



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: October 12, 2023

STAFF REPORT

To: Helena Board of Adjustment

From: Kyle Holland, City Planner II

Subject: Consideration of:

1. A variance from Section 11-24-4 to allow a deviation from parking lot landscaping requirements for a property with a legal description a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.

The reason for this variance is to remove trees along the front of the building from the submitted plans.

This Property is located at 3196 Colonial Drive.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received October 02, 2023

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, November 7, 2023

PROPERTY OWNER: Maverik Inc.

APPLICANT: Melanie Ruff

MAILING ADDRESS: 185 S State Street, Suite 800, Salt Lake City, Utah 84111

CONTACT NUMBER: (385) 343-4137

EMAIL ADDRESS: melanie.ruff@maverik.com

PROPERTY ADDRESS: 3196 Colonial Drive, Helena, MT 59601

LEGAL DESCRIPTION:

Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana

PRESENT LAND USE: Convenience Store

PRESENT ZONING: B-2

ADJACENT LAND USE:

North: Vacant
 South: **Vacant**
 East: Interstate Highway
 West: Vacant

VARIANCE PROPOSALS:

1. A variance from Section 11-24-4 to allow a deviation from parking lot landscaping requirements for a property with a legal description a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) April 2023 – permit issued for new construction
- 2) February and June - Variance for signs was partially approved

ZONING EVALUATION for the properties legally addressed as 3196 Colonial Drive, Helena, MT, located in a B-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-24-4 (B) PARKING LOT LANDSCAPING	Any edge of a parking space must be within thirty five feet (35') of the trunk of a tree on the same tract or contiguous public rights of way	Proposed site plan has been approved	Remove proposed trees from western edge of building	Yes

BOARD OF ADJUSTMENT VARIANCE CRITERIA

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:

1. *The variance will not create a significant risk to the public health, safety, or general welfare;*
2. *The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located;*
and
3. *Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.*

In evaluating the standards above, the board of adjustment may consider the following factors:

1. *Special conditions and circumstances that are unique to the applicant’s site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
2. *The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant’s control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property*

owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.

6. The extent to which the hardship or difficulty results from the actions of the applicant.

7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.

PUBLIC COMMENT:

As of Thursday, October 26, 2023, no comments have been received.

City Attorney's Office:

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

CONCLUSION

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

Motion:

Move to Approve or Deny

- 1. A variance from Section 11-24-4 to allow a deviation from parking lot landscaping requirements for a property with a legal description a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.**

If the Board of Adjustment approves the requested variance, the following condition is recommended:

Building Permit: A building permit must be obtained within one (1) year.

Regards,



Kyle Holland, Planner II

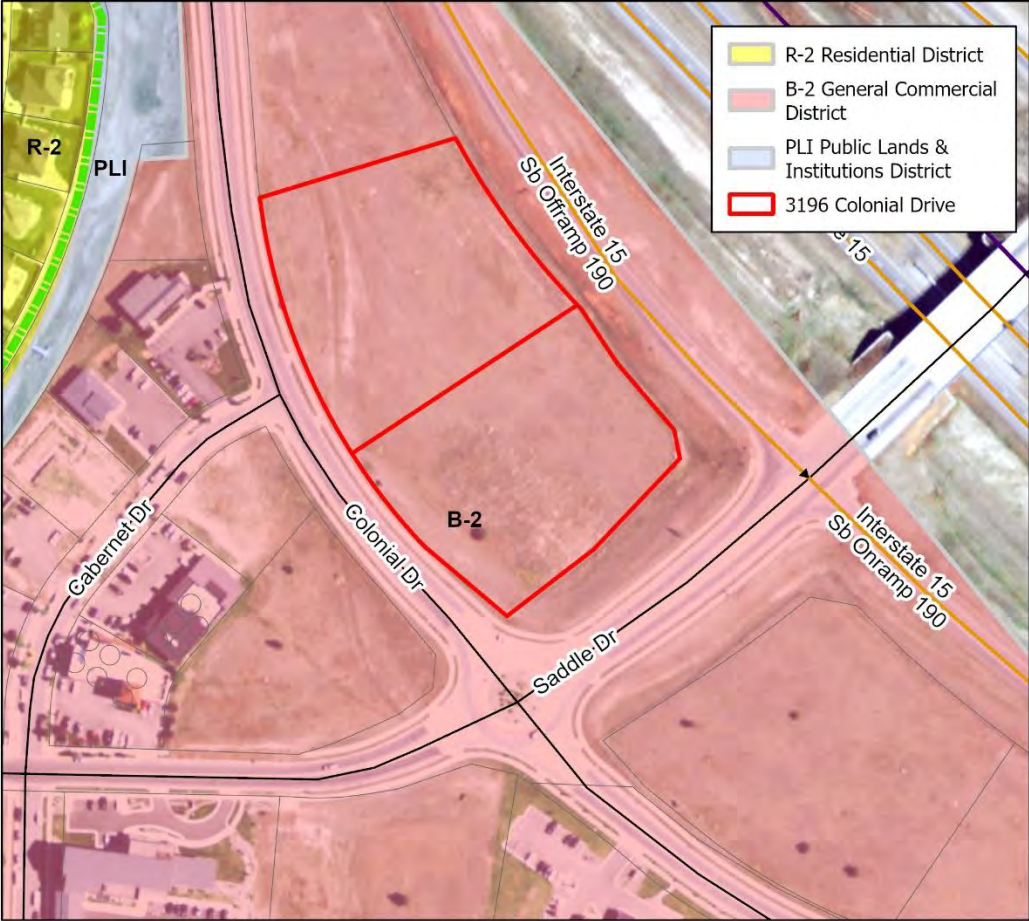
Community Development Department

City-County Building

316 N. Park Ave, Rm 403

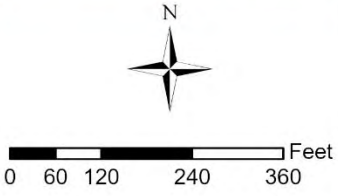
Helena, MT 59623

3196 Colonial Drive Zoning Map

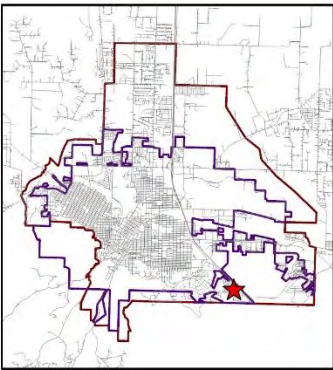


- 3196 Colonial Drive
- Interstate
- Paved
- Oneway
- Oneway
- Alley
- MT Parcels w Condos

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



Legal Description: NOB HILL
 SUBD, S34, T10 N, R03 W,
 BLOCK 1, Lot 3, COS
 #3100615





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: October 12, 2023

TO WHOM IT MAY CONCERN: Variances from district dimensional standards requirements 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 November 7th, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, November 7th, 2023 at 5:30 p. m. in the Commission Chambers, 316 N Park Ave, and via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.

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.

PROPOSAL:

1. A variance from Section 11-24-4 to allow a deviation from parking lot landscaping requirements for a property with a legal description a legal description of Lots 2 and 3 of Block 1 on COS #3100615 of the Nob Hill Subdivision, City of Helena, Lewis and Clark County, Montana.

The reason for this variance is to remove trees along the front of the building from the submitted plans.

ADDRESS:

This Property is located at 3196 Colonial Drive.

GENERALLY LOCATED:

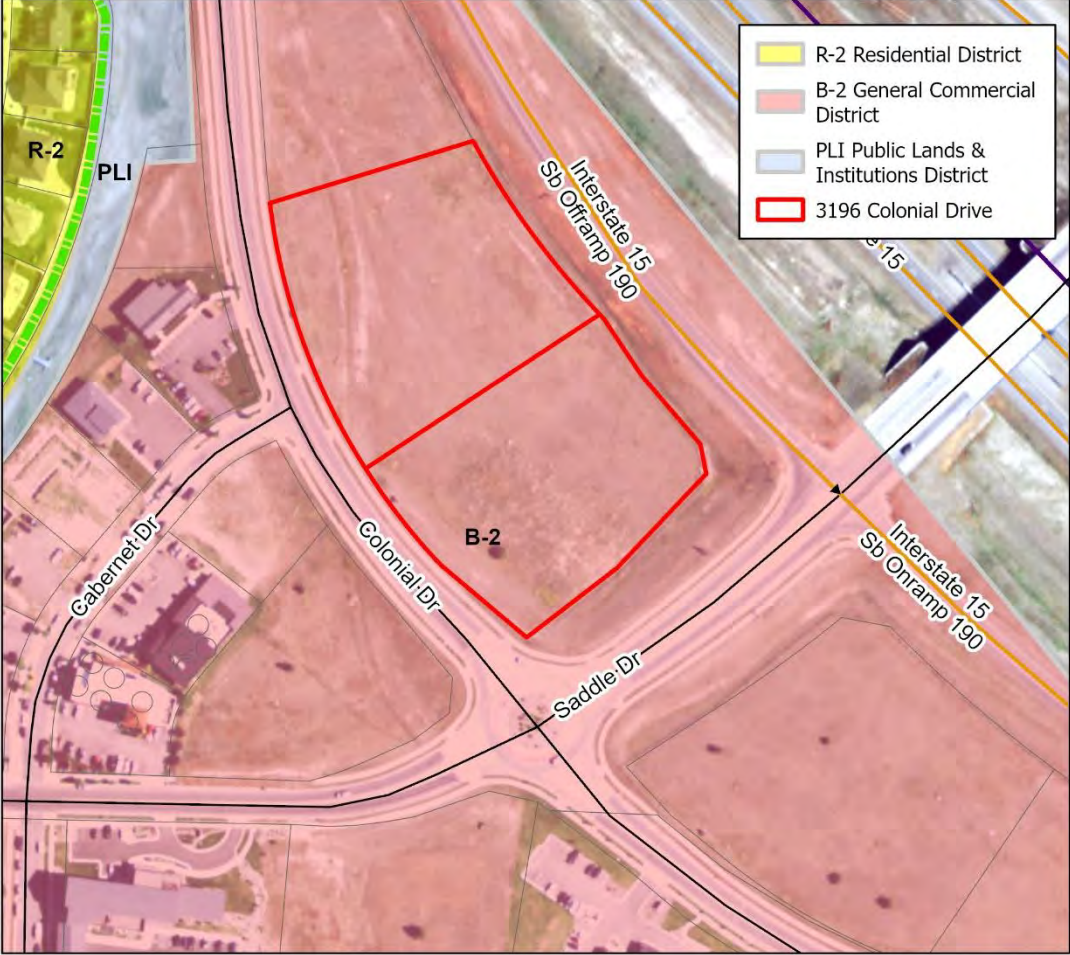
This property is generally located north of the roundabout at Colonial Drive and Saddle Drive.

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,


Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59601

3196 Colonial Drive Zoning Map

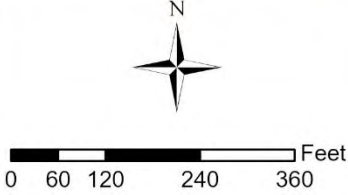


- R-2 Residential District
- B-2 General Commercial District
- PLI Public Lands & Institutions District
- 3196 Colonial Drive

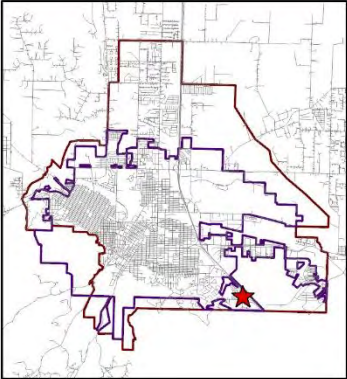
- 3196 Colonial Drive
- Interstate
- Paved
- Oneway
- Oneway
- Alley
- MT Parcels w Condos



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



Legal Description: NOB HILL
 SUBD, S34, T10 N, R03 W,
 BLOCK 1, Lot 3, COS
 #3100615





BOARD OF ADJUSTMENT VARIANCE APPLICATION

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

Date received:

RECEIVED
By April Sparks at 3:22 pm, Oct 02, 2023

APPLICATION FEE: \$125.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

PROPERTY OWNER: *Primary Contact?*

Name: Maverik Inc. Primary Number: _____
Address: 185 S State Street, Suite 800, SLC, UT Other Phone: _____
Email: _____

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

Name: Melanie Ruff Primary Number: 385-343-4137
Address: 185 S State Street, Suite 800, SLC, UT Other Phone: _____
Email: melanie.ruff@maverik.com Company: Maverik Inc.

AUTHORIZED REPRESENTATIVE: *Primary Contact?*

Name: _____ Primary Number: _____
Address: _____ Other Phone: _____
Email: _____ Company: _____

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

- Address of Property 3196 Colonial Drive, Helena, MT 59601
Address City State Zip Code
- Legal Description (Block & Lots, Subdivision, COS#) NOB Hill Subdivision, S 34 T10 N, R03 Block 1
Lots 2 & 3, COS #3100615
- Geocode 45.342628 N, 111.583728 W
- The most recent deed for impacted property
- Lot or Parcel Size (square feet) 197326.8 SF
- Current and proposed use of structure or property: Fuel and Convenience Store (Under Construction)
- Current Zoning District B-2 General Commercial District
- Are there other related Land Use Applications being submitted: Yes No
- Submit proof of current paid taxes
- 1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Please provide all the information requested in the Application. 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.

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: _____
- Reduce rear lot line setback: _____
- Exceed building height limitation: _____

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: Removal of planned trees between building and canopy
- Reduce or eliminate screening: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____
- Reduce size of parking space: _____

Sign Criteria:

- Sign area (square footage): _____
- Sign height: _____
- Sign location: _____
- Number of signs: _____

Other: _____

Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.

To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

Section D: EVALUATION FACTORS

- 1. **Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

N/A

- 2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

The code requires trees every 35' along parking, which places the trees in dangerous areas.

- 3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

Developments at 3116 Saddle Drive, 3130 Saddle Drive, and 3003 Cabernet Dr do not follow the 35' tree spacing requirement along parking spaces. This is especially evident near the entrances of these businesses.

- 4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

N/A.

- 5. **Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

Denial of the variance would pose a hazardous situation for people on site. Maverik aims to provide the safest experience to our customers. The current design obstructs the employees from monitoring the activity at the fuel canopy. The proposed tree grates pose a tripping hazard to the community.

6. The extent to which the hardship or difficulty results from the actions of the applicant.

Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

Allowing a variance would help Maverik maintain safety for our employees and customers on site.

Removal of trees and their tree grates would reduce tripping hazards significantly. Removal of trees

would improve safety of those within the store and those fueling at the canopy.

7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.

No, other businesses nearby do not appear to follow the required tree spacing at the parking adjacent to the building.

8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

No.

9. Provide any additional information you would like the Board to consider.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

CALLOUTS

- ① PROPERTY LINE. SEE CIVIL.
- ② SIGHT DISTANCE TRIANGLE PER CITY OF HELENA CODE.
- ③ 6" WIDE CONCRETE MOWCURB. SEE SHEET L2.2, DETAIL B.
- ④ 6" WIDE CONCRETE MOWCURB AROUND TREES IN TURF GRASS SOD.
- ⑤ TREE GRATE - 4' X 6'. IRON AGE RAIN HEEL PROOF TREE GRATE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

LEGEND

-
-
-
-
-
-

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
AF	Acer x freemanii 'AF#1' TM / Firefall Freeman Maple	2" Cal.	55'	35"	3
GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	40'	20"	8
TH	Tilia cordata x mongolica 'Harvest Gold' / Harvest Gold Linden	2" Cal.	40'	30"	13

SHRUBS	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
BT	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal.	5'	3"	14
GA	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal.	1'	2"	11
JH	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal.	3'	3"	31
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1 gal.	1'	6"	5
JB	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal.	1'	8"	13
PA	Perovskia atriplicifolia / Russian Sage	1 gal.	3'	4"	11
PP	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal.	4'	6"	15
PL	Potentilla fruticosa 'Lundy' / Happy Face Potentilla	1 gal.	3'	3"	12

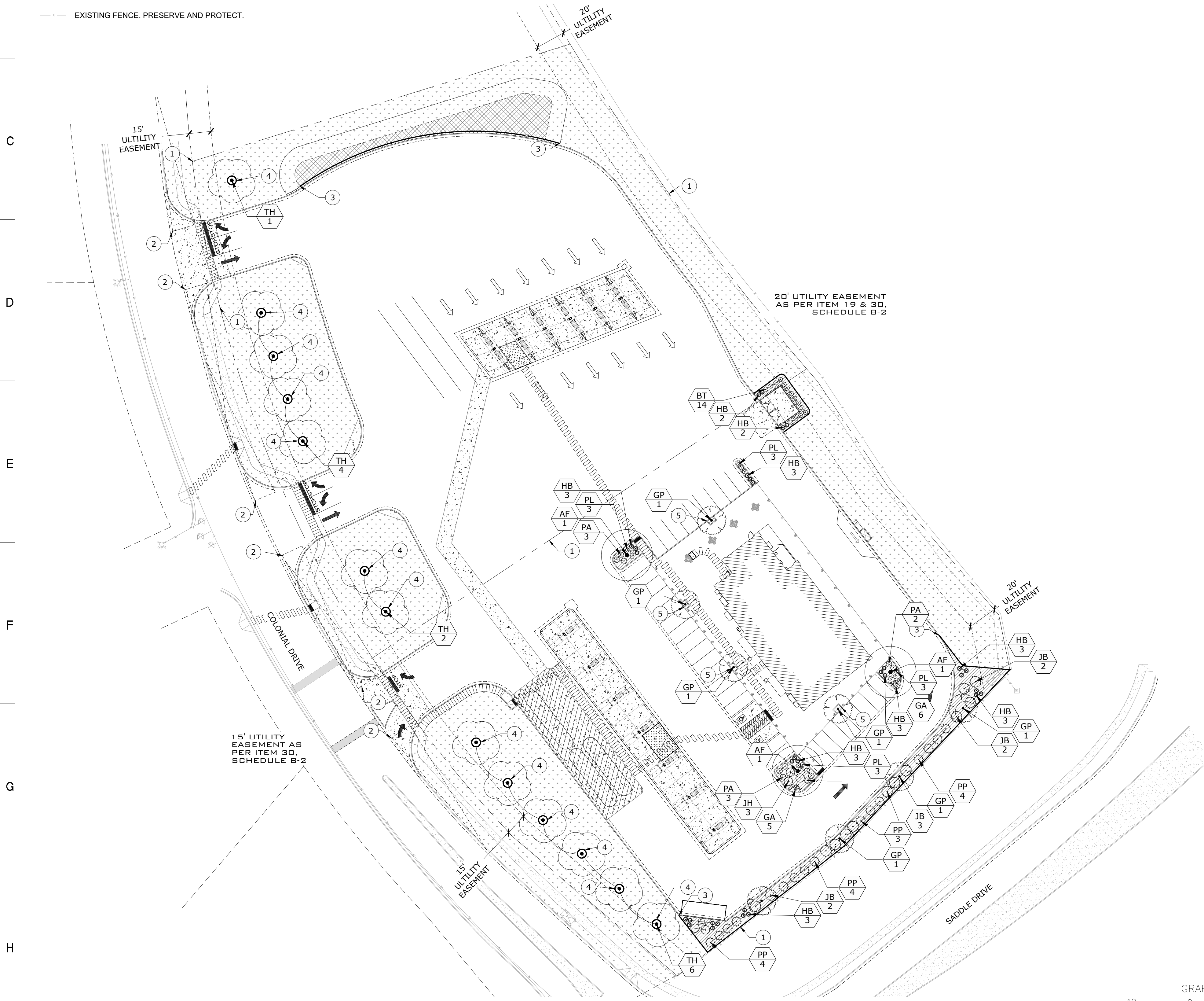
PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANT CALLOUTS

- PLANT ABBREVIATION
- NUMBER OF PLANTS
- EXISTING

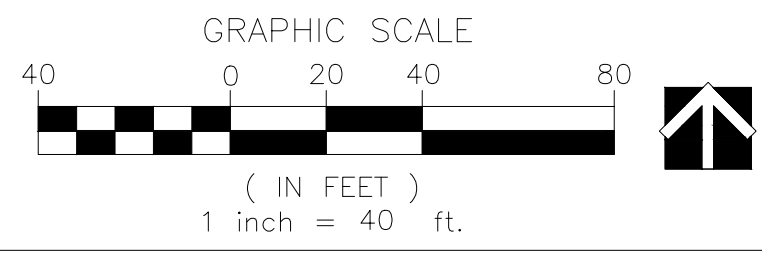
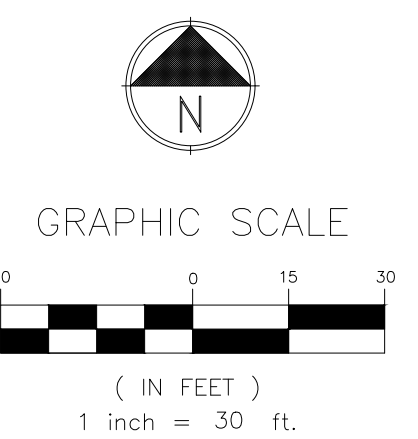
PLANTING NOTES

- CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
- TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
- PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - PLANTING AREAS: 6" OF APPROVED PLANTING SOIL, GARDENWERKS GARDEN SELECT OR APPROVED EQUAL.
 - SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL, GARDENWERKS GARDEN SELECT OR APPROVED EQUAL.
- MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 3/4" CRUSHED ROCK, NATURAL GRAY COLOR.
 - ROCK MULCH AREAS: 4" OF MINERAL MULCH TYPE 'A'. 3/4" CRUSHED ROCK, NATURAL GRAY COLOR.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
- TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
- LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
- DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
- ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
- TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
- FINISH GRADE TO BE:
 - PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.
 - TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.



PERMIT COPY
THIS SET OF APPROVED
PLANS TO BE ON JOB SITE
AT ALL TIMES

MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449



CONTRACTOR NOTE
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

A LANDSCAPE PLAN

PREPARED BY:
IEDCI ENGINEERS
 707 W. 2ND AVENUE
 SPOKANE, WASHINGTON 99201
 PHONE (509) 455-4448 • FAX (509) 455-7492
 WEBSITE: www.iedci-engineers.com



REVISIONS:

NO.	DATE	DESCRIPTION

APPROVALS:

Job No.:	21-42-0080
Proj. Manager:	JCS
Drawn:	JCS
Reviewed:	MDT
Dwg. Chk.:	MDT
Date:	9-23-2022
Scale:	

PROJECT TITLE:
MAVERIK INC. STORE
COLONIAL DRIVE AND SADDLE DRIVE
HELENA, MONTANA

LANDSCAPE PLAN
 SHEET NO.
L1.2

CALLOUTS

- ① PROPERTY LINE. SEE CIVIL.
- ② SIGHT DISTANCE TRIANGLE PER CITY OF HELENA CODE.
- ③ 6" WIDE CONCRETE MOWCURB. SEE SHEET L2.2, DETAIL B.
- ④ 6" WIDE CONCRETE MOWCURB AROUND TREES IN TURF GRASS SOD.
- ⑤ TREE GRATE - 4' X 6'. IRON AGE RAIN HEEL PROOF TREE GRATE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

LEGEND

- TURF GRASS SOD WITH 4" OF PLANTING SOIL.
- TURF GRASS SOD WITH SWALE SOILS. SEE CIVIL PLANS FOR SOILS.
- PLANTING AREA WITH 6" OF PLANTING SOIL AND 2" OF MINERAL MULCH.
- UNDERGROUND STORM DRAINAGE. PRESERVE AND PROTECT.
- UNDERGROUND ELECTRICAL. PRESERVE AND PROTECT.
- EXISTING FENCE. PRESERVE AND PROTECT.

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
AF	Acer x freemanii 'AF#1' TM / Firefall Freeman Maple	2" Cal.	55'	35"	3
GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal.	40'	20"	6
TH	Tilia cordata x mongolica 'Harvest Gold' / Harvest Gold Linden	2" Cal.	40'	30"	13

SHRUBS	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	QTY
BT	Berberis thunbergii 'Orange Rocket' / Orange Rocket Japanese Barberry	3 gal.	5'	3"	14
GA	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal.	1'	2"	11
JH	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal.	3'	3"	31
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1 gal.	1'	6"	5
JB	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal.	1'	8"	13
PA	Perovskia atriplicifolia / Russian Sage	1 gal.	3'	4"	11
PP	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal.	4'	6"	15
PL	Potentilla fruticosa 'Lundy' / Happy Face Potentilla	1 gal.	3'	3"	12

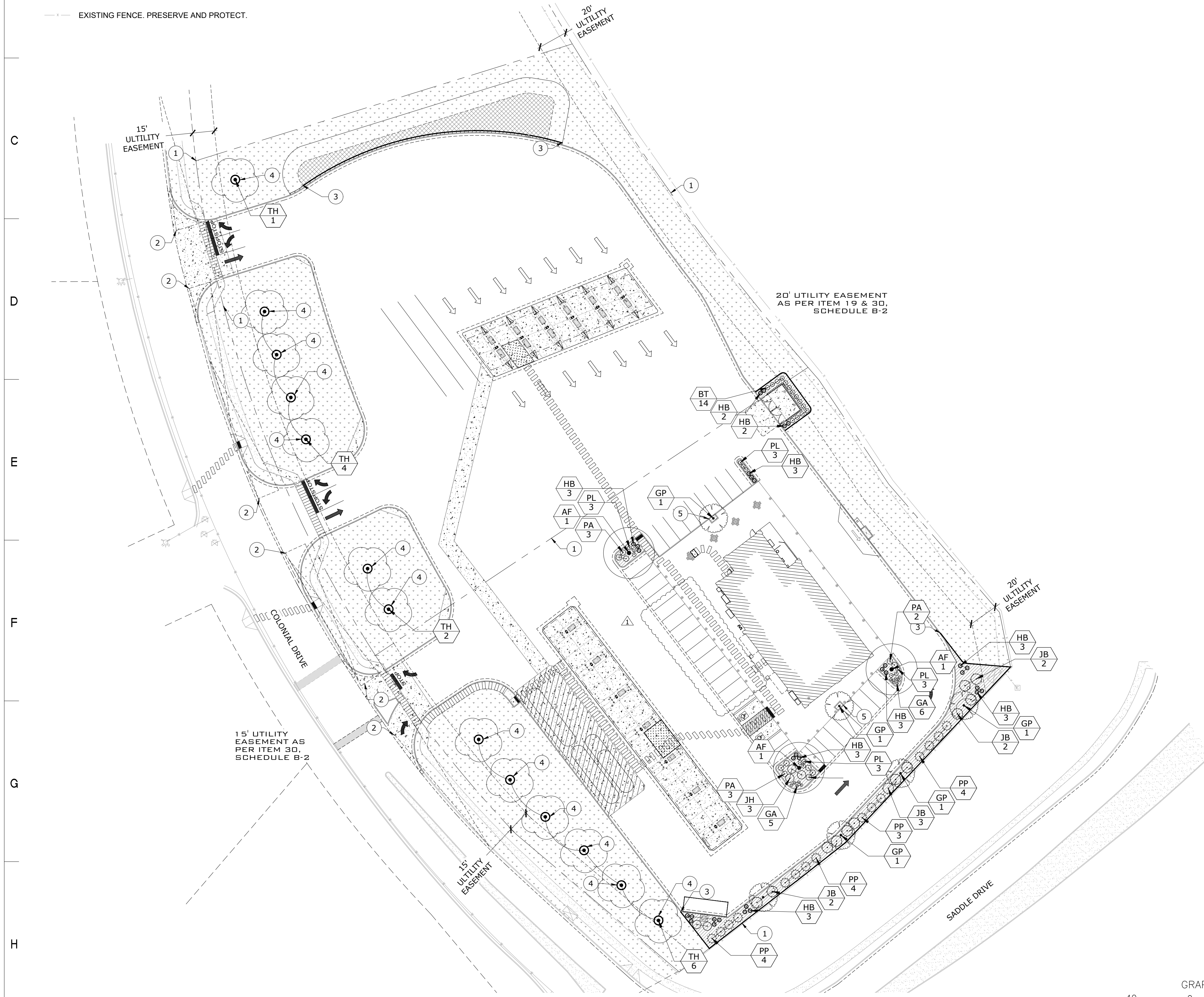
PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANT CALLOUTS

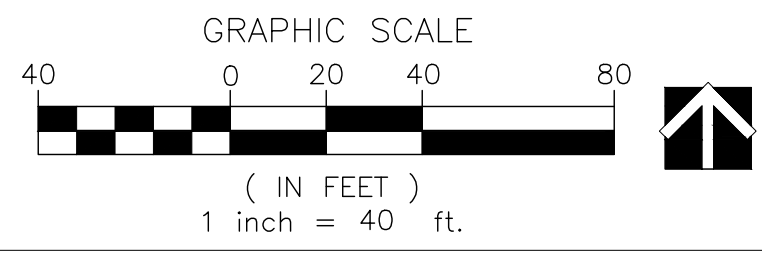
- XX PLANT ABBREVIATION
- ## NUMBER OF PLANTS
- EX EXISTING

PLANTING NOTES

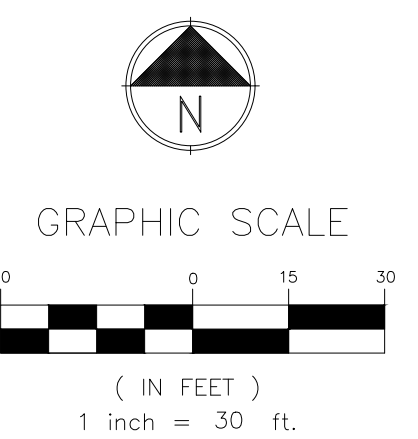
1. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE DETAILS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
5. REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
6. TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
7. PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
8. PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - a. PLANTING AREAS: 6" OF APPROVED PLANTING SOIL, GARDENWERKS GARDEN SELECT OR APPROVED EQUAL.
 - b. SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL, GARDENWERKS GARDEN SELECT OR APPROVED EQUAL.
9. MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - a. PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 3/4" CRUSHED ROCK, NATURAL GRAY COLOR.
 - b. ROCK MULCH AREAS: 4" OF MINERAL MULCH TYPE 'A'. 3/4" CRUSHED ROCK, NATURAL GRAY COLOR.
10. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
11. TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
12. LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
13. DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
14. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
15. TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
16. FINISH GRADE TO BE:
 - a. PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.
 - b. TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.



A LANDSCAPE PLAN



MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
 1421 N. MEADOWWOOD LANE, SUITE 150
 LIBERTY LAKE, WA 99019
 PHONE (509) 922-7449



CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

MAVERIK INC. STORE
COLONIAL DRIVE AND SADDLE DRIVE
HELENA, MONTANA

LANDSCAPE PLAN

SHEET NO. **L1.2**

PREPARED BY:

707 W. 2ND AVENUE
 SPOKANE, WASHINGTON 99201
 PHONE (509) 455-4448 • FAX (509) 455-7492
 WEBSITE: www.iedci-engineers.com

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/2/2023	SITE REVISION

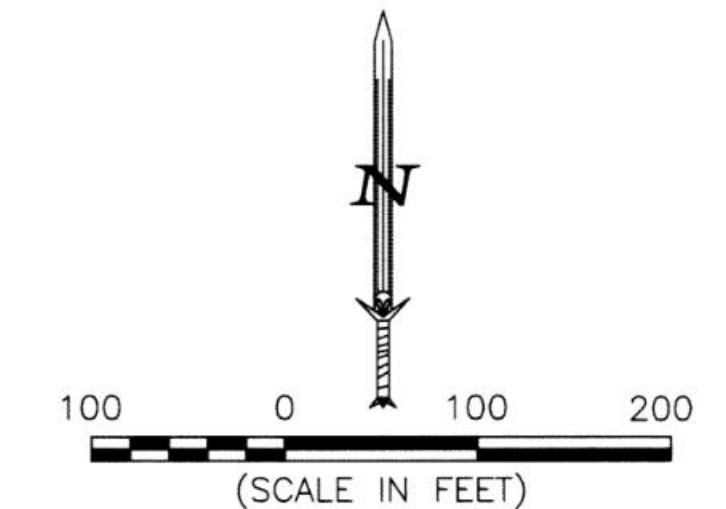
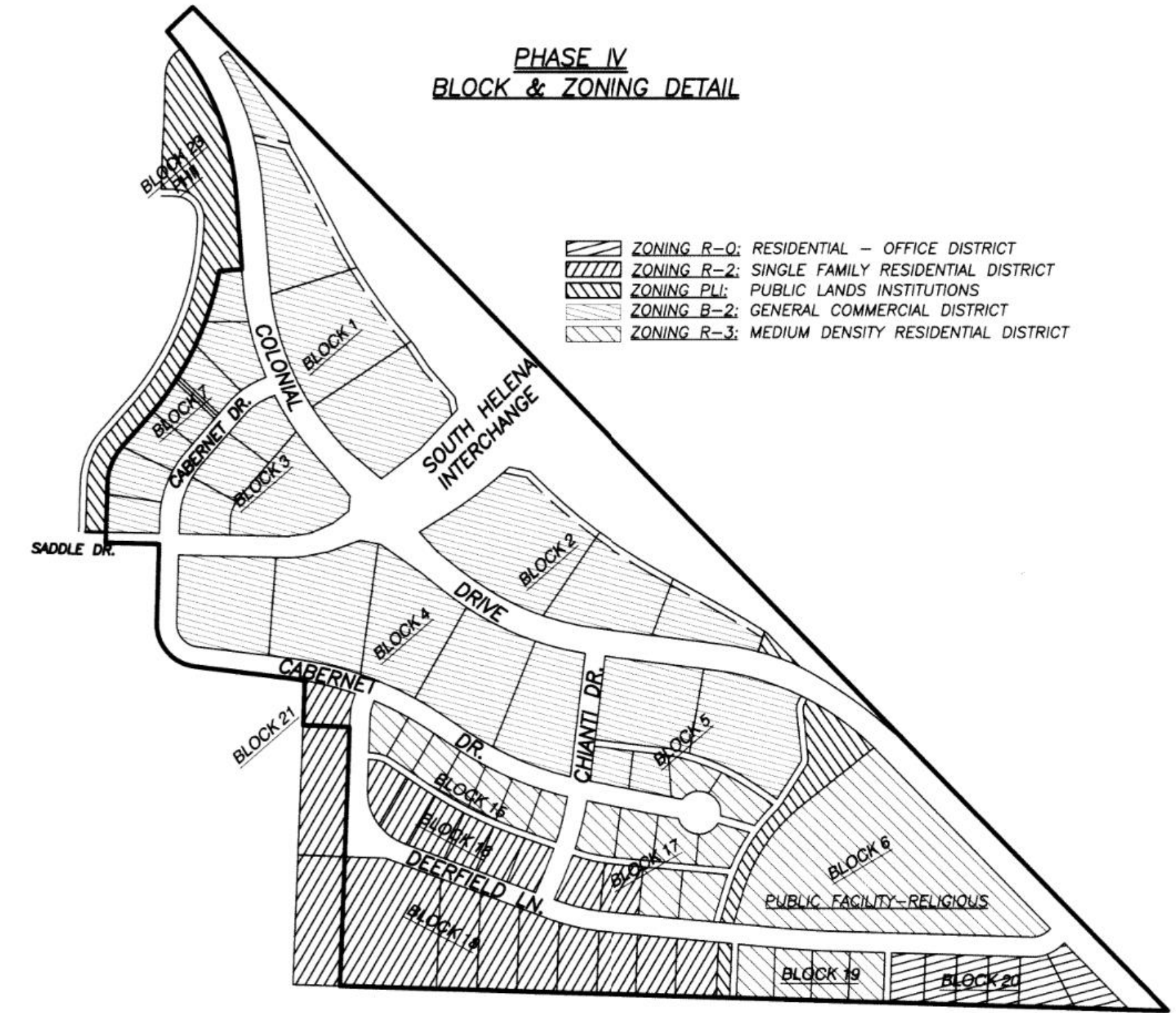
APPROVALS:

Job No.:	21-42-0080
Proj. Manager:	JCS
Drawn:	JCS
Reviewed:	MDT
Dwg. Chk.:	MDT
Date:	9-23-2022
Scale:	

SIGNATURE:

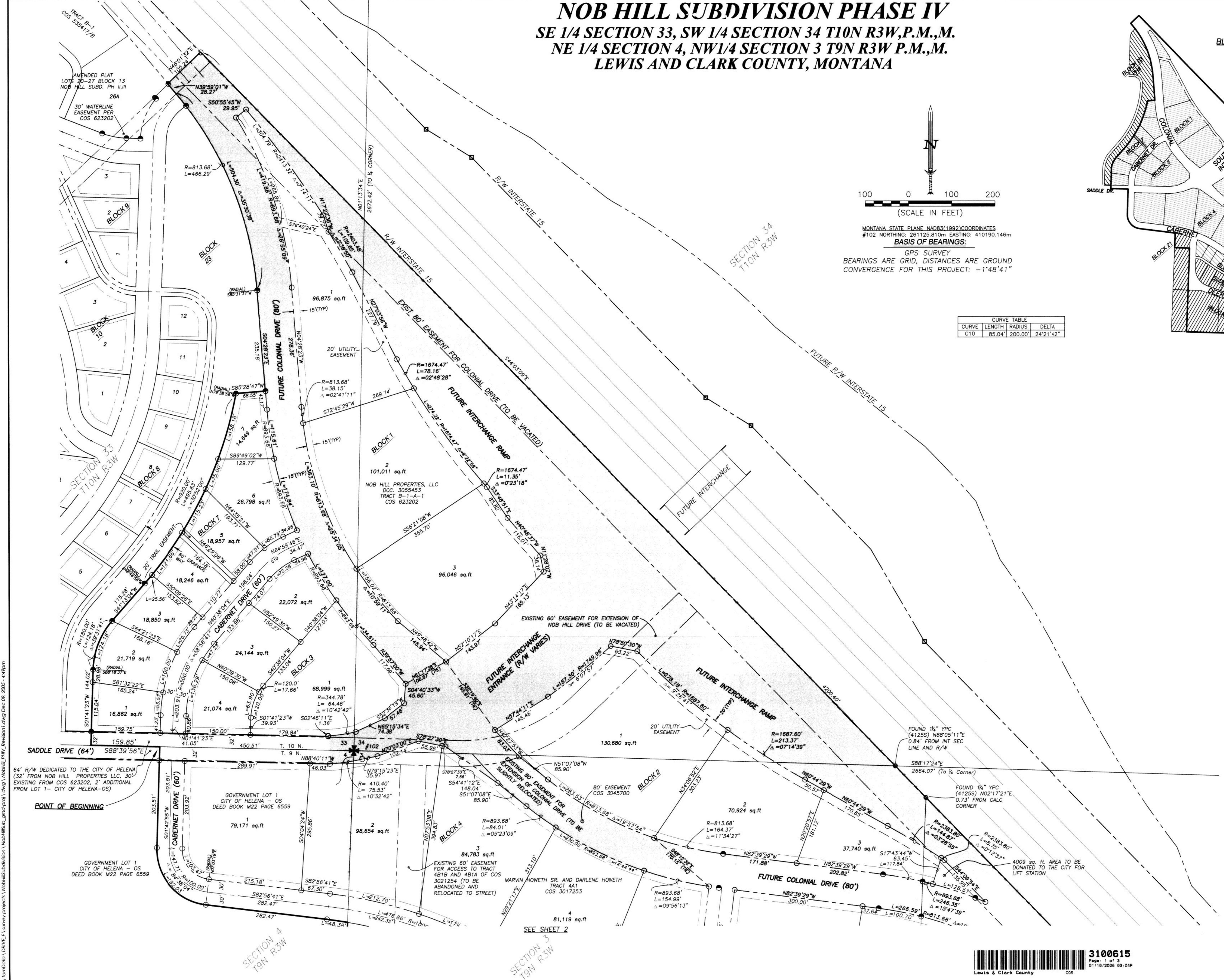
NOB HILL SUBDIVISION PHASE IV

SE 1/4 SECTION 33, SW 1/4 SECTION 34 T10N R3W, P.M., M.
NE 1/4 SECTION 4, NW 1/4 SECTION 3 T9N R3W P.M., M.
LEWIS AND CLARK COUNTY, MONTANA



MONTANA STATE PLANE NAD83(1992) COORDINATES
 #102 NORTHING: 261125.810m EASTING: 410190.146m
BASIS OF BEARINGS:
 GPS SURVEY
 BEARINGS ARE GRID, DISTANCES ARE GROUND
 CONVERGENCE FOR THIS PROJECT: -1'48"41"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C10	85.04'	200.00'	24°21'42"



- LEGEND:**
- ✦ FOUND SECTION CONTROLLING CORNER - AS NOTED
 - FOUND MONUMENT AS NOTED
 - FOUND 2" ALUMINUM CAP "STARK 12249LS"
 - SET 3/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "STARK 12249LS"
 - FOUND 4" SQUARE RIGHT OF WAY MONUMENT
 - FENCELINE
 - BUILDING SETBACK LINES R-2 LOTS (30' OR 8')
 - BUILDING SETBACK LINES R-0 LOTS (20' OR 6')
 - BUILDING SETBACK LINES B-2 LOTS (15')
 - BUILDING SETBACK LINES R-3 LOTS (20' OR 7.5')
 - #102 - FOUND 3 1/4" ALUMINUM CAP, SEE CORNER RECORD, CORNER TO BE REMONUMENTED WHEN CONSTRUCTION IS COMPLETED

NON-CITY RIGHT OF WAY (FUTURE INTERCHANGE/MDT R/W)

CERTIFICATE OF SURVEY NO.

OWNERS: NOB HILL PROPERTIES LLC, ET AL
 PURPOSE: TO CREATE RESIDENTIAL, COMMERCIAL AND OFFICE LOTS FOR PHASE IV
 REQUESTED BY NOB HILL PROPERTIES

1/4	SEC.	T.	R.
33	10N	3W	
34	10N	3W	
4	9N	3W	
3	9N	3W	



3100615
 Page: 1 of 3
 01/10/2006 03:04P
 Lewis & Clark County COS

Melanie Ruff

From: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Sent: Monday, October 2, 2023 10:18 AM
To: Melanie Ruff
Subject: RE: Maverik - Helena - Current Paid Tax Proof

CAUTION: This is an external email. STOP and THINK before you click!

Nobody has been taxed yet.

From: Melanie Ruff <Melanie.Ruff@maverik.com>
Sent: Monday, October 2, 2023 9:59 AM
To: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Subject: RE: Maverik - Helena - Current Paid Tax Proof

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To confirm, there is nothing recorded for Maverik's taxes on these properties yet?

Displaying records 1 to 2 of 2
Search Criteria [Owner: Maverik]

TaxID	Status	Type	Owner	Mailing Address	Levy District
42464	Current	RE	MAVERIK INC	185 S STATE ST STE 800 SALT LAKE CITY, UT 841111549	Tax District 01
42465	Current	RE	MAVERIK INC	185 S STATE ST STE 800 SALT LAKE CITY, UT 841111549	Tax District 01

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/02/2023 09:00 AM.

Thanks,

Melanie Ruff, Assoc. AIA | Planning Project Manager
185 South State Street, Suite 800
Salt Lake City, UT 84111
Mobile: 385-343-4137
Pronouns: She/Her



From: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Sent: Monday, October 2, 2023 9:50 AM

To: Melanie Ruff <Melanie.Ruff@maverik.com>
Subject: RE: Maverik - Helena - Current Paid Tax Proof

CAUTION: This is an external email. STOP and THINK before you click!

No 2023 bills haven't gone out yet. Thank you

From: Melanie Ruff <Melanie.Ruff@maverik.com>
Sent: Monday, October 2, 2023 9:46 AM
To: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Subject: RE: Maverik - Helena - Current Paid Tax Proof

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

2022, is there anything available for 2023?

Melanie Ruff, Assoc. AIA | Planning Project Manager
185 South State Street, Suite 800
Salt Lake City, UT 84111
Mobile: 385-343-4137
Pronouns: She/Her



From: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Sent: Monday, October 2, 2023 9:45 AM
To: Melanie Ruff <Melanie.Ruff@maverik.com>
Subject: RE: Maverik - Helena - Current Paid Tax Proof

CAUTION: This is an external email. STOP and THINK before you click!

For 2022?

From: Melanie Ruff <Melanie.Ruff@maverik.com>
Sent: Monday, October 2, 2023 9:27 AM
To: LCC Property Tax <PROPERTYTAX@lccountymt.gov>
Subject: Maverik - Helena - Current Paid Tax Proof

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Would you please send me proof of current paid taxes for TaxID 42464 and 42465?

Displaying records 1 to 2 of 2

Search Criteria [Owner: Maverik]

TaxID	Status	Type	Owner	Mailing Address	Levy District
42464	Current	RE	MAVERIK INC	185 S STATE ST STE 800 SALT LAKE CITY, UT 841111549	Tax District 01
42465	Current	RE	MAVERIK INC	185 S STATE ST STE 800 SALT LAKE CITY, UT 841111549	Tax District 01

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/02/2023 09:00 AM.

Thank you so much,

Melanie Ruff, Assoc. AIA | Planning Project Manager
185 South State Street, Suite 800
Salt Lake City, UT 84111
Mobile: 385-343-4137
Pronouns: She/Her



Date: 10/02/2023
 Time: 09:47:25

LEWIS AND CLARK COUNTY
 *** REPRINTED ***
CASH RECEIPT
2022 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2305131	11/14/2022	SO	20221110-000379	2022	42464	\$5,946.23

Legal Owner Name	Legal Description
PEC DESIGN-BUILD CORPORATION 3400 CENTENNIAL DR HELENA MT 59601-9769	LOC: 1 GEO: 05-1888-34-3-01-03-0000 TWN: 10 N SCT: 34 RNG: 03 W NBH SubDiv NBH LOT: 2 BLK: 1 NOB HILL SUBD, S34, T10 N, R03 W, BLOCK 1, Lot 2, COS #3100615

Stmt#	MC	Description	1st Half	Status	2nd Half	Status
29885	0000	Tax District 01	5,696.13	PAID	0.00	
29885	0001	STREET MAINT #1	103.08	PAID	0.00	
29885	0008	STORM WATER UTL	23.08	PAID	0.00	
29885	0016	LANDFILL MONITORING	3.62	PAID	0.00	
29885	0061	URBAN FOREST MGMT	19.50	PAID	0.00	
29885	0070	OPEN SPACE MAINT	10.00	PAID	0.00	
29885	2121	FORESTVALE CEM	22.81	PAID	0.00	
29885	2518	OPEN-SPACE LANDS	41.80	PAID	0.00	
29885	8013	SOIL & WATER	23.94	PAID	0.00	
29885	8020	SOIL CONSRVTN PERMISS MED	2.27	PAID	0.00	
		PAYMENT DATE:	11/14/2022			
		TAX AMOUNT:	\$5,946.23			
		PENALTY:				
		INTEREST:				
		TOTAL:	\$5,946.23			
		RECEIPT TOTAL:	\$5,946.23			

THIS RECEIPT IS INCLUDED IN A BATCH WITH 5 OTHER RECEIPT(S) TOTALING: \$30,798.29

Payment Type	Doc#	Description	Amount
Check	323316	PLANNED AND ENGINEERED CONSTRUCTION	36,744.52
		TOTAL:	36,744.52

Date: 10/02/2023
 Time: 09:47:56

LEWIS AND CLARK COUNTY
 *** REPRINTED ***
CASH RECEIPT
2022 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2305131	11/14/2022	SO	20221110-000379	2022	42464	\$5,946.23

Legal Owner Name	Legal Description
PEC DESIGN-BUILD CORPORATION 3400 CENTENNIAL DR HELENA MT 59601-9769	LOC: 1 GEO: 05-1888-34-3-01-03-0000 TWN: 10 N SCT: 34 RNG: 03 W NBH SubDiv NBH LOT: 2 BLK: 1 NOB HILL SUBD, S34, T10 N, R03 W, BLOCK 1, Lot 2, COS #3100615

Stmt#	MC	Description	1st Half	Status	2nd Half	Status
29885	0000	Tax District 01	5,696.13	PAID	0.00	
29885	0001	STREET MAINT #1	103.08	PAID	0.00	
29885	0008	STORM WATER UTL	23.08	PAID	0.00	
29885	0016	LANDFILL MONITORING	3.62	PAID	0.00	
29885	0061	URBAN FOREST MGMT	19.50	PAID	0.00	
29885	0070	OPEN SPACE MAINT	10.00	PAID	0.00	
29885	2121	FORESTVALE CEM	22.81	PAID	0.00	
29885	2518	OPEN-SPACE LANDS	41.80	PAID	0.00	
29885	8013	SOIL & WATER	23.94	PAID	0.00	
29885	8020	SOIL CONSRVTN PERMISS MED	2.27	PAID	0.00	
		PAYMENT DATE:	11/14/2022			
		TAX AMOUNT:	\$5,946.23			
		PENALTY:				
		INTEREST:				
		TOTAL:	\$5,946.23			
		RECEIPT TOTAL:	\$5,946.23			

THIS RECEIPT IS INCLUDED IN A BATCH WITH 5 OTHER RECEIPT(S) TOTALING: \$30,798.29

Payment Type	Doc#	Description	Amount
Check	323316	PLANNED AND ENGINEERED CONSTRUCTION	36,744.52
		TOTAL:	36,744.52

Date: 10/02/2023
 Time: 09:48:36

LEWIS AND CLARK COUNTY
 *** REPRINTED ***
CASH RECEIPT
 2022 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2303959	11/09/2022	DR	20221107-000399	2022	42465	\$11,371.44

Legal Owner Name	Legal Description
PTNH LLC 7 CLOVER VIEW DR HELENA MT 59601-0252	LOC: 1 GEO: 05-1888-34-3-01-05-0000 TWN: 10 N SCT: 34 RNG: 03 W NBH SubDiv NBH LOT: 3 BLK: 1 NOB HILL SUBD, S34, T10 N, R03 W, BLOCK 1, Lot 3, COS #3100615

Stmt#	MC	Description	1st Half	Status	2nd Half	Status
31164	0000	Tax District 01	5,452.07	PAID	5,452.07	PAID
31164	0001	STREET MAINT #1	103.08	PAID	103.08	PAID
31164	0008	STORM WATER UTL	23.08	PAID	23.08	PAID
31164	0016	LANDFILL MONITORING	3.62	PAID	3.61	PAID
31164	0061	URBAN FOREST MGMT	19.50	PAID	19.50	PAID
31164	0070	OPEN SPACE MAINT	10.00	PAID	10.00	PAID
31164	2121	FORESTVALE CEM	21.83	PAID	21.83	PAID
31164	2518	OPEN-SPACE LANDS	40.00	PAID	40.00	PAID
31164	8013	SOIL & WATER	22.92	PAID	0.00	PAID
31164	8020	SOIL CONSRVTN PERMISS MED	2.17	PAID	0.00	PAID
		PAYMENT DATE:	11/09/2022		11/09/2022	
		TAX AMOUNT:	\$5,698.27		\$5,673.17	
		PENALTY:				
		INTEREST:				
		TOTAL:	\$5,698.27		\$5,673.17	
		RECEIPT TOTAL:			\$11,371.44	

Payment Type	Doc#	Description	Amount
Check	1123	PTNH LLC	11,371.44
		TOTAL:	11,371.44

Project Reviews

City of Helena

Project Number: ZBOA2310-005

Description: **3196 Colonial Drive**

Applied: **10/2/2023**

Approved:

Site Address: **3196 COLONIAL DR**

Closed:

Expired:

City, State Zip Code: **HELENA, MT 59601**

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **MAVERIK INC**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/12/2023	10/17/2023	10/26/2023	BUILDING	Kim Mack	NO COMMENT	
Notes:						
10/12/2023		10/26/2023	CITY ATTORNEY	Attorney Bucket		
Notes:						
10/12/2023	10/18/2023	10/26/2023	ENGINEERING	Tyson Lesmeister	NO COMMENT	
Notes:						
10/12/2023	10/18/2023	10/26/2023	FIRE	Lou Antonick	NO COMMENT	
Notes:						
10/12/2023		10/26/2023	POLICE	Police Bucket		
Notes:						
10/12/2023	10/13/2023	10/26/2023	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						
10/12/2023		10/26/2023	TRANSPORTATION SYSTEMS	Mark Young		
Notes:						

Project Reviews

City of Helena

Review Group: AUTO

10/2/2023		10/5/2023	DIRECTOR REVIEW	Christopher Brink		
-----------	--	-----------	-----------------	-------------------	--	--

Notes: