



Michael Alvarez, Planner II
Community Development Department
316 North Park Avenue, Room 403
Helena, MT 59623

Phone: 406-447-8459
Fax: 406-447-8460
Email: malvarez@helenamt.gov

helenamt.gov

Date: July 05, 2022

CONDITIONAL USE PERMIT

STAFF REPORT

CITY OF HELENA PLANNING DIVISION
316 North Park Avenue
Helena, Montana 59632

TO: City of Helena Zoning Commission

FROM: Michael Alvarez, City Planning

SUBJECT: **To make a recommendation on a resolution granting a Conditional Use Permit to allow a K-12 Educational use in the R-2 (Residential) Zoning District for property legally described as Parcel 1 and Tract A-1 of the Dean Minor Subdivision of the Bradford Addition to the City of Helena and more particularly described on the COS filed under Document Number 493013/B, records of Lewis and Clark County, Montana.**
This property is located at 1900 Flowerree St and is known as St. Andrew's School. St Andrews School generally occupies a tract of land that fronts on Linden St, is south of the property that occupies the southwest corner of Linden and Stuart streets, and is to the north and east of PUD #10.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: May 23, 2022
DATE DEEMED COMPLETE: June 20, 2022

PUBLIC HEARING DATES:

Zoning Commission: 6:00 P.M. Tuesday, July 12, 2022
City Commission: 6:00 P.M. Monday, August 22, 2022

PUBLIC NOTICE:

Legal notice has been published June 26, 2022 in the Independent Record; notice letters have been sent to adjacent property owners and a sign posted on the property.

PUBLIC COMMENT:

As of Tuesday, July 05, 2022, no public comments have been expressed regarding this proposed CUP.

APPLICANT: Gabe Nistler
ADDRESS: 7299 Priest Pass Rd, Helena, MT 59601
EMAIL: Gnistler1@gmail.com

OWNER: St Andrew School
ADDRESS: 1900 Flowerree, Helena, MT 59601
EMAIL: JHavensstandrew@outlook.com

SUBJECT PROPERTY ADDRESS: 1900 Flowerree St, Helena, MT 59601

LEGAL DESCRIPTION: Parcel 1 and Tract A-1 of the Dean Minor Subdivision of the Bradford Addition to the City of Helena and more particularly described on the COS filed under Document Number 493013/B, records of Lewis and Clark County, Montana

GENERAL LOCATION: The property is addressed 1900 Flowerree St. and generally occupies a tract of land that fronts on Linden St, is south of the property that occupies the southwest corner of Linden and Stuart streets and is to the north and east of PUD #10.

DESCRIPTION / BACKGROUND

The St. Andrew School currently has the land use of K-12 (Educational Facility). The applicant is requesting a Conditional Use Permit (CUP) to continue that same use in an expanded facility. The applicant plans to place three new temporary buildings on the site to better accommodate the current students (currently high school students use Carroll College facilities three days a week). Per the requirements of the R-2 District a CUP is required for the expansion of the K-12 (Educational Facility) use. The intent is to accommodate the student body wholly on their own grounds while money is raised for new facilities.

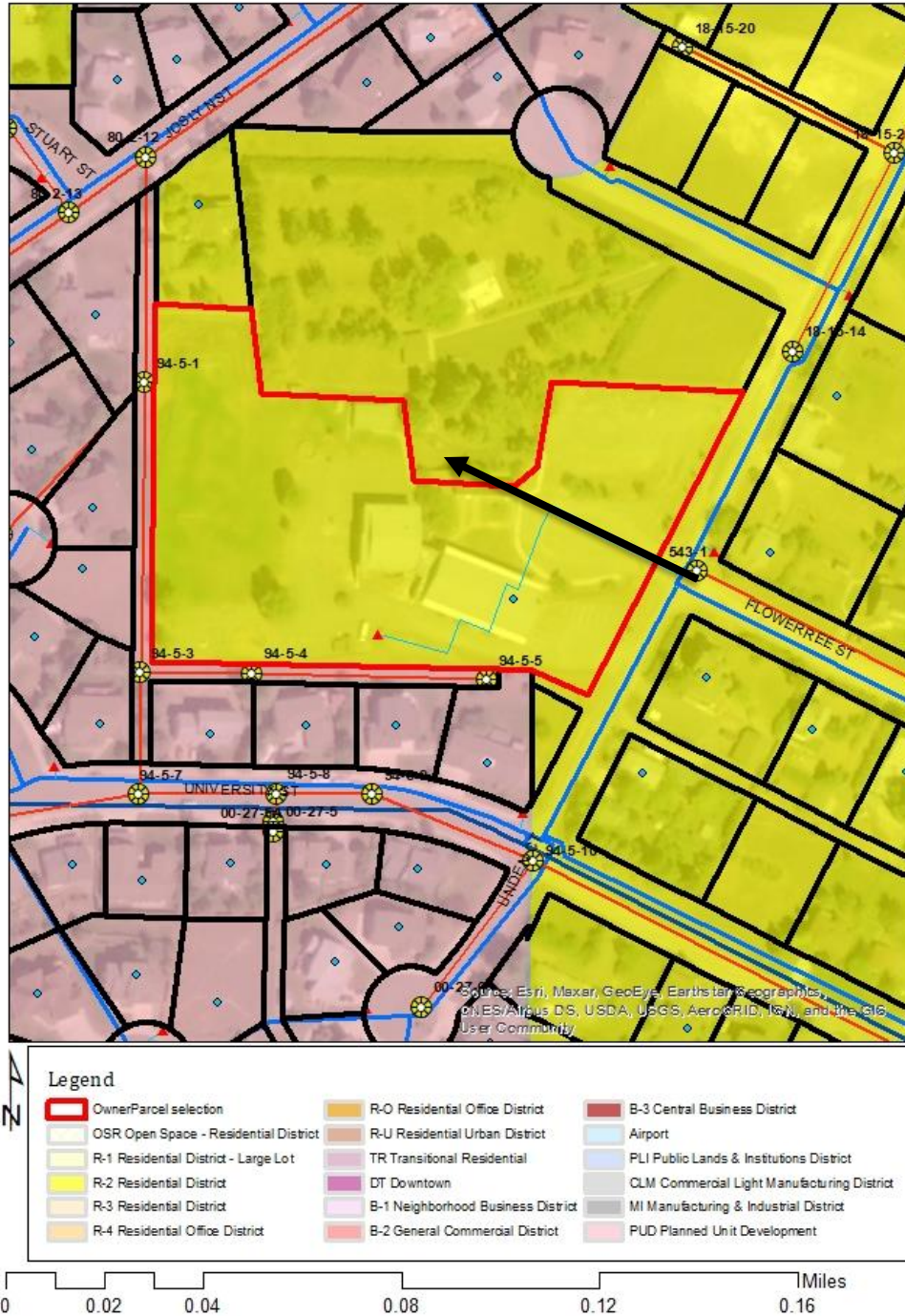
ZONING USE DEFINITIONS:

K-12 (EDUCATIONAL FACILITY): A place for preschools, elementary, junior high, or high schools, colleges, and vocational schools.

The R-2 (residential) districts provide for residential dwellings and limited nonresidential development that protects and enhances the residential nature of the area.

PRESENT LAND USE: The St. Andrews School has the Land Use classification of K-12 (Educational Facility).

VICINITY MAP:



ADJACENT LAND USE:

North: Single-Dwelling Unit

South: Planned Unit Development (single dwelling-units)

East: Residential – single dwelling-units.

West: Planned Unit Development (single dwelling-units)

PRESENT ZONING:

R-2 (residential)

ADJACENT ZONING:

North: R-2 (residential)

South: No underlying zoning (PUD #10)

East: R-2 (residential)

West: No underlying zoning (PUD #10)

RECOMMENDATION

Staff recommends that the Zoning Commission recommend **Approval** of a resolution granting a Conditional Use Permit to allow a K-12 (Educational Facility) use in the (R-2) Residential Zoning District for a property with a legal description of **Parcel 1 and Tract A-1 of the Dean Minor Subdivision of the Bradford Addition to the City of Helena and more particularly described on the COS filed under Document Number 493013/B, records of Lewis and Clark County, Montana**

The property is addressed 1900 Flowerree St. and generally occupies a tract of land that fronts on Linden St, is south of the property that occupies the southwest corner of Linden and Stuart streets and is to the north and east of PUD #10:

1. That temporary buildings be used on-site for no more than 3-years from installation.
2. That temporary buildings are not replaced by new or additional temporary buildings.
3. That a school zone be instituted along the frontage of Linden St at owner expense.
4. That the parking lots be brought into conformance with the construction of any new **permanent** building(s) or additions to existing buildings that increases the total gross floor area of buildings on the lot, parcel, or tract by more than twenty five percent (25%) as calculated by the existing permanent structures on the property. The temporary buildings should not have their square footage used in that calculation.
5. That sidewalks be installed with the construction of any new **permanent** building(s) or additions to existing buildings that increases the total gross floor area of buildings on the lot, parcel, or tract by more than twenty five percent (25%) as calculated by the existing permanent structures on the property. The temporary buildings should not have their square footage used in that calculation.
6. A building permit must be submitted for within one (1) year.
7. All conditions must be met within one year of CUP approval, as per Section 11-3-9 of the Helena City Code.

REVIEW CRITERIA FOR THE CONDITIONAL USE

Section 11-3-4 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the conditional use permit procedure.

A. A conditional use permit may be granted by the city commission only upon a finding, supported by substantial credible evidence in the record that the following standards are met:

- 1. The proposed conditional use, as conditioned, will not adversely impact the public health, safety, or general welfare.*
- 2. The proposed conditional use will not adversely impact or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.*

B. In considering whether sections §11-3-4(A)(1) and (A)(2) of this chapter have been met, the following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood:

- 1. Location, character, and natural features of the subject property as it currently exists.*
- 2. Type and size of the proposed structure and improvements and their relative location on the subject property.*
- 3. Historical uses, established use patterns, and recent changes and trends in the neighborhood.*
- 4. Conformity of the proposed use with the neighborhood plan, if one has been adopted.*
- 5. Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation and parking.*
- 6. Whether the use is consistent with the Helena Climate Change Action Plan.*
- 7. Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*
- 8. Hours of operation.*
- 9. Noise.*
- 10. Glare.*
- 11. Odor.*
- 12. Expressed public opinion related to factors identified above.*

C. The above factors are weighed and evaluated depending on the circumstances of each case. Any one factor may be sufficient to find adverse impacts for the purposes of Section §11-3-4(A)(1) and (A)(2) justifying denial of the permit or placement of special conditions.

FINDINGS & EVALUATION

- 1. Location, character, and natural features of the subject property as it currently exists.*

The property is addressed 1900 Flowerree St. and generally occupies a tract of land that fronts on Linden St, is south of the property that occupies the southwest corner of Linden and Stuart streets and is to the north and east of PUD #10. The St. Andrew's School purchased the site in 1998. It required new city sewer service in 2002. The City passed an intent to annex at that time and pre-zoned the property R-2 (residential). It was annexed into the city with the use of K-12 (Educational Facility) in 2015. The existing structures are brick and wood framed.

The surrounding area is largely comprised of single dwelling-unit homes that are one or two stories tall. Linden St slopes uphill to the south along the frontage.

2. *Type and size of the proposed structure and improvements and their relative location on the subject property.*

The three new buildings will be placed on a largely gravel and asphalt surface just to the west of the existing structures on the property. The buildings are being leased temporarily for the site from a company that will retain ownership of them and remove them when St. Andrew's is finished with them and/or the property. The buildings are 64'x28' (~1,800sf) and one story tall.

3. *Historical uses, established use patterns, and recent changes and trends in the neighborhood.*

St. Andrews has occupied this location since 1998 and the location was a school prior to being acquired by St. Andrew's. Much of the surrounding area on the west side has been annexed in the last couple of decades to better serve the area's growing population with improved services. The school was annexed in 2001.

The area has been developing steadily since annexation. Primarily that development has been residential.

4. *Conformity of the proposed use with the neighborhood plan, if one has been adopted.*

A privately owned K-12 (educational facility) use is not allowed by right in any of the zoning districts typically applied outside of the core of the city. The K-12 (educational facility) use is only permitted by right in the DT (Downtown), TR (Transitional Residential), and PLI (Public Lands and Institutions) zoning districts. St. Andrews received a recommendation from the Zoning Commission in 2002 to be pre-zoned PLI and operate by right. The City is amenable to a zone change to PLI, allowing the school to operate by right, if/when the property is brought up to city standards.

The future land use map designates the area that St. Andrews occupies as "urban". The school is wholly surrounded by residential areas. Urban areas are defined as "predominantly moderate- to high-density residential uses, and may include public uses such as **schools**, churches, and open lands such as parks and occasional commercial uses that serve the immediate area or are relatively small and low-intensity. Within the County, this category includes areas closer to the City; areas with few development constraints; areas that may be currently developed or could be redeveloped at higher densities; and may include a variety of uses including commercial and light industrial."

5. *Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking.*

Currently there are no sidewalks on the Linden St. frontage. The placement of these three new buildings on the site would not require the installation of new sidewalks to receive a building permit. It is city policy to seek the installation of sidewalks and facilitate the creation of pedestrian networks. While the need for pedestrian facilities is heightened near a school where a lack of such facilities creates a dangerous situation for children, the City is content to wait for the installation of sidewalks at such time as St. Andrew's or a future occupant updates the property with permanent facilities. The City

seeks to address the issue of student safety with the creation of a School Zone on Linden St.

The Institute of Transportation Engineers (ITE) Trip Generation manual lists the PM trips generated at 5.50 per 1,000sf, and the AM trips generated 3.63 per 1,000sf. This comes to roughly 45 more trips per day from 3 24x68 buildings. This volume does not indicate a need for a traffic impact study.

The site is accessed by Linden St, approximately 6 blocks off a state-controlled major arterial (Euclid Ave). This project aims to better serve an existing student body that currently needs to use this site as well as space at Carroll College. It is unlikely that the project would have a significant impact on traffic. The project is unlikely to have a significant impact on parking either. Though the parking facilities on-site are unimproved and non-conforming, they are not inadequate in terms of number of spaces provided.

§11-22-6 B. requires that non-conforming parking be brought into compliance with an increase of gross floor area of 25% or more. The three proposed buildings would increase the floor area by ~41%. However, it is the opinion of the Community Development Director that this section of code should not be enforced in this instance due to the temporary nature of the three new buildings. Rather it is in the interest of the City of Helena that the parking lots be left unaltered until such time as a permanent expansion of the facilities are planned and the parking lots and building(s) can be planned together. This requires that a moratorium be placed on the temporary buildings. City staff recommends 3 years a time that allows for the development of plans and fund-raising.

6. *Whether the use is consistent with the Helena Climate Change Action Plan.*

The Administrative Rules of Montana (ARM) §24.301.5: *Requirements for Recreational Vehicles and Factory-Built Buildings* regulates the building standards of the proposed units.

At such time as the parking lot is upgraded, the City recommends that St. Andrews avail themselves of the landscaping reductions available to them in §11-24-6 A. with the use of native species.

7. *Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*

The proposal, as presented, meets the zoning dimensional limitation requirements for the R-2 zoning district without the need for a variance.

8. *Hours of operation.*

The applicant states that the new buildings are not associated with a change from their historic day-to-day hours of operation and that no changes to those hours are planned. The current hours of operation are Mon-Fri 7:30a-3:30p with occasional sporting events in the late afternoon and early evening. The city is not recommending conditioning these hours.

9. *Noise.*

It is not anticipated that there would be a greater amount of noise generated from the proposed changes than is produced from the existing one.

10. *Glare.*

The parking lots are currently not screened from the adjacent residential neighborhood. The parking lots would need to be screened at the time of their installation per § 11-24-5-B or receive a variance from that requirement from the Board of Adjustments. City staff is not currently recommending the installation of new parking lots at this time.

11. *Odor.*

There are no expected new odors to be produced from this proposal.

12. *Expressed public opinion related to factors identified above.*

As of Wednesday, 07/06/2022, two public comments have been given for this proposal by phone. They express concern with traffic on Linden St. and claim inadequate parking facilities for sporting and special events.

RECOMMENDATION

Staff recommends that the Zoning Commission recommend **Approval** of a resolution granting a Conditional Use Permit to allow a K-12 (Educational Facility) use in the (R-2) Residential Zoning District for a property with a legal description of **Parcel 1 and Tract A-1 of the Dean Minor Subdivision of the Bradford Addition to the City of Helena and more particularly described on the COS filed under Document Number 493013/B, records of Lewis and Clark County, Montana**

The property is addressed 1900 Flowerree St. and generally occupies a tract of land that fronts on Linden St, is south of the property that occupies the southwest corner of Linden and Stuart streets and is to the north and east of PUD #10:

8. That temporary buildings be used on-site for no more than 3-years from installation.
9. That temporary buildings are not replaced by new or additional temporary buildings.
10. That a school zone be instituted along the frontage of Linden St at owner expense.
11. That the parking lots be brought into conformance with the construction of any new **permanent** building(s) or additions to existing buildings that increases the total gross floor area of buildings on the lot, parcel, or tract by more than twenty five percent (25%) as calculated by the existing permanent structures on the property. The temporary buildings should not have their square footage used in that calculation.
12. That sidewalks be installed with the construction of any new **permanent** building(s) or additions to existing buildings that increases the total gross floor area of buildings on the lot, parcel, or tract by more than twenty five percent (25%) as calculated by the existing permanent structures on the property. The temporary buildings should not have their square footage used in that calculation.
13. A building permit must be submitted for within one (1) year.
14. All conditions must be met within one year of CUP approval, as per Section 11-3-9 of the Helena City Code.



City of Helena
LAND USE
Application Form

DATE RECEIVED:

RECEIVED

MAY 23 2022

City Comm. Dev. Dept.

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

1. **APPLICANT:**
Name: GABE NISTLER
Address: 7299 PREEST PASS RD

Primary Phone: 406-439-0227
Secondary Phone: _____
Email address: Gristler1@gmail.com
Authorized Representative GABE NISTLER
(The representative is authorized to represent the property owner and to receive all correspondence)
2. **PROPERTY OWNER (if different from applicant):**
Name: ST ANDREW SCHOOL
Address: 1900 FLOWERREE

Primary Phone: 406-449-0129
Secondary Phone: _____
Email address: JHaver55tandrew@outlook.com
3. **LEGAL DESCRIPTION (submit a deed and recent copy of the plat to verify description):**
Subdivision/Blocks/Lots and COS number: S26, T10, N, R04W, C.O.S. 493013/13
ACRES 3.714, TRACT A IN N2NEY
Section, Township, and Range: _____
4. **ADDRESS OF PROPERTY:**
1900 FLOWERREE
5. **CURRENT ZONING:** R-2
6. **GEOCODE:** 05-1887-26-1-2⁷-03-0000


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


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

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

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. In the event the taxes and assessments are not paid, the proposal will be brought back before the city commission at the next regularly scheduled meeting for reconsideration.

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

SIGNED:  Date: 5/19/22
Applicant

Property Owner:  Date: 5/19/22
(If different from applicant)



CONDITIONAL USE PERMIT / AMENDMENT RECEIVED

APPLICATION FORM

Community Development Department, Planning Division
316 North Park Avenue, Room 445
Helena, MT 59623

Phone: 406-447-8490
Fax: 406-447-8460
Website: helenamt.gov

MAY 23 2022
City Comm. Dev. Dept. **Print Form**

APPLICATION FEE: \$435.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

APPLICANT/REPRESENTATIVE: Primary Representative?

Name: GABE NISTLER Primary Number: 406-439-0227
Address: 7299 PREST PASS RD Other Phone: _____
Email: GNISTLER1@GMAIL.COM

PROPERTY OWNER (If different from applicant): Primary Representative?

Name: ST. ANDREW SCHOOL INC Primary Number: 406-449-0129
Address: 1900 Flowerree Other Phone: 406-449-3201
Email: JHavenstandrew@outlook.com

SURVEYOR/ENGINEER: Primary Representative?

Name: TRIPLE TREE (JASON CRAWFORD) Primary Number: 406-461-2115
Address: 800 N. LAST CHANCE GULLIT Other Phone: 406-461-0692
Email: Jcrawford@tripletree.MT.COM Company: Triple Tree Engineering

ADDRESS OF PROPERTY: 1900 Flowerree Helena MT. 59601
Address City State Zip Code

LEGAL DESCRIPTION OF PROPERTY (Block & Lots, Subdivision/Addition):

S26, T10, N, R04W, C.O.S. 493013/B 3.711 ACRES TRACTA IN N2NEY

ZONING DISTRICT: (Select Zoning District)

GEocode: 05-1887-26-1-²⁷~~22~~-03-0000

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.

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. In the event the taxes and assessments are not paid, the proposal will be brought back before the City Commission at the next regularly scheduled meeting for reconsideration.



CONDITIONAL USE PERMIT/AMENDMENT

APPLICATION FORM

Community Development Department, Planning Division
316 North Park Avenue, Room 445
Helena, MT 59623

Phone: 406-447-8490
Fax: 406-447-8460
Website: helenamt.gov

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

Signed: *[Signature]* Date: 5/19/22
Applicant

Property Owner: *[Signature]* Date: 5/19/22
(If different from Applicant)

Please provide all the information requested in the Application Instructions. An incomplete application may delay the review of your request. Updated: 08/2020

Are you requesting any variances with this application? Yes No
If yes, see Board of Adjustment application.

Have any variances of CUPs been previously given for this property? Yes No
If yes, provide a copy of the variance decision or CUP Resolution.

Review Process and Criteria: The following completeness review is required for applications for conditional use permits:

- A. Within ten (10) working days of receipt of an application and required filing fee, the City shall review the submitted information to determine whether the application contains all the information required by this chapter. The application is complete if all the information required is provided, thereby forming the basis for an informed decision on the application. The City shall give written notice to the applicant of the determination as to whether or not the application is complete.
- B. If the City determines that information is missing from the application, the City will identify those elements in the notification. If the applicant fails to submit the missing information within five (5) working days of the notice of deficiency, the City may deny approval of the application.
- C. If the applicant corrects the deficiencies and resubmits the application within the time provided above; the City has ten (10) working days to notify the applicant whether the resubmitted application contains all the information required by this chapter.
- D. After a complete application has been filed, the City shall investigate the facts bearing on the application to assure that the action on the application is consistent with the intent and purpose of this Title, and then give its recommendation to the Zoning and City Commission.

A CONDITIONAL USE PERMIT IS EFFECTIVE UPON APPROVAL BY THE CITY COMMISSION AND AFTER ALL OF THE CONDITIONS FOR APPROVAL HAVE BEEN COMPLETED.

YOUR PROPOSAL MUST COMPLY WITH THE FOLLOWING:

- Building and fire codes including required building and occupancy permits.
- Zoning Ordinance requirements including but not limited to minimum lot area; front, side and rear yard setbacks; maximum lot coverage; building height; landscaping; parking; screening; and signage.
- Sidewalks, curbs and gutters; if deteriorated, repair or replacement may be required.

- 1) Check # 10691 in the amount of \$435.00 included
- 2) Temporary classrooms for students at St. Andrew School, as the school has been in need of more space for years. Recent grant approval has provided the funds for these temporary classrooms for approximately 2-3 years, until a new school can be built elsewhere.
- 3) See all items on attached site plan
- 4) See separate storm drainage plan attached
- 5) No additional traffic
- 6) See attached vicinity map
- 7) Modifications to existing site plan are sidewalks and ADA parking stall on site map. Water supply connection to existing building and sewer connections to existing sewer line proposed.
- 8) Submitted to city and various departments
- 9) No further impacts predicted
- 10) July-August for opening of 2022/2023 school year that starts August 26, 2022
- 11) N/A



CONDITIONAL USE PERMIT/AMENDMENT

APPLICATION FORM

Community Development Department, Planning Division
316 North Park Avenue, Room 445
Helena, MT 59623

: Phone: 406-447-8490
: Fax: 406-447-8460
: Website: helenamt.gov

APPLICATION INSTRUCTIONS:

All applications for conditional use permits must include the following information:

1. A person desiring a conditional use permit shall apply to the City on the appropriate forms and pay any required fees.
2. Type and extent of the proposed use (including hours of operation)
3. Site plan showing the proposed and current location of:
 - Pedestrian, vehicular, and bicycle ingress and egress to the property;
 - Parking and loading areas;
 - Landscaping and screening;
 - Solid waste collection areas;
 - Utilities;
 - Signs; and
 - Lighting;
4. Proposed storm water drainage plan;
5. Traffic impact study for any use that will generate more than two hundred (200) vehicle trips a day; *N/A*
6. 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;
7. Planned modifications to the existing structure; *N/A*
8. Preliminary architectural drawings for new construction with elevations that include building heights;
9. An evaluation of the impacts on the abutting properties and the neighborhood with respect to the factors identified in section 11-3-5B. The evaluation must address any potential adverse impacts and how any such adverse impacts will be mitigated.
10. Expected time when the permitted conditional use will commence; and
11. Variances requested. (Ord. 3097, 4-7-2008)

All applications for conditional use permits will be evaluated against the following criteria:

- The proposed conditional use, as conditioned, will not adversely impact public health, safety, or general welfare.
- The proposed conditional use, as conditioned, will not adversely impact the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.



CONDITIONAL USE PERMIT/AMENDMENT

APPLICATION FORM

Community Development Department, Planning Division

316 North Park Avenue, Room 445

Helena, MT 59623

: Phone: 406-447-8490

: Fax: 406-447-8460

: Website: helenamt.gov

The following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood. **Please provide the following:**

- Location, character, and natural features of the subject property as it currently exists;
- Type and size of the proposed structure and improvements and their relative location on the subject property;
- Historical uses, established use patterns, and recent changes and trends in the neighborhood;
- Conformity of the proposed use with the neighborhood plan, if one has been adopted;
- Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking;
- Whether the use is consistent with the Helena Climate Change Action Plan;
- Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance;
- Hours of operation;
- Noise;
- Glare;
- Odor;
- Expressed public opinion related to factors identified above.

Please include the most recent Deed for impacted property.



CONDITIONAL USE PERMIT/AMENDMENT

APPLICATION FORM

Community Development Department, Planning Division
316 North Park Avenue, Room 445
Helena, MT 59623

: Phone: 406-447-8490
: Fax: 406-447-8460
: Website: helenamt.gov

The following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood. **Please provide the following:**

- 1 Location, character, and natural features of the subject property as it currently exists;
- 2 Type and size of the proposed structure and improvements and their relative location on the subject property;
- 3 Historical uses, established use patterns, and recent changes and trends in the neighborhood;
- 4 Conformity of the proposed use with the neighborhood plan, if one has been adopted;
- 5 Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking;
- 6 Whether the use is consistent with the Helena Climate Change Action Plan;
- 7 Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance;
- 8 Hours of operation;
- 9 Noise;
- 10 Glare;
- 11 Odor;
- 12 Expressed public opinion related to factors identified above.

Please include the most recent Deed for impacted property.

- 1) 1900 Floweree St., brick and wood framed building being used as St. Andrew School See attached site plan for more information
- 2) Temporary Modular 24x64 classroom x3 see building plan attached
See attached site plan for location
- 3) The property has been used as a school for as far back as we know. St Andrew school has been there for as long as we know. It was recently annexed into the city and zoned R2
- 4) N/A no plan has been adopted to my knowledge
- 5) See attached site plan
- 6) N/A
- 7) No variance required
- 8) August-May 7:30 am to 4:00 pm
- 9) Noise is typical of a school
- 10) N/A
- 11)N/A
- 12) This school has been in this neighborhood for over 20 years and was a Christian School before that. Not aware of any expressed public opinion

FASTENING SCHEDULE

NOTE: THIS SCHEDULE IS BASED ON THE ASSUMPTIONS LISTED IN THE NOTES.

FASTENER	LOCATION	TYPE	SIZE	SPACING
1	ROOF SHEET	ALUMINUM	1/4" X 1/2"	12" X 12"
2	ROOF SHEET	ALUMINUM	3/8" X 1/2"	12" X 12"
3	ROOF SHEET	ALUMINUM	1/2" X 1/2"	12" X 12"
4	ROOF SHEET	ALUMINUM	5/8" X 1/2"	12" X 12"
5	ROOF SHEET	ALUMINUM	3/4" X 1/2"	12" X 12"
6	ROOF SHEET	ALUMINUM	7/8" X 1/2"	12" X 12"
7	ROOF SHEET	ALUMINUM	1" X 1/2"	12" X 12"
8	ROOF SHEET	ALUMINUM	1 1/8" X 1/2"	12" X 12"
9	ROOF SHEET	ALUMINUM	1 1/4" X 1/2"	12" X 12"
10	ROOF SHEET	ALUMINUM	1 1/2" X 1/2"	12" X 12"
11	ROOF SHEET	ALUMINUM	1 3/4" X 1/2"	12" X 12"
12	ROOF SHEET	ALUMINUM	1 7/8" X 1/2"	12" X 12"
13	ROOF SHEET	ALUMINUM	2" X 1/2"	12" X 12"
14	ROOF SHEET	ALUMINUM	2 1/8" X 1/2"	12" X 12"
15	ROOF SHEET	ALUMINUM	2 1/4" X 1/2"	12" X 12"
16	ROOF SHEET	ALUMINUM	2 3/8" X 1/2"	12" X 12"
17	ROOF SHEET	ALUMINUM	2 1/2" X 1/2"	12" X 12"
18	ROOF SHEET	ALUMINUM	2 7/8" X 1/2"	12" X 12"
19	ROOF SHEET	ALUMINUM	3" X 1/2"	12" X 12"
20	ROOF SHEET	ALUMINUM	3 1/8" X 1/2"	12" X 12"
21	ROOF SHEET	ALUMINUM	3 1/4" X 1/2"	12" X 12"
22	ROOF SHEET	ALUMINUM	3 3/8" X 1/2"	12" X 12"
23	ROOF SHEET	ALUMINUM	3 1/2" X 1/2"	12" X 12"
24	ROOF SHEET	ALUMINUM	3 5/8" X 1/2"	12" X 12"
25	ROOF SHEET	ALUMINUM	3 3/4" X 1/2"	12" X 12"
26	ROOF SHEET	ALUMINUM	3 7/8" X 1/2"	12" X 12"
27	ROOF SHEET	ALUMINUM	4" X 1/2"	12" X 12"
28	ROOF SHEET	ALUMINUM	4 1/8" X 1/2"	12" X 12"
29	ROOF SHEET	ALUMINUM	4 1/4" X 1/2"	12" X 12"
30	ROOF SHEET	ALUMINUM	4 3/8" X 1/2"	12" X 12"
31	ROOF SHEET	ALUMINUM	4 1/2" X 1/2"	12" X 12"
32	ROOF SHEET	ALUMINUM	4 5/8" X 1/2"	12" X 12"
33	ROOF SHEET	ALUMINUM	4 3/4" X 1/2"	12" X 12"
34	ROOF SHEET	ALUMINUM	4 7/8" X 1/2"	12" X 12"
35	ROOF SHEET	ALUMINUM	5" X 1/2"	12" X 12"

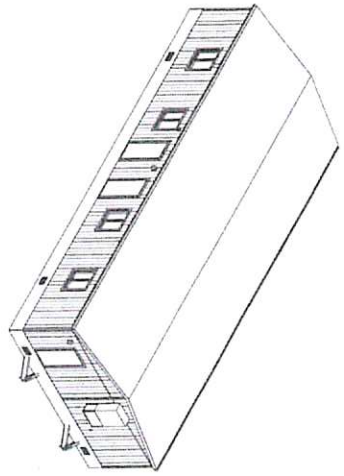
INSTALLATION INSTRUCTIONS

1. READ ALL INSTRUCTIONS CAREFULLY BEFORE BEGINNING WORK.
2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
3. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
4. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
5. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
7. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
8. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
9. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
10. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
11. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
12. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
13. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
14. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
15. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
16. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
17. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
18. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
19. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
20. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
21. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
22. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
23. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
24. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
25. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
26. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
27. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
28. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
29. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
30. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
31. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
32. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
33. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
34. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
35. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
3. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
4. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
5. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
7. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
8. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
9. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
10. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
11. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
12. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
13. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
14. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
15. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
16. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
17. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
18. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
19. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
20. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
21. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
22. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
23. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
24. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
25. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
26. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
27. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
28. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
29. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
30. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
31. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
32. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
33. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
34. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
35. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

28'X64' MODULAR CLASSROOM



CUSTOMER APPROVAL:

SIGNATURE:

DATE:

CODE ANALYSIS

THIS DOCUMENT IS THE PROPERTY OF ARIES BLDG. SYSTEMS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

SECTION	DESCRIPTION	REMARKS
1	FOUNDATION	SEE FOUNDATION PLAN
2	FLOORING	SEE FLOOR PLAN
3	WALLS	SEE WALL PLAN
4	ROOFING	SEE ROOF PLAN
5	MECHANICAL	SEE MECHANICAL PLAN
6	ELECTRICAL	SEE ELECTRICAL PLAN
7	PLUMBING	SEE PLUMBING PLAN
8	PAINTING	SEE PAINTING PLAN
9	FINISHES	SEE FINISHES PLAN
10	GENERAL	SEE GENERAL NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMIT
2	11/01/20	REVISED PER LOCAL CODES
3	11/15/20	REVISED PER STATE CODES
4	12/01/20	REVISED PER FEDERAL CODES
5	12/15/20	REVISED PER LOCAL CODES
6	01/01/21	REVISED PER STATE CODES
7	01/15/21	REVISED PER FEDERAL CODES
8	02/01/21	REVISED PER LOCAL CODES
9	02/15/21	REVISED PER STATE CODES
10	03/01/21	REVISED PER FEDERAL CODES

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	FOUNDATION
3	FLOORING
4	WALLS
5	ROOFING
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINTING
10	FINISHES
11	GENERAL

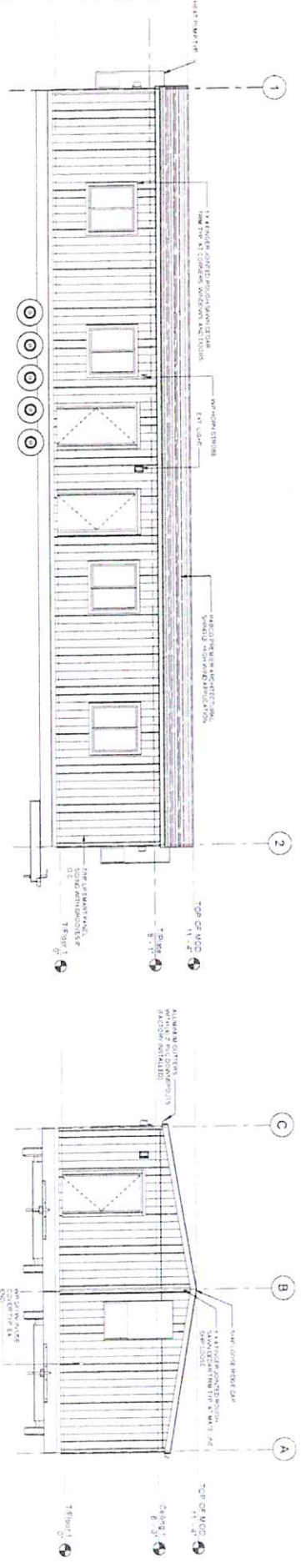
DATE	BY	REVISION
10/15/20	J. SMITH	ISSUED FOR PERMIT
11/01/20	J. SMITH	REVISED PER LOCAL CODES
11/15/20	J. SMITH	REVISED PER STATE CODES
12/01/20	J. SMITH	REVISED PER FEDERAL CODES
12/15/20	J. SMITH	REVISED PER LOCAL CODES
01/01/21	J. SMITH	REVISED PER STATE CODES
01/15/21	J. SMITH	REVISED PER FEDERAL CODES
02/01/21	J. SMITH	REVISED PER LOCAL CODES
02/15/21	J. SMITH	REVISED PER STATE CODES
03/01/21	J. SMITH	REVISED PER FEDERAL CODES

ARIES BLDG. SYSTEMS
LEASE UNIT
28'X64' MODULAR CLASSROOM
COVER SHEET

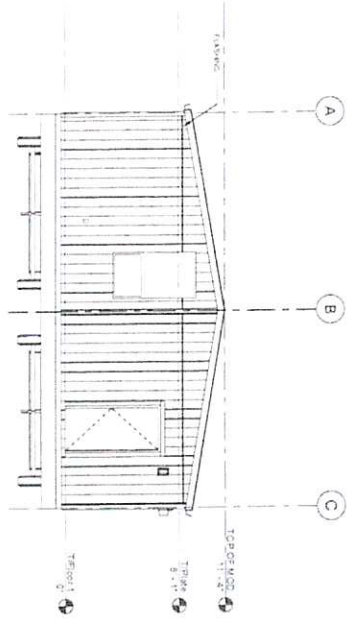
WHITLEY EVERGREEN, INC.
MOBILE AND MODULAR BUILDINGS



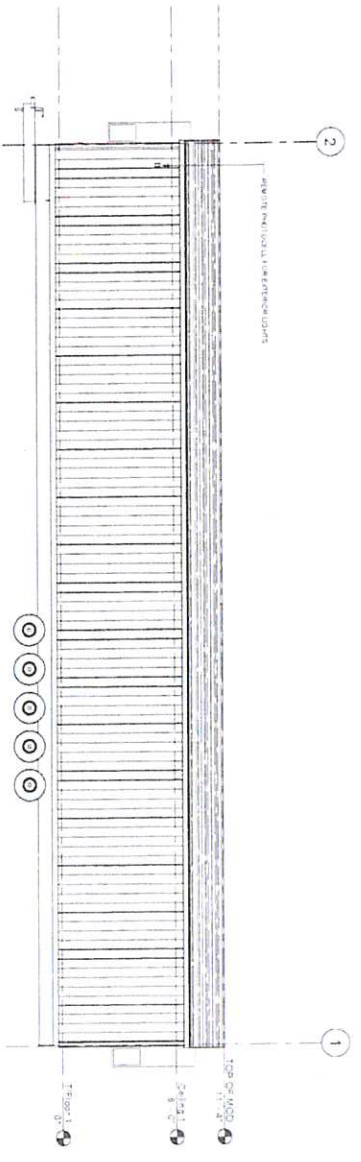
4501
A.O.
1-877-222-2222



3) CURB SIDE
11'-2" x 11'-2"



4) REAR END
11'-2" x 11'-2"



1) SIDE SIDE
11'-2" x 11'-2"

ROOF AREA CALCULATION
27'-0" x 11'-2" = 301.84 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT.
TOTAL ROOF AREA = 536.12 SQ. FT.

ROOF AREA CALCULATION
27'-0" x 11'-2" = 301.84 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT.
TOTAL ROOF AREA = 536.12 SQ. FT.

ROOF AREA CALCULATION
27'-0" x 11'-2" = 301.84 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT. + 1.14 HORIZONTAL SLOPED ROOF PANELING FROM PERM. AT CORNERS, WINDOWS AND DOORS = 117.14 SQ. FT.
TOTAL ROOF AREA = 536.12 SQ. FT.

<p>WHITLEY EVERGREEN MOBILE AND MODULAR BUILDINGS</p>	<p>WHITLEY EVERGREEN, INC.</p>	<p>4501 A3</p>	<p>CUSTOMER NAME: ARIES BLDG. SYSTEMS LEASE UNIT</p>	<p>PROJECT NAME: 28X64 MODULAR CLASSROOM EXTERIOR ELEVATIONS</p>	<p>DATE: 01/22/18</p>
			<p>PROJECT NO: 28X64 MODULAR CLASSROOM EXTERIOR ELEVATIONS</p>	<p>DESIGNED BY: MEET</p>	<p>DATE: 01/22/18</p>

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WHITLEY EVERGREEN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WHITLEY EVERGREEN, INC. ASSUMES NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS DRAWING.

SCALE: 1/4" = 1'-0"

DATE: 01/22/18

PROJECT: 28X64 MODULAR CLASSROOM EXTERIOR ELEVATIONS

Michael Alvarez

From: John Ramirez <jramirezstandrew@outlook.com>
Sent: Tuesday, May 31, 2022 1:50 PM
To: Michael Alvarez
Cc: John Ramirez; jmaystandrew@outlook.com; Gabe Nistler
Subject: St. Andrew CUP - May 31, 2022 updated narrative sections

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.

Michael,

Again, thanks for your time this morning.

Below, I am providing additional contextual narrative for a few of the St. Andrew 11-3-5B responses, as noted below.

I am a bit of a rookie at this, so please feel free to adjust (remove/replace) my language and wording to the best advantage of our overall goal. I said a few words about the ITE sf - traffic factor, but did not include the calculation, which we agreed was not near the Traffic Study threshold.

My hope is this provides enough information to strengthen our St. Andrew CUP request.

Respectfully,

-John Ramirez, on behalf of the St. Andrew Board, in coordination with Gabe Nistler and Joe May

	Type and size of the proposed structure and improvements and their relative location on the subject property;
--	---

The St. Andrew CUP request Temp Buildings site map shows the parallel siting of the three proposed manufactured temporary mobile classrooms just West of the center of the property and directly adjacent to the current West wing of the permanent school building. The dimension of each of the three units is 28' x 64', for a total of 5,400sf. Each temporary mobile structure will be served by power and water and include independent self-contained HVAC units.

	Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking;
--	---

The St. Andrew CUP request is focused on better serving the existing student population, which has a projected Autumn 2022 enrollment of 230 students. Any projected increase in daily pedestrian, vehicular, and bicycle traffic for this facility (including the proposed 5,400sf temporary mobile classroom space), is expected to remain well below the Institute of Transportation Engineers threshold (peak hour vehicle trips per day) where a traffic assessment would be required.

The provided St. Andrew Temp Buildings site map illustrates areas for ingress, egress, circulation (student drop-off and pick-up), and parking in support of the siting of the three proposed temporary classrooms. Additional requirements (such as ADA access) are also addressed in previous responses, above.

	Hours of operation;
--	---------------------

The St. Andrew CUP request supports the same continued historic day-to-day hours of operation as the school has established over the preceding decades of operation at this site. Specifically, for late August through late May operation, morning arrivals between 7:30 and 8am, intermittent very light traffic between 8am and 3pm, then afternoon departures between 3 and 3:30pm, with occasional sporting event traffic in the late afternoon and early evening for competitions hosted at the school. No regular hours of operation from late May through late August; occasional and light traffic during Summer months.

	Noise;
--	--------

The St. Andrew CUP request anticipates the same level of noise from the daily school activities as has been experienced over the preceding decades. Specifically, general playground sounds during morning and afternoon recess times, as well as sounds associated with sports activities when ground and weather conditions permit outdoor gym class, as well as practice and competition on days when St. Andrew hosts onsite field events.

	Glare;
--	--------

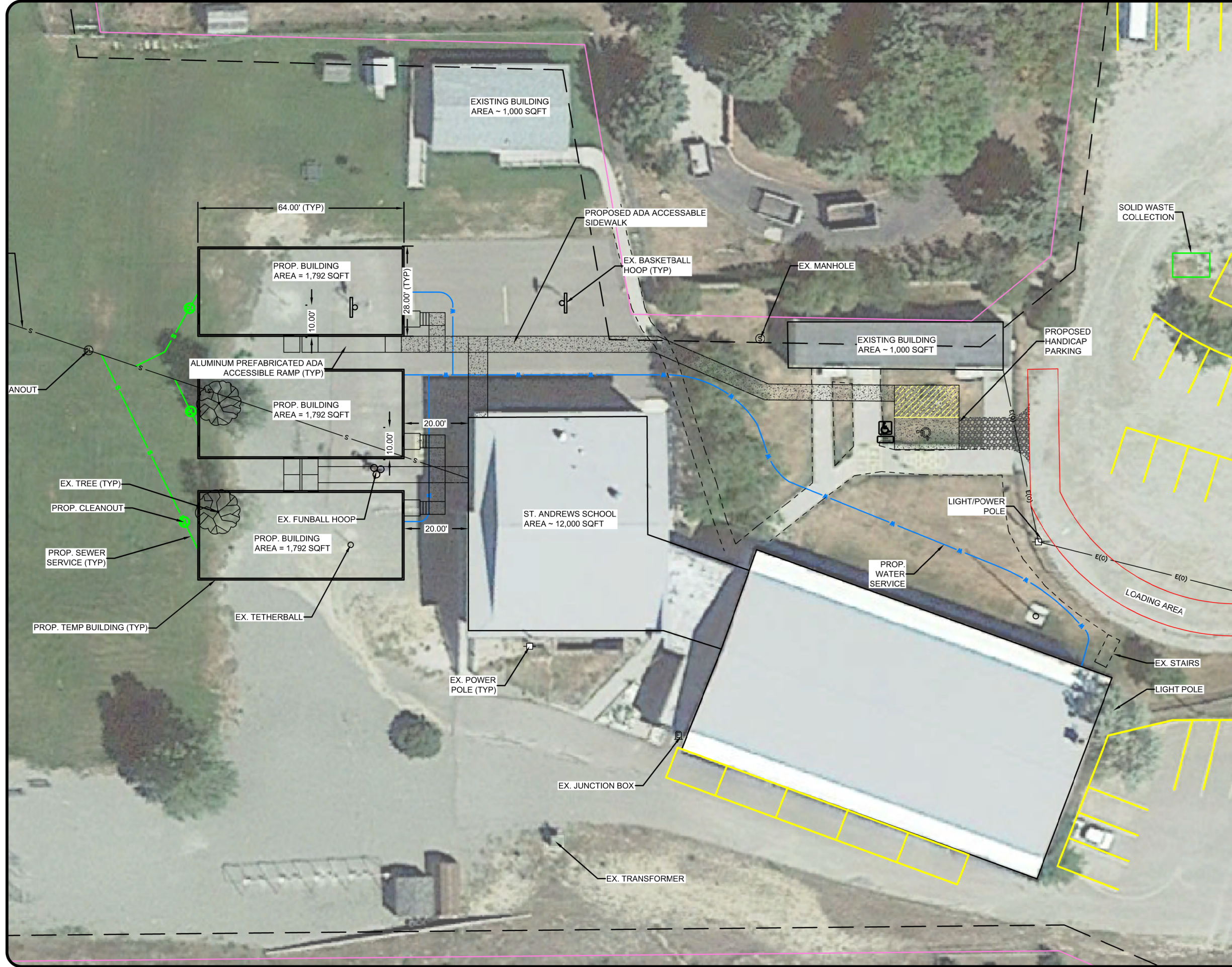
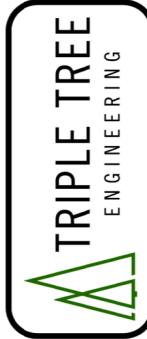
The St. Andrew CUP will not change the current vehicle circulation and parking patterns established and in historic use for the past 2+ decades, so any headlight nuisance glare to adjoining and adjacent properties will remain at the same level, which we understand may be a particularly relevant potential concern primarily during Winter 'dark' hours as arriving and departing cars approach, transgress, and depart the St. Andrew property. Please note that the majority of established vehicle circulation and parking patterns on the naturally-inclined school campus cause most headlights to sweep across the hillside and toward the school campus, and not outward toward the general neighboring properties.

	Odor;
--	-------

The St. Andrew CUP will not change the level of odor-generating activities at this site, currently limited to expected car and truck exhaust as students and teachers arrive and depart during the school day.

	Expressed public opinion related to factors identified above.
--	---

Because the St. Andrew school has been in constant operation at this site for over two decades, in some cases prior to the construction of some adjacent homes, the school does not anticipate that permitting the use of temporary mobile classrooms would adversely impact the relationship between the school and nearby property owners to any significant degree.

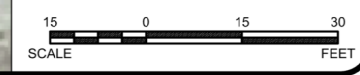


CONSTRUCTION NOTES

1. UTILITIES HAVE NOT BEEN LOCATED IN THE AREA.

ZONING REVIEW NOTES

APPROXIMATE EXISTING TOTAL BUILDING AREA = 14,000 SQFT
 PROPOSED ADDITIONAL BUILDING AREA = 5,376 SQFT
 TOTAL LOT AREA = 3.711 ACRES (161,651 SQFT)



REVISIONS	DATE	DESCRIPTION

ST. ANDREWS TEMP BUILDINGS
 ST. ANDREWS
 HELENA, MT
SITE MAP

PROJECT #	22-01
DRAFTED BY:	MAW
CHECKED BY:	JRC
DATE:	02/15/2022
SHEET	1

EXHIBIT A
Legal Description

ATTACHMENT A

Tract A located in the S1/2 of SECTION 23 and the N1/2 of SECTION 26, TOWNSHIP 10 NORTH, RANGE 4 WEST, P.M.M., as shown on Certificate of Survey filed under Document Number 493013/B, records of Lewis and Clark County, Montana.

581206
REGISTERED CLERK & REC
LEWIS & CLARK CO

50 JUN 22 PM 1:38
7386
OK 11-20 PAGE
Shirley McStaska
/ace

INDEXED
A

INDEXED
B

50 JUN 11 PM 1:33
OK 11-20 PAGE 6958
Shirley McStaska
/ace

580654
REGISTERED CLERK & REC
LEWIS & CLARK CO

009 411892/10

CERTIFICATE OF SURVEY

FOR: ROMAN CATHOLIC DIOCESE OF HELENA
PURPOSE: TITLE TRANSFER BY OCCASIONAL SALE.

LEGAL DESCRIPTIONS
OCCASIONAL SALE

SCALE: 1 inch = 50 feet

● = Iron pins set this survey
○ = Iron pins found.

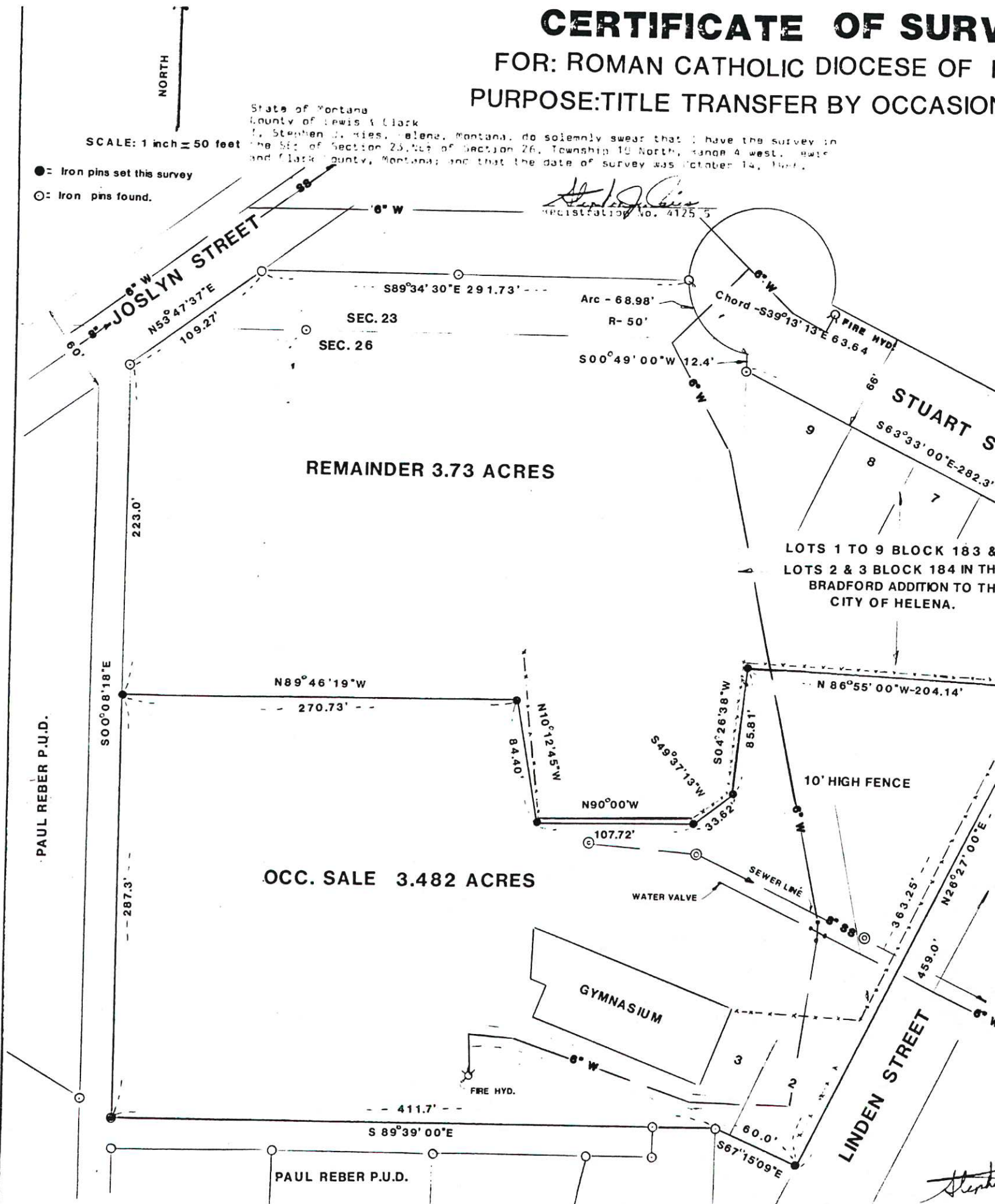
State of Montana
County of Lewis & Clark
I, Stephen J. Ries, Helena, Montana, do solemnly swear that I have the survey in
the Sec. of Section 23, 26 of Section 26, Township 10 North, Range 4 West, Lewis
and Clark County, Montana; and that the date of survey was October 14, 1986.

Stephen J. Ries
REGISTRATION NO. 4125

A tract of land in the Sec. of Section 26, Township 10 North, Range 4 West, Lewis and Clark County, Montana, more particularly described as follows: beginning at the northeast corner of lot 5, block 183 of the Bradford Addition to the City of Helena, Montana; thence S 2° 27' 10" E 95.75 feet along the west right-of-way of Linden Street and to the northeast corner of said tract which is the true point of beginning; thence N 45° 55' 00" W 204.14 feet; thence S 04° 26' 38" W 85.81 feet; thence N 89° 37' 13" E 33.52 feet; thence N 90° 00" W 107.72 feet; thence N 10° 12' 45" W 84.40 feet; thence N 89° 46' 19" W 270.73 feet and to the east side of Paul Reber's tract; thence S 00° 08' 18" E 223.0 feet and to the east side of Paul Reber's tract; thence S 00° 08' 18" E 223.0 feet and to the southwest corner of said tract; thence S 04° 26' 38" W 85.81 feet along Paul Reber's tract; and to the south side of block 184 of the Bradford Addition; thence S 00° 15' 09" E 60.0 feet along the south side of block 184 of the Bradford Addition and to the west side of Linden Street; thence S 2° 27' 10" E 95.75 feet along the west side of Linden Street and to the true point of beginning. The tract contains 3.482 acres more or less.

WE, the undersigned, owners of the property herein described, do hereby certify that the division of land shown on this Certificate of Survey is exempt from review as a subdivision in accordance with the provisions of Section 76-3-207 of the Revised Codes of Montana, 1976; as this is an occasional sale.

Keldent Clavin
The Roman Catholic Bishop of Helena, MT, a Corp. S.C. OWNERS



REMAINDER 3.73 ACRES

LOTS 1 TO 9 BLOCK 183 & LOTS 2 & 3 BLOCK 184 IN THE BRADFORD ADDITION TO THE CITY OF HELENA.

OCC. SALE 3.482 ACRES

411892/10

GUY BARTLETT, CLERK & REC.
LEWIS & CLARK CO., MONT.
1986 DEC 18 AM 9:27

PUT OF RECORD AT
BY *William Grant*
600

A tract of land in the Sec. of Section 23, Township 10 North, Range 4 West, Lewis and Clark County, Montana, more particularly described as follows: beginning at the northeast corner of lot 5, block 183 of the Bradford Addition to the City of Helena, Montana, which is the true point of beginning; thence S 2° 27' 10" E 95.75 feet along the west right-of-way of Linden Street; thence N 45° 55' 00" W 204.14 feet; thence S 04° 26' 38" W 85.81 feet; thence N 89° 37' 13" E 33.52 feet; thence N 90° 00" W 107.72 feet; thence N 10° 12' 45" W 84.40 feet; thence N 89° 46' 19" W 270.73 feet and to the east side of Paul Reber's tract; thence S 00° 08' 18" E 223.0 feet along Paul Reber's tract; and to Joslyn Street right-of-way; thence S 00° 08' 18" E 223.0 feet along Joslyn Street right-of-way; thence S 04° 26' 38" W 85.81 feet and to a cul-de-sac having a fifty foot radius; thence on an arc to the left with a distance of 68.98 feet to the west side of the Bradford Addition; thence S 00° 49' 00" W 12.4 feet along Stuart Street; thence S 63° 33' 00" E 282.3 feet along the south side of Stuart Street and to the west side Linden Street which is the true point of beginning. The tract contains 3.73 acres more or less.

2015 OF BLANKING Paul Reber Properties P.U.D., 1980.

This is to certify that the taxes are current & paid through the 1st half of 1986 tax year.
8182, # 1800, # 1800, # 24631
12/17/86 *Martha B. McLee*
County Treasurer

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	26	10N	4W
<input checked="" type="checkbox"/>	23	10N	4W

Paul R. Ries
Surveyor
Reviewed On 12/17/86
703-611, MGA

CERTIFICATE OF SURVEY

NUMBER

PREPARED BY STEPHEN J. RIES SURVEYOR 41255

DATE: OCTOBER 14, 1986

William J & Peggy J Roberts

Phone (406) 443-4289
Cell (406) 431-3892
broberts@bresnan.net

July 6, 2022

Helena Board of Adjustments
City Planning Commission
316 North Park
Helena MT 59623

We stand opposed to the land use change proposed for the property located at 1900 Flowerree St. known as St Andrew's School.

We are the owners of 1835 Flowerree St directly adjacent to St. Andrew's School. Though we support and encourage the mission of St Andrew's, the change in use will greatly exacerbate an already problematic, clearly dangerous situation in the area.

St Andrew's has completely outgrown its physical environment. We see the result of that every single school day in the morning as parents drop off students, and most alarmingly in the afternoon as parents form a block-long line on Linden street, completely blocking the southbound lane for 15 minutes or longer as they retrieve students. Linden is a primary access from the north to our property and to the Reber subdivision below Mt Helena.

Emergency vehicles entering the area would most definitely be impaired if their route took them into the area at that time

It's common to see small children who walk home from school intermingle with this automobile traffic as they wend their way east out of the school. There are no sidewalks in the area, so those students necessarily walk on the roadway. As it now stands, it is a disaster waiting to happen,

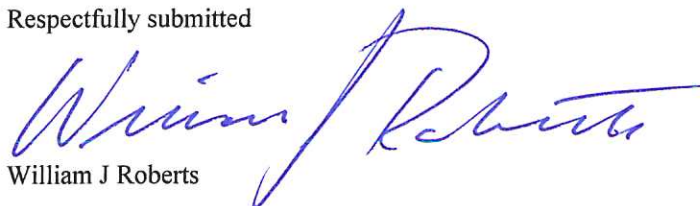
Now St Andrews is proposing to add thirty or forty high school age students to the mix, many of whom will be driving their own cars, clearly adding even more peril to children on foot.

Assuming even half of the high school students (not known for cautious habits) drive cars to school, it takes little imagination to grasp the danger that will exist every single school day, every single afternoon.

To add insult to injury, parking at the school is limited, and we've seen nothing that would prevent those students from parking on adjacent residential streets. Currently, all-school events result in parent parking hodge-podge on residential streets surrounding St Andrew's. We've even had them park in our driveway at times - certainly not conducive to good neighbor relationships. Now, if approved, this R-2 neighborhood can expect parking problems full time.

Particularly for the safety of our children, and good neighbor relations, we urge the board to not approve the change being proposed.

Respectfully submitted



William J Roberts