearest Tenth of a Second =</i> 7.2 sec	

All-Red Clearance Interval

AR = $[(W + L) / V] - 1$ where: AR = All-Red Clearance Interval (sec) - Use maximum of 2.50 seconds
Equation accounts for perception-reaction time of drivers in next conflicting phase to be served.

West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

<i>All-Red Clearance Interval, AR =</i> 1.34 sec	<i>All-Red Clearance Interval, AR =</i> 2.50 sec
<i>Rounded to Nearest Tenth of a Second =</i> 1.3 sec	<i>Rounded to Nearest Tenth of a Second =</i> 2.5 sec

Yellow Phase Change Interval

Y = YAR - AR where: Y = Yellow Phase Change Interval (sec)

West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

<i>Yellow Phase Change Interval, Y =</i> 4.57 sec	<i>Yellow Phase Change Interval, Y =</i> 4.70 sec
<i>Rounded to Nearest Tenth of a Second =</i> 4.6 sec	<i>Rounded to Nearest Tenth of a Second =</i> 4.7 sec



Traffic Signal Timing Evaluation

Analysis Case: 2022 Existing Conditions | Weekday, PM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: Getchell Street / Hunthausen Way	Design or Posted Speed Limit: 25 mph

Minimum Green Interval Duration

Minimum Green to Satisfy Drive Expectancy			Pedestrian Walk Interval	
Signal Phase Type	Facility Type	Minimum Green Needed to Satisfy Driver Expectancy (G_e)	Conditions	Walk Interval Duration (PW)
Through Movements	Major Arterial (Speed Limit > 40 mph)	10 to 15 seconds	High pedestrian volume areas (e.g., schools, central business districts, sports venues, etc.)	10 to 15 seconds
	Major Arterial (Speed Limit ≤ 40 mph)	7 to 15 seconds	Typical pedestrian volume and longer cycle length	7 to 10 seconds
	Minor Arterial	4 to 10 seconds	Typical pedestrian volume and shorter cycle length	7 seconds
	Collector, Local, Driveway	2 to 10 seconds	Negligible pedestrian volume	4 seconds
Left Turns	Any	2 to 5 seconds	Conditions where older pedestrians are present	Distance to center of road divided by 3.0 feet per second

Source: United States Department of Transportation - Federal Highway Administration, *Signal Timing Manual* (June 2008)

Selected Minimum Green Interval Durations for Intersection Based on Driver Expectancy		Selected Pedestrian Walk Interval	
West Lyndale Avenue:	15 sec		7 sec
Getchell Street / Hunthausen Way:	6 sec		7 sec

Pedestrian Clearance Interval (Flashing Don't Walk) Duration

$PC = W_C / V_P$ where: PC = Pedestrian Clearance Time (sec) W_C = Width of Crossing - Curb to Curb (ft)
 V_P = Pedestrian Walking Speed (ft/sec) Design Pedestrian Walking Speed, V_P = 3.5 ft/sec

West Lyndale Avenue
Pedestrian Crossing of Getchell Street / Hunthausen Way
 Width of Crossing - Curb to Curb, W_C = 47 ft
Calculated Pedestrian Clearance Interval, PC = 13.43 sec

Getchell Street / Hunthausen Way
Pedestrian Crossing of West Lyndale Avenue
 Width of Crossing - Curb to Curb, W_C = 91 ft
Calculated Pedestrian Clearance Interval, PC = 26.00 sec

Maximum Green Interval Duration

$G_{MAX} = (D_{HV} \cdot C) / (1200 \cdot n) + 1$ where: G_{MAX} = Maximum Green Interval Duration (sec) n = Number of Lanes Served by Subject Phase
 D_{HV} = Design Hourly Volume Served by Subject Phase (veh / hr) C = Cycle Length (sec)

West Lyndale Avenue Critical Movement
 $D_{HV} = 997$ veh/hr $C = 150$ sec $n = 2$
Calculated Maximum Green Interval Duration, $G_{MAX} = 62.29$ sec
Rounded to Nearest Tenth of a Second = 62.3 sec

Getchell Street / Hunthausen Way Critical Movement
 $D_{HV} = 125$ veh/hr $C = 150$ sec $n = 1$
Calculated Maximum Green Interval Duration, $G_{MAX} = 15.61$ sec
Rounded to Nearest Tenth of a Second = 15.6 sec



Traffic Signal Timing Evaluation

Analysis Case: 2022 Existing Conditions | Weekday, PM Peak Hour

Major Roadway:	West Lyndale Avenue	Design or Posted Speed Limit:	35 mph
Minor Roadway:	Getchell Street / Hunthausen Way	Design or Posted Speed Limit:	25 mph

Total Vehicular Clearance Interval

$YAR = t + V/2d + (W + L) / V$ where:

YAR = Yellow + All-Red Interval (sec)	t = Perception-Reaction Time (sec)	=	1.0 sec
V = Approach Speed (ft/sec)	d = Deceleration Rate (ft/sec ²)	=	10.0 ft/sec ²
W = Width of Intersection (ft)	L = Length of Vehicle (ft)	=	25 ft

West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

<p>V = 35 mph = 51.33 ft/sec W = 95 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 5.90 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 5.9 sec</i></p>	<p>V = 25 mph = 36.67 ft/sec W = 135 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 7.20 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 7.2 sec</i></p>
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All-Red Clearance Interval

$AR = [(W + L) / V] - 1$ where: AR = All-Red Clearance Interval (sec) - Use maximum of 2.50 seconds
Equation accounts for perception-reaction time of drivers in next conflicting phase to be served.

West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

<p><i>All-Red Clearance Interval, AR = 1.34 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 1.3 sec</i></p>	<p><i>All-Red Clearance Interval, AR = 2.50 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 2.5 sec</i></p>
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Yellow Phase Change Interval

$Y = YAR - AR$ where: Y = Yellow Phase Change Interval (sec)

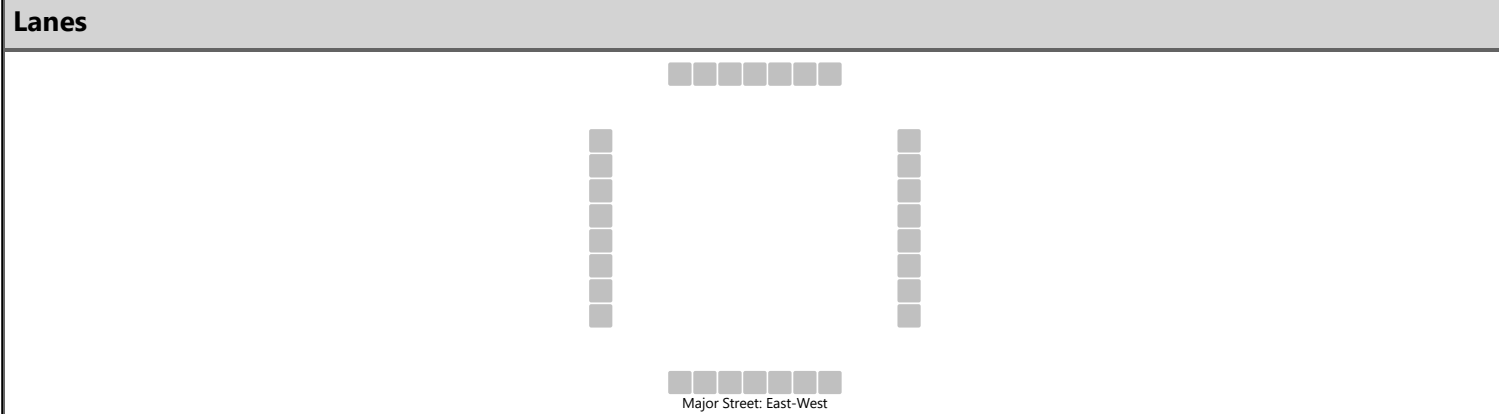
West Lyndale Avenue Approaches

Getchell Street / Hunthausen Way Approaches

<p><i>Yellow Phase Change Interval, Y = 4.57 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 4.6 sec</i></p>	<p><i>Yellow Phase Change Interval, Y = 4.70 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 4.7 sec</i></p>
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HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Lyndale & Park		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	MDT & City of Helena		
Date Performed	1/26/2023			East/West Street	West Lyndale Avenue		
Analysis Year	2023			North/South Street	North Park Avenue		
Time Analyzed	Weekday, AM Peak Hour			Peak Hour Factor	0.80		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	11	1029	3	1	10	835	10		0	0	9		3	0	8
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked		0.150				0.000					0.250	0.000		0.250	0.250	0.050
Percent Grade (%)									2				-2			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

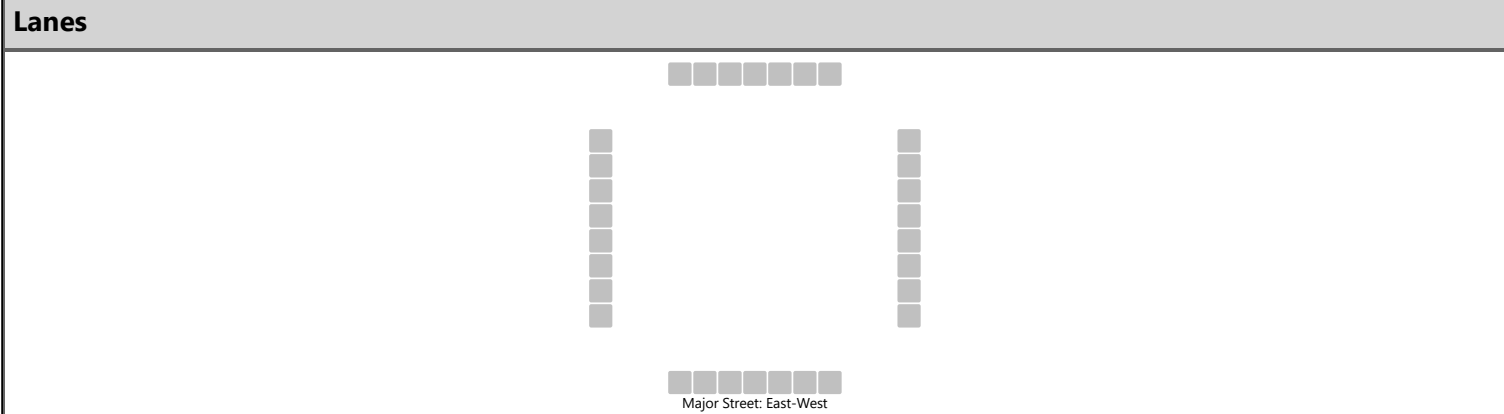
Base Critical Headway (sec)		4.1			6.4	4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.10			6.40	4.10				7.90	6.90	7.10		7.10	6.10	6.70
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20			2.50	2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14			14					11				14		
Capacity, c (veh/h)		759			476					402				237		
v/c Ratio		0.02			0.03					0.03				0.06		
95% Queue Length, Q ₉₅ (veh)		0.1			0.1					0.1				0.2		
Control Delay (s/veh)		9.8	0.2		12.8	0.3				14.2				21.1		
Level of Service (LOS)		A	A		B	A				B				C		
Approach Delay (s/veh)		0.3			0.5					14.2			21.1			
Approach LOS		A			A					B			C			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Lyndale & Park		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	MDT & City of Helena		
Date Performed	1/26/2023			East/West Street	West Lyndale Avenue		
Analysis Year	2023			North/South Street	North Park Avenue		
Time Analyzed	Weekday, PM Peak Hour			Peak Hour Factor	0.92		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	1	2	0	0	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	1	8	933	4	0	7	1065	3		2	0	17		1	0	19
Percent Heavy Vehicles (%)	0	0			0	0				0	0	0		0	0	0
Proportion Time Blocked		0.450				0.000				0.450	0.450	0.000		0.450	0.450	0.150
Percent Grade (%)									2				-2			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)	6.40	4.10				4.10				7.90	6.90	7.10		7.10	6.10	6.70
Base Follow-Up Headway (sec)	2.5	2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)	2.50	2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10				8					21					22
Capacity, c (veh/h)		881				685					438					653
v/c Ratio		0.01				0.01					0.05					0.03
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.1
Control Delay (s/veh)		9.1	0.1			10.3	0.1				13.6					10.7
Level of Service (LOS)		A	A			B	A				B					B
Approach Delay (s/veh)		0.2				0.2				13.6				10.7		
Approach LOS		A				A				B				B		

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 3 - W Lyndale Ave & N Benton Ave
 V/C 0.745 (Critical V/C 0.720) Control Delay 60.3 Level of Service E+

Sq 74 **/**	Phase 1	Phase 2	Phase 3	Phase 4
North ↑				
Cmax= 151"	Gmax= 40.0" Gavg= 33.0"	Gmax= 40.0" Gavg= 33.0"	Gmax= 10.0" Gavg= 9.4"	Gmax= 35.4" Gavg= 35.9"
Cavg= 136"	Y+Rc= 7.9"	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"
	Gmax= 40.0" Gavg= 33.0"	Gmax= 40.0" Gavg= 33.0"	Gmax= 10.0" Gavg= 9.9"	Gmax= 35.4" Gavg= 35.4"
	Y+Rc= 7.9"	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"

33.0"	33.0"	9.4"	35.9"
33.0"	33.0"	9.9"	35.4"

Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 48.8 D

R	11/1	0.020	0.243	1468	355	57	0.161	41.0	D+	73 ft
T	12/1	0.265	0.243	1887	456	335	0.734	51.3	*D	380 ft
L	13/1	0.265	0.243	1831	443	275	0.621	47.4	D	309 ft

NB Approach 41.2 D+

R	11/1			1579	497	56	0.113	33.3	C	61 ft
T+ L	12/1-	0.265	0.243	1852	448	145	0.246	41.9	*D+	133 ft
L	13/1+	0.265	0.243	1858	449	137	0.383	43.6	D+	195 ft

WB Approach 53.0 D

R	11/1			1521	400	88	0.220	39.5	D+	108 ft
T	24/2	0.234	0.264	3519	926	805	0.869	56.1	E+	471 ft
L	13/1	0.066	0.073	1871	188	119	0.632	42.5	*D+	132 ft

EB Approach 77.9 E

R	11/1			1587	411	198	0.481	43.4	D+	222 ft
T	24/2	0.234	0.260	3540	918	946	1.030	88.3	*F	672 ft
L	13/1	0.066	0.069	1804	205	73	0.356	36.5	D+	132 ft

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 3 - W Lyndale Ave & N Benton Ave
 V/C 0.665 (Critical V/C 0.653) Control Delay 49.0 Level of Service D

Sq 74 **/**	Phase 1	Phase 2	Phase 3	Phase 4
North ↑				
Gmax= 150"	Gmax= 35.0"	Gmax= 35.0"	Gmax= 10.0"	Gmax= 44.4"
Gavg= 138"	Gavg= 33.0"	Gavg= 33.0"	Gavg= 8.5"	Gavg= 38.2"
Cavg= 138"	Y+Rc= 7.9"	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"
	Gmax= 35.0"	Gmax= 35.0"	Gmax= 10.0"	Gmax= 44.4"
	Gavg= 33.0"	Gavg= 33.0"	Gavg= 9.8"	Gavg= 36.9"
	Y+Rc= 7.9"	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"

33.0"	33.0"	8.5"	38.2"
33.0"	33.0"	9.8"	36.9"

Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 43.4 D+

R	11/1	0.020	0.239	1573	376	40	0.106	41.0	D+	49 ft
T	12/1	0.233	0.239	1887	451	154	0.341	43.8	*D+	178 ft
L	13/1	0.233	0.239	1882	450	148	0.329	43.6	D+	171 ft

NB Approach 46.6 D

R	11/1			1597	497	93	0.187	34.9	C	105 ft
T+ L	12/1-	0.233	0.239	1894	453	280	0.547	46.8	*D	277 ft
L	13/1+	0.233	0.239	1871	448	266	0.666	50.4	D	340 ft

WB Approach 51.5 D

R	11/1			1600	443	161	0.364	40.4	D+	177 ft
T	24/2	0.296	0.277	3585	993	886	0.893	55.3	E+	512 ft
L	13/1	0.067	0.071	1882	223	107	0.480	36.6	*D+	114 ft

EB Approach 49.4 D

R	11/1			1560	417	148	0.355	41.3	D+	169 ft
T	24/2	0.296	0.267	3561	952	791	0.831	51.8	*D	452 ft
L	13/1	0.067	0.062	1863	190	50	0.264	36.4	D	114 ft



Traffic Signal Timing Evaluation

Analysis Case: 2023 Existing Conditions | Weekday, AM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: North Benton Avenue	Design or Posted Speed Limit: 25 mph

Minimum Green Interval Duration

Minimum Green to Satisfy Drive Expectancy			Pedestrian Walk Interval	
Signal Phase Type	Facility Type	Minimum Green Needed to Satisfy Driver Expectancy (G_e)	Conditions	Walk Interval Duration (PW)
Through Movements	Major Arterial (Speed Limit > 40 mph)	10 to 15 seconds	High pedestrian volume areas (e.g., schools, central business districts, sports venues, etc.)	10 to 15 seconds
	Major Arterial (Speed Limit ≤ 40 mph)	7 to 15 seconds	Typical pedestrian volume and longer cycle length	7 to 10 seconds
	Minor Arterial	4 to 10 seconds	Typical pedestrian volume and shorter cycle length	7 seconds
	Collector, Local, Driveway	2 to 10 seconds	Negligible pedestrian volume	4 seconds
Left Turns	Any	2 to 5 seconds	Conditions where older pedestrians are present	Distance to center of road divided by 3.0 feet per second

Source: United States Department of Transportation - Federal Highway Administration, *Signal Timing Manual* (June 2008)

Selected Minimum Green Interval Durations for Intersection Based on Driver Expectancy		Selected Pedestrian Walk Interval	
West Lyndale Avenue:	15 sec		7 sec
North Benton Avenue:	10 sec		7 sec

Pedestrian Clearance Interval (Flashing Don't Walk) Duration

$PC = W_C / V_P$ where: PC = Pedestrian Clearance Time (sec) W_C = Width of Crossing - Curb to Curb (ft)
 V_P = Pedestrian Walking Speed (ft/sec) Design Pedestrian Walking Speed, V_P = 3.5 ft/sec

West Lyndale Avenue
Pedestrian Crossing of North Benton Avenue
 Width of Crossing - Curb to Curb, W_C = 87 ft
Calculated Pedestrian Clearance Interval, PC = 24.86 sec

North Benton Avenue
Pedestrian Crossing of West Lyndale Avenue
 Width of Crossing - Curb to Curb, W_C = 117 ft
Calculated Pedestrian Clearance Interval, PC = 33.43 sec

Maximum Green Interval Duration

$G_{MAX} = (DHV \cdot C) / (1200 \cdot n) + 1$ where: G_{MAX} = Maximum Green Interval Duration (sec) n = Number of Lanes Served by Subject Phase
 DHV = Design Hourly Volume Served by Subject Phase (veh / hr) C = Cycle Length (sec)

West Lyndale Avenue Critical Movement
 $DHV = 945$ veh/hr $C = 150$ sec $n = 2$
Calculated Maximum Green Interval Duration, $G_{MAX} = 59.04$ sec
Rounded to Nearest Tenth of a Second = 59.0 sec

North Benton Avenue Critical Movement
 $DHV = 335$ veh/hr $C = 150$ sec $n = 1$
Calculated Maximum Green Interval Duration, $G_{MAX} = 41.84$ sec
Rounded to Nearest Tenth of a Second = 41.8 sec



Traffic Signal Timing Evaluation

Analysis Case: 2023 Existing Conditions | Weekday, AM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: North Benton Avenue	Design or Posted Speed Limit: 25 mph

Total Vehicular Clearance Interval

$YAR = t + V/2d + (W + L) / V$ where:

YAR = Yellow + All-Red Interval (sec)	t = Perception-Reaction Time (sec)	=	1.0 sec
V = Approach Speed (ft/sec)	d = Deceleration Rate (ft/sec ²)	=	10.0 ft/sec ²
W = Width of Intersection (ft)	L = Length of Vehicle (ft)	=	25 ft

West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p>V = 35 mph = 51.33 ft/sec W = 120 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 6.39 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 6.4 sec</i></p>	<p>V = 25 mph = 36.67 ft/sec W = 160 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 7.88 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 7.9 sec</i></p>
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All-Red Clearance Interval

$AR = [(W + L) / V] - 1$ where:

AR = All-Red Clearance Interval (sec) - Use maximum of 2.50 seconds

Equation accounts for perception-reaction time of drivers in next conflicting phase to be served.

West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p><i>All-Red Clearance Interval, AR = 1.82 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 1.8 sec</i></p>	<p><i>All-Red Clearance Interval, AR = 2.50 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 2.5 sec</i></p>
--	--

Yellow Phase Change Interval

$Y = YAR - AR$ where:

Y = Yellow Phase Change Interval (sec)
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West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p><i>Yellow Phase Change Interval, Y = 4.57 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 4.6 sec</i></p>	<p><i>Yellow Phase Change Interval, Y = 5.38 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 5.4 sec</i></p>
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Traffic Signal Timing Evaluation

Analysis Case: 2022 Existing Conditions | Weekday, PM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: North Benton Avenue	Design or Posted Speed Limit: 25 mph

Minimum Green Interval Duration

Minimum Green to Satisfy Drive Expectancy			Pedestrian Walk Interval	
Signal Phase Type	Facility Type	Minimum Green Needed to Satisfy Driver Expectancy (G_e)	Conditions	Walk Interval Duration (PW)
Through Movements	Major Arterial (Speed Limit > 40 mph)	10 to 15 seconds	High pedestrian volume areas (e.g., schools, central business districts, sports venues, etc.)	10 to 15 seconds
	Major Arterial (Speed Limit ≤ 40 mph)	7 to 15 seconds	Typical pedestrian volume and longer cycle length	7 to 10 seconds
	Minor Arterial	4 to 10 seconds	Typical pedestrian volume and shorter cycle length	7 seconds
	Collector, Local, Driveway	2 to 10 seconds	Negligible pedestrian volume	4 seconds
Left Turns	Any	2 to 5 seconds	Conditions where older pedestrians are present	Distance to center of road divided by 3.0 feet per second

Source: United States Department of Transportation - Federal Highway Administration, *Signal Timing Manual* (June 2008)

Selected Minimum Green Interval Durations for Intersection Based on Driver Expectancy		Selected Pedestrian Walk Interval	
West Lyndale Avenue:	15 sec	7 sec	
North Benton Avenue:	10 sec	7 sec	

Pedestrian Clearance Interval (Flashing Don't Walk) Duration

$PC = W_C / V_P$ where: PC = Pedestrian Clearance Time (sec) W_C = Width of Crossing - Curb to Curb (ft)
 V_P = Pedestrian Walking Speed (ft/sec) Design Pedestrian Walking Speed, V_P = 3.5 ft/sec

West Lyndale Avenue
Pedestrian Crossing of North Benton Avenue
 Width of Crossing - Curb to Curb, W_C = 87 ft
Calculated Pedestrian Clearance Interval, PC = 24.86 sec

North Benton Avenue
Pedestrian Crossing of West Lyndale Avenue
 Width of Crossing - Curb to Curb, W_C = 117 ft
Calculated Pedestrian Clearance Interval, PC = 33.43 sec

Maximum Green Interval Duration

$G_{MAX} = (D_{HV} \cdot C) / (1200 \cdot n) + 1$ where: G_{MAX} = Maximum Green Interval Duration (sec) n = Number of Lanes Served by Subject Phase
 D_{HV} = Design Hourly Volume Served by Subject Phase (veh / hr) C = Cycle Length (sec)

West Lyndale Avenue Critical Movement
 $D_{HV} = 885$ veh/hr $C = 150$ sec $n = 2$
Calculated Maximum Green Interval Duration, $G_{MAX} = 55.29$ sec
Rounded to Nearest Tenth of a Second = 55.3 sec

North Benton Avenue Critical Movement
 $D_{HV} = 300$ veh/hr $C = 150$ sec $n = 1$
Calculated Maximum Green Interval Duration, $G_{MAX} = 37.47$ sec
Rounded to Nearest Tenth of a Second = 37.5 sec



Traffic Signal Timing Evaluation

Analysis Case: 2022 Existing Conditions | Weekday, PM Peak Hour

Major Roadway: West Lyndale Avenue	Design or Posted Speed Limit: 35 mph
Minor Roadway: North Benton Avenue	Design or Posted Speed Limit: 25 mph

Total Vehicular Clearance Interval

$YAR = t + V/2d + (W + L) / V$ where:

YAR = Yellow + All-Red Interval (sec)	t = Perception-Reaction Time (sec)	=	1.0 sec
V = Approach Speed (ft/sec)	d = Deceleration Rate (ft/sec ²)	=	10.0 ft/sec ²
W = Width of Intersection (ft)	L = Length of Vehicle (ft)	=	25 ft

West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p>V = 35 mph = 51.33 ft/sec W = 120 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 6.39 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 6.4 sec</i></p>	<p>V = 25 mph = 36.67 ft/sec W = 160 ft</p> <p><i>Yellow + All-Red Clearance Interval, YAR = 7.88 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 7.9 sec</i></p>
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All-Red Clearance Interval

$AR = [(W + L) / V] - 1$ where: AR = All-Red Clearance Interval (sec) - Use maximum of 2.50 seconds
Equation accounts for perception-reaction time of drivers in next conflicting phase to be served.

West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p><i>All-Red Clearance Interval, AR = 1.82 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 1.8 sec</i></p>	<p><i>All-Red Clearance Interval, AR = 2.50 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 2.5 sec</i></p>
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Yellow Phase Change Interval

$Y = YAR - AR$ where: Y = Yellow Phase Change Interval (sec)

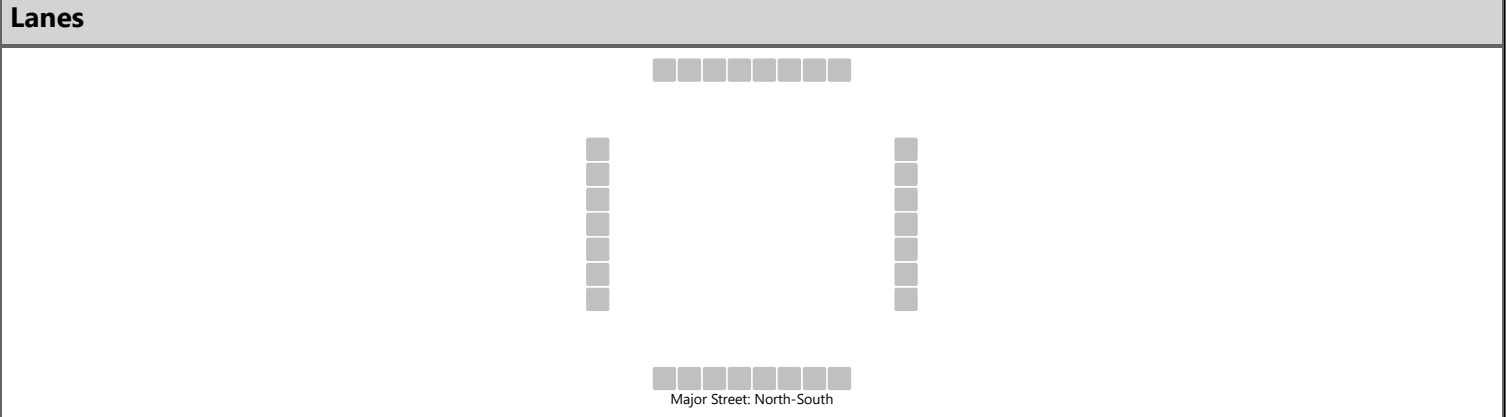
West Lyndale Avenue Approaches

North Benton Avenue Approaches

<p><i>Yellow Phase Change Interval, Y = 4.57 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 4.6 sec</i></p>	<p><i>Yellow Phase Change Interval, Y = 5.38 sec</i></p> <p><i>Rounded to Nearest Tenth of a Second = 5.4 sec</i></p>
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HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Benton & Wilder		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	City of Helena		
Date Performed	1/26/2023			East/West Street	Wilder Avenue		
Analysis Year	2023			North/South Street	North Benton Avenue		
Time Analyzed	Weekday, AM Peak Hour			Peak Hour Factor	0.81		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0		0	1	0		0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		44						8	235				505	15
Percent Heavy Vehicles (%)		0		7						13						
Proportion Time Blocked		0.150		0.050						0.050						
Percent Grade (%)	2															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

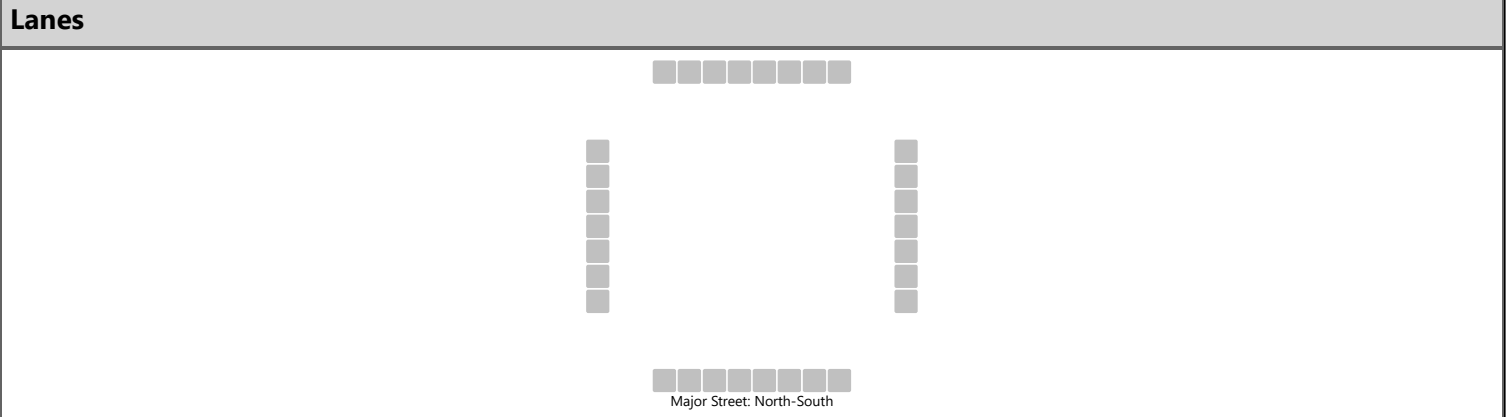
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.80		6.47						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.36						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			64							10						
Capacity, c (veh/h)			407							878						
v/c Ratio			0.16							0.01						
95% Queue Length, Q ₉₅ (veh)			0.6							0.0						
Control Delay (s/veh)			15.5							9.1	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)	15.5								0.4							
Approach LOS	C								A							

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Benton & Wilder		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	City of Helena		
Date Performed	1/26/2023			East/West Street	Wilder Avenue		
Analysis Year	2023			North/South Street	North Benton Avenue		
Time Analyzed	Weekday, PM Peak Hour			Peak Hour Factor	0.82		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		54						20	441				261	19
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked		0.500		0.250						0.050						
Percent Grade (%)	2															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

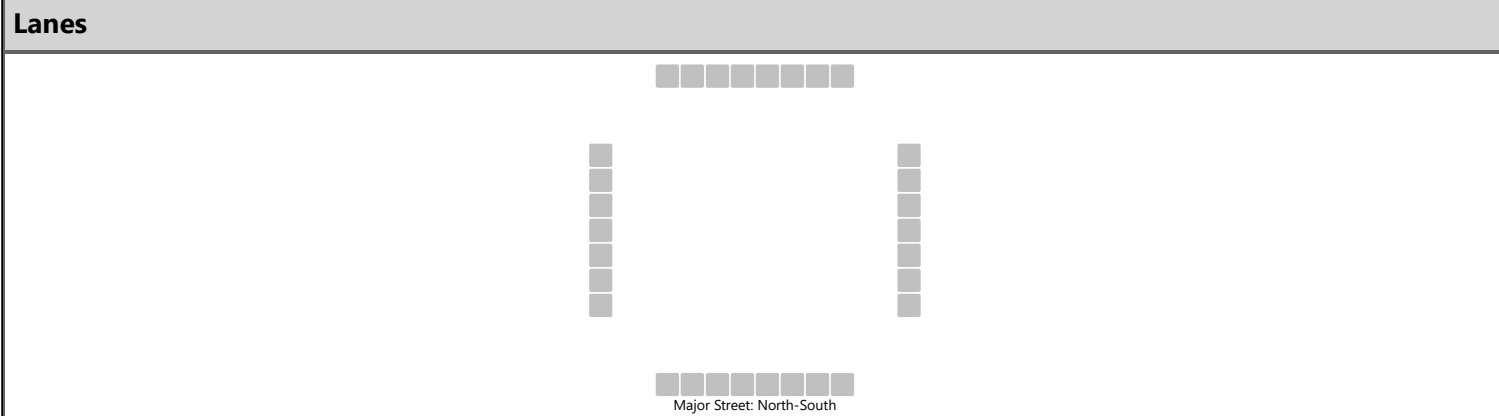
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.82		6.42						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			102							24						
Capacity, c (veh/h)			510							1206						
v/c Ratio			0.20							0.02						
95% Queue Length, Q ₉₅ (veh)			0.7							0.1						
Control Delay (s/veh)			13.8							8.0	0.2					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)	13.8								0.6							
Approach LOS	B								A							

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Benton & Carroll Svc Dr		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	City of Helena		
Date Performed	1/26/2023			East/West Street	Carroll College Service Drive		
Analysis Year	2023			North/South Street	North Benton Avenue		
Time Analyzed	Weekday, AM Peak Hour			Peak Hour Factor	0.79		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		1			242	1		2	517	
Percent Heavy Vehicles (%)						63		0						0		
Proportion Time Blocked						0.050		0.050						0.000		
Percent Grade (%)					3											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

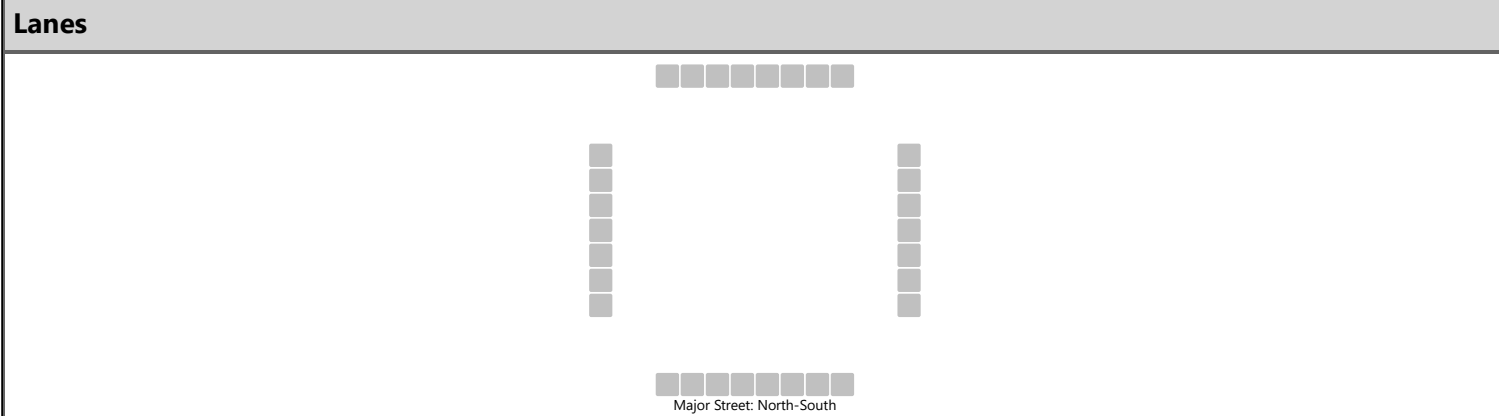
Base Critical Headway (sec)						7.1		6.2							4.1		
Critical Headway (sec)						7.63		6.50							4.10		
Base Follow-Up Headway (sec)						3.5		3.3							2.2		
Follow-Up Headway (sec)						4.07		3.30							2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5									3		
Capacity, c (veh/h)						227									1258		
v/c Ratio						0.02									0.00		
95% Queue Length, Q ₉₅ (veh)						0.1									0.0		
Control Delay (s/veh)						21.2									7.9	0.0	
Level of Service (LOS)						C									A	A	
Approach Delay (s/veh)					21.2								0.1				
Approach LOS					C								A				

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	T. Eastwood			Intersection	Benton & Carroll Svc Dr		
Agency/Co.	E5 Engineering, PLLC			Jurisdiction	City of Helena		
Date Performed	1/26/2023			East/West Street	Carroll College Service Drive		
Analysis Year	2023			North/South Street	North Benton Avenue		
Time Analyzed	Weekday, PM Peak Hour			Peak Hour Factor	0.81		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carroll College ZMA						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						1		0			470	1		0	279	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked						0.150		0.150								
Percent Grade (%)					3											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2							4.1	
Critical Headway (sec)						7.00		6.50							4.10	
Base Follow-Up Headway (sec)						3.5		3.3							2.2	
Follow-Up Headway (sec)						3.50		3.30							2.20	

Delay, Queue Length, and Level of Service

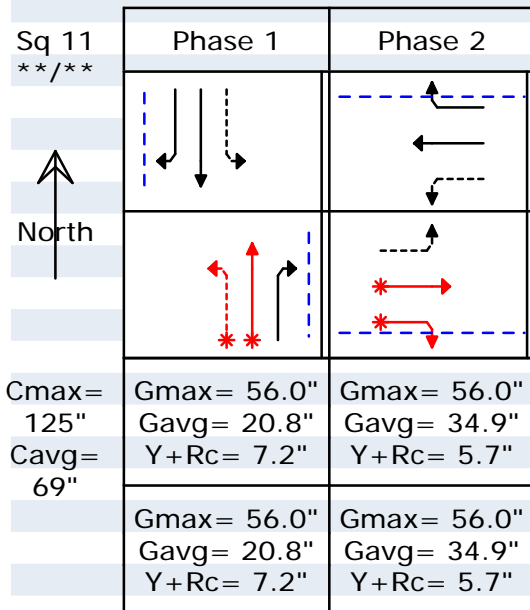
Flow Rate, v (veh/h)						1									0	
Capacity, c (veh/h)						250									994	
v/c Ratio						0.00									0.00	
95% Queue Length, Q ₉₅ (veh)						0.0									0.0	
Control Delay (s/veh)						19.4									8.6	0.0
Level of Service (LOS)						C									A	A
Approach Delay (s/veh)					19.4								0.0			
Approach LOS					C								A			



Appendix D

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 1 - W Lyndale Ave & Getchell St
 V/C 0.622 (Critical V/C 0.468) Control Delay 11.0 Level of Service B+



Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 17.1 B

R+ T+ L	14/1	0.448	0.302	1523	554	46	0.083	17.1	B	22 ft
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NB Approach 16.8 B

R	11/1			1537	466	19	0.041	16.9	B	9 ft
T+ L	13/1	0.448	0.302	1578	571	16	0.028	16.8	*B	7 ft

WB Approach 11.4 B+

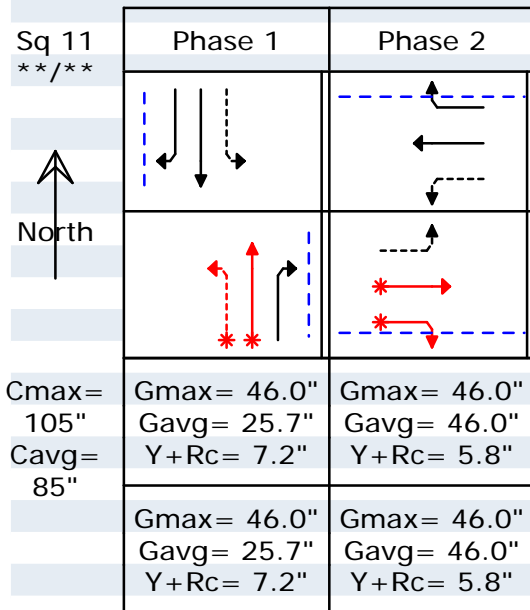
R+ T	24/2	0.448	0.506	3537	1799	1104	0.614	10.4	B+	309 ft
L	13/1	0.448	0.506	443	236	100	0.423	21.6	C+	64 ft

EB Approach 10.2 B+

R+ T	24/2	0.448	0.506	3648	1856	1277	0.688	10.2	*B+	304 ft
L	13/1	0.448	0.506	545	288	19	0.066	11.2	B+	7 ft

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 1 - W Lyndale Ave & Getchell St
 V/C 0.491 (Critical V/C 0.432) Control Delay 10.1 Level of Service B+



Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
------------	-------------	---------	---------	--------	--------	------------	-----	-----------	-----	---------------

SB Approach 22.4 C+

R+ T+ L	14/1	0.438	0.303	1469	518	89	0.172	22.4	C+	58 ft
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NB Approach 21.2 C+

R	11/1			1583	481	41	0.085	21.1	C+	25 ft
T+ L	13/1	0.438	0.303	1519	543	63	0.116	21.3	*C+	39 ft

WB Approach 9.5 A

R+ T	24/2	0.438	0.541	3629	1970	1109	0.563	9.3	A	315 ft
L	13/1	0.438	0.541	583	331	71	0.214	11.6	B+	30 ft

EB Approach 8.6 A

R+ T	24/2	0.438	0.541	3680	1997	1012	0.507	8.6	*A	285 ft
L	13/1	0.438	0.541	542	302	15	0.050	10.4	B+	6 ft

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 3 - W Lyndale Ave & N Benton Ave
 V/C 0.597 (Critical V/C 0.670) Control Delay 23.4 Level of Service C+

Sq 14 **/**	Phase 1	Phase 2	Phase 3
North ↑			
Gmax= 125"	Gmax= 57.0"	Gmax= 12.7"	Gmax= 38.0"
Gavg= 89"	Gavg= 33.0"	Gavg= 9.4"	Gavg= 29.4"
Cavg= 89"	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"
	Gmax= 57.0"	Gmax= 12.7"	Gmax= 38.0"
	Gavg= 33.0"	Gavg= 10.7"	Gavg= 28.1"
	Y+Rc= 7.9"	Y+Rc= 3.0"	Y+Rc= 6.4"

33.0"	9.4"	29.4"
33.0"	10.7"	28.1"

Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 22.7 C+

R	11/1	0.024	0.371	1468	699	57	0.082	12.8	B+	28 ft
T	12/1	0.456	0.371	1887	699	335	0.479	21.8	C+	202 ft
L	13/1	0.456	0.371	1316	516	275	0.533	25.9	C+	192 ft

NB Approach 24.3 C+

R	11/1			1581	776	56	0.072	12.0	B+	25 ft
T	12/1	0.456	0.371	1845	684	110	0.161	18.8	*B	67 ft
L	13/1	0.456	0.371	1090	337	172	0.511	31.9	C	142 ft

WB Approach 21.2 C+

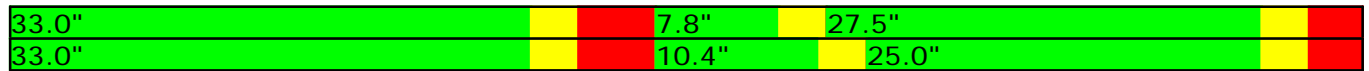
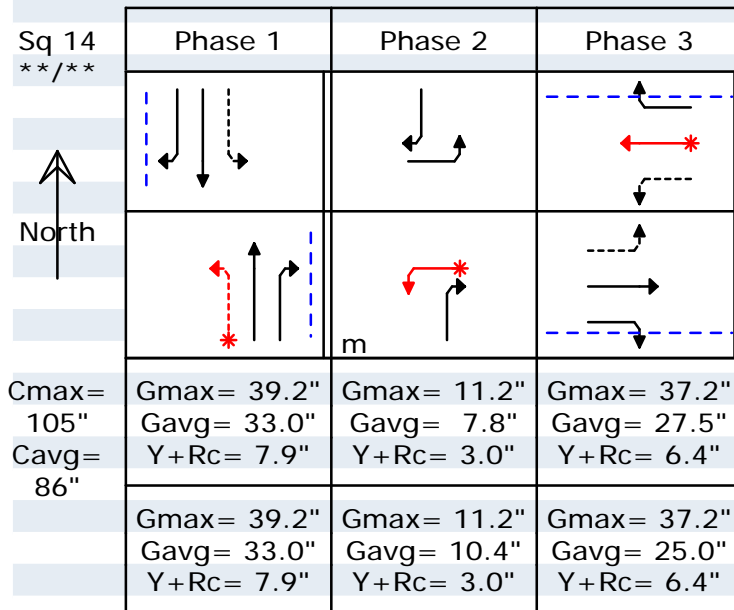
R	11/1			1524	502	88	0.175	17.7	B	49 ft
T	24/2	0.304	0.330	3519	1160	805	0.694	22.0	C+	220 ft
L	13/1	0.101	0.120	1871	343	119	0.347	17.9	*B	60 ft

EB Approach 25.3 C+

R	11/1			1587	501	198	0.395	20.3	C+	119 ft
T	24/2	0.304	0.316	3540	1117	946	0.847	27.0	*C+	294 ft
L	13/1	0.101	0.106	1804	363	73	0.201	16.5		60 ft

TEAPAC[Ver 9.50.02] - Capacity Analysis Summary (HCM 2016)

Intersection Averages for Int # 3 - W Lyndale Ave & N Benton Ave
 V/C 0.568 (Critical V/C 0.669) Control Delay 22.0 Level of Service C+



Lane Group	Width/Lanes	g/C Max	g/C Avg	SatFlo	Capcty	Adj Volume	v/c	HCM Delay	L S	Queue Model 1
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SB Approach 20.1 C+

R	11/1	0.029	0.384	1575	751	40	0.053	12.1	B+	18 ft
T	12/1	0.374	0.384	1887	727	154	0.212	17.7	B	88 ft
L	13/1	0.374	0.384	1193	433	148	0.342	24.8	C+	106 ft

NB Approach 20.9 C+

R	11/1			1600	811	93	0.115	11.1	B+	39 ft
T	12/1	0.374	0.384	1894	730	248	0.340	18.8	B	142 ft
L	13/1	0.374	0.384	1293	512	298	0.583	25.7	*C+	200 ft

WB Approach 21.8 C+

R	11/1			1600	515	161	0.313	18.5	B	89 ft
T	24/2	0.354	0.320	3585	1153	886	0.769	23.0	*C+	240 ft
L	13/1	0.107	0.121	1882	374	107	0.286	16.5	*B	52 ft

EB Approach 23.6 C+

R	11/1			1561	456	148	0.325	20.6	C+	88 ft
T	24/2	0.354	0.291	3561	1039	791	0.761	24.6	C+	230 ft
L	13/1	0.107	0.091	1863	317	50	0.158	17.8		

AMENDED PLAT OF CAPITAL HILL ADDITION BLOCK 1 LOT AGGREGATION

NORTHWEST 1/4, SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN, MONTANA,
CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA

COMMISSIONED BY: CARROLL COLLEGE

PURPOSE OF SURVEY / LANDOWNER CERTIFICATION

I, the undersigned property owner, do hereby certify that the purpose of this survey is as follows:

To aggregate parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established. A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas, as pursuant to the requirements of Section 76-3-207(1)(f), MCA, and are subject to review by the governing body to determine whether or not the requirements of this chapter apply to this aggregation and may establish reasonable fees, not to exceed \$200, for the examination, as pursuant to the requirements of Section 76-3-207(4), MCA.

I additionally certify that this lot is exempt from DEQ review in accord with 17.36.605(3) ARM which states that aggregations of parcels are not subdivisions subject to review, except that an aggregation is subject to review under 76-4-130, MCA, if any parcel included in the aggregation has a previous approval issued under Title 76, chapter 4, part 1, MCA.

Lon Peterson
CARROLL COLLEGE by Lon Peterson, Vice President, Finance and Administration

STATE OF Montana
County of Lewis & Clark

On this 28 day of December, 2016 before me, the undersigned, a Notary Public for the State of Montana, personally appeared the above named person(s) whose names are subscribed to the foregoing instrument and affirmed to me that he/she executed the same.

Kimberly Ann Sell
Printed Name Kimberly Ann Sell
Notary Public in and for the State of Montana
Residing at Helena
My Commission Expires 4/30/19



CERTIFICATE OF AMENDED PLAT REVIEW

We, the undersigned, do hereby certify that this plat has been reviewed by the governing body to determine whether or not the requirements of this chapter apply to this aggregation and may establish reasonable fees, not to exceed \$200, for the examination, as pursuant to the requirements of Section 76-3-207(4), MCA.

Lucy Moulton Dwyer 12-27-16
City of Helena Community Development Date

Ben Stahl 12/27/16
City of Helena Engineer Date

CERTIFICATE OF COUNTY TREASURER

I hereby certify pursuant to 76-3-207(3), MCA, that all real property taxes and special assessments assessed and levied on the land described on this Amended Plat have been paid.

Geocode(s): 05-1888-30-2-30-01-0000, 05-1888-30-2-30-09-0000,
05-1888-30-2-30-11-0000, 05-1888-30-2-30-13-0000, 05-1888-30-2-30-15-0000,
05-1888-30-2-30-17-0000, 05-1888-30-2-30-19-0000, 05-1888-30-2-30-23-0000,
05-1888-30-2-30-25-0000, 05-1888-30-2-30-30-0000, 05-1888-30-2-30-33-0000,
05-1888-30-2-30-35-0000

Paulette DeHart January 6, 2017
Lewis and Clark County Treasurer Date

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Thomas E. Stark acting as an examining land surveyor for Lewis and Clark County, Montana, do hereby certify that I have examined this Certificate of survey and find that the survey data shown hereon meet the conditions set forth by or pursuant to 76-3-611(2)(a), MCA.

Thomas E. Stark 12/22/16
Examining Land Surveyor Date
Montana License No. 1224965

CERTIFICATE OF SURVEYOR

I, Gunnar B. Getchell, a Montana licensed Professional Land Surveyor, do hereby certify that this survey was performed under my supervision during the months of April, 2015 through December, 2016 in accordance with the provisions of the Montana Subdivision and Platting Act (76-3-101 through 76-3-625, MCA) and the regulations adopted pursuant to that Act.

Gunnar B. Getchell
Gunnar B. Getchell
Montana License No. 9758LS



3388772 CGS
01/16/2017 12:01 PM Pages: 1 of 2 Fees: 115.00
Printed On Demand? Check & Register Lewis & Clark Co

		1/4 SEC. NW	SECTION 30	TOWNSHIP 10N	RANGE 3W
FIELD WORK: RGL/JUR DRAWN BY: JUR CHECKED BY: SBG		DATE: 12/2016 SCALE: 1"=40' PROJ. #: 0245021		PRINCIPAL MERIDIAN, MONTANA LEWIS & CLARK COUNTY, MONTANA PLOTTED DATE: Dec19/2016 CLIENT: CARROLL COLLEGE	
DRAWING NAME: R:\0245021_AmPlat\ACAO\Survey\0245021_BLOCK 1 AGGREGATE.DWG		SHEET 1 OF 2		PLOTTED BY: jeff rose	

AMENDED PLAT OF CAPITAL HILL ADDITION BLOCK 1 LOT AGGREGATION

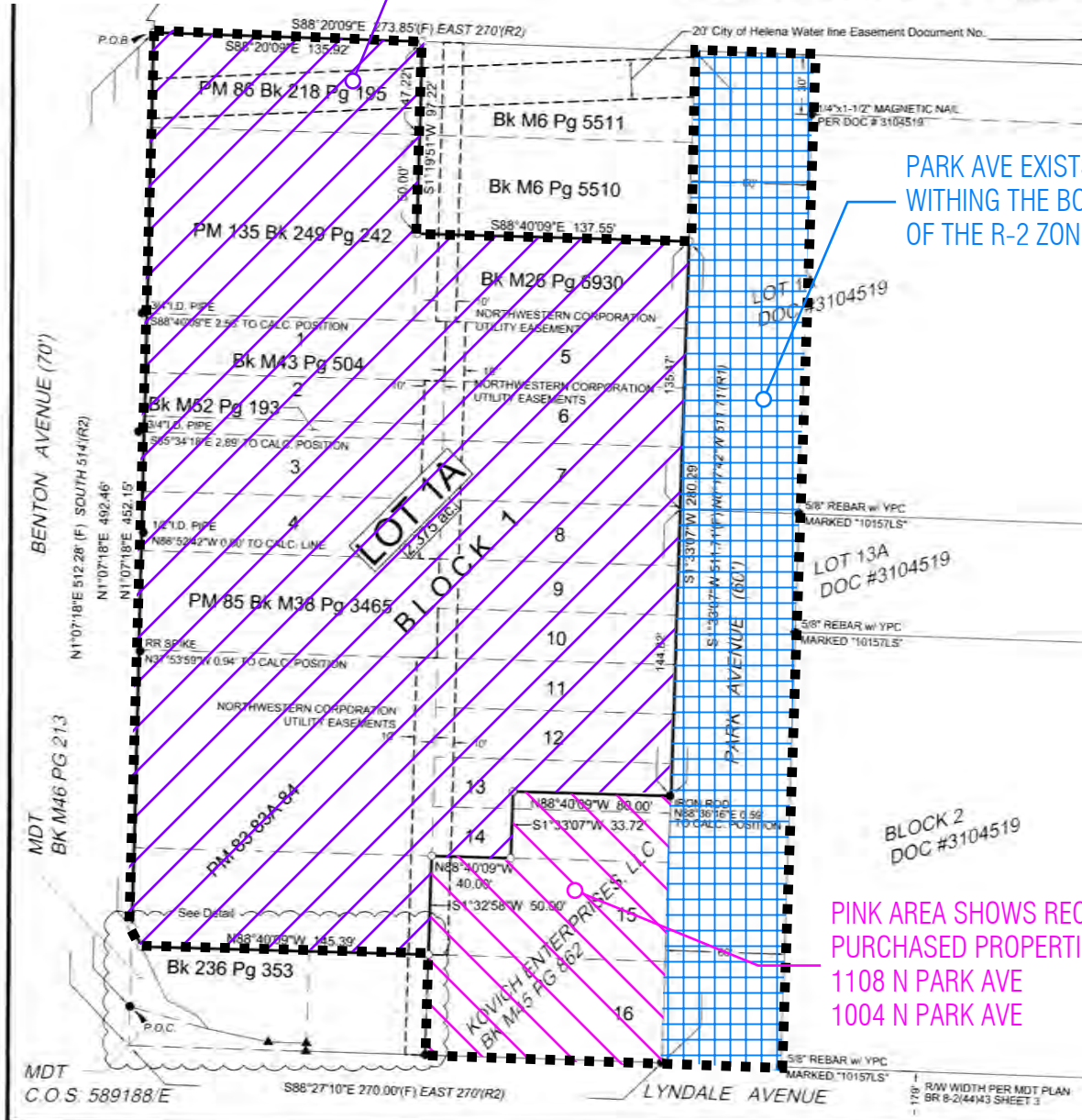
NORTHWEST 1/4 SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN, MONTANA,
MONTANA

PURPLE AREA WAS AGGREGATED AS
1321 N BENTON AVE, ORIGINALLY MADE
UP OF MULTIPLE ADDRESSES, SEE
AMENDED PLAT

CARROLL COLLEGE
BK 79 PG 603

SURVEYOR'S NOTE

Existing accesses to North Benton and North Park Avenues will be retained.



PARK AVE EXISTS
WITHIN THE BOUNDARY
OF THE R-2 ZONE

PINK AREA SHOWS RECENTLY
PURCHASED PROPERTIES:
1108 N PARK AVE
1004 N PARK AVE

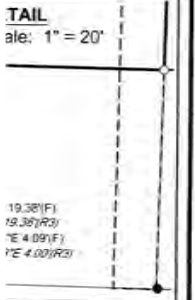
west quarter of Section 30,
Lewis and Clark County,
Montana, as referenced to the

98, as shown on Sheet 1
of Block 1 described in
Document # 3104519
along said west
quarter; thence S88°20'09\"/>

iron cap marked 10157LS
or as noted
aluminum cap
ARD

disproportion

survey
Document # 3104519
Document # 1000779
name
Certificate of Survey 589188/E
Lead Book M46 Page 213



TOWNSHIP	RANGE
10N	3W

MONTANA COUNTY, MONTANA

116 PLOTTED BY: jeff ree

3E SHEET 2 OF 2

3

After Recording Return to:
Bosch, Ruhr, Dugdale, Martin & Kaze, PLLP
P.O. Box 7152
Havre, MT 59501

FIRST MONTANA TITLE
L & C# 80209

WARRANTY DEED

For good and valuable consideration, **HANNA WARHANK (Grantor)**, whose mailing address is c/o David Warhank, P.O. Box 27, Rudyard, MT 59540, grants and warrants title to **CARROLL COLLEGE (Grantee)**, whose mailing address is 1601 North Benton Avenue, Helena, MT 59625-0002, and to Grantee's successors and assigns forever, all of the following real property in Helena, Lewis and Clark County, Montana:

A tract of land on North Benton Avenue in the City of Helena, Lewis and Clark County, Montana, described as follows, to-wit:

Beginning at a point on the East line of Benton Avenue, from which the intersection of the East line of Benton Avenue, with the North line of Lyndale Avenue, bears South 199.5 feet, more or less, which point of beginning is the northwest corner of the tract of land now owned by Arthur Bessette, fronting on Benton Avenue, and described in the decree in Cause No. 10258 of the of the District Court of the First Judicial District of the State of Montana, in and for the County of Lewis and Clark; running thence North 86'19" East 150.2 feet; running thence North 50.5 feet; running thence South 86'2" West 150.5 feet to the East line of Benton Avenue; running thence South 50 feet along the East line of Benton Avenue to the point of beginning;

The point of beginning is situated with reference to the Southwest corner of Lot 1 of SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 WEST, as follows: From said point of beginning running South along the East line of Benton Avenue to the point where said East line of Benton Avenue intersects the south line of said Lot 1 a distance of 229.50 feet, more or less; running thence West along the South line of said Lot 1 to the said Southwest Corner thereof, a distance of 35 feet, more or less. (Deed reference Book 135 of Deeds, Page 324).



Lewis & Clark County

DEED

3148010

Page: 1 of 2
08/14/2008 02:42P

Bk-M38 Pg-3465

TOGETHER WITH all buildings, structures and improvements located thereon, and all tenements, hereditaments and appurtenances to, and all reversions and remainders, and all rents, issues and profits of, and all title of the Grantor in all of such real property; and

SUBJECT TO all exceptions, restrictions, reservations, easements and rights-of-way in all instruments of record, including all reservations of coal, oil, gas and other minerals, and further subject to any existing oil and gas lease or leases and operations thereunder as of the date of this instrument, and to all easements and rights-of-way apparent from a visual examination of the land.

TO HAVE AND TO HOLD all and singular all of such real property together with appurtenances, to the Grantee and to Grantee's successors and assigns forever.

Grantor hereby warrants and agrees to defend only the title to said property to the Grantee and the Grantee's successors and assigns forever, against all acts of Grantor and any and all persons who may lawfully claim the same.

This instrument is executed on May 2, 2008.

Hanna Warhank
Hanna Warhank

STATE OF MONTANA
County of Missoula

This document was acknowledged before me on May 2, 2008, by **Hanna Warhank**.



Wendy Owens
Notary Public for State of Montana
Printed name: WENDY OWENS
Residing at Missoula, Montana
My commission expires 11-30, 2009



Lewis & Clark County

DEED

3148010

Page: 2 of 2
05/14/2008 02:42P

Bk-M38 Pg-3465



OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police

power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A

for estate planning purposes.

- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in

SCHEDULE A

File Number: L&C80209

Policy Number: 1002024-0044285

Address Reference: 1321 N Benton Ave
Helena, MT

Amount of Insurance: \$ 190,000.00

Premium: \$ 774.00

Date of Policy: May 14, 2008 at 02:42 PM

1. Name of Insured:
Carroll College
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
Carroll College
4. The Land referred to in this policy is described as follows:

A tract of land on North Benton Avenue in the City of Helena, Lewis and Clark County, Montana, described as follows, to-wit:

Beginning at a point on the East line of Benton Avenue, from which the intersection of the East line of Benton Ave., with the North line of Lyndale Ave., bears South 199.5 feet, more or less, which point of beginning is the northwest corner of the tract of land now owned by Arthur Bessette, fronting on Benton Ave., and described in the decree in Cause No. 10258 of the District Court of the First Judicial District of the State of Montana, in and for the County of Lewis and Clark; running thence North 86°19' East 150.2 feet; running thence North 50.5 feet; running thence South 86°2' West 150.5 feet to the East line of Benton Ave.; running thence South 50 feet along the East line of Benton Ave. to the point of beginning;

The point of beginning is situated with reference to the Southwest corner of Lot 1 of SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 WEST, as follows: From said point of beginning running South along the East line of Benton Ave. to the point where said East line of Benton Ave. intersects the south line of said Lot 1 a distance of 229.50 feet, more or less; running thence West along the South line of said Lot 1 to the said Southwest Corner thereof, a distance of 35 feet, more or less. (Deed Reference Book 135 of Deeds, Page 324)

First Montana Title Company of Helena

By: 

Authorized Officer or Agent

SCHEDULE B

File Number: L&C80209

Policy Number: 1002024-0044285

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses which arise by reason of:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, imposed by the law for services, labor or material heretofore or hereafter furnished, which lien or right to a lien is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereto; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any services, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; all claims to water and water rights.
10. Any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
11. Any Special Improvement District, any Rural Improvement District, special liens and levies of which no search is made.
12. General County Taxes for the 2008 and subsequent years, a lien which is not yet due and payable.
13. No liability is assumed for errors, omissions or changes in assessed evaluations or amount of taxes assessed by any state, county, city or federal taxing or assessing authority.

SCHEDULE B
(Continued)

File Number: L&C80209

Policy Number: 1002024-0044285

14. County road rights-of-way the existence of which is dependent in whole or in part upon writings which have not been recorded and indexed as conveyances in the office of the Clerk and Recorder pursuant to Title 70, Chapter MCA.

NOTE: Any Deed Restrictions, Covenant, By-Law, Declaration of Condominium and/or any amendments thereto and/or otherwise as shown herein as an exception which may contain a clause indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is hereby deleted as to said reference; no other deletion is hereby intended or implied.

END OF SCHEDULE B

Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and

expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these

rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 1 First American Way, Santa Ana, CA 92707, Attn: Claims Department.

POLICY OF TITLE INSURANCE

L & C 119815
Return to:
First Montana Land Title
P.O. Box 251
Helena, MT 59624

THIS DOCUMENT HAS BEEN ELECTRONICALLY
RECORDED. SEE THE ATTACHED COVER PAGE
FOR THE RECORDING INFORMATION

AND WHEN RECORDED MAIL TO:

Filed for Record at Request of:
First Montana Land Title Company

Space Above This Line for Recorder's Use Only

Order No.: LC119815
Parcel No.: 3701

WARRANTY DEED

FOR VALUE RECEIVED,

Kovich Enterprises, L.L.C.

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Carroll College, a Montana non-profit corporation

whose address is: **1004 & 1108 N Park Avenue, Helena, MT 59601**

Hereinafter called the Grantee, the following described premises situated in **Lewis and Clark County, Montana**, to-wit:

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 feet of the South 10 feet of Lot 13 and the East 70 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis and Clark, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet, and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis and Clark, Montana.

(Deed References: Book 189 of Deeds, Page 135, Book 217 of Deeds, Page 497, Book 186, Page 20, Book 253 of Deeds, Page 480)

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

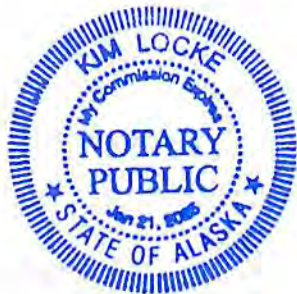
Dated: July 28, 2022

Kovich Enterprises, L.L.C.

By: Edward F. Kovich, Jr.
Name: Edward F. Kovich, Jr.
Title: Manager

STATE OF Alaska)
) ss.
COUNTY OF mat-su Borough)

This instrument was acknowledged before me on July 28, 2022, by Kovich Enterprises, L.L.C..



[Signature]
Notary Public for the State of ~~Montana~~ Alaska
Residing at: wasilla Alaska
My Commission Expires: 1/21/25



First American

400 N PARK AVE.
HELENA, MT 59601

LEWIS AND CLARK



0100281096150232924

RECEIVED
SEP 07 2022
CARROLL COLLEGE
BUSINESS OFFICE

Transmittal



CARROLL COLLEGE
1601 N BENTON AVE
HELENA, MT 59625

08/29/2022

Order Number: LC119815

Enclosed: 1 attached document(s)

Page Count: 6

First Montana Land Title Company



First American Title

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011400-LC119815

Owner's Policy

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

(This Policy is valid only when Schedules A and B are attached)

This Jacket was created electronically and constitutes an original document

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
4. (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title

Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, CA 92707. Phone: 888-632-1642.**



First American Title

Schedule A

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011400-LC119815

**First Montana Land Title Company
400 N Park Ave.
Helena, MT 59601**

File No.: **LC119815**
Address Reference: **1004 & 1108 N Park Avenue
Helena, MT 59601**
Amount of Insurance: **\$945,000.00**
Date of Policy: **August 8, 2022 at 12:46 P.M.**

Premium: \$2,464.00

1. Name of Insured:

Carroll College, a Montana non-profit corporation

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Carroll College, a Montana non-profit corporation

4. The Land referred to in this policy is described as follows:

**The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
AND**

**The East 70 feet of the South 10 feet of Lot 13 and the East 70 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis, Montana,
AND**

**The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis and Clark, Montana,
AND**

**Lot 16 and the West 50 feet of the North 9 feet, and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, County of Lewis and Clark, Montana.
(Deed References: Book 189 of Deeds, Page 135, Book 217 of Deeds, Page 497, Book 186, Page 20, Book 253 of Deeds, Page 480)**


By: **Authorized Countersignature**
(This Schedule A valid only when Schedule B is attached.)



First American Title

Schedule B

File No. LC119815

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011400-LC119815

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, ditch or ditch rights, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the Public Records.
8. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Lewis and Clark to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Lewis and Clark County.
9. 2022 taxes and special assessments are an accruing lien, amounts not yet determined or payable.
10. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as instrument numbers 3300772 and 589188, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(C).

11. Right-of-way Easement granted to Northwestern Corporation, recorded in Book M30, Page 2280.
12. Trust Indenture, to secure an original indebtedness of \$475,000.00, dated August 8, 2022 and any other amounts and/or obligations secured thereby
Recorded: August 8, 2022, in Book M61 at Page 3583
Grantor: Carroll College, a domestic non-profit corporation
Trustee: First Montana Land Title Company
Beneficiary: Kovich Enterprises, LLC, a Montana limited liability company



Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do we Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact us dataprivacy@firstam.com or toll free at 1-866-718-0097.



First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of **personal information** we have collected about California Residents over the last 12 months, please see "What Information Do We Collect About You" in www.firstam.com/privacy-policy. To learn about the sources from which we collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the **personal information** of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information", and "How Do We Share Your Information" in www.firstam.com/privacy-policy.

Date	Invoice #	Description	Net Amount
Check Date	Check #		Total
05/23/24	AP 0179190		136,959.21



CARROLL COLLEGE
 1601 N Benton Ave.
 Helena, MT 59625-0002
 (406) 447-4300

Helena, MT 59601

Check #
0179190

93-38
 929

Date	Amount
05/23/24	\$***136,959.21

PAY: \$136,959.21

TO THE ORDER OF: Lewis & Clark County Treasurer
 316 North Park Ave, Rm 113
 Helena MT 59623

Jpri Peterson

AUTHORIZED SIGNATURE

⑈0179190⑈ ⑆092901683⑆ 8003409934866⑈



CARROLL COLLEGE
 1601 N Benton Ave.
 Helena, MT 59625-0002
 (406) 447-4300

Lewis & Clark County Treasurer
 316 North Park Ave, Rm 113
 Helena MT 59623

1153701

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
 Property Tax Department
 316 N Park Ave Rm 113A
 Helena MT 59623
 Phone: (406) 447-8329

28656*60**G50**1.15**7/8*****AUTOALL FOR AADC 590
 CARROLL COLLEGE
 1601 N BENTON AVE
 HELENA MT 59625-0001

PROPERTY ID NO.: 24730 ✓
 01-02: Tax District 01
 SEC-TWN-RGE: 19-10 N-03 W

Property Location: 1755 BISHOP CARROLL DR
 Legal Description: TRACT C-1, IN G.LOT 4

For internet payments please log onto:
<https://fax.tyleritech.com/LewisAndClarkMT/>
 For payments using credit cards, dial toll free 1-888-272-9829.
 You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	596,495.00	0.00
Improvements	33,843,340.00	0.00
Personal Property	0.00	0.00
	34,439,835.00	0.00
County Mill Value:	0	

DELINQUENT TAXES
 Total Prior Year(s)
 Delinquent Tax Including Penalty and Interest:

If Paid By*:
 * Additional Penalty and Interest shall be added if not paid by above date.
 Questions? Call 406-447-8329.
 Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
<p>11-60-0702-9502 ✓ APR 08 2024 CARROLL COLLEGE BUSINESS OFFICE</p>	

Levy Description (Continued)	Amount
Total Mill Levy:	689.19
Total General Taxes	0.00

SPECIAL ASSESSMENTS			
Description	Code	1st Half	2nd Half
STREET MAINT #1	0001	0.00	
STORM WATER UTL	0008	0.00	30,000.00
LANDFILL MONITORING	0016	0.00	7,258.88
URBAN FOREST MGMT	0061	0.00	75.35
OPEN SPACE MAINT	0070	0.00	19.50
LIGHT DISTRICT #357	0357	0.00	1,483.66
WATER QUAL/COMM/CITY	8042A	0.00	290.48
		0.00	17.58

Please review the back of the tax bill for Dist. Breakdown and further information.

TOTAL			
Total Taxes Due Current Year	0.00	39,145.45	
	0.00	39,145.45	✓

--Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

This billing is a result of the Montana Supreme Court decision, which will include either a revision or will be in addition to your second half 2023 tax bill. If your second half tax bill has already been paid, this bill is in addition to your original bill, please do not disregard. Please note your original tax bill only contained 79.2 mills (77.9 mills plus 1.3 vo-tech mills) instead of the 96.5 mills (95 mills plus 1.5 vo-tech mills) for the school equalization mill levies for the 2023 tax year. The Montana Supreme Court ordered counties to comply with Department of Revenue's mill levy calculation. Therefore, this revised 2023 tax bill for the second half or this supplemental bill either includes or represents the additional 17.3 mills.

V153702 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28656*60**G50**1.15**3/8*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

PROPERTY ID NO.: 24668 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location:
Legal Description: PM83 & 83A OF CAPITOL HILL

For internet payments please log onto:
<https://tax.tyleritech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829.
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	92,001.00	0.00
Improvements	12,120.00	0.00
Personal Property	0.00	0.00
	104,121.00	0.00
County Mill Value:	0	

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.
Questions? Call 406-447-8329.

Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Please review the back of the tax bill for Dist. Breakdown and further information.

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
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Levy Description (Continued)	Amount
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Total Mill Levy: 689.19
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	184.26
OT STORM WATER UTL	0008	0.00	107.83
OT LANDFILL MONITORING	0016	0.00	9.04
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	24.67
OT LIGHT DISTRICT #357	0357	0.00	107.74

TOTAL
Total Taxes Due Current Year 0.00 453.04 ✓

11-60-0702-9522 ✓
RECORDED
JAN 20 2023
CARROLL COLL. BUSINESS OFFICE

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

This billing is a result of the Montana Supreme Court decision, which will include either a revision or will be in addition to your second half 2023 tax bill. If your second half tax bill has already been paid, this bill is in addition to your original bill, please do not disregard. Please note your original tax bill only contained 79.2 mills (77.9 mills plus 1.3 vo-tech mills) instead of the 96.5 mills (95 mills plus 1.5 vo-tech mills) for the school equalization mill levies for the 2023 tax year. The Montana Supreme Court ordered counties to comply with Department of Revenue's mill levy calculation. Therefore, this revised 2023 tax bill for the second half or this supplemental bill either includes or represents the additional 17.3 mills.

153703

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28655*60**G50**0.67**3/4*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

PROPERTY ID NO.: 24755 ✓
 01-02: Tax District 01
 SEC-TWN-RGE: 30-10 N-03 W

Property Location: 1220 BISHOP CARROLL DR
 Legal Description: COS #619517

For internet payments please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>

For payments using credit cards, dial toll free 1-888-272-9829.
 You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	361,329.00	0.00
Improvements	16,929,010.00	0.00
Personal Property	0.00	0.00
	17,290,339.00	0.00

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

Levy Description	Amount
	477.66 +
	622.02 +
	1,099.68 *
	0.00 *
	0.00 *
✓ 4,207.39 (1)	
✓ 4,207.37 (2)	
✓ 477.66 (3)	
✓ 622.02 (4)	
✓ 9,514.44 *	

Levy Description (Continued)	Amount
① 14-71-0920-9522 ✓	
② 14-71-0922-9522 ✓	
③ 11-60-0702-9522 ✓	
Total Mill Levy: 689.19	
Total General Taxes	0.00

DELINQUENT TAXES

Total Prior Year(s)
 Delinquent Tax Including Penalty and Interest:

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
 Call 406-447-8329.

Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Please review the back of the tax bill for Dist. Breakdown and further information.

SPECIAL ASSESSMENTS				
Description	Code	1st Half	2nd Half	
OT STREET MAINT #1	0001	0.00	8,015.10	
OT STORM WATER UTL	0008	0.00	1,123.82	
OT LANDFILL MONITORING	0016	0.00	36.17	
OT URBAN FOREST MGMT	0061	0.00	19.50	
OT OPEN SPACE MAINT	0070	0.00	231.96	
OT WATER QUAL/COMM/CITY	8042C	0.00	87.89	
TOTAL		0.00	9,514.44	
Total Taxes Due Current Year		0.00	9,514.44	✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v5

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

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153704 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28662*60**G50**0.67**3/4*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

PROPERTY ID NO.: 38582 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location: 1601 N BENTON AVE
Legal Description: M & B TR IN NW4NW4

For internet payments
please log onto:
<https://tax.tyleritech.com/LewisAndClarkMT/>
For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	557,850.00	0.00
Improvements	45,175,400.00	0.00
Personal Property	0.00	0.00
	45,733,250.00	0.00
County Mill Value:	0	

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
		11-60-0702-9522 ✓	
Total Mill Levy: 689.19		Total General Taxes 0.00	

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
Call 406-447-8329.

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Please review the back of the tax bill for Dist. Breakdown and further information.

RECEIVED
MAR 20 2023
CARROLL COLLEGE
BUSINESS OFFICE

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	27,678.02
OT STORM WATER UTL	0008	0.00	7,088.13
OT LANDFILL MONITORING	0016	0.00	75.35
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	1,448.82
OT LIGHT DISTRICT #357	0357	0.00	347.37
OT WATER QUAL/COMM/CITY	8042C	0.00	87.89

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

TOTAL	0.00	36,745.08
Total Taxes Due Current Year	0.00	36,745.08 ✓

4-23-24 v5

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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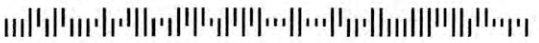
153705 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28657*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE A CORP
1601 N BENTON AVE
HELENA MT 59625-0001



Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 23653 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>

For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction number. This number is 3602. You will then be prompted for payment information.

Property Location:
Legal Description: LT 86-7

Valuation Type	Market Value	Taxable Value
Real Estate	95,204.00	0.00
Improvements	6,480.00	0.00
Personal Property	0.00	0.00
	101,684.00	0.00

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

GENERAL TAX DETAIL

Levy Description	Amount

Levy Description (Continued)	Amount

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions? Call 406-447-8329.

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Please review the back of the tax bill for Dist. Breakdown and further information.

Total Mill Levy: 689.19
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT STORM WATER UTL	0008	0.00	63.18
OT LANDFILL MONITORING	0016	0.00	9.04
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	22.73
OT LIGHT DISTRICT #357	0357	0.00	24.24

TOTAL	0.00	241.77
Total Taxes Due Current Year	0.00	241.77 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

APR 30 2024
CARROLL COLLEGE
BUSINESS OFFICE

11-60-0702-9522 ✓

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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B

153706

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28660*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE A CORP
1601 N BENTON AVE
HELENA MT 59625-0001



Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 26019 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments
please log onto:
[https://tax.lyertech.com/
LewisAndClarkMT/](https://tax.lyertech.com/LewisAndClarkMT/)
For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Property Location:
Legal Description: TR ABOVE CAPITAL HILLADDN PT OF TR
86-87

Valuation Type	Market Value	Taxable Value
Real Estate	95,204.00	0.00
Improvements	8,500.00	0.00
Personal Property	0.00	0.00
	103,704.00	0.00

County Mill Value: 0

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

If Paid By*:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
		11-40-0702-9522 ✓	
		Total Mill Levy: 689.19	
		Total General Taxes	0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT STORM WATER UTIL	0008	0.00	49.34
OT LANDFILL MONITORING	0016	0.00	9.04
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	18.33
OT LIGHT DISTRICT #357	0357	0.00	24.24
TOTAL		0.00	223.53
Total Taxes Due Current Year		0.00	223.53 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v5

APR 20 2024
CARROLL COLLEGE
BUSINESS OFFICE

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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TS

153707 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28654*60**G50**1.39**3/10*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

11-05-0181-9522 ✓

PROPERTY ID NO.: 3702 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments
please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>
For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Property Location: 1004 N PARK AVE
Legal Description: N 9' OF E 70' LOT 15; W 50' OF N 9' LOT

Valuation Type	Market Value	Taxable Value
Real Estate	188,700.00	2,547.00
Improvements	168,800.00	2,279.00
Personal Property	0.00	0.00
	357,500.00	4,826.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	24.08
HL Helena General	255.05
HL *Helena GO 2008-Voted	13.46
HL Helena Permissive	66.38
LC All Purpose	68.77
LC Co Extension	2.68
LC *Detention Center Bond Services-Voted	7.43
LC *Detention Services-Voted	41.17
LC District Court	6.83
LC *Diversion Services-Voted	10.81
LC Entitlement Levy	35.25
LC *Fairgrounds-Voted	6.52
LC Health	15.30
LC Library	13.78
LC **Library 1-Voted	28.96
LC Mental Health	1.40
LC Parks	0.19
LC Permissive Med Levy	22.92
LC Public Safety	66.96
LC **Public Safety 1-Voted	55.79
LC *Search and Rescue Maintenance	1.93
LC Senior Citizens	2.15
LC Sheriff's Retirement System Levy	2.94
LC Co Elem Retirement	56.75
LC Co High Retirement	33.44
LC Co Transportation	6.47
LC Co Elem Schools	65.15
LC Co High Schools	43.43
SD Elem Adult Ed	3.35
SD Elem Bond/Debt	3.84
SD **Elem Bond/Debt A-Voted	68.53
SD Elem Building Reserve-Permissive	4.66
SD *Elem Building Reserve-Voted	46.09
SD Elem General	68.31
SD **Elem General A-Voted	126.54
SD *Elem Technology-Voted	7.99
SD Elem Transportation	85.15
SD Elem Tuition	30.84

Levy Description (Continued)	Amount
SD High Adult Ed	3.06
SD High Bond/Debt	2.46
SD *High Building Reserve	21.11
SD High Building Reserve-Permissive	2.15
SD High General	34.75
SD **High General A-Voted	72.85
SD *High Technology	7.87
SD High Transportation	14.84
SD High Tuition	5.62
ST St Equalization	79.39
ST University	14.48
ST Vo-Tech	3.14

Total Mill Levy: 689.19
Total General Taxes 1,663.01

If Paid By*:
* Additional Penalty and
Interest shall be added if
not paid by above date.
Questions?
Call 406-447-8329.

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the delinquency. If taxpayer
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delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	26.46
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	11.07
OT LIGHT DISTRICT #357	0357	0.00	40.84
OT FORESTVALE CEM	2121	0.00	6.25
OT OPEN-SPACE LANDS	2518	0.00	11.27
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	28.95
OT CO HIGH SCHL ADTL MILLS	CHGH	0.00	19.31
OT ST EQUALIZATION ADTL MILL	SEQL	0.00	34.26
OT VO TECH ADTL MILL	VTCH	0.00	0.97

TOTAL 0.00 407.02
Total Taxes Due Current Year 0.00 2,070.03 ✓

*-Voted In **Voted to increase ***-Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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153708 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

PROPERTY ID NO.: 3701 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location: 1108 N PARK AVE
Legal Description: E 70' OF S 10' LOT 13; E 70' LOT 14; E 1

For internet payments please log onto:
<https://tax.tylertech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829.
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

28654*60**G50**1.39**1/10*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

11-05-0182-9522 ✓

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

Valuation Type	Market Value	Taxable Value
Real Estate	75,080.00	1,014.00
Improvements	181,320.00	2,448.00
Personal Property	0.00	0.00
	256,400.00	3,462.00

County Mill Value: 0

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
Call 406-447-8329.

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Please review the back of the tax bill for Dist. Breakdown and further information.

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	17.28
HL Helena General	182.97
HL *Helena GO 2008-Voted	9.66
HL Helena Permissive	47.62
LC All Purpose	49.33
LC Co Extension	1.92
LC *Detention Center Bond Services-Voted	5.33
LC *Detention Services-Voted	29.53
LC District Court	4.90
LC *Diversion Services-Voted	7.76
LC Entitlement Levy	25.29
LC *Fairgrounds-Voted	4.67
LC Health	10.97
LC Library	9.88
LC **Library 1-Voted	20.77
LC Mental Health	1.00
LC Parks	0.14
LC Permissive Med Levy	16.44
LC Public Safety	48.04
LC **Public Safety 1-Voted	40.02
LC *Search and Rescue Maintenance	1.39
LC Senior Citizens	1.54
LC Sheriff's Retirement System Levy	2.11
LC Co Elem Retirement	40.71
LC Co High Retirement	23.99
LC Co Transportation	4.64
LC Co Elem Schools	46.74
LC Co High Schools	31.16
SD Elem Adult Ed	2.41
SD Elem Bond/Debt	2.75
SD **Elem Bond/Debt A-Voted	49.16
SD Elem Building Reserve-Permissive	3.34
SD *Elem Building Reserve-Voted	33.06
SD Elem General	49.00
SD **Elem General A-Voted	90.77
SD *Elem Technology-Voted	5.73
SD Elem Transportation	61.09
SD Elem Tuition	22.12

Levy Description (Continued)	Amount
SD High Adult Ed	2.20
SD High Bond/Debt	1.77
SD *High Building Reserve	15.15
SD High Building Reserve-Permissive	1.54
SD High General	24.93
SD **High General A-Voted	52.26
SD *High Technology	5.64
SD High Transportation	10.65
SD High Tuition	4.03
ST St Equalization	56.95
ST University	10.39
NT Vo-Tech	2.25

Total Mill Levy: 689.19

Total General Taxes 1,192.99

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	23.08
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	10.00
OT LIGHT DISTRICT #357	0357	0.00	12.32
OT FORESTVALE CEM	2121	0.00	4.48
OT OPEN-SPACE LANDS	2518	0.00	8.08
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	20.77
OT CO HIGH SCHL ADTL MILLS	CHGH	0.00	13.85
OT ST EQUALIZATION ADTL MILL	SEQL	0.00	24.58
OT VO TECH ADTL MILL	VTCH	0.00	0.69

TOTAL
Total Taxes Due Current Year 0.00 345.49
0.00 1,538.48 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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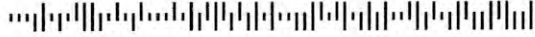
153709 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28653*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE RM 204
HELENA MT 59625-0001



PROPERTY ID NO.: 3418 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Property Location: 198 W LYNDAL AVE
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W, BL

Valuation Type	Market Value	Taxable Value
Real Estate	86,611.00	0.00
Improvements	269,940.00	0.00
Personal Property	0.00	0.00
	356,551.00	0.00

County Mill Value: 0

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Please review the back of the tax bill for Dist. Breakdown and further information.

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
11-05-0169-9522 ✓	
APR 20 2024	
CARROLL COLLEGE BUSINESS OFFICE	

Levy Description (Continued)	Amount
Total Mill Levy:	689.19
Total General Taxes	0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	33.38
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	13.27
OT LIGHT DISTRICT #357	0357	0.00	18.66
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40

TOTAL	0.00	292.95
Total Taxes Due Current Year	0.00	292.95 ✓

*-Voted In **-Voted to increase ***-Voted to exceed Statutory Authority

4-23-24 #5

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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AS

153710 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28654*60**G50**1.39**7/10*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 4954 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location: 194 W LYNDAL AVE
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W, BL

For internet payments please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	104,720.00	0.00
Improvements	189,380.00	0.00
Personal Property	0.00	0.00
	294,100.00	0.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Please review the back of the tax bill for Dist. Breakdown and further information.

GENERAL TAX DETAIL

Levy Description Amount

Levy Description (Continued) Amount

11-60-0199-9522 ✓

RECEIVED
APR 20 2024
CARROLL COLLEGE
BUSINESS OFFICE

Total Mill Levy: 689.19

Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	23.08
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	10.00
OT LIGHT DISTRICT #357	0357	0.00	18.67
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40

TOTAL 0.00 279.39
Total Taxes Due Current Year 0.00 279.39 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v6

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

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V153711V

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE

Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

PROPERTY ID NO.: 4955 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tyertech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Property Location: 180 W LYNDAL AVE
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W, BL

Valuation Type	Market Value	Taxable Value
Real Estate	168,940.00	2,281.00
Improvements	152,060.00	2,053.00
Personal Property	0.00	0.00
	<u>321,000.00</u>	<u>4,334.00</u>

County Mill Value: 0

DELINQUENT TAXES
Delinquent Year(s)
Delinquent Tax Including Penalty and Interest:

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions?
Call 406-447-9329.

Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.

Please review the back of the tax bill for Dist. Breakdown and further information.

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	21.63
HL Helena General	229.05
HL *Helena GO 2008-Voted	12.09
HL Helena Permissive	59.61
LC All Purpose	61.76
LC Co Extension	2.41
LC *Dentention Center Bond Services-Voted	6.67
LC *Detention Services-Voted	36.97
LC District Court	6.13
LC *Diversion Services-Voted	9.71
LC Entitlement Levy	31.66
LC *Fairgrounds-Voted	5.85
LC Health	13.74
LC Library	12.37
LC **Library 1-Voted	26.00
LC Mental Health	1.26
LC Parks	0.17
LC Permissive Med Levy	20.59
LC Public Safety	60.13
LC **Public Safety 1-Voted	50.10
LC *Search and Rescue Maintenance	1.73
LC Senior Citizens	1.93
LC Sheriff's Retirement System Levy	2.64
SC Co Elem Retirement	50.97
SC Co High Retirement	30.04
SC Co Transportation	5.81
SC Co Elem Schools	58.51
SC Co High Schools	39.01
SD Elem Adult Ed	3.01
SD Elem Bond/Debt	3.45
SD **Elem Bond/Debt A-Voted	61.54
SD Elem Building Reserve-Permissive	4.18
SD *Elem Building Reserve-Voted	41.39
SD Elem General	61.35
SD **Elem General A-Voted	113.64
SD *Elem Technology-Voted	7.17
SD Elem Transportation	76.47
SD Elem Tuition	27.69

Levy Description (Continued)	Amount
SD High Adult Ed	2.75
SD High Bond/Debt	2.21
SD *High Building Reserve	18.86
SD High Building Reserve-Permissive	1.93
SD High General	31.21
SD **High General A-Voted	65.42
SD *High Technology	7.07
SD High Transportation	13.33
SD High Tuition	5.05
ST St Equalization	71.29
ST University	13.00
ST Vo-Tech	2.82

Total Mill Levy: 689.19
Total General Taxes 1,493.47

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	23.08
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	10.00
OT LIGHT DISTRICT #357	0357	0.00	37.35
OT FORESTVALE CEM	2121	0.00	5.61
OT OPEN-SPACE LANDS	2518	0.00	10.12
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	26.01
OT CO HIGH SCHL ADTL MILLS	CHGL	0.00	17.33
OT ST EQUALIZATION ADTL MILL	SEQL	0.00	30.78
OT VO TECH ADTL MILL	VTCH	0.00	0.87

TOTAL 0.00 388.79
Total Taxes Due Current Year 0.00 1,882.26 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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V153712 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

PROPERTY ID NO.: 3898 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829.
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Property Location: 174 W LYNDAL AVE
Legal Description: LT E19' OF 36 LT 37

Valuation Type	Market Value	Taxable Value
Real Estate	97,014.00	1,310.00
Improvements	152,386.00	2,057.00
Personal Property	0.00	0.00
	249,400.00	3,367.00

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions? Call 406-447-8329.

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28655*60**G50**0.67**1/4*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

11-05-0166-9522 ✓

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	16.80
HL Helena General	177.95
HL *Helena GO 2008-Voted	9.39
HL Helena Permissive	46.31
LC All Purpose	47.98
LC Co Extension	1.87
LC *Detention Center Bond Services-Voted	5.19
LC *Detention Services-Voted	28.72
LC District Court	4.76
LC *Diversion Services-Voted	7.54
LC Entitlement Levy	24.60
LC *Fairgrounds-Voted	4.55
LC Health	10.67
LC Library	9.61
LC **Library 1-Voted	20.20
LC Mental Health	0.98
LC Parks	0.13
LC Permissive Med Levy	15.99
LC Public Safety	46.72
LC **Public Safety 1-Voted	38.92
LC *Search and Rescue Maintenance	1.35
LC Senior Citizens	1.50
LC Sheriff's Retirement System Levy	2.05
SC Co Elem Retirement	39.60
SC Co High Retirement	23.33
SC Co Transportation	4.51
SC Co Elem Schools	45.45
SC Co High Schools	30.30
SD Elem Adult Ed	2.34
SD Elem Bond/Debt	2.68
SD **Elem Bond/Debt A-Voted	47.81
SD Elem Building Reserve-Permissive	3.25
SD *Elem Building Reserve-Voted	32.16
SD Elem General	47.66
SD **Elem General A-Voted	88.28
SD *Elem Technology-Voted	5.57
SD Elem Transportation	59.41
SD Elem Tuition	21.52

Levy Description (Continued)	Amount
SD High Adult Ed	2.14
SD High Bond/Debt	1.72
SD *High Building Reserve	14.73
SD High Building Reserve-Permissive	1.50
SD High General	24.24
SD **High General A-Voted	50.83
SD *High Technology	5.49
SD High Transportation	10.35
SD High Tuition	3.92
ST St Equalization	55.39
ST University	10.10
ST Vo-Tech	2.19

Total Mill Levy: 689.19
Total General Taxes 1,160.25

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	23.08
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	10.00
OT LIGHT DISTRICT #357	0357	0.00	16.45
OT FORESTVALE CEM	2121	0.00	4.36
OT OPEN-SPACE LANDS	2518	0.00	7.86
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	20.20
OT CO HIGH SCHL ADTL MILLS	CHGH	0.00	13.47
OT ST EQUALIZATION ADTL MILL	SEQL	0.00	23.90
OT VO TECH ADTL MILL	VTCH	0.00	0.67

TOTAL 0.00 347.63
Total Taxes Due Current Year 0.00 1,507.88 ✓

*-Voted In **-Voted to increase ***-Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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Handwritten mark

V153713 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

27*1**G48**0.67**1/4*****SNGLP
CARROLL COLLEGE INC
1610 N BENTON AVE
HELENA MT 59601-2811



Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 1013 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location:
Legal Description: COS 3323416

For internet payments please log onto:
<https://tax.tyleritech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	166,837.00	0.00
Improvements	30,220.00	0.00
Personal Property	0.00	0.00
	197,057.00	0.00

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

GENERAL TAX DETAIL

Levy Description	Amount
------------------	--------

Levy Description (Continued)	Amount
------------------------------	--------

11-40-0702-9522 ✓

RECEIVED
APR 20 2024
CARROLL COLLEGE
BUSINESS OFFICE

Total Mill Levy: 689.19
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT STORM WATER UTL	0008	0.00	231.18
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	76.04
OT LIGHT DISTRICT #357	0357	0.00	38.33
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40

TOTAL 0.00 476.14
Total Taxes Due Current Year 0.00 476.14 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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153714 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447- 8329

27*1**G48**0.67**3/4*****SNGLP
CARROLL COLLEGE INC
1610 N BENTON AVE
HELENA MT 59601-2811

11-05-0180-9522 ✓

PROPERTY ID NO.: 1022 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.ly/ertech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829.
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Property Location: 168 W LYNDAL AVE
Legal Description: COS #3104519

Valuation Type	Market Value	Taxable Value
Real Estate	319,131.00	4,308.00
Improvements	219,169.00	2,959.00
Personal Property	0.00	0.00
	538,300.00	7,267.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	36.26
HL Helena General	384.06
HL *Helena GO 2008-Voted	20.27
HL Helena Permissive	99.96
LC All Purpose	103.55
LC Co Extension	4.03
LC *Detention Center Bond Services-Voted	11.19
LC *Detention Services-Voted	61.99
LC District Court	10.28
LC *Diversion Services-Voted	16.28
LC Entitlement Levy	53.09
LC *Fairgrounds-Voted	9.81
LC Health	23.04
LC Library	20.75
LC **Library 1-Voted	43.60
LC Mental Health	2.11
LC Parks	0.29
LC Permissive Med Levy	34.52
LC Public Safety	100.83
LC **Public Safety 1-Voted	84.01
LC *Search and Rescue Maintenance	2.91
LC Senior Citizens	3.23
LC Sheriff's Retirement System Levy	4.43
SC Co Elem Retirement	85.46
SC Co High Retirement	50.36
SC Co Transportation	9.74
SC Co Elem Schools	98.10
SC Co High Schools	65.40
SD Elem Adult Ed	5.05
SD Elem Bond/Debt	5.78
SD **Elem Bond/Debt A-Voted	103.19
SD Elem Building Reserve-Permissive	7.01
SD *Elem Building Reserve-Voted	69.40
SD Elem General	102.86
SD **Elem General A-Voted	190.54
SD *Elem Technology-Voted	12.03
SD Elem Transportation	128.23
SD Elem Tuition	46.44

Levy Description (Continued)	Amount
SD High Adult Ed	4.61
SD High Bond/Debt	3.71
SD *High Building Reserve	31.79
SD High Building Reserve-Permissive	3.23
SD High General	52.32
SD **High General A-Voted	109.70
SD *High Technology	11.85
SD High Transportation	22.35
SD High Tuition	8.47
ST St Equalization	119.54
ST University	21.80
ST Vo-Tech	4.72

Total Mill Levy: 689.19
Total General Taxes 2,504.17

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	2,489.45
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	929.26
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	192.27
OT LIGHT DISTRICT #357	0357	0.00	265.33
OT FORESTVALE CEM	2121	0.00	9.41
OT OPEN SPACE LANDS	2518	0.00	16.97
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	43.60
OT CO HIGH SCHL ADTL MILLS	CHGH	0.00	29.07
OT ST EQUALIZATION ADTL MILL	SEQL	0.00	51.60
OT VO TECH ADTL MILL	VTCH	0.00	1.45

TOTAL 0.00 4,170.46
Total Taxes Due Current Year 0.00 6,674.63

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

If Paid By*:
* Additional Penalty and Interest shall be added if not paid by above date.
Questions? Call 406-447-8329.
Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.
Please review the back of the tax bill for Dist. Breakdown and further information.

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

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V153115 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28654*60**G50**1.39**5/10*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001

PROPERTY ID NO.: 4414 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location: 179 HENRY ST
Legal Description: 3104519

For internet payments please log onto:
<https://tax.tyleritech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829.
You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	111,398.00	0.00
Improvements	0.00	0.00
Personal Property	0.00	0.00
	<u>111,398.00</u>	<u>0.00</u>

County Mill Value: 0

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax including Penalty and Interest:

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
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Levy Description (Continued)	Amount
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11-60-0702-9522 ✓

APR 20 2024
CARROLL COLLEGE
BUSINESS OFFICE

Total Mill Levy: 689.19
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	291.15
OT STORM WATER UTL	0008	0.00	32.61
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	13.02
OT LIGHT DISTRICT #357	0357	0.00	37.39
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40

TOTAL 0.00 504.76
Total Taxes Due Current Year 0.00 504.76 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 25

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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TS

153716

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28651*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON
HELENA MT 59625-0001



Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 726
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tyvertch.com/LewisAndClarkMT/>

Property Location: 183 HENRY ST
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W, BL

For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	86,611.00	0.00
Improvements	0.00	0.00
Personal Property	0.00	0.00
	86,611.00	0.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

GENERAL TAX DETAIL

Levy Description	Amount

Levy Description (Continued)	Amount

11-60-0702-9522

RECEIVED
APR 30 2024
CARROLL COLLEGE
BUSINESS OFFICE

Total Mill Levy: 689.19
Total General Taxes 0.00

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
STREET MAINT #1	0001	0.00	103.08
STORM WATER UTL	0008	0.00	23.08
LANDFILL MONITORING	0016	0.00	3.61
URBAN FOREST MGMT	0061	0.00	19.50
OPEN SPACE MAINT	0070	0.00	10.00
LIGHT DISTRICT #357	0357	0.00	18.66
WATER QUALITY INSIDE CITY	8000	0.00	4.40

Please review the back of the tax bill for Dist. Breakdown and further information.

TOTAL 0.00 182.33
Total Taxes Due Current Year 0.00 182.33

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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V153717 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28659*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE INC
1601 N BENTON AVE
HELENA MT 59625-0001



Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

PROPERTY ID NO.: 24732 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments
please log onto:
[https://tax.tyler-tech.com/
LewisAndClarkMT/](https://tax.tyler-tech.com/LewisAndClarkMT/)

For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Property Location:
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W,
BL

Valuation Type	Market Value	Taxable Value
Real Estate	111,359.00	0.00
Improvements	22,620.00	0.00
Personal Property	0.00	0.00
	133,979.00	0.00

County Mill Value: 0

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

If Paid By*:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
		Total Mill Levy: 689.19	
		Total General Taxes 0.00	

11-60-0702-9522 ✓

RECEIVED

APR 20 2024

CARROLL COLLEGE
BUSINESS OFFICE

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT STORM WATER UTIL	0008	0.00	126.28
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	42.75
OT LIGHT DISTRICT #357	0357	0.00	37.34

TOTAL	0.00	350.05
Total Taxes Due Current Year	0.00	350.05 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v5

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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TS

✓ 153 718 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

32*1**G48**0.43**1/2*****SNGLP
CARROLL COLLEGE
1610 N BENTON AVE
HELENA MT 59601-2811



PROPERTY ID NO.: 5276 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://tax.tylertech.com/LewisAndClarkMT/>
For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Property Location: 1105 N PARK AVE
Legal Description: CAPITAL HILL ADDN, S30, T10 N, R03 W, BL

Valuation Type	Market Value	Taxable Value
Real Estate	86,611.00	0.00
Improvements	88,210.00	0.00
Personal Property	0.00	0.00
	174,821.00	0.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount

Levy Description (Continued)	Amount

Total Mill Levy: 689.19
Total General Taxes: 0.00

If Paid By:
* Additional Penalty and Interest shall be added if not paid by above date.
Questions? Call 406-447-8329.
Taxpayers may pay taxes that are delinquent at anytime if they pay the full amount of the delinquency. If taxpayer wants to pay only part of their delinquent taxes, then the current year has to be paid in full before they can pay a delinquent year. Delinquent payments must be credited to the oldest year first.
Please review the back of the tax bill for Dist. Breakdown and further information.

11-60-0702-9522 ✓

RECEIVED
APR 20 2024
CARROLL COLLEGE
BUSINESS OFFICE

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT SOLID WASTE	0003	0.00	97.05
OT STORM WATER UTL	0008	0.00	23.08
OT LANDFILL MONITORING	0016	0.00	3.61
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	10.00
OT LIGHT DISTRICT #357	0357	0.00	18.66
OT WATER QUALITY INSIDE CITY	8000	0.00	4.40

TOTAL 0.00 279.38 ✓
Total Taxes Due Current Year 0.00 279.38 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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AS

153119 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28661*60**G50**0.43**1/2*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001



PROPERTY ID NO.: 31450 ✓
01-02: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

Property Location: 1245 N PARK AVE
Legal Description: 3104519

For internet payments
please log onto:
[https://tax.tyler-tech.com/
LewisAndClarkMT/](https://tax.tyler-tech.com/LewisAndClarkMT/)

For payments using
credit cards, dial toll free
1-888-272-9829.

You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	297,332.00	0.00
Improvements	10,014,310.00	0.00
Personal Property	0.00	0.00
	10,311,642.00	0.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
		Total Mill Levy: 689.19	
		Total General Taxes	0.00

If Paid By:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	4,681.92
OT STORM WATER UTL	0008	0.00	1,242.37
OT LANDFILL MONITORING	0016	0.00	36.17
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	256.15
OT LIGHT DISTRICT #357	0357	0.00	549.75

TOTAL	0.00	6,785.86
Total Taxes Due Current Year	0.00	6,785.86 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v5

11-40-0702-9522 ✓

CARROLL COLLEGE
BUSINESS OFFICE
APR 20 2024

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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13



Lewis and Clark County Treasurer's Office
 Property Tax Department
 316 N Park Ave Rm 113A
 Helena MT 59623
 Phone: (406) 447-8329

28656*60**G50**1.15**5/8*****AUTOALL FOR AADC 590
 CARROLL COLLEGE
 1601 N BENTON AVE
 HELENA MT 59625-0001

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE

PROPERTY ID NO.: 24669 ✓
 01-02: Tax District 01
 SEC-TWN-RGE: 30-10 N-03 W

Property Location:
 Legal Description: COS 3323416

For internet payments
 please log onto:
<https://tax.tyler-tech.com/LewisAndClarkMT/>

For payments using
 credit cards, dial toll free
 1-888-272-9829.
 You will be asked for a
 jurisdiction Number. This
 number is 3602. You will
 then be prompted for
 payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	205,470.00	0.00
Improvements	52,080.00	0.00
Personal Property	0.00	0.00
	257,550.00	0.00
County Mill Value:	0	

DELINQUENT TAXES
 Total Prior Year(s)
 Delinquent Tax Including
 Penalty and Interest:

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
<p>11-60-0702-9522 ✓</p> <p>APR 30 2024</p> <p>CARROLL COLLEGE BUSINESS OFFICE</p>	

Levy Description (Continued)	Amount
Total Mill Levy:	689.19
Total General Taxes	0.00

If Paid By*:
 * Additional Penalty and
 Interest shall be added if
 not paid by above date.

Questions?
 Call 406-447-8329.

Taxpayers may pay taxes that
 are delinquent at anytime if
 they pay the full amount of
 the delinquency. If taxpayer
 wants to pay only part of their
 delinquent taxes, then the
 current year has to be paid
 in full before they can pay a
 delinquent year. Delinquent
 payments must be credited to
 the oldest year first.

Please review the
 back of the tax bill for
 Dist. Breakdown and
 further information.

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	103.08
OT STORM WATER UTL	0008	0.00	413.59
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	133.93
OT LIGHT DISTRICT #357	0357	0.00	18.14
TOTAL		0.00	709.34
Total Taxes Due Current Year		0.00	709.34 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-23-24 v5

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

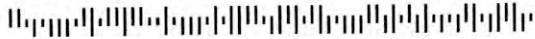
This billing is a result of the Montana Supreme Court decision, which will include either a revision or will be in addition to your second half 2023 tax bill. If your second half tax bill has already been paid, this bill is in addition to your original bill, please do not disregard. Please note your original tax bill only contained 79.2 mills (77.9 mills plus 1.3 vo-tech mills) instead of the 96.5 mills (95 mills plus 1.5 vo-tech mills) for the school equalization mill levies for the 2023 tax year. The Montana Supreme Court ordered counties to comply with Department of Revenue's mill levy calculation. Therefore, this revised 2023 tax bill for the second half or this supplemental bill either includes or represents the additional 17.3 mills.

AS



Lewis and Clark County Treasurer's Office
 Property Tax Department
 316 N Park Ave Rm 113A
 Helena MT 59623
 Phone: (406) 447-8329

28662*60**G50**0.67**1/4*****AUTOALL FOR AADC 590
 CARROLL COLLEGE
 1601 N BENTON AVE
 HELENA MT 59625-0001



YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE

PROPERTY ID NO.: 35929
 01-02: Tax District 01
 SEC-TWN-RGE: 30-10 N-03 W

For internet payments please log onto:
<https://itax.lylertech.com/LewisAndClarkMT/>

Property Location: 100 W LYNDALE AVE
 Legal Description: COS #616666

For payments using credit cards, dial toll free 1-888-272-9829. You will be asked for a jurisdiction Number. This number is 3602. You will then be prompted for payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	253,191.00	0.00
Improvements	71,860.00	0.00
Personal Property	0.00	0.00
	<u>325,051.00</u>	<u>0.00</u>

DELINQUENT TAXES

Total Prior Year(s)
 Delinquent Tax Including Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
		Total Mill Levy: 689.19	
		Total General Taxes 0.00	

If Paid By*:

* Additional Penalty and Interest shall be added if not paid by above date.

Questions? Call 406-447-8329.

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Please review the back of the tax bill for Dist. Breakdown and further information.

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	3,005.70
OT STORM WATER UTL	0008	0.00	899.86
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	186.27
OT LIGHT DISTRICT #357	0357	0.00	18.14

TOTAL	0.00	4,150.57
Total Taxes Due Current Year	0.00	4,150.57

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

4-73-24 vs

11-40-0702-9522 ✓

RECEIVED
 APR 20 2024

CARROLL COLLEGE
 BUSINESS OFFICE

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

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153722 ✓

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28652*60**G50**0.43**1/2*******AUTOALL FOR AADC 590
CARROLL COLLEGE FOUNDATION
1601 N BENTON AVE
HELENA MT 59625-0001



PROPERTY ID NO.: 1153 ✓
01-1D: Tax Distr 01 TIF HLNA URB
SEC-TWN-RGE: 30-10 N-03 W

For internet payments
please log onto:
[https://tax.lvortech.com/
LewisAndClarkMT/](https://tax.lvortech.com/LewisAndClarkMT/)

Property Location: 28 N LAST CHANCE GULCH
Legal Description: PARCELS #74-75

For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	254,425.00	4,809.00
Improvements	2,236,475.00	42,269.00
Personal Property	0.00	0.00
	2,490,900.00	47,078.00

DELINQUENT TAXES
Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	185.61
HL Helena General	1965.86
HL *Helena GO 2008-Voted	103.78
HL Helena Permissive	511.65
LC All Purpose	.16
LC Co Extension	.14
LC *Detention Cente	.18
LC *Detention Service	.19
LC District Court	.13
LC *Diversion Service	0.00 * .12
LC Entitlement Levy	.12
LC *Fairgrounds-Vote	.11
LC Health	.11
LC Library	3,760.92 ✓
LC **Library 1-Voted	15,043.70 ✓
LC Mental Health	.19
LC Parks	.19
LC Permissive Med L	18,804.62 ✓
LC Public Safety	.11
LC **Public Safety 1-	.10
LC *Search and Rescue Maintenance	14.88
LC Senior Citizens	16.55
LC Sheriff's Retirement System Levy	22.69
LC Co Elem Retirement	437.44
LC Co High Retirement	257.78
LC Co Transportation	49.84
LC Co Elem Schools	502.16
LC Co High Schools	334.77
SD Elem Adult Ed	25.85
SD Elem Bond/Debt	29.57
SD **Elem Bond/Debt A-Voted	528.20
SD Elem Building Reserve-Permissive	35.90
SD *Elem Building Reserve-Voted	355.23
SD Elem General	526.52
SD **Elem General A-Voted	975.31
SD *Elem Technology-Voted	61.56
SD Elem Transportation	656.34
SD Elem Tuition	237.69

Levy Description (Continued)	Amount
SD High Adult Ed	23.62
SD High Bond/Debt	18.97
SD *High Building Reserve	162.74
SD High Building Reserve-Permissive	16.55
SD High General	267.82
SD **High General A-Voted	561.49
SD *High Technology	60.63
SD High Transportation	114.38
SD High Tuition	43.33
ST St Equalization	611.89
ST University	111.59
ST Vo-Tech	24.18

25-65-6410-952 ✓
25-65-6555-952 ✓
Total Mill Levy: 689.19
Total General Taxes 12,817.90

If Paid By:
* Additional Penalty and
Interest shall be added if
not paid by above date.
Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT STREET MAINT #1	0001	0.00	432.90
OT STORM WATER UTL	0008	0.00	270.25
OT BUSINESS IMPROVEMENT DIST	0010	0.00	1,091.56
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	57.81
OT LIGHT DISTRICT #359	0359	0.00	128.24
OT FORESTVALE CEM	2121	0.00	60.96
OT OPEN-SPACE LANDS	2518	0.00	109.92
OT WATER QUAL/COMM/CITY	8042A	0.00	17.58
OT SD1EDebtServ2017-TIFDistr	SD1EDS	0.00	7.85
OT TIF HELENA URBAN RENEWA	TIFURD	0.00	3,367.44
OT University - TIF District	UNIVT	0.00	29.64
OT CO ELEM SCHL ADTL MILLS	CELM	0.00	223.18
OT CO HIGH SCHL ADTL MILLS	CHGH	0.00	148.79
TOTAL		0.00	5,986.72
Total Taxes Due Current Year		0.00	18,804.62 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

IMPORTANT NOTICE FOR 2ND HALF 2023 TAX BILLS

Please contact your mortgage company to figure out whether they will be processing a payment on your behalf or if it will be your responsibility.

This billing is a result of the Montana Supreme Court decision, which will include either a revision or will be in addition to your second half 2023 tax bill. If your second half tax bill has already been paid, this bill is in addition to your original bill, please do not disregard. Please note your original tax bill only contained 79.2 mills (77.9 mills plus 1.3 vo-tech mills) instead of the 96.5 mills (95 mills plus 1.5 vo-tech mills) for the school equalization mill levies for the 2023 tax year. The Montana Supreme Court ordered counties to comply with Department of Revenue's mill levy calculation. Therefore, this revised 2023 tax bill for the second half or this supplemental bill either includes or represents the additional 17.3 mills.

TS

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Lewis and Clark County Treasurer's Office
Property Tax Department
316 N Park Ave Rm 113A
Helena MT 59623
Phone: (406) 447-8329

28656*60**G50**1.15**1/8*****AUTOALL FOR AADC 590
CARROLL COLLEGE
1601 N BENTON AVE
HELENA MT 59625-0001



PROPERTY ID NO.: 7279 ✓
01-01: Tax District 01
SEC-TWN-RGE: 30-10 N-03 W

For internet payments
please log onto:
[https://itax.tv/ertech.com/
LewisAndClarkMT/](https://itax.tv/ertech.com/LewisAndClarkMT/)

Property Location: 1321 N BENTON AVE
Legal Description: BLOCK 1 LOT 1A AMEND PLAT OF
CAPITAL HIL

For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Valuation Type	Market Value	Taxable Value
Real Estate	388,738.00	0.00
Improvements	677,970.00	0.00
Personal Property	0.00	0.00
	1,066,708.00	0.00

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

County Mill Value: 0

Montana Supreme Court Order 23-0635 2023 Supplement/Corrected Real Property Tax Statement

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description (Continued)	Amount
------------------	--------	------------------------------	--------

11-05-0165-9522 ✓

APR 30 2024
CARROLL COLLEGE
BUSINESS OFFICE

Total Mill Levy: 689.19
Total General Taxes 0.00

If Paid By*:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
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in full before they can pay a
delinquent year. Delinquent
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the oldest year first.

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back of the tax bill for
Dist. Breakdown and
further information.

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OT STORM WATER UTIL	0008	0.00	594.20
OT LANDFILL MONITORING	0016	0.00	21.10
OT URBAN FOREST MGMT	0061	0.00	19.50
OT OPEN SPACE MAINT	0070	0.00	123.90
OT LIGHT DISTRICT #357	0357	0.00	267.28
OT WATER QUALITY INSIDE CITY	8000	0.00	17.60

TOTAL 0.00 4,147.23
Total Taxes Due Current Year 0.00 4,147.23 ✓

*-Voted In **Voted to increase ***Voted to exceed Statutory Authority

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BS



Kyle Holland, **Planner II**
Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: August 19, 2024

To: Mayor Collins and City Commission

Subject: Zoning Commission Zone Change Recommendation

At the August 13, 2024, Helena Zoning Commission meeting the motion to recommend approval of the requested Zone Change from R-2 to PLI for 1329 N Benton Avenue was approved on a (3:0) vote.

The minutes from that meeting are attached for further information regarding the vote.

Sincerely,

Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59623

Attachments:
20240813 Meeting Minutes – Draft



**CITY OF HELENA
Zoning Commission
August 13, 2024 – 6:00 PM
Meeting Minutes**

[Recording Available Here](#)

Members Present:

Alyssa Sorenson, Betsy Story, Mark Runde (Alternate)

Members Absent:

Rebecca Harbage (Chair), Kim Wilson (Vice-Chair), Nicole Anderson

Staff Present:

Kyle Holland, April Sparks

Call to Order and Roll Call

(0:00:00) Staff called the meeting to order. An acting chair, Alyssa Sorenson, was elected as both the Chair and Vice-Chair were absent. It was noted that there was a quorum of three members present.

Minutes

(0:02:06) Minutes from the June and July meetings were approved.

Regular Items

Item 1

Staff Presentation and Questions for Staff

(0:02:49) Kyle Holland gave a presentation on the application for a proposed zone change from R-2 residential to Public Lands and Institutions (PLI) for a property generally located at the northeast corner of North Benton and Lyndale Ave. No public comment had been received.

(0:10:30) Commissioners addressed questions to Mr. Holland at this time. Mr. Holland was asked about the zoning of the rest of Carroll College's campus, and traffic impact of the proposed zone change. Mr. Holland noted that the rest of campus has a

zoning of PLI and gave a summary of the traffic analysis provided by the applicant.

Applicant Presentation and Questions for Applicant

- (0:13:37)** Brett Charles, SMA Architecture and representative for the applicant, added that the trigger for Carroll College pursuing the zone change was a project the College had been pursuing, which needed the flexibility PLI zoning affords, despite that project not moving forward, they would still like to have the zoning changed to afford them the most flexibility with the campus going forward.

Public Comment

- (0:14:38)** Public Comment was opened. There were no members of the public present.

Commission Discussion

- (0:14:57)** Board discussion was opened. Ms. Story noted that the zone change made sense, was compatible with the existing use, would make the Carroll property's zoning cohesive, and be consistent with the growth policy. Ms. Sorenson stated that there did not appear to be anything to warrant rejecting the application at this time.

Motion

- (0:16:08)** Ms. Story made a motion to recommend approval of an ordinance amending City of Helena ordinance number 3097 and the official zoning map for the City of Helena that changes the zoning district from R-2 (Residential) to PLI (Public Lands and Institutions) for the property legally described as The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana, AND Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772. Mr. Runde seconded the motion. There was no additional discussion, and a voice vote was called. The motion passed unanimously (3:0).

General Public Comment

(0:17:51) There was no public comment.

Member Communications / Proposals for next Agenda

(0:18:15) It was noted that the next meeting was scheduled for September 10th and that there was one pending application to go before the Zoning Commission, but the timing of that was not certain. It was also noted by staff that Vice-Chair Wilson would be terming off the Commission at the end of September, and encouraged the Commission to encourage anyone they know that would be a good fit to apply.

Adjournment

(0:19:59) The meeting was adjourned.

DRAFT

Independent Record

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Helena Independent Record
2222 N. Washington St
Helena, Montana 59602
(123) 456-7890

State of Pennsylvania, County of Lancaster, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Helena Independent Record, a newspaper of general circulation published that is a "legal newspaper" as that is published daily in the City of Helena, in the County of Lewis and Clark, State of Montana, and has charge of the Advertisements thereof.

If this certification is for the State of Montana, I hereby certify that I have read sec. 18-7-204 and 18-7-205 , MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$60.00 , is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

PUBLICATION DATES: July. 27 2024

NOTICE ID: RqAXCzFWsjJMPLNpsYLv

PUBLISHER ID: COL-MT-200471

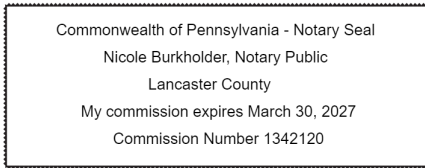
NOTICE NAME: Zoning Commission - August 13 Meeting

Publication Fee: \$60.00

(Signed) Tatiana Dorval

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 07/29/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

Notice of Public Hearing

The Helena Zoning Commission will hold public hearings on **Tuesday, August 13, 2024, at 6pm in person in the Commission Chambers, Rm 330, 316 N Park Ave, and via the ZOOM platform.** The meeting will serve to consider the following proposals:

Item 1:

To consider 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 R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

ADDRESS:

The property is generally located on the northeast side of the intersection of North Benton, Euclid Avenue and West Lyndale Avenue, and is addressed as 1329 North Benton.

This meeting can be accessed via the online meeting platform Zoom at:

<https://zoom.us/j/92989300533>

Meeting ID: 929 8930 0533

Dial in at 1(346) 248-7799, or find your local number at: <https://zoom.us/j/92989300533>

Public comment will be taken up to and at the above meeting. If you wish to submit written comments prior to the meeting please send them in via email to kholland@helenamt.gov or mail to Kyle Holland, Community Development Department, Room 445, 316 N. Park Ave, Helena MT, 59623. For any questions, please call 406-447-8492.

Rebecca Harbage

Chair, City of Helena Zoning Commission

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service 1-800-253-4091 or 711; Email: Citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.

July 27, 2024 COL-MT-200471 MNAXLP



Kyle Holland, Planner II

Community Development Department

316 North Park Avenue, Room 445

Helena, MT 59623

Phone: 406-447-8492

Fax: 406-447-8460

Email: kholland@helenamt.gov

helenamt.gov

TO WHOM IT MAY CONCERN: Land use changes are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the August 13, 2024, Zoning Commission public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

The Helena Zoning Commission will hold public hearings on Tuesday, August 13, 2024, at 6pm in person in the Commission Chambers, Rm 330, 316 N Park Ave, and via ZOOM at <https://zoom.us/j/92989300533>, Meeting ID: 929 8930 0533. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/92989300533>. The application materials can be found on the City of Helena website at <https://www.helenamt.gov/Departments/Community-Development/Planning/Current-Projects>.

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

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AND

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AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,
And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772.

ADDRESS:

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If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8492.

Sincerely,

Kyle Holland, Planner II

Community Development Department

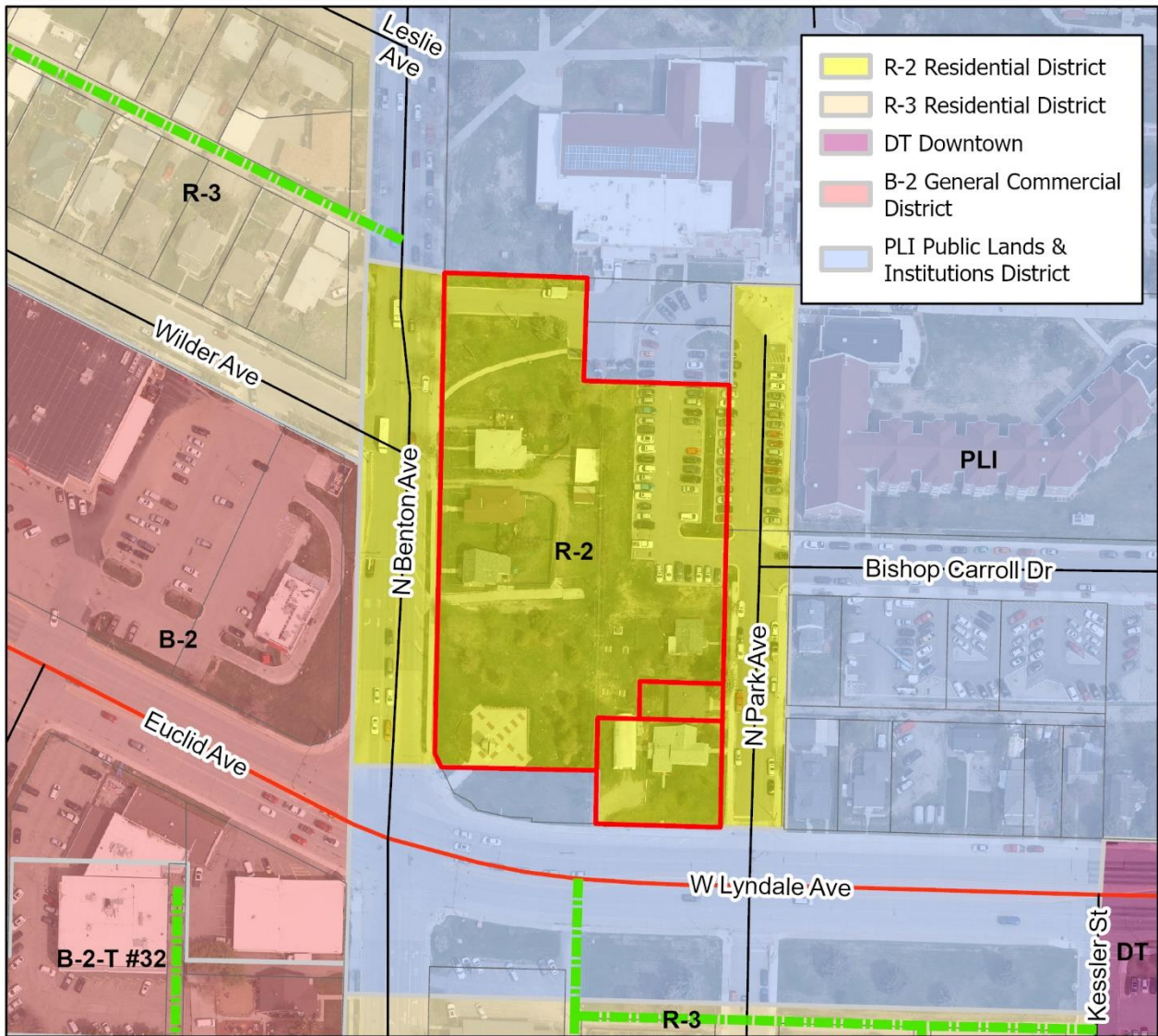
City-County Building

316 N. Park Ave, Rm 403

Helena, MT 59623

Carroll College

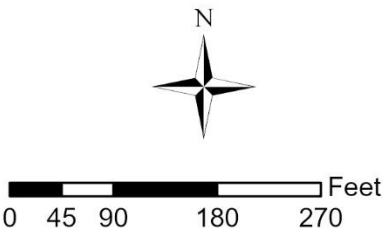
Zoning Map



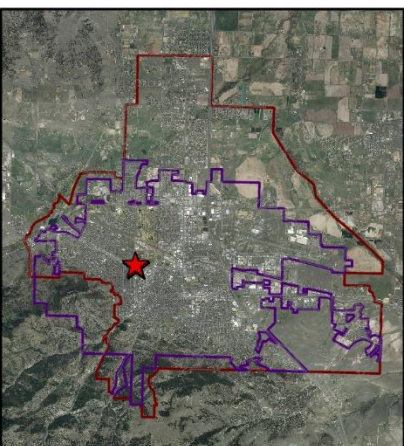
- Lot 1A
- Lot 13 and 14
- Lot 15 and 16
- Divided 4-Lane
- Paved
- Alley
- MT Parcels w Condos



Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623



Legal Description: S30, T10 N,
R03 W, C.O.S. 3300772,
BLOCK 1 LOT 1A AMEND PLAT
OF CAPITAL HILL ADDITION



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Helena Independent Record** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(123) 456-7890**.

Notice ID: 2XN7EPMAcZcWRuhUtoOv | **Proof Updated: Oct. 01, 2024 at 08:40am MDT**
 Notice Name: City Commission - ZC - Carroll College

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Kyle Holland kholland@helenamt.gov (406) 447-8000	Helena Independent Record

Columns Wide:	2	Ad Class: Legals
Total Column Inches:	12.95	
Number of Lines:	57	

10/05/2024: General Legal	60.00
---------------------------	-------

Subtotal	\$60.00
Tax	\$0.00
Processing Fee	\$0.00
Total	\$60.00

See Proof on Next Page

Notice of Public Hearing

The Helena City Commission will hold public hearings on **Monday, October 21, 2024, at 6pm in person in the Commission Chambers, Rm 330, 316 N Park Ave, and via the ZOOM platform.** The meeting will serve to consider the following proposals:

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Meeting ID: 886 6720 0049

Dial in at 1(346) 248-7799, or find your local number at: <https://zoom.us/u/a7dWq98hm>

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Dannai Clayborn

City Clerk

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October 5, 2024 ##### MNAXLP



Kyle Holland, Planner II

Community Development Department

316 North Park Avenue, Room 445

Helena, MT 59623

Phone: 406-447-8492

Fax: 406-447-8460

Email: kholland@helenamt.gov

helenamt.gov

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Kyle Holland, Planner II

Community Development Department

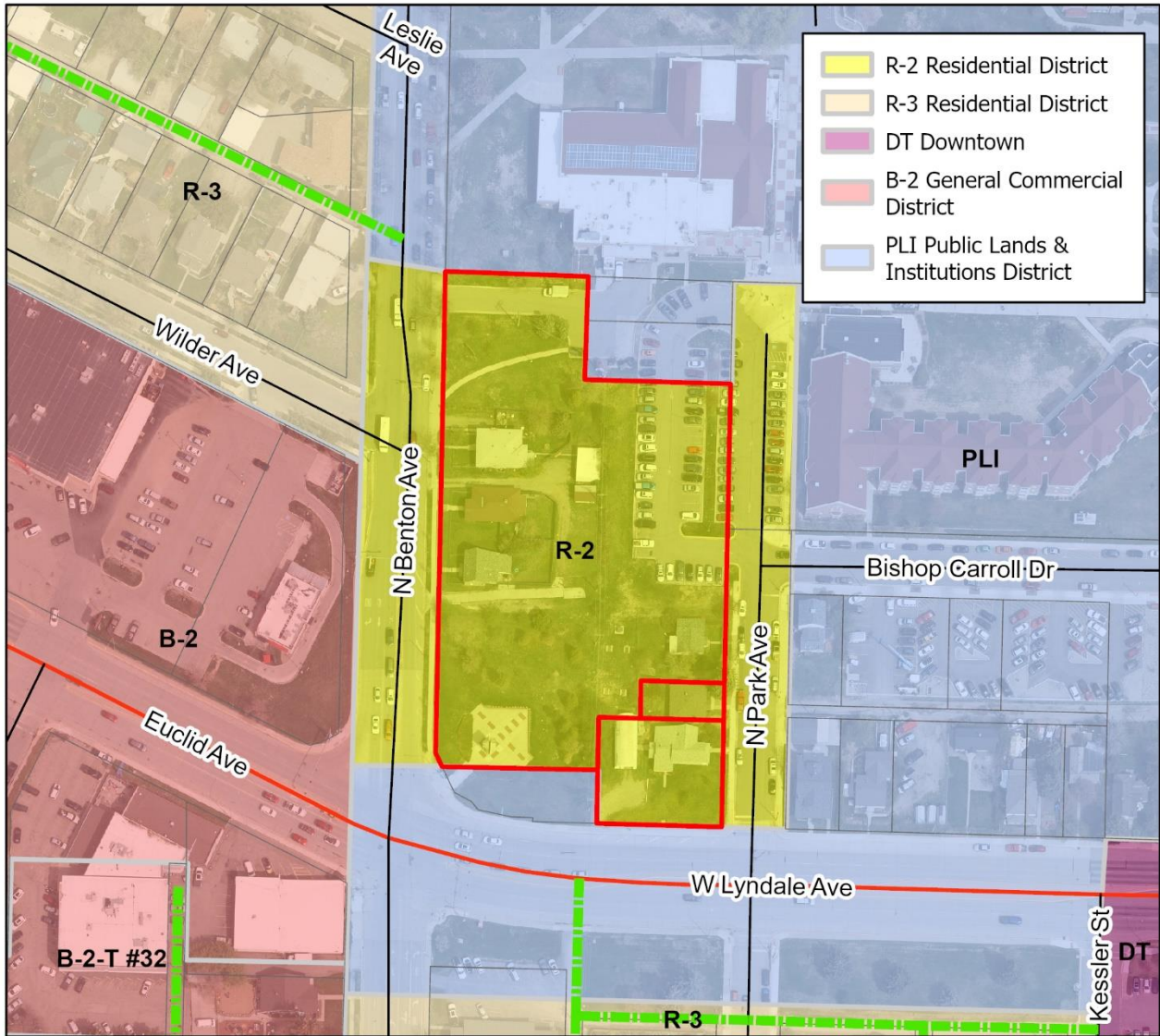
City-County Building

316 N. Park Ave, Rm 403

Helena, MT 59623

Carroll College

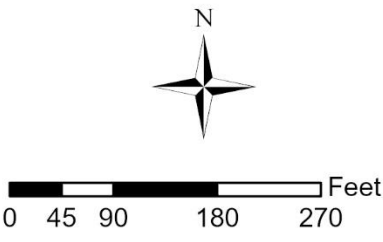
Zoning Map



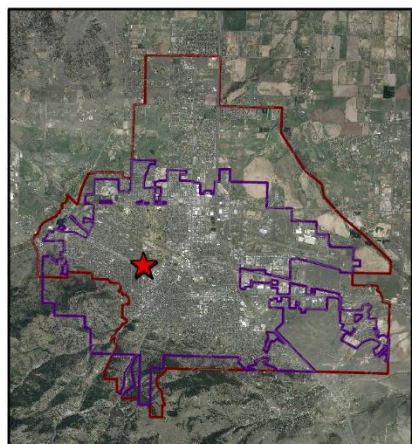
- Lot 1A
- Lot 13 and 14
- Lot 15 and 16
- Divided 4-Lane
- Paved
- Alley
- MT Parcels w Condos



Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623



Legal Description: S30, T10 N,
R03 W, C.O.S. 3300772,
BLOCK 1 LOT 1A AMEND PLAT
OF CAPITAL HILL ADDITION



ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. _____

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 R-2 (RESIDENTIAL) TO PUBLIC LANDS AND INSTITUTIONS (PLI) FOR THE PROPERTY LEGALLY DESCRIBED AS:
THE NORTH 9 FEET OF THE EAST 70 FEET OF LOT 15 IN BLOCK 1 OF THE CAPITAL HILL ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA,

AND

THE EAST 70 FEET OF THE SOUTH 10 FEET OF LOT 13 AND THE EAST 70 FEET OF LOT 14 IN BLOCK 1 OF THE CAPITAL HILL ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA,

AND

THE EAST 10 FEET OF THE WEST 50 FEET OF THE SOUTH 10 FEET OF LOT 13 AND THE EAST 10 OF THE WEST 50 FEET OF LOT 14 IN BLOCK 1 OF THE CAPITAL HILL ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA,

AND

LOT 16 AND THE WEST 50 FEET OF THE NORTH 9 FEET AND THE SOUTH 41 FEET OF LOT 15 IN BLOCK 1 OF THE CAPITAL HILL ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA,

AND

LOT 1A OF BLOCK 1 OF THE CAPITAL HILL ADDITION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA AS DESCRIBED IN C.O.S.

3300772.

WHEREAS, Brett Charles, SMA Architecture + Design, as applicant, and Carroll College, as owner, of the following property, has requested that the City of Helena pass an ordinance, pursuant to section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From R-2 (Residential) to Public Lands and Institutions (PLI) for the property legally described as:

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. _____

The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet and the South 41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772, generally located on the Northeast side of the

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. _____

intersection of North Benton, Euclid Avenue and West Lyndale Avenue, shown on Exhibit 1 as R-2, which is hereby incorporated into this ordinance and made part thereof by this reference;

WHEREAS, this zone change is in substantial compliance with the 2019 City of Helena Growth Policy and Future Land Use map;

WHEREAS, pursuant to Section 11-1-3 of the Helena City Code the official zoning map of the City of Helena must be amended to change the zoning designation for said property;

WHEREAS, a public hearing was held on August 13, 2024, before the Helena Zoning Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, the Zoning Commission recommended **APPROVAL** of this amendment and zone change;

WHEREAS, a public hearing was held on October 21, 2024, before the Helena City Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, this amendment and zone change appear to be in the best interests of the City of Helena, Montana, and the inhabitants thereof; and

WHEREAS, in considering this amendment and zone change, the

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. _____

City of Helena has given due consideration to the matters set forth in § 76-2-304, MCA.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. City of Helena Ordinance No. 3097 is amended and the zoning designation for property legally described as The North 9 feet of the East 70 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 70 Feet of the South 10 feet of Lot 13 and the East 70 Feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

The East 10 feet of the West 50 feet of the South 10 feet of Lot 13 and the East 10 of the West 50 feet of Lot 14 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

AND

Lot 16 and the West 50 feet of the North 9 feet and the South

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. _____

41 feet of Lot 15 in Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana,

And

Lot 1A of Block 1 of the Capital Hill Addition to the City of Helena, Lewis and Clark County, Montana as described in C.O.S. 3300772, generally located on the Northeast side of the intersection of North Benton, Euclid Avenue and West Lyndale Avenue, shown on Exhibit 1 as R-2, attached hereto, is changed as follows:

From R-2 (Residential) to PLI (Public Lands and Institutions).

**FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,
THIS 23rd DAY OF September, 2024.**

MAYOR

ATTEST:

CLERK OF THE COMMISSION

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord. _____

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, 21st DAY OF October, 2024.

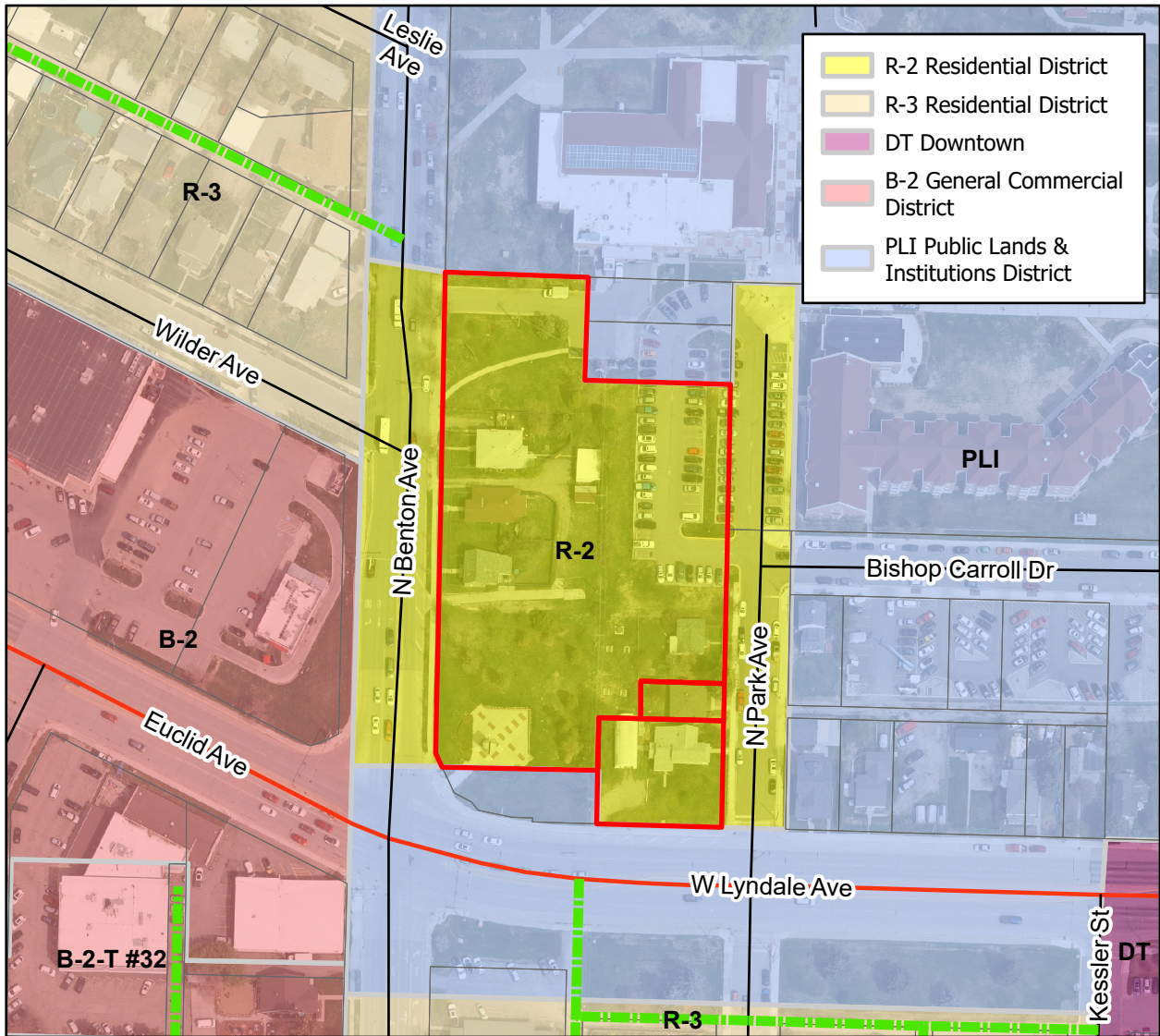
MAYOR _____

ATTEST:


CLERK OF THE COMMISSION

Carroll College

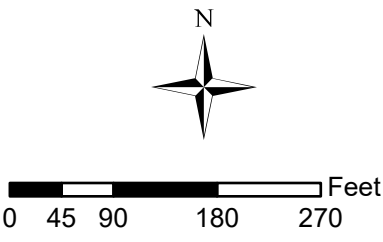
Zoning Map



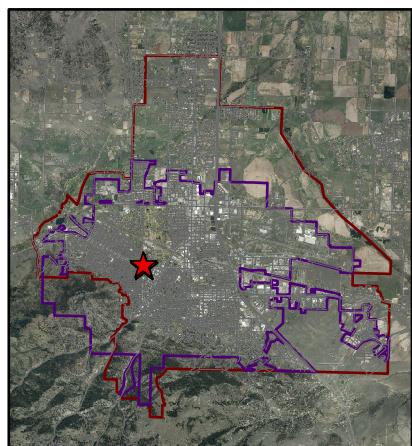
- Lot 1A
- Lot 13 and 14
- Lot 15 and 16
- Divided 4-Lane
- Paved
- Alley
- MT Parcels w Condos



Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623



Legal Description: S30, T10 N,
R03 W, C.O.S. 3300772,
BLOCK 1 LOT 1A AMEND PLAT
OF CAPITAL HILL ADDITION



City of Helena, Montana

October 21, 2024

To: Mayor Collins and the Helena City Commission

From: City Attorney Rebecca Dockter
Deputy City Attorney Matthew Petesch

Subject: Consider quitclaiming the City's interest in the South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana ("Property") to South Park Avenue Condominiums, LLC.

Present Situation: The City owns the Property but has no present or foreseeable use for it. The City has no desire to retain the Property and would like to dispose of it.

Background Information: The Property is adjacent to lot 20 in Block 1 of the Original Townsite of Helena. Joseph Hrella and David Brown purchased lot 20 in 1990. They believed they owned the Property as well. Mr. Hrella and Mr. Brown discovered that they did not own the Property when they attempted to do a boundary line relocation on lot 20. Mr. Hrella and Mr. Brown asked the City if it would consider transferring the property to them so that they can develop the surrounding lots. Mr. Hrella and Mr. Brown, or one of their entities, have been paying taxes on lot 20 and the Property since 1990. Mr. Hrella and Mr. Brown transferred their interest in Lot 20 to South Park Avenue Condominiums, LLC, a limited liability company in which Mr. Hrella and Mr. Brown are members. City department leaders have no objection to transferring the Property. The City has no present or foreseeable use for the Property.

Proposal/Objective: Consider quitclaiming the City's interest in the South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana South Park Avenue Condominiums, LLC.

Advantage: The transfer will help clean up the title to the Property.

Notable Energy Impact: N/A

Disadvantage: N/A

Notice of Public Hearing: Notice of public hearing was provided in accordance with Helena City Code 1-4-17.

**Staff Recommendation/
Recommended Motion:** Recommend quitclaiming the City's interest in the South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana to South Park Avenue Condominiums, LLC.

After recording return to:
City Attorney's Office
316 North Park Avenue, Room 203
Helena, MT 59623
(406) 457-8595

QUITCLAIM DEED

THIS INDENTURE is made this ____ day of _____, 2024, by and between **CITY OF HELENA**, a municipal corporation and existing under the laws of the State of Montana, 316 North Park Avenue, Helena, Montana, 59623, Grantor, and **SOUTH PARK AVENUE CONDOMINIUMS, LLC**, P.O. Box 6784, Helena, Montana 59604, Grantee.

Grantor, for value received, does hereby convey, remise, release, and forever quitclaim unto Grantee and its successors and assigns, all of Grantor's interest in the following described real estate situated in Helena, Lewis and Clark County, Montana:

The South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana. (Ref: Bk 171 Deeds 147).

TO HAVE AND TO HOLD, all and singular, the said premises, with any appurtenances, unto the Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto executed the foregoing instrument the day and year first above written.

ATTEST:

CITY OF HELENA, MONTANA

By _____
Dannai Clayborn, City Clerk

By _____
Wilmot J. Collins, Mayor

STATE OF MONTANA)
) ss.
COUNTY OF LEWIS & CLARK)

On the ____ day of _____, 20__, before me, a Notary Public for the State of Montana, personally appeared **Wilmot J. Collins and Dannai Clayborn**, the Mayor and City Clerk of the City of Helena, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same in such capacities.

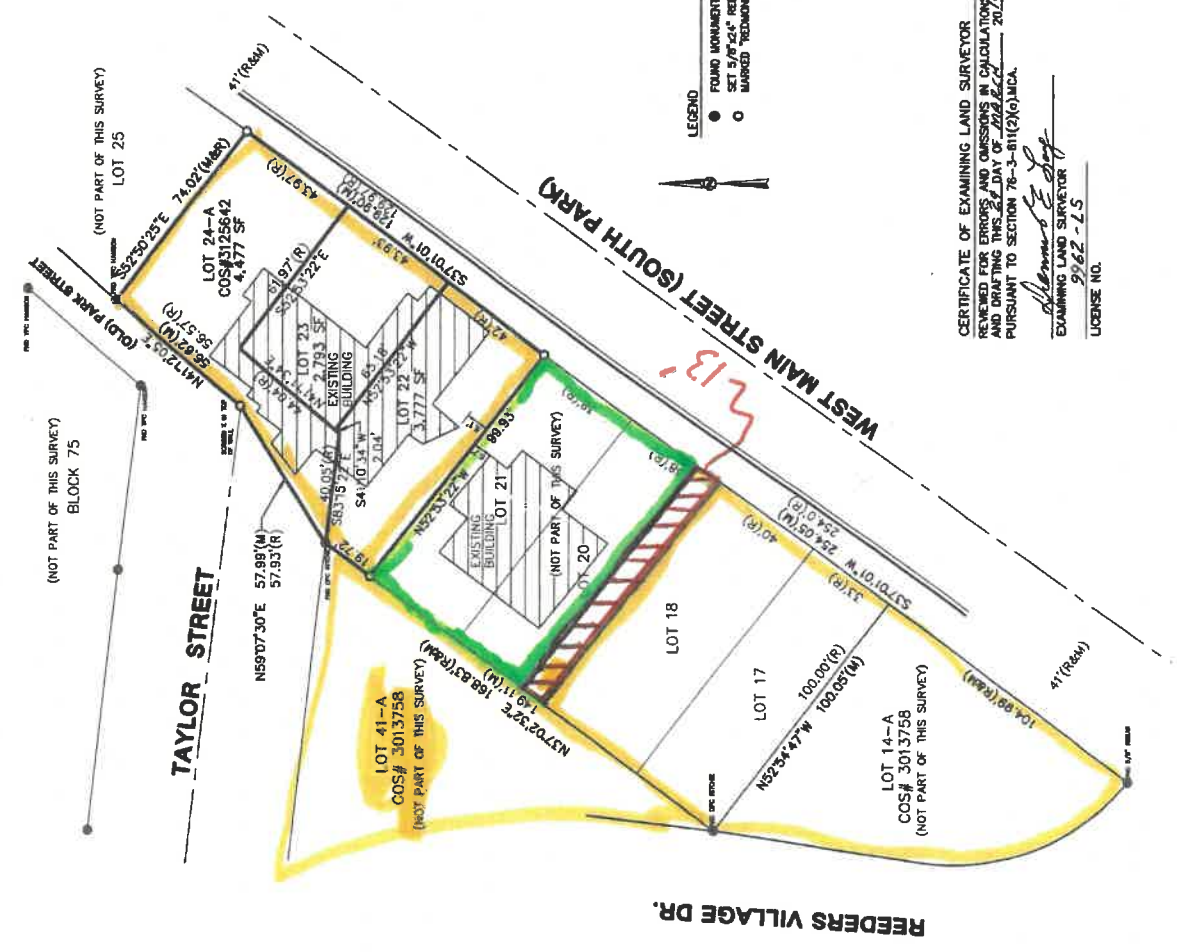
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Print Name: _____
Notary Public for State of Montana
Residing at Helena, Montana
My Commission expires _____

THIS MAP MAY OR NOT BE A COPY OF A SURVEY IT IS NOT TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN CONSULTATION WITH THE COMPANY. THE COMPANY DISCLAIMS ANY LIABILITY RESULTING FROM RELIANCE UPON THIS MAP.

CERTIFICATE OF SURVEY

TO RETRACE THE BOUNDARIES OF LOTS 22, 23, AND 24A, BLOCK 1, OF THE ORIGINAL HELENA TOWNSITE, CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA. SURVEY COMMISSIONED BY OPPORTUNITY BANK



BASIS OF BEARINGS
GPS OBSERVATION

LEGAL DESCRIPTIONS

LOTS 22, BLOCK 1, OF THE ORIGINAL HELENA TOWNSITE, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS AND CLARK COUNTY, MONTANA, CONTAINING 3,777 SQUARE FEET MORE OR LESS.

LOTS 23, BLOCK 1, OF THE ORIGINAL HELENA TOWNSITE, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS AND CLARK COUNTY, MONTANA, CONTAINING 2,793 SQUARE FEET MORE OR LESS.

LOTS 24-A, BLOCK 1, OF THE ORIGINAL HELENA TOWNSITE, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 4 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS AND CLARK COUNTY, MONTANA, CONTAINING 4,477 SQUARE FEET MORE OR LESS.

AND ALL LOTS SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF PARCELS AND TO IDENTIFY THE NEW PARCELS CREATED AND IS THEREFORE EXEMPT FROM REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT.

ACKNOWLEDGED CERTIFICATION

THESE LOTS ARE PARCELS OF RECORD AND ARE THEREFORE EXEMPT FROM DEO REVIEW, PURSUANT TO SECTION 74-4-102 (p) M.C.A.

CERTIFICATE OF SURVEYOR

LARRY D. REDMOND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND IS SHOWN AND DESCRIBED ON THE ACCOMPANYING PLAN.



LARRY D. REDMOND, MONTANA REG. NO. 13755LS

LEGEND
 ● FOUND MONUMENT MARKED AS SHOWN
 ○ CORNER MARKED WITH YELLOW PLASTIC CAP
 ○ MARKED "REMOVED 1/28/15"

CERTIFICATE OF EXAMINING LAND SURVEYOR
 REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 22 DAY OF MAR 2016
 PURSUANT TO SECTION 76-3-811(2)(G) M.C.A.

William E. Schief
 EXAMINING LAND SURVEYOR
 LICENSE NO. 9762 - LS

0	15	30	60
SCALE IN FEET			
1/4	Sec.	T	R
36	10N	4W	

3278459 COS
 PROFESSIONAL ENGINEERING & SURVEYING

STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS

101 S. BRIDGE ST., STE. 1
 HELENA, MT 59601
 PHONE: (406) 442-1111
 FAX: (406) 442-1112
 LICENSE NO. 13755LS

DATE: 2-27-15
 REVISED: 3-17-15

SHEET NO. 1 OF 1

3270459

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Helena Independent Record** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(123) 456-7890**.

Notice ID: xjdg16F7dEJla8QQmZgo | **Proof Updated: Oct. 07, 2024 at 01:21pm MDT**
 Notice Name: Public Hearing Notice

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Jennifer Berry jberry@helenamt.gov (406) 457-8595	Helena Independent Record

Columns Wide:	2	Ad Class: Legals
Total Column Inches:	7.62	
Number of Lines:	33	

10/10/2024: General Legal	36.00
10/19/2024: General Legal	30.00

Subtotal	\$66.00
Tax	\$0.00
Processing Fee	\$0.00
Total	\$66.00

City of Helena Public Hearing Notice

The Helena City Commission will hold a public hearing at **6:00 p.m. on Monday, October 21, 2024** in the City of Helena Commission Chambers at 316 N. Park Avenue, Helena, MT 59623, and via Zoom Meeting at webinar ID: <https://us06web.zoom.us/j/88667200049> to consider the following:

A RESOLUTION AUTHORIZING THE CITY OF HELENA TO QUITCLAIM THE SOUTH 13 FEET OF LOT 20 IN BLOCK 1 OF THE ORIGINAL TOWNSITE OF THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA.

For further information, please call Jacob Garcin at (406) 447-8021.

The City of Helena is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities.

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following:

(406) 447- 8490
TTY Relay Service 1-800-253-4091 or 711
citycommunitydevelopment@helenamt.gov
316 North Park, Avenue, Room 440, Helena, MT 59623
October 10, 19, 2024 ##### MNAXLP

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE CITY OF HELENA

WHEREAS, Section 1-4-17 of the Helena City Code provides that the City Commission may sell, dispose or lease property owned by the City; and

WHEREAS, the City of Helena owns the parcel of real property described below:

The South 13 feet of lot 20 in Block 1 of the Original Townsite of the City of Helena, Lewis and Clark County, Montana. (Ref: Bk 171 Deeds 147);

WHEREAS, Joseph G. Hrella and David B. Brown ("Hrella and Brown") believed that they had acquired the property in 1990 when they purchased lot 20 in Block 1 of the Original Townsite;

WHEREAS, Hrella and Brown and/or one of their entities has been paying taxes on the property since 1990;

WHEREAS, Hrella and Brown transferred their interest in lot 20 to South Park Avenue Condominiums, LLC, a limited liability company in which Hrella and Brown are members.

WHEREAS, the City of Helena has no present or foreseeable use for the property;

WHEREAS, it appears to be in the best interests of the City of Helena and the inhabitants thereof to quitclaim the property to

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. No. _____

D&M.

WHEREAS, a public hearing was held on this matter on the 21ST day of October, 2024, at 6:00 p.m. in the Commission Chambers at 316 North Park Avenue, Helena, Montana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:

Section 1. That notice of the disposal of the above-described property was properly given pursuant to 1-4-17 of the Helena City Code, and the City is hereby authorized to quitclaim the above-described property to South Park Avenue Condominiums, LLC.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21ST DAY OF OCTOBER 2024.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

City of Helena, Montana

(07/29/24)

To: Mayor Collins and the Helena City Commission

From: Tim Burton, City Manager
Chris Brink, Community Development Director
Michael Alvarez, Planner II

Subject: Consider 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 R-2 (residential) to R-3 (residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision in the City of Helena, Lewis and Clark County, Montana.

Present Situation: The applicant, 133 7th Ave LLC (John Iverson), is requesting a Zone Change to R-3 (residential) for the property located at 102 S Cooke Street, legally described as:
Lots 18-20 in Block 20 of the Corbin Subdivision in the City of Helena, Lewis and Clark County, Montana

The property is currently zoned R-2 (residential) and has a land use of Residential, single-dwelling unit.

Background Information: The subject property is located in an R-2 (residential) zoning district. The subject property has PLI zoning to the north, R-2 zoning to the east and south, and R-3 zoning to the west.

Subject property has adjacency to the applied for zoning district.

The Future Land Use map designates this area as "Public" -- targeting it as an area for expansion of the state capitol complex. Neither R-2 nor R-3 would be considered strongly aligned with the goals of the Public designation, however, R-3, with its broader range of use types (especially those available through the CUP process) is more appropriate.

Proposal/Objective: Applicant originally applied with a concurrent application for a CUP to operate a Professional Office use in an R-3 (residential) zoning district. That application has been withdrawn.

The application has decided to continue with the zone change to increase their options for development at a later date.

Advantage: A zone change to R-3 allows for a path forward for the property to be used for purposes that benefit its proximity to the capitol complex.

Notable Energy Impact: There is no intended change in use on the property associated with this zone change and therefore there is no notable energy impact expected.

Disadvantage: Neighbors to the subject property have voiced criticism to uses associated with the expanding into the surrounding residential neighborhood. The concern that they want people living in the properties along E Broadway St conflict with the growth policy's future land use map. Their concerns about parking for non-residential uses reflected the associated CUP application that has been withdrawn.

Quasi-Judicial Item: True

Notice of Public Hearing: True

**Staff Recommendation/
Recommended Motion:** City staff recommends **Approval** 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 R-2 (residential) to R-3 (residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Addition to the City of Helena, Lewis and Clark County, Montana.

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. _____

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 R-2 (RESIDENTIAL) TO R-3 (RESIDENTIAL) FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 18-20 IN BLOCK 29 OF THE CORBIN SUBDIVISION TO THE CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA.

WHEREAS, John Iverson, as applicant, and 133 7th Ave., LLC, as owner, of the following property, has requested that the City of Helena pass an ordinance, pursuant to section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From R-2 (residential) district to R-3 (residential) district for property legally described as Lots 18-20 in block 29 of the Corbin subd., to the City of Helena, Lewis and Clark County, Montana, generally located on the southwest side of the intersection of E. Broadway St. and S. Cooke St., shown on Exhibit 1 as having R-2 zoning, which is hereby incorporated into this ordinance and made part thereof by this reference;

WHEREAS, this zone change is in substantial compliance with the 2019 City of Helena Growth Policy and Future Land Use map;

WHEREAS, pursuant to Section 11-1-3 of the Helena City Code the official zoning map of the City of Helena must be amended to change the zoning designation for said property;

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord.

WHEREAS, a public hearing was held on **July 09, 2024**, before the Helena Zoning Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, the Zoning Commission recommended **APPROVAL** of this amendment and zone change;

WHEREAS, a public hearing was held on **September 23, 2024**, before the Helena City Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, this amendment and zone change appear to be in the best interests of the City of Helena, Montana, and the inhabitants thereof; and

WHEREAS, in considering this amendment and zone change, the City of Helena has given due consideration to the matters set forth in § 76-2-304, MCA.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. City of Helena Ordinance No. 3097 is amended and the zoning designation for property legally described as Lots 18-20 in block 29 of the Corbin subd., to the City of Helena, Lewis and Clark County, Montana, generally located on the southwest side

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord.

of the intersection of E. Broadway St. and S. Cooke St., shown on Exhibit 1 as R-2, attached hereto, is changed as follows:

From the R-2 (residential) zoning district to the R-3 (residential) zoning district.

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,
THIS 23rd DAY OF September 2024.

MAYOR

ATTEST:

CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, 21st DAY OF October 2024.

MAYOR

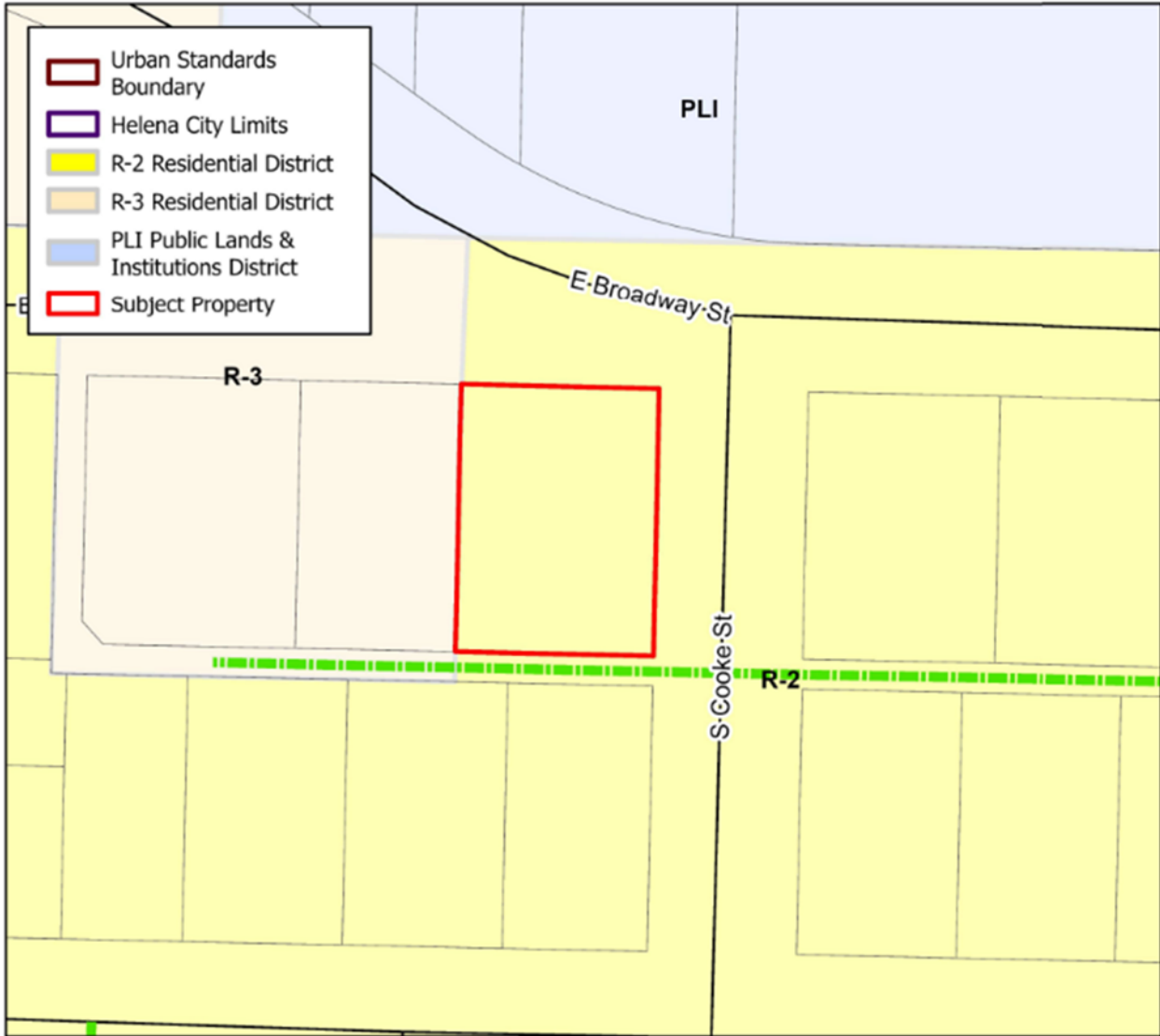
ATTEST:

CLERK OF THE COMMISSION

ORDINANCES OF THE CITY OF HELENA, MONTANA

Ord.

102 S Cooke St Zoning Map

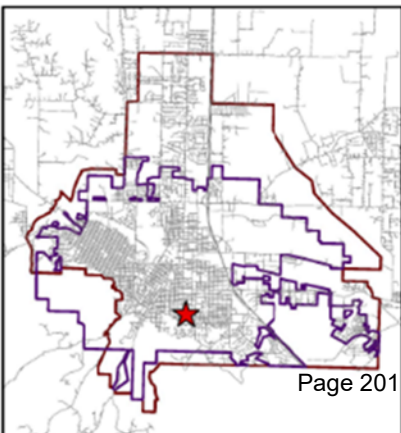


Subject Property
Paved
Alley

CITY OF HELENA
Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

0 20 40 80 120 Feet

Legal Description: CORBIN
SUBD, S32, T10 N, R03 W,
BLOCK 29, Lot 18 - 20



STAFF REPORT

102 S Cooke St

*Zone Change from
R-2 to R-3*

Case# ZONC2404-001

Michael Alvarez
Planner II

Community Development Department
316 North Park Avenue, Room 402
Helena, Montana 59623





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Section 1 - Project Overview

The applicant, John Iverson, is requesting a Zone Change to R-3 (residential) for the property located at 102 S. Cooke Street, legally described as:

Lots 18-20 in Block 29 of the Corbin Addition to the City of Helena, Lewis and Clark County, Montana.

The subject property is located in an R-2 (residential) zoning district. In conjunction with this application, the property owners are requesting a Conditional Use Permit (CUP). The subject property has PLI (public lands and institutions) zoning to the north, R-3 zoning to the west (adjacent), R-2 (residential) zoning to the east and south.

Section 2 - Staff Recommendation

Move to recommend **Approval** 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 R-2 (residential) to R-3 (residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Addition to the City of Helena, Lewis and Clark County, Montana.

Section 3 - General Information

Application Date: April 17, 2024

Public Hearing Dates: Zoning Commission – July 9, 2024
City Commission – August 12, 2024 – First Passage
City Commission – September 09, 2024 – Final Passage

Applicant: John Iverson
1437 Helena Ave #8
Helena, MT 59601

Authorized Representative: Same

Property Owner: 133 7th Ave., LLC
1437 Helena Ave. #8
Helena, MT 59601

Legal Description: Lots 18-20 in Block 29 of the Corbin Addition to the City of Helena, Lewis and Clark County, Montana.

General location: The property is generally located on the southwest side of the intersection of E. Broadway St. and S. Cooke Street.

Present Land Use: Residence, single-dwelling unit

Adjacent Land Uses: North: PLI - Professional Offices (State Capitol)

South: R-2 - Residential (single-dwelling unit)

East: R-2 – Residential (single-dwelling unit and multiple-dwelling units)

West: R-3 – Residential (multiple-dwelling units)

Northwest: R-3 – Professional Offices (Montana Association of Realtors)

Tract/Property Size: Approximately 0.26 acres

2019 Growth Policy

Land Use Designation(s): **Public**– Land that is in government or quasi-government use; some public uses may be incorporated into other land use categories.

Section 4 - Public Process

- A. Zone Change applications are filed with the Community Development Department, and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff, per City Code Section 11-1-10.
- B. The Zoning Commission shall hold a public hearing and make a recommendation to the City Commission, per City Code Section 11-1-10.
- D. The City Commission shall pass an ordinance approving the zoning change, which is effective thirty (30) days after the passage of the ordinance. (Ord. 3097, 4-7-2008)

This review process as defined by Helena City Code allows for public comment, staff review, and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed conditional use relates to the review criteria.

Public Comment

An integral part of the review process is the conducting of public hearings and the solicitation of public comment. Comments are welcome throughout the entire process including during the public hearings. As of June 28, 2024, there have been no comments received regarding the proposed rezoning. Any comments received during and after the hearing conducted by the Zoning Commission will be attached to this report and presented to the City Commission for their review and final decision.

Section 5 –Evaluation

The property at 102 S. Cooke St. currently has the land uses of Residential, single-dwelling unit, and is zoned R-2 (residential). The applicant and property owner are requesting a zone change to the adjacent zoning, R-3 (residential) zone type. The merits of the associated CUP application are not considered in evaluating this zone change application.

The building was built in 1962 as a single-story, freestanding, single-dwelling unit and has existed in that capacity until its purchase by the applicant this year. The existing use on the property, residence, single-dwelling unit, is a use allowed by right in both the current and proposed zoning districts. The property has adjacency to the proposed zoning district, and staff has concluded that changing the zoning would not constitute “spot zoning.”

Future land use map designations are not zoning districts and a variety of different allowable uses in each zoning district may match a future land use map designation. Every property must have its unique characteristics considered when its zoning is analyzed through the lens of the future land use map. For the subject property, developed as it is with an existing structure, and adjacent to the state capitol, the future land use designation of Public in this location carries a similar purpose to the adjacent state Capitol campus. Considering that purpose, the current zone type, R-2 (residential) is a poor match to the future land use map designation, and the proposed zone type, R-3 (residential) improves the property’s conformity with the 2019 Growth Policy.

76-2-304. Criteria and guidelines for zoning regulations.

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.

EVALUATION

1. **Zoning regulations must be:**

a. **Made in accordance with a growth policy;**

The 2019 City of Helena Growth Policy designates this property as “Public,” defined as “[l]and that is in government or quasi-government use; some public uses may be incorporated into other land use categories.” Residential uses would not generally be considered complimentary to the Public future land use designation. However, the R-3 (residential) zone type allows for a greater number of complimentary uses, such as

Professional Offices, through the Conditional Use Permitting process.

The proposed zone change aligns with the following goals and objectives:

- [G.01] Promote and sustain Helena’s economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities.
- [G.10] Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City’s long-term sustainability.
- [O.77] Apply or revise zoning designations with careful consideration of factors including:
 - Future land use mapping;
 - Compatibility with surrounding land uses;
 - Infrastructure and service plans;
 - Development of vacant and under-utilized buildings;
 - Existing and future traffic patterns;
 - Goals and objectives of the growth policy.
- [O.82] Encourage development patterns and proposals that promote efficient use of City infrastructure and resources.
- [O.99] Promote the concentration of specialized industries within the city where specialized infrastructure, information, and labor advantages may promote economic development and desirable growth.

b. Designed to:

i. Secure safety from fire and other dangers;

The subject property is within the City of Helena Urban Standards Boundary and is currently served by all City of Helena emergency services. The proposed zone change will not impact the levels of emergency services available in the surrounding area.

ii. Promote public health, public safety, and the general welfare;

The proposed zone change will not significantly affect the subject property’s zoning alignment with the surrounding residential zoning and will allow for more complimentary non-residential uses in the neighborhood. As such, the proposed zone change will not create unique impacts to health, safety, or welfare within the vicinity.

iii. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The property is currently fully developed and is served by City of Helena streets, utilities, and public services. The proposed zone change and any future uses will not have a significant impact on these services.

2. In the adoption of zoning regulations, the municipal governing body shall consider:
a. Reasonable provision of adequate light and air;

The existing property was built in 1962 as a single-story, freestanding, single-dwelling unit and has existed in that capacity until its purchase by the applicant this year. It conforms with both the current and proposed zoning types.

An evaluation of the property for compliance with the current zoning requirements of the R-3 zoning districts shows the following conditions:

Design Standard	Zoning Requirement for R-3	Present Condition
Lot Coverage	40% maximum	Approximately 18% (Calculation taken from Montana Cadastral data)
Height	36' maximum	<20'
Front Lot Line Setback (E Broadway St)	10' Minimum	~38' to property line (note that there is a non-standard, increased distance to the active right of way)
Front Lot Line Setback (S Cooke St)	10' Minimum	~24'
Setback from alleyway (South)	5' Minimum	~6'
Side Lot Line Setback (East)	6' Minimum	~38'
Garage door setback	20' Minimum	<24'

b. The effect on motorized and nonmotorized transportation systems;

A 0.26 acre R-2 Residential property could be expected to accommodate 1.29 – residence, single-dwelling units (9,000sf lot). The ITE trip generation manual for a detached single family home estimates 9.52 trips per unit. Two detached homes on the property would be estimated to produce 19.04 trips per day.

A 0.26 acre R-3 Residential property could be expected to accommodate 1.66 – residence, single-dwelling units (7,000sf lot) or 5.8 – residence, multiple-dwelling units (1 unit per 2,000sf). The ITE trip generation manual for a detached single family home estimates 9.52 trips per unit. six – residence, multiple-dwelling units on the property would be estimated to produce 39.99 trips per day. Estimates do not include ranges for uses approved through the CUP process.

The 2014 Greater Helena Long Range Transportation Plan designates E. Broadway St. as a minor collector and S. Cooke Street as a local road. Roads are designed to the City of Helena engineering standards. Local roads are designed to accommodate less than 1,500 vehicles per day. Minor Collectors are designed to accommodate between 1,501 and 3,500 vehicles per day.

The proposed zone change to R-3 will not have significant impact on local traffic (vehicular, bicycle, and pedestrian) compared to the existing R-2 use.

c. Promotion of compatible urban growth;

The 2019 City of Helena Growth Policy designates this area as Public, an area that is in government or quasi-government use.

The R-2 zoning district restricts the type of uses typically found in Public areas primarily by limiting commercial and recreational activities within the district. R-2 zoning districts prohibits applicable commercial use outside of community gardens, and, through the CUP process, cultural facilities and worship facilities. The zone type otherwise prohibits almost all applicable uses.

The proposed R-3 zoning district similarly restricts the type of uses typically found in Public areas. However, through the CUP process, it allows for Professional Offices, which is the prevailing use type in the adjacent PLI (public lands and institutions) zoning district that covers the Capitol campus to the north of 102 S. Cooke Street.

d. The character of the district and its peculiar suitability for particular uses; and

The zoning change to R-3 is not out of alignment with the zoning of the area. This is a predominately residential zoned area and R-3 is a residential zone type.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

The proposed zone change to R-3 will increase consistency with adjacent properties and increase development opportunities unique to the area. The proposed zoning is not expected to create detrimental impacts to the surrounding properties because this zone type already exists adjacent to the subject property and affords for similar uses found in the vicinity. The increased compliance with the Growth Policy will generate uses that are wholly complimentary with surrounding properties.

Section 6 - Staff Recommendation

The approval of this zone change is consistent with the goals and objectives of the 2019 Growth Policy and is consistent with all of the Montana zoning criteria.

Staff Recommendation:

Move to recommend **Approval** 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 R-2 (residential) to R-3 (residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Addition to the City of Helena, Lewis and Clark County, Montana.

Appendix A - Maps

102 S Cooke St Vicinity Map




 Subject Property
 Paved
 Alley



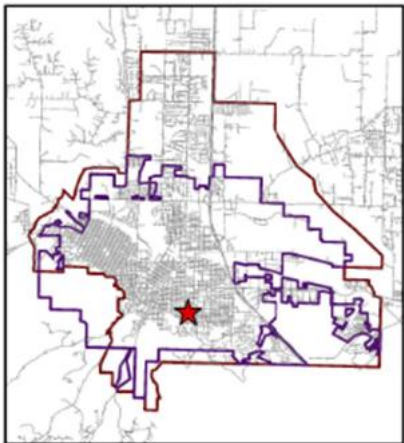
Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

N

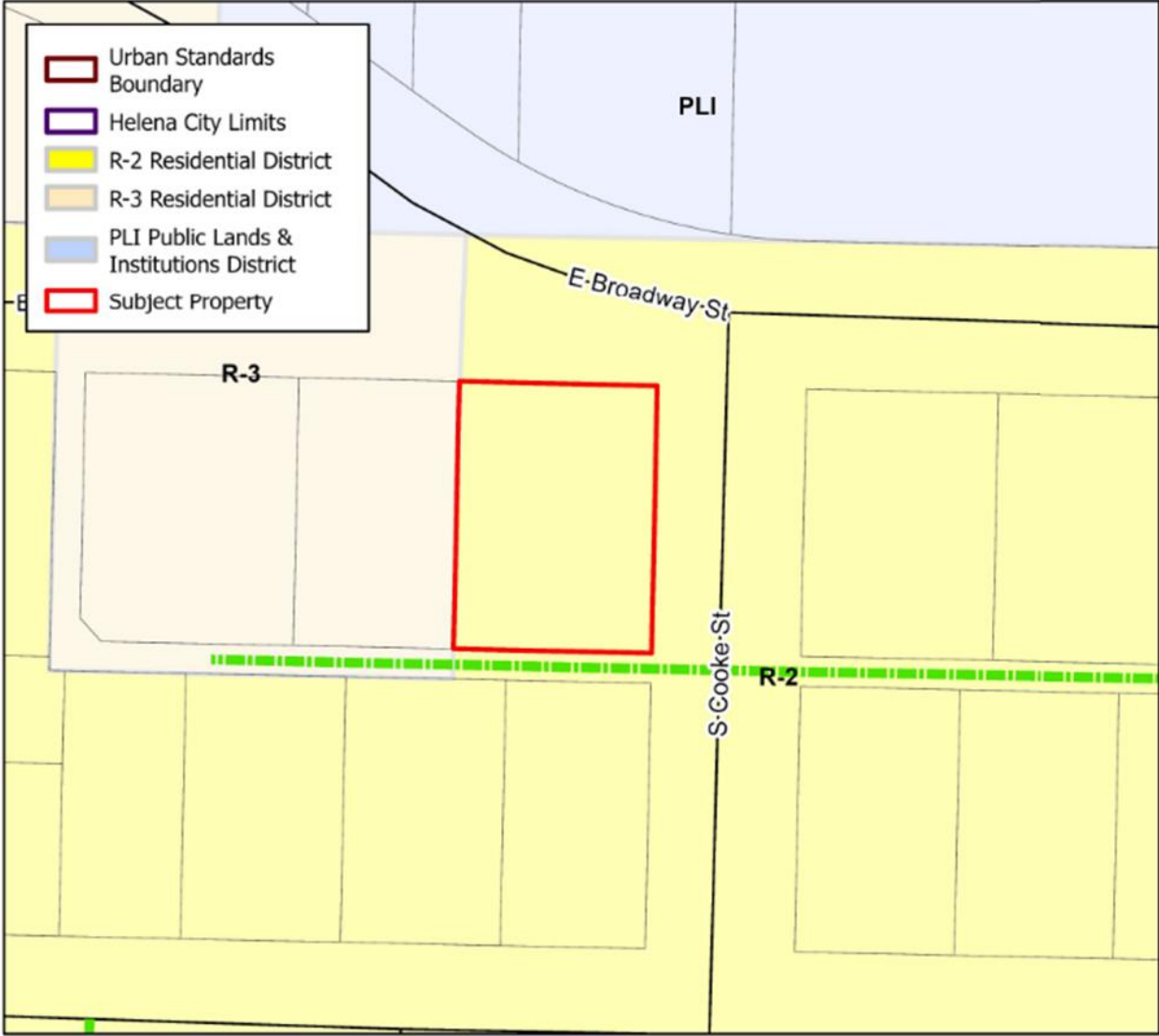


0 20 40 80 120 Feet

Legal Description: CORBIN
SUBD, S32, T10 N, R03 W,
BLOCK 29, Lot 18 - 20



102 S Cooke St Zoning Map




Subject Property

— Paved

— Alley



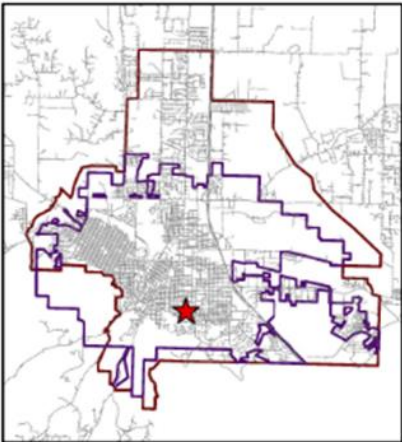
Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623



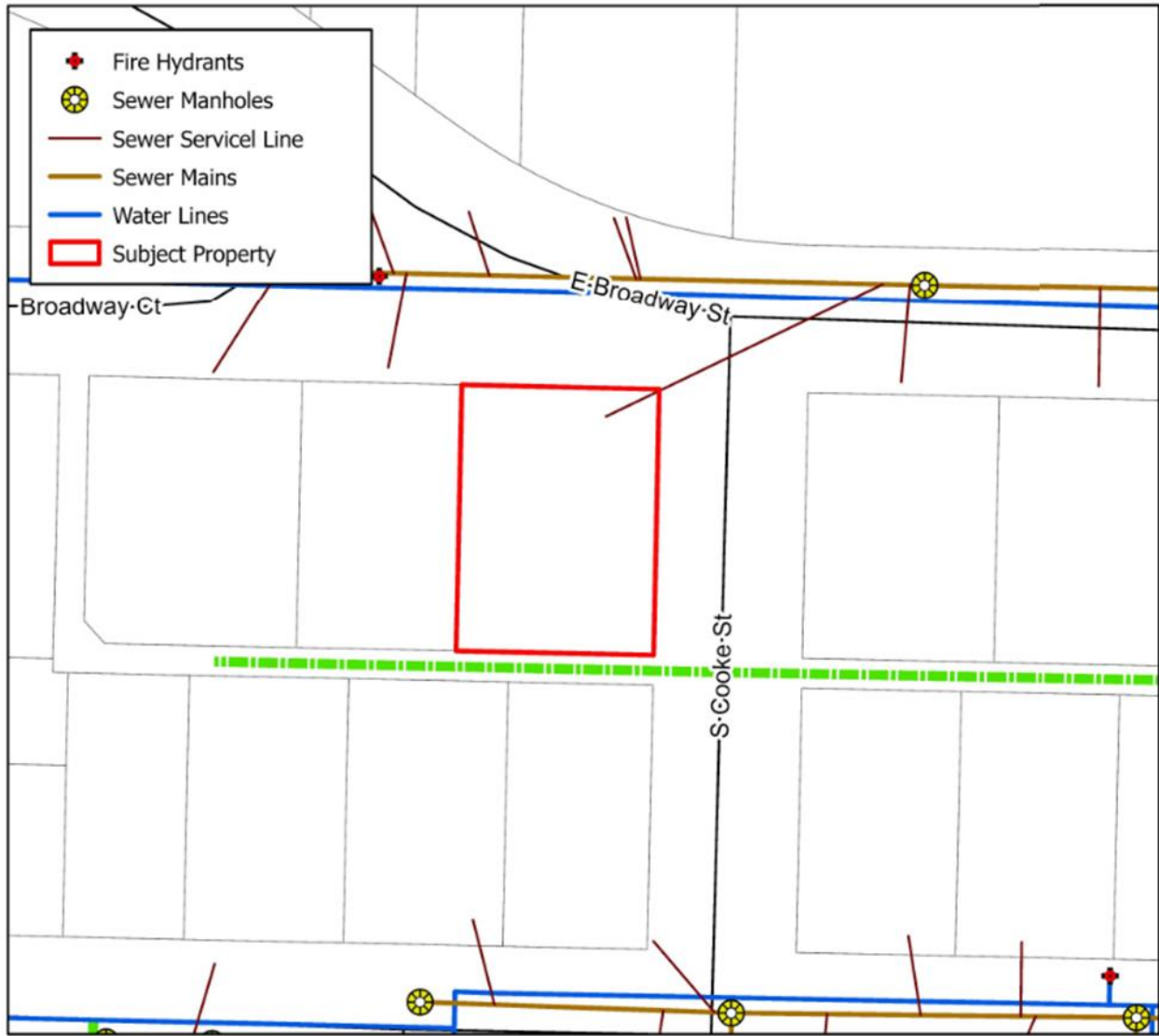
Feet

0 20 40 80 120

Legal Description: CORBIN
SUBD, S32, T10 N, R03 W,
BLOCK 29, Lot 18 - 20



102 S Cooke St Utility Map



Subject Property (Red outline)

Paved (Black line)

Alley (Green dashed line)

MT Parcels w Condos (White outline)

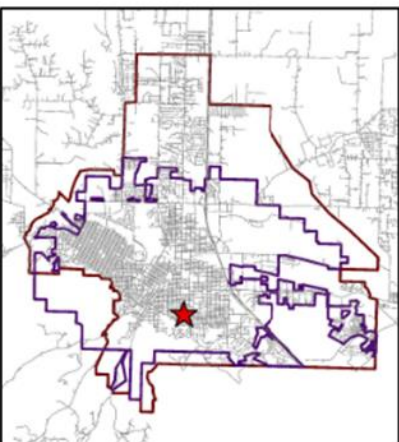


Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

North Arrow

Scale: 0 20 40 80 120 Feet

Legal Description: CORBIN SUBD, S32, T10 N, R03 W, BLOCK 29, Lot 18 - 20



Appendix B – Comments



ZONE CHANGE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

RECEIVED

APR 17 2024

City Comm. Dev. Dept.

APPLICATION FEE: \$410.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

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.

PROPERTY OWNER: *Primary Contact?*

Name: 133 7th Ave LLC Primary Number: (406) 459-3344
Address: 1437 Helena Ave #8 Other Phone: _____
Email: iversonmontana@gmail.com

APPLICANT (If different from property owner): *Primary Contact?*

Name: John Iverson Primary Number: (406) 459-3344
Address: 1437 Helena Ave #8 Other Phone: _____
Email: iversonmontana@gmail.com Company: _____

AUTHORIZED REPRESENTATIVE: *Primary Contact?*

Name: _____ Primary Number: _____
Address: _____ Other Phone: _____
Email: _____ Company: _____

Address of the Property: 102 S Cooke St. Helena, MT 59601
Address City State Zip Code

Legal Description (Lots, Block, & Subdivision, COS #, deed reference)
CORBIN SUBD, S32, T10 N, R03 W, BLOCK 29, Lot 18 - 20

Provide a current deed and plat/COS with the metes and bounds of the subject property

Geocode 05-1888-32-2-19-19-0000

Current City Zoning District R-2

Proposed Zoning District R-3


Adjacent Zoning Districts R-2 and R-3

Are there other related Land Use Applications being submitted: Yes No

Submit proof of current paid taxes

Existing use on the property Residential House

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed:  Date: 2/14/24
Property Owner
Applicant: _____ Date: _____
(If different from Owner)

Review Criteria

(A different zoning district may be recommended if it appropriately fits the 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 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.

Per Section 11-1-10 of the Helena City Code, the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter. The Zoning Commission will make a recommendation to the City Commission who will approve or deny the requested zoning. If approved, the zone change becomes effective 30 days after final pass of the zone change Ordinance.



LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#)

[History](#)

[Payoff](#)

[PayTaxes](#)

[Help](#)

Property Tax ID: 4544

Status: Current
Realware#: 188832219190000
Receipt: 10440

2023 Owner(s):
CHOVANAK MICHAEL T & SHIRLEY

Mailing Address:
102 S COOKE ST
HELENA, MT 596015235

Levy District:
01-01, Tax District 01

[Tax Comparison](#)

2023 Value:

Market: \$328,300
Taxable: \$4,432

[Detail](#)

2023 Taxes:

First Half: \$1,825.12 **Due:** 11/30/2023
Second Half: \$1,825.09 **Due:** 5/31/2024
Total: \$3,650.21

[View Pie Charts](#)

[Detail](#)

2023 Payments:

First Half: \$1,825.12
Second Half: \$1,825.09
Total: \$3,650.21

(May include penalty & interest)

2023 Legal Records:

Geo Code: 05-1888-32-2-19-19-0000 **Deed Book:** M40 **Page:** 7842 **Instru#:** 3174141 **Date:** 2009-08-31

Property address: 102 S COOKE ST, HELENA MT 59601
Subdivision: (COR) SubDiv COR **Lot:** 18 **Block:** 29
TRS: T10 N, R03 W, Sec. 32
Legal: CORBIN SUBD, S32, T10 N, R03 W, BLOCK
29, Lot 18 - 20
Acres: 0.26

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 02/14/2024 01:00 PM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

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



Google Maps

Capital

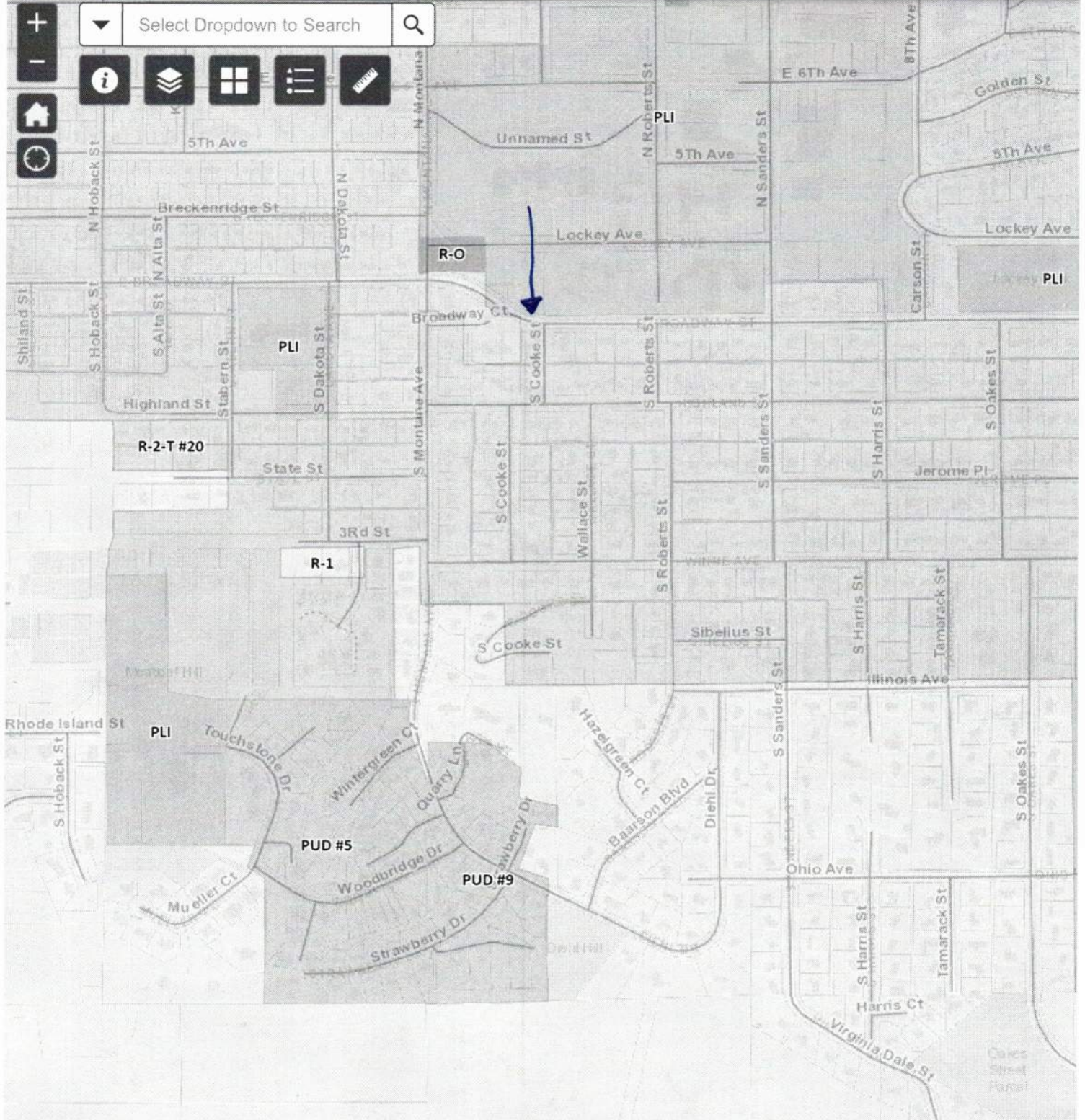


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 100 ft

Subject Property



Select Dropdown to Search



600ft

-112.015 46.585 Degrees

Application for Zoning Change: 102 S Cooke St

John Iverson, Owner
1437 Helena Ave #8
Helena, MT 59601
406 459-3344
iversonmontana@gmail.com

102 S Cooke St is a 2-bedroom house located on the corner of Broadway and Cooke, immediately South from the Capital building. The property is zoned R-2, the property immediately adjacent to the west is zoned R-3. I am requesting that the subject property zoning be changed from R-2 zoning to R-3 zoning. I would like to apply for a CUP under R-3 zoning to use the subject property as an office. Conditional use permits are not allowed under R-2 zoning for office use.

I provide non-profit association management services and non-profit government affairs services and seek to use the subject property as an office. The property's proximity to the Capital makes it an ideal office location for this type of work.

The neighborhood around the Capital is evolving and I expect that many more property owners on the busy streets that surround the Capital will see this type of use as the highest and best use for their property. Capitals all over the country have seen these types of "government adjacent" uses near their capitals.

I believe that this application complies with the growth policy and does not have any impact on safety from fire and other dangers.

Compliance with the 2019 Helena Growth Policy

From Chapter 3, page 9 of the Helena 2019 Growth Policy

Future land use classification boundaries should be interpreted in a broad, flexible manner, but in context with currently existing land uses and development. Therefore, the boundaries shown on the Future Land Use Map are not absolute but may vary slightly according to the situation.

Let break the above first sentence into two parts to see if this application meets this definition within the Growth policy.

Future land use classification boundaries should be interpreted in a broad, flexible manner:

The subject property's next-door neighbor is allowed under the current zoning and growth policy to apply for a CUP for an office use. I am asking to be zoned like my next-door neighbor.

but in context with currently existing land uses and development.

There are six city blocks south of Broadway, just south of the Capital Complex, whose future land use has been determined to be "public". The subject property is within these six blocks. There is not a single property that I am aware of within these six blocks that is being used in the way that is suggested in the future land use map.

However, within the same city block as the subject property, there is a 2 story 8,600 sq ft. commercial office building. And not far to the east of the subject property is a commercial daycare. Therefore, this application complies with the currently existing land uses.

The existing structure meets the proposed zoning dimensional standards without a need for a variance and I have no plans to change the structure.

The existing use on the subject property meets the proposed zoning permitted uses.

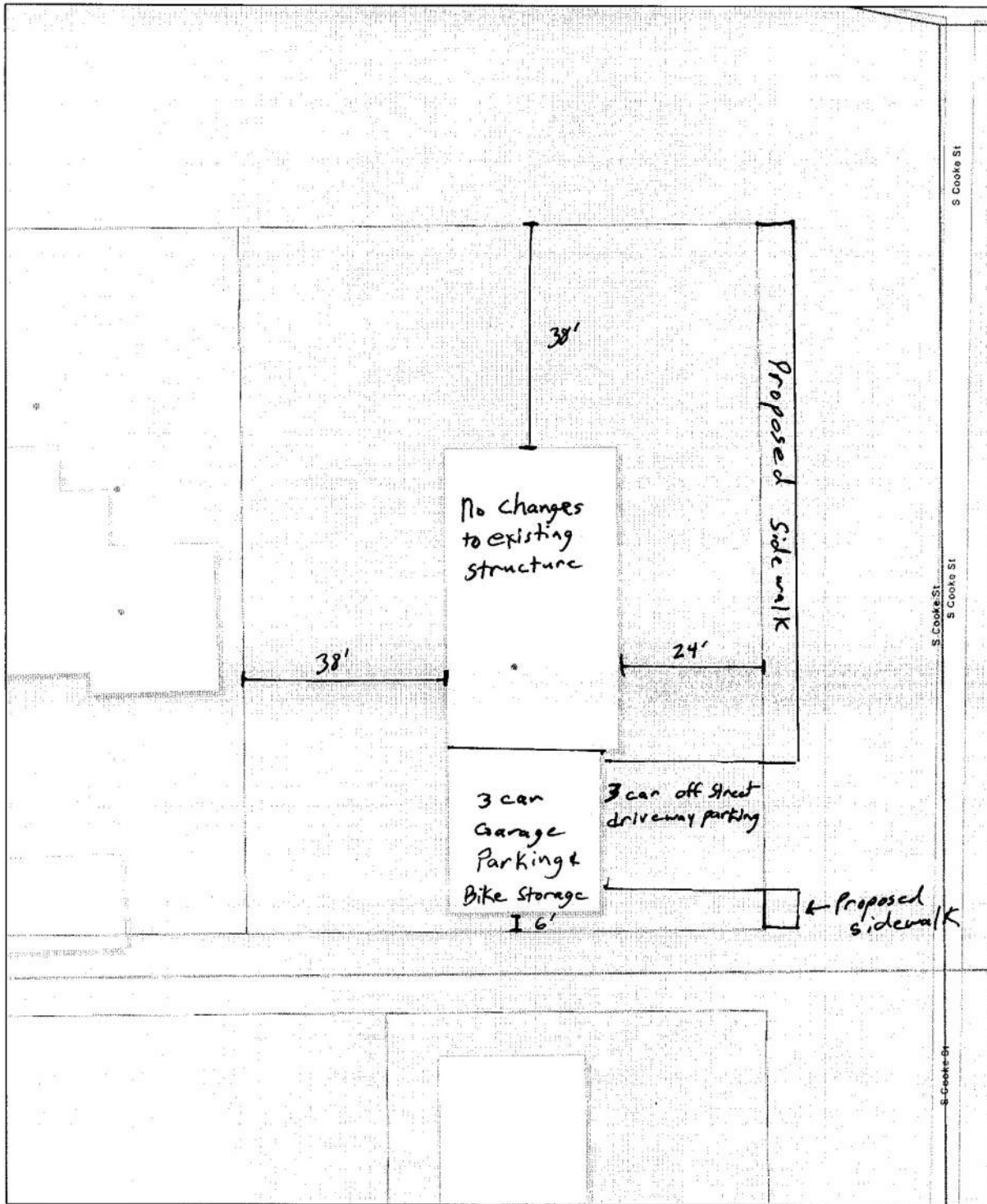
I mailed a letter informing the immediate neighbors to the south, east and west of my desire to change my zoning. I heard back from on neighbor, and they were supportive.

Thank you for considering my application.

John Iverson

Site Plan 102 S. Cooke St

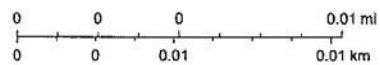
CUP Application ArcGIS Web Map



5/31/2024, 2:17:37 PM

- | | | | |
|------------------|---------------------|----------------------|----------------------------|
| — Railroads | → Oneway | — Montana Hwy | * Residential Multi-Family |
| — Roadways | — Non-Motorized | — Secondary Hwy | * School |
| — Interstate | — Abandoned | Addresses | □ Parcel Boundaries |
| — Divided 4-Lane | — Water Access Only | * Residential | □ Helena City Limits |
| — Paved | — Alley | * Commercial | □ County Boundary |
| — Unpaved | Highways | * Public | □ East Helena City Limit |
| — Driveway | — Interstate Hwy | * Miscellaneous | □ Lakes |
| ← Oneway | — US Hwy | * Private Non-Profit | — Streams |

1:282



Lewis and Clark County/City of Helena GIS Services. The data contained on this map are NOT the official records and may be inaccurate and incomplete! The City of Helena and Lewis & Clark County do not warrant, either explicit or implied, the completeness or accuracy of the information

Web AppBuilder for ArcGIS

Lewis and Clark County/City of Helena GIS Services | The data contained on this map are NOT the official records and may be inaccurate and incomplete! The City of Helena and Lewis & Clark County do not warrant.

* Measurements are approximate

The Richard Lockett and Emily Blockley...

County of Lewis & Clarke, On this 25th day of May A.D. 1890...

State of Montana, County of Lewis & Clarke, On this 25th day of May A.D. 1890...

State of Montana, County of Lewis & Clarke, On this 25th day of May A.D. 1890...

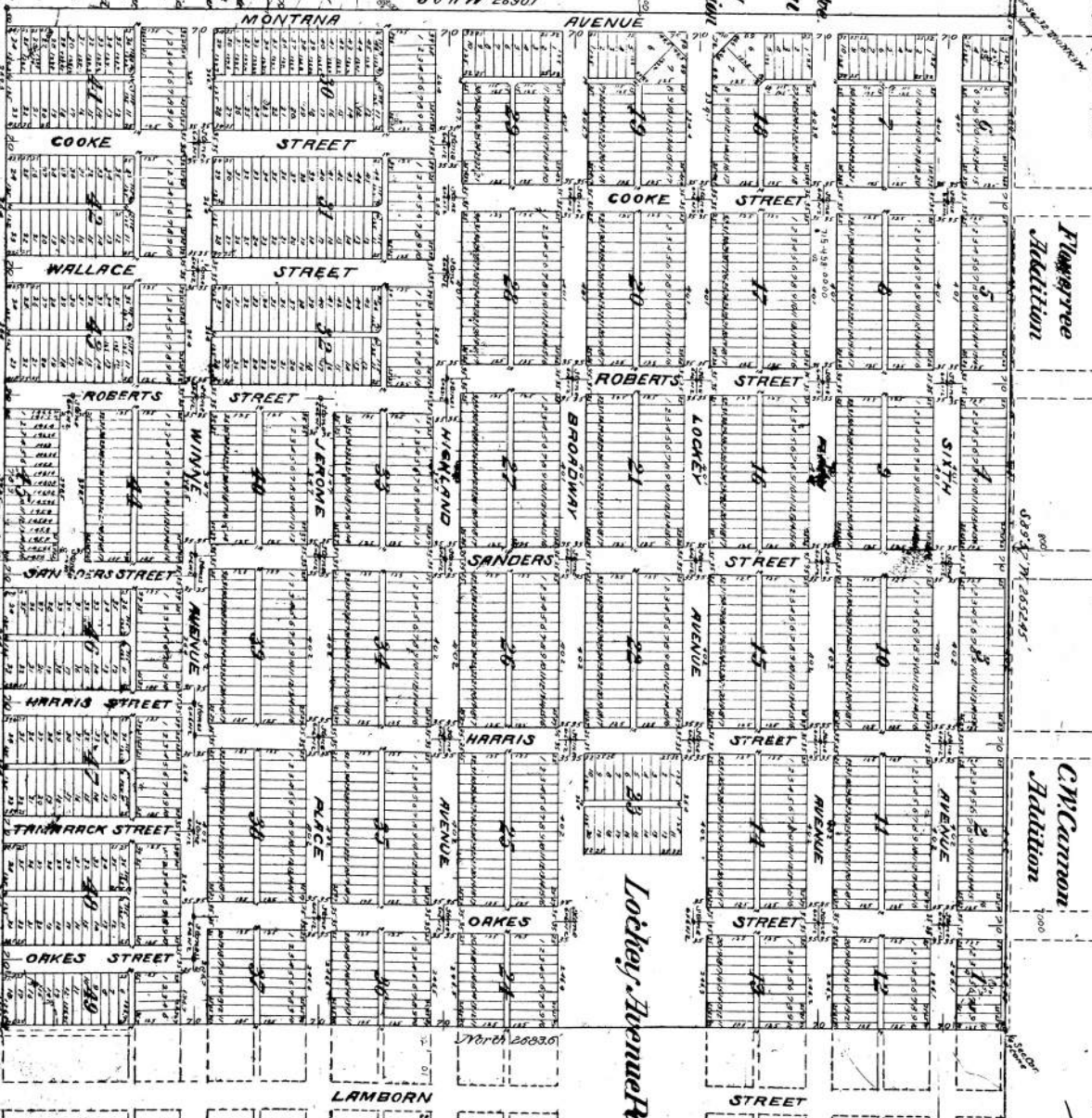
For abandonment of streets and alleys, for Dismantling...

Montana Ave Addition, Tenth Street Addition, View Addition

CORBIN SUBDIVISION

N.W. 1/4 Sec. 32 T10N R3W

Scale 20 Ft. = 1 Inch.



Vertical text on the left side of the map, including 'State of Montana' and 'County of Lewis & Clarke'.

For drawing of plat by... Page 233 of 234

CERTIFICATE OF SURVEY NO. _____

FOR A PORTION OF BLOCK 19 IN THE CORBIN SUBDIVISION IN THE CITY OF HELENA

NW 1/4 SEC. 32, TWP. 10N, RGE. 3W, P.M.M.

LEWIS & CLARK COUNTY

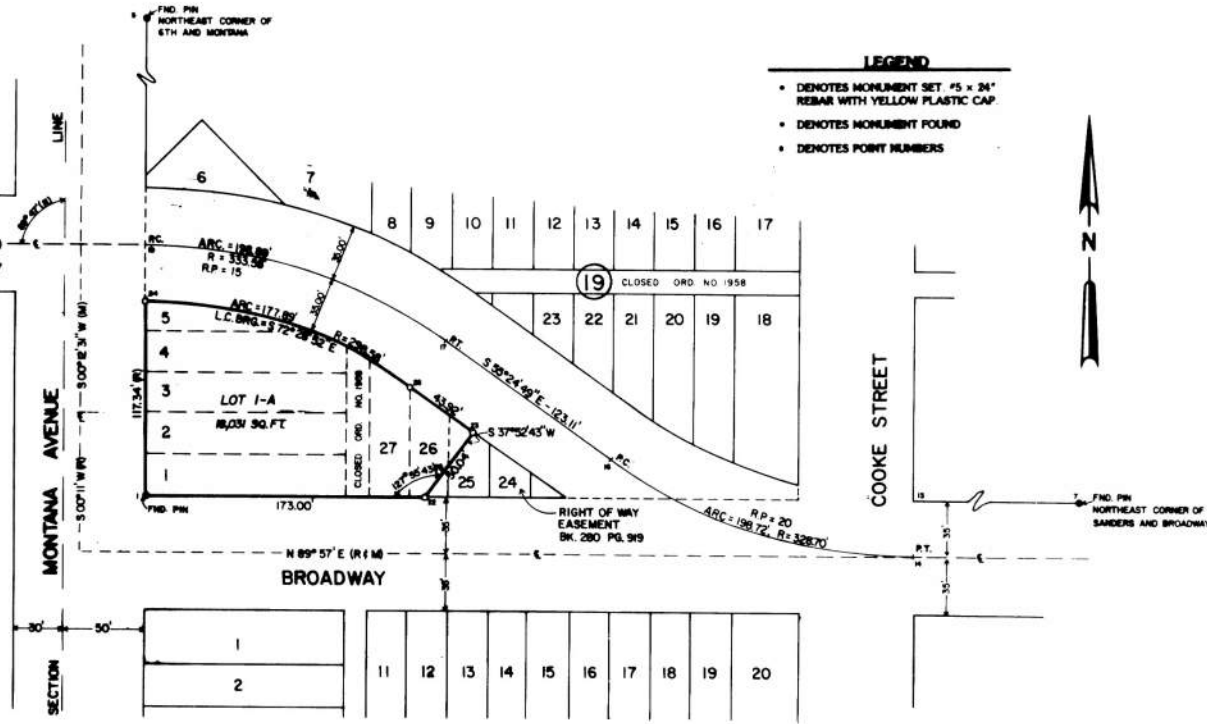


333830
888850

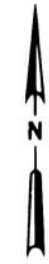
STATE OF MONTANA
COUNTY OF LEWIS & CLARK 14
I hereby certify that the within instrument was filed in my office on this 18 day of June A.D. 1981 at 10:12 min. past 12 o'clock P.M. Records of Lewis & Clark County, State of Montana.

John A. ...
Recorder

Corbin Addn. Portion of Bk. 19 #333830



- LEGEND**
- DENOTES MONUMENT SET #5 x 3/4" REBAR WITH YELLOW PLASTIC CAP
 - DENOTES MONUMENT FOUND
 - DENOTES POINT NUMBERS



BASE OF BEARINGS
RECORD BEARING FOR CENTERLINE OF BROADWAY WEST OF MONTANA NORTH 89° 57' EAST

OWNER OF THE TRACT
THE MONTANA DEPARTMENT OF STATE LANDS

(29)

CERTIFICATE OF EXEMPTION

"I HEREBY CERTIFY THAT THE PURPOSE FOR THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARIES OF A PARCEL OF LAND DIVORCED FROM THE ORIGINAL TRACT BY HIGHWAY CONSTRUCTION; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES PURSUANT TO TITLE 16, CHAPTER 16, 603(2C).

Gareth Noon
GARETH NOON, COMMISSIONER
DEPARTMENT OF STATE LANDS

REASON FOR SURVEY

THIS SURVEY WAS PERFORMED IN ORDER TO ESTABLISH THE BOUNDARIES OF AN EXISTING TRACT OF LAND CREATED BY THE ACQUISITION OF STREET RIGHT OF WAY AND TO AGGREGATE THE EXISTING LOTS INTO ONE.

BOUNDARY DESCRIPTION

A TRACT OF LAND IN LEWIS AND CLARK COUNTY, CITY OF HELENA, SITUATED IN THE NORTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. AND BEING A PORTION OF BLOCK 19 OF THE CORBIN SUBDIVISION, SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 19, THENCE NORTH 00° 12' 31" EAST, 117.34 FEET TO THE SOUTHERLY RIGHT OF WAY OF BROADWAY; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT ARC LENGTH EQUALS 177.89 FEET, RADIUS EQUALS 280.58 FEET, LONG CHORD BEARING IS SOUTH 72° 28' 52" EAST; THENCE SOUTH 86° 24' 49" EAST, 43.92 FEET; THENCE SOUTH 37° 52' 43" WEST, 50.04 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BROADWAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 89° 57' WEST, 173.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 18,031 SQUARE FEET.

CERTIFICATE OF SURVEYOR

I, LOWELL C. HANSON, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION DURING MARCH OF 1981.



Lowell C. Hanson
LOWELL C. HANSON
REGISTERED ENGINEER & LAND SURVEYOR # 2523ES
HELENA, MONTANA

EXAMINING LAND SURVEYOR

Paul R. ...
M. Res. No. 2354-5
Reviewed On or Section 76-3-611, MCA
Date 6-18-81

PREPARED BY
L. C. Hanson Co.
CONSULTING ENGINEERS AND SURVEYORS
HELENA, MONTANA

1/4	SEC.	TWP.	RGE.
X	32	10N	3W

Project Reviews

City of Helena

Project Number: ZONC2404-001

Description: **102 S Cooke**

Applied: **4/17/2024**

Approved:

Site Address: **102 S COOKE ST**

Closed:

Expired:

City, State Zip Code: **HELENA, MT 59601**

Status: **RECEIVED**

Applicant: **John Iverson**

Parent Project:

Owner: **CHOVANAK MICHAEL T & SHIRLEY**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/5/2024	6/11/2024	6/14/2024	TRANSPORTATION SYSTEMS	Mark Young	NO COMMENT	
Notes:						
Review Group: AUTO						
4/17/2024		4/20/2024	DIRECTOR REVIEW	Christopher Brink		
Notes:						
Review Group: ZONING						
6/5/2024	6/10/2024	6/14/2024	ADDRESSING	Jason Danielson	APPROVED	
Notes:						
6/5/2024	6/7/2024	6/14/2024	BUILDING	Kim Mack	SEE COMMENTS	
Notes:						
No comments related to the Zone Change. See CUP comments for building requirements for "Change of Use".						
6/5/2024		6/14/2024	CITY ATTORNEY	Attorney Bucket		
Notes:						
6/5/2024	6/10/2024	6/14/2024	FIRE	Lou Antonick	SEE COMMENTS	
Notes:						
The Helena Fire Department does not have any comments for this Zone Change but did have comments for the CUP related to Change of occupancy. Please refer to those comments.						
6/7/2024 12:58:17 PM						

Project Reviews

City of Helena

6/5/2024		6/14/2024	HCC			
Notes:						
6/5/2024	6/17/2024	6/14/2024	PARKS	Craig Marr	NO COMMENT	
Notes:						
6/5/2024		6/14/2024	PLANNING	Planning Bucket		
Notes:						
6/5/2024		6/14/2024	POLICE	Police Bucket		
Notes:						
6/5/2024	6/11/2024	6/14/2024	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						
6/5/2024		6/14/2024	ZONING ENFORCEMENT	Planning Bucket		
Notes:						



Helena, Montana

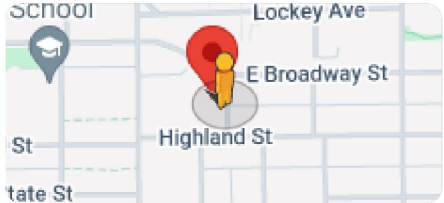
Google Street View

Aug 2021 [See more dates](#)



Google

Image capture: Aug 2021 © 2024 Google



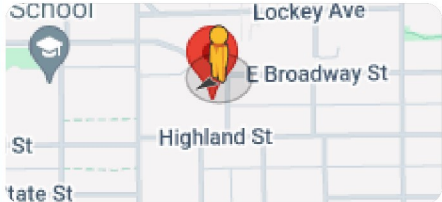
Helena, Montana

Google Street View

Oct 2021 [See more dates](#)



Image capture: Oct 2021 © 2024 Google



Independent Record

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Helena Independent Record
2222 N. Washington St
Helena, Montana 59602
(123) 456-7890

State of Pennsylvania, County of Lancaster, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Helena Independent Record, a newspaper of general circulation published that is a "legal newspaper" as that is published daily in the City of Helena, in the County of Lewis and Clark, State of Montana, and has charge of the Advertisements thereof.

If this certification is for the State of Montana, I hereby certify that I have read sec. 18-7-204 and 18-7-205 , MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$48.00 , is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

PUBLICATION DATES: July. 27 2024

NOTICE ID: OIx18Ough8Lw043xynR0

PUBLISHER ID: COL-MT-200478

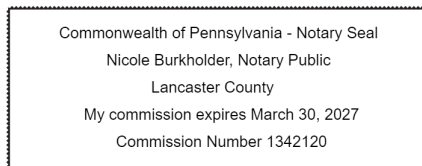
NOTICE NAME: City Commission 8/12 CD

Publication Fee: \$48.00

(Signed) Tatiana Dorval

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 07/29/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The Helena City Commission will hold a public hearing on Monday, August 12, 2024, at 6pm in person in the Commission Chambers, Rm. 330, 316 N Park Ave, and via the ZOOM platform. The meeting will serve to consider the following proposal:

- To consider approval of a resolution to set fees to be charged for various land use and subdivision review applications within the Planning Division of the Department of Community Development, repealing Resolution No. 11039, and providing for a policy for the waiver of fees.
- To consider final passage of an ordinance revising the regulation of signs by amending Chapter 23, Title 11 of the Helena City Code by repealing and replacing Chapter 23, General Sign Regulations, in its entirety and adopting this new Chapter 23, Sign Regulations, in lieu thereof, and to set the public hearing.
- To consider first 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 R-2 (Residential) to R-3 (Residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision to the City of Helena, Lewis and Clark County, Montana.

ADDRESS:

This property is located at 102 S Cooke Street and is generally located on the southeast side of the intersection of E Broadway St and S Cooke St.

This meeting can be accessed via the online meeting platform Zoom at:

<https://us06web.zoom.us/j/89382079922>

Webinar ID: 893 8207 9922

Dial in at (253) 215-8782 (Tacoma), or (346) 248-7799 (Houston), or find your local number at: <https://us06web.zoom.us/u/kStLNOlae>

For further information on this proposal, please contact the Community Development Department located in the City-County Building, 316 N. Park Avenue, Room 445, Helena, MT 59623 or by calling (406) 447-8490.

Dannai Clayborn
City Clerk

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service 1-800-253-4091 or 711; Email: Citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.

July 27, 2024 COL-MT-200478 MNAXLP

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Helena Independent Record** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(123) 456-7890**.

Notice ID: UJosc9YwdP3ry9Bqv3FY | **Proof Updated: Sep. 17, 2024 at 01:36pm MDT**
Notice Name: ZONC2404-001

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Michael Alvarez malvarez@helenamt.gov (406) 447-8000	Helena Independent Record

Columns Wide: 2 **Ad Class:** Legals

Total Column Inches: 8.95

Number of Lines: 39

10/05/2024: General Legal	36.00
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Subtotal	\$36.00
Tax	\$0.00
Processing Fee	\$0.00
Total	\$36.00

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NOTICE OF PUBLIC HEARING

The Helena City Commission will hold a public hearing on Monday, October 21, 2024, at 6pm in person in the Commission Chambers, Rm. 330, 316 N Park Ave, and via the ZOOM platform. The meeting will serve to consider the following proposal:

To consider first 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 R-2 (Residential) to R-3 (Residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision to the City of Helena, Lewis and Clark County, Montana.

ADDRESS:

This property is located at 102 S Cooke Street and is generally located on the southeast side of the intersection of E Broadway St and S Cooke St.

This meeting can be accessed via the online meeting platform Zoom at:

<https://us06web.zoom.us/j/88667200049> Webinar ID: 886 6720 0049

Dial in at (253) 215-8782 (Tacoma), or (346) 248-7799 (Houston), or find your local number at: <https://us06web.zoom.us/j/88667200049>

For further information on this proposal, please contact the Community Development Department located in the City-County Building, 316 N. Park Avenue, Room 445, Helena, MT 59623 or by calling (406) 447-8490.

Dannai Clayborn City Clerk

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service 1-800-253-4091 or 711; Email: Citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.

October 5, 2024 ##### MNAXLP

Independent Record

AFFIDAVIT OF PUBLICATION

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Helena Independent Record
2222 N. Washington St
Helena, Montana 59602
(123) 456-7890

State of Texas, County of Bexar, ss:

Emmie Atwood, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Helena Independent Record, a newspaper of general circulation published that is a "legal newspaper" as that is published daily in the City of Helena, in the County of Lewis and Clark, State of Montana, and has charge of the Advertisements thereof.

If this certification is for the State of Montana, I hereby certify that I have read sec. 18-7-204 and 18-7-205 , MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$48.00 , is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

PUBLICATION DATES: June. 22 2024

NOTICE ID: 0mSrUwSlil5nBPkRFpWo

PUBLISHER ID: COL-MT-200345

NOTICE NAME: ZONC2404-001 -- CUP2405-001

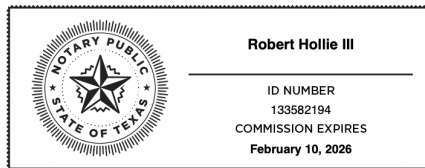
Publication Fee: \$48.00

Emmie Atwood

(Signed) _____

VERIFICATION

State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 06/25/2024

Robert Hollie III

Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARING

PUBLICATION DATE: June 22, 2024

NOTICE OF PUBLIC HEARING

The Helena Zoning Commission will hold public hearings on **Tuesday, July 09, 2024, at 6pm in person in the Commission Chambers, Rm 330, 316 N Park Ave, and via the ZOOM platform** . The meeting will serve to consider the following proposals:

Item 1:

To consider 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 R-2 (Residential) to R-3 (Residential) for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision to the City of Helena, Lewis and Clark County, Montana .

ADDRESS:

This property is located at 102 S Cooke Street and is generally located on the southeast side of the intersection of E Broadway St and S Cooke St.

Item 2:

To consider a resolution granting a Conditional Use Permit to allow General Services / Professional Offices uses in a R-3 zoning district for the property legally described as Lots 18-20 in Block 29 of the Corbin Subdivision to the City of Helena, Lewis and Clark County, Montana.

ADDRESS:

This property is located at 102 S Cooke Street and is generally located on the southeast side of the intersection of E Broadway St and S Cooke St.

This meeting can be accessed via the online meeting platform Zoom at:

<https://zoom.us/j/92989300533>
Meeting ID: 929 8930 0533

Dial in at 1(346) 248-7799, or find your local number at: <https://zoom.us/j/92989300533>

Public comment will be taken up to and at the above meeting. If you wish to submit written comments prior to the meeting please send them in via email to malvarez@helenamt.gov or mail to Michael Alvarez, Community Development Department, Room 445, 316 N. Park Ave, Helena MT, 59623. For any questions, please call 406-447-8459.

Rebecca Harbage
Chair, City of Helena Zoning Commission

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service 1-800-253-4091 or 711; Email: Citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.

June 22, 2024 COL-MT-200345 MNAXLP