



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](mailto:malvarez@helenamt.gov)

[helenamt.gov](http://helenamt.gov)

Date: December 29, 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: **Consideration of a resolution granting a Conditional Use Permit to allow a Residence, multiple-dwelling units (3 or more units) use in the R-2 (Residential) Zoning District for property legally described as Lots 8-16 in Blk 562 of the Original Helena Townsite, Lewis and Clark County, Montana.**

304 Clancy St, Helena, MT, located in a R-2 (Residential) zoning district, and generally located on the north side of Clancy, northeast of the intersection with Sparta St.

### OVERVIEW

#### GENERAL INFORMATION

DATE OF APPLICATION: Dec 06th, 2022  
DATE DEEMED COMPLETE: Dec 08th, 2022

#### **PUBLIC HEARING DATES:**

**Zoning Commission: 6:00 P.M. Tuesday, January 10, 2023**  
**City Commission: 6:00 P.M. Monday, February 27, 2022**

#### PUBLIC NOTICE:

Legal notice has been published December 25, 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 Wednesday, January 04, 2023, no public comments have been expressed regarding this proposed CUP.

OWNER: Shaun Taylor  
ADDRESS: 3253 NE 104th St, Seattle, WA 98125  
EMAIL: [sn\\_taylor@hotmail.com](mailto:sn_taylor@hotmail.com)

AUTHORIZED REP: Chris Mockel  
ADDRESS: 62 S Last Chance Gulch St Suite 3, Helena, MT 59601  
EMAIL: chris@topherrealty.com

SUBJECT PROPERTY ADDRESS: 304 Clancy St, Helena, MT 59601

LEGAL DESCRIPTION: Lots 8-16 in Blk 562 of the Original Helena Townsite, Lewis and Clark County, Montana.

GENERAL LOCATION: This property is generally located on the north side of Clancy, northeast of the intersection with Sparta St.

#### DESCRIPTION / BACKGROUND

This lot currently has four older buildings on it. Of the four buildings two are residences, one building – a converted barn – is used as a garage and storage, and the last building is a dilapidated barn. One of the residences has a use of two-dwelling units residence. The applicant contends that the other residence on the property also has a use of two-dwelling units residence. This would make the total number of residences on the property four and requiring a land use of multiple-dwelling units residence.

The City doesn't have a record of the residence being split and an inspection performed by the City of Helena building department concluded that the unit had not previously been split or had not previously been split correctly. The inspection was prompted when it was found that work was being performed without a building permit. The building permit has now been applied for. The City does have four valid and existing addresses at this location.

The has requested that the property owner apply for a Conditional Use Permit (CUP) to allow a multiple-dwelling units residence use in a R-2 (residential) zoning district. The applicant contends this is the current use on the property. The City would like to see its files accurately reflect the use and activity on the property. Per the requirements of the R-2 zoning district a CUP is required for a multiple-dwelling units residence use.

#### ZONING USE DEFINITIONS:

R-1/R-2 (RESIDENTIAL) DISTRICTS: It is the intent of these districts to provide for residential dwellings and limited nonresidential development that protects and enhances the residential nature of the area.

MULTIPLE-DWELLING UNITS RESIDENCE: A building containing three (3) or more dwelling units for occupancy by three (3) or more groups living separately from each other, including condominiums.

URBAN: This category includes 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.

#### PRESENT LAND USE & ZONING:

R-2 (residential) – there are no new buildings planned with this CUP and the current dimensions of

the residences will not change.

**ADJACENT LAND USE & ZONING:**

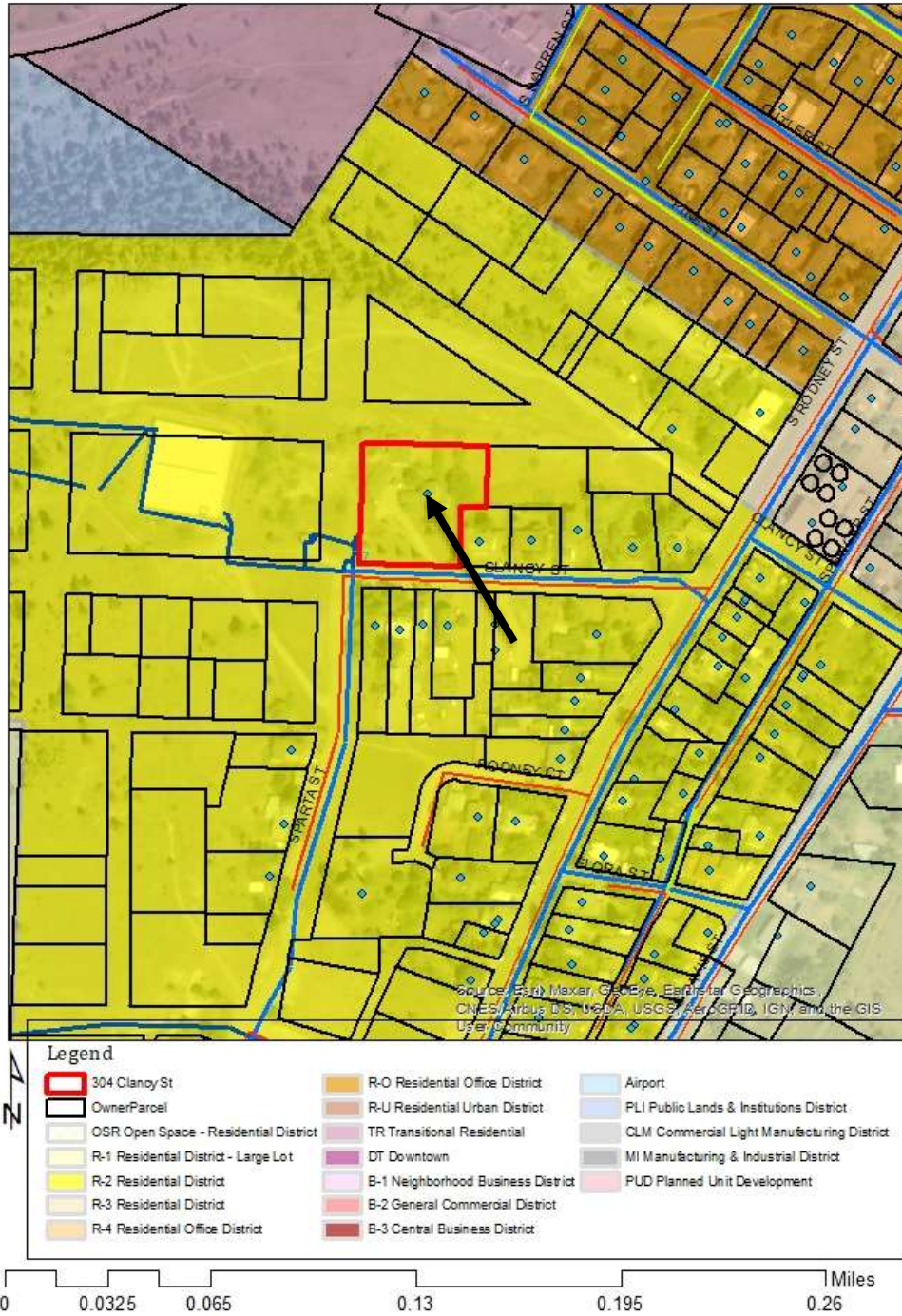
North: R-2 (residential) – vacant/trail system

South: R-2 (residential) – single-dwelling unit residence

East: R-2 (residential) – single-dwelling unit residence

West: R-2 (residential) – Hale Reservoir

VICINITY MAP:



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 site is located on the north side of Clancy, northeast of the intersection with Sparta St. The site is located at the end of the residential uses in the area, next to a low-traffic municipal facility, and near some trails and recreational areas (see: adjacent land use & zoning section of this report).

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

The proposal contains no new structures or changes in the footprints of existing structures.

The facility doesn't meet some of the current standards of the code for multiple-dwelling units residences, however the City is not recommending conditions beyond those required for the building permit. The City recognizes that a use of multiple-dwelling units residence likely pre-dates the current code requirements that would be triggered with a change of use.

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

The site was catalogued in the 1981 historical survey. The two residences were documented as houses.

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

The City of Helena Future land Use map designates this area as urban. It is zoned R-2 residential. This proposal would fit the description for urban.

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

This property does not have a sidewalk. The property is located near the Helena trail system. There are adequate on-site parking spots. A multiple-dwelling units residence would be required to have a landscaped parking lot, however, with no new buildings and no proposed changes to the existing parking facility the building permit will not trigger the need for this facility to be upgraded.

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

The applicant intends to do the following design elements that are in-keeping with the City of Helena's Climate Action Plan:

The building's renovation will require compliance with IBC standards for insulation.

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

The proposal will not require a district dimensional standards review since all facilities are existing.

8. *Hours of operation.*

Not applicable.

9. *Noise.*

The applicant states that multiple-dwelling unit residence is the existing use on the property. As such there is no expected change in noise level from the property.

10. *Glare.*

The parking lots are currently located downhill from the road and any glare generated is only created by cars entering and exiting the driveway. There is not expected to be a change in the frequency of cars entering and exiting with this proposal.

11. *Odor.*

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

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

As of Tuesday, 01/04/2023, no public comments have been given for this proposal.

**RECOMMENDATION**

To recommend **Approval** a recommendation on a resolution granting a Conditional Use Permit to allow a Residence, multiple-dwelling units (3 or more units) use in the R-2 (Residential) Zoning District for property legally described as Lots 8-16 in Blk 562 of the Original Helena Townsite, Lewis and Clark County, Montana;  
with the following conditions:

1. A building permit must be submitted for within one (1) year.
2. All conditions must be met within one year of CUP approval, as per Section 11-3-9 of the Helena City Code.



# CONDITIONAL USE PERMIT/AMENDMENT APPLICATION

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

Date received:

**RECEIVED**  
By April Sparks at 9:05 am, Dec 06, 2022

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

**PROPERTY OWNER:** *Primary Contact?*

Name: Shaun Taylor Primary Number: 206 5273567  
Address: 3253 NE 104th st, Seattle Wa Other Phone: 206 934 9335 cell  
Email: sn\_taylor@hotmail.com

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

Name: \_\_\_\_\_ Primary Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Company: \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE:** *Primary Contact?*

Name: Chris Mockel Primary Number: 406 465 9962  
Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_  
Email: chris@topherrealty.com Company: Topher Realty

**ADDRESS OF PROPERTY:** 304 Clancy St Helena, MT, 59601  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS #) \_\_\_\_\_  
TRS: T10 N, R03 W, Sec. 31 Legal: HELENA TOWNSITE 1869, S31, T10 N, R03 W, BL

Current Zoning District Helena r-2 residential

Geocode 05-1888-31-2-06-01-0000

Provide a current deed & plat

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

Submit proof of current paid taxes





**APPLICATION INSTRUCTIONS:**

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

**All conditional use permit applications must include the following information per 11-3-2 CC:**

- 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner's signature;
- 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;
- 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;
- 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 11-3-4B City Code. 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.

**12. All applications for conditional use permits will be evaluated against the following criteria from 11-3-4 City Code:**

- 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.

The following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood. **Please provide an evaluation of the following using the above criteria on a separate page:**

- 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 will be used in the evaluation of the proposed CUP.** It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.

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

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

## 304 Clancy Conditional Use Permit responses to items in CUP form

Page 1. See "304 Clancy Deed.pdf" and "304 Clancy Site plan" for plat details of lots in surveyors drawing. See "304 Clancy tax 22.pdf" for current tax confirmation. No CUP previous CUP have been given for this property.

2. The property will continue to be used as a rental consisting of 2 duplexes indicated in the site plan document. The property is used 24 hours a day.
3. See "304 Clancy site plan"- aerial photo and labeled surveyors map indicating driveway, parking, solid waste, utilities. As for landscaping there are lilac hedges along the inner gardens and blue spruce trees along the lots on Clancy St. There are no signs or exterior lighting.
4. Storm water drains along the natural contours of the property in the space between the two dwelling units (1,2 and 3,4) across lots 13, 14, 15, 16, and then down the ravine connecting ultimately to Rodney street. Water from Clancy street flows along the gutter at the north edge of the street and then down to Rodney. Water from above the property is diverted with an earth berm so that it flows down the alley along unconstructed Bellevue street north of the property.
5. Traffic impact – NA no change in number of residents or activity
6. See "304 Site plan" for sewer/ water mains. See "304 Clancy zoning" map showing R-2 in yellow.
7. The plan is to renovate 304 Clancy units 1 and 2 located in the 2 story stone building in the north end of Lot 13. The unit has been rented and used as a duplex for at least 70 years. Last year the upstairs tenant of 25 years left and the unit required extensive repair and updating. The major changes include isolation of Unit 1 (lower apartment) and Unit 2 (upper) so that each is contained completely on the same floor instead of the existing jig saw arrangement. Electrical, plumbing and insulation upgrades will occur. No changes are planned for the footprint of the building or the number of rooms, capacity etc.
8. See architectural drawings. ( 304 Clancy -Bres22-00129 Markup set -304 Clancy st -remodel sfd to duplex.pdf)
9. The proposed changes will have no impacts on abutting properties and neighborhood as it the total number of occupants is not changing and the buildings have been used in the this fashion since before most of the houses on the street were built.
10. Conditional use will commence immediately, remodeling is expected to be complete by summer 2023.
11. We are requesting a variance in the R-2 code to allow 2 duplexes on the same property located on 9 city lots.
12. 304 Clancy is a historical property built in 1880s and is noted on the historical register. The current owners have taken great care in maintaining the historic nature of the unique property including maintaining 2 barns, stone walls and gardens. It is located adjacent to the south hills and is a part of the charm of riders on the nearby bike and hiking trails.

There is no neighborhood plan for this area. Infilling is consistent with the Helena growth policy chapter 3, as it saves development of agricultural land.

The proposed improvements on Units 1 and 2 are internal to the existing structures and do not change the footprint of the building, the building capacity or circulation patterns around the property.

The proposed change is consistent with the 2009 climate change action plan. The buildings will become more energy efficient due to added insulation and modernizing the lighting. By renovating an existing structure rather than demolishing and building new we are saving in solid waste and new materials. The changes will not impact the water consumption of the units and water efficient appliances and fixtures will be used.

The buildings meet the dimensional standards for the zoning district.

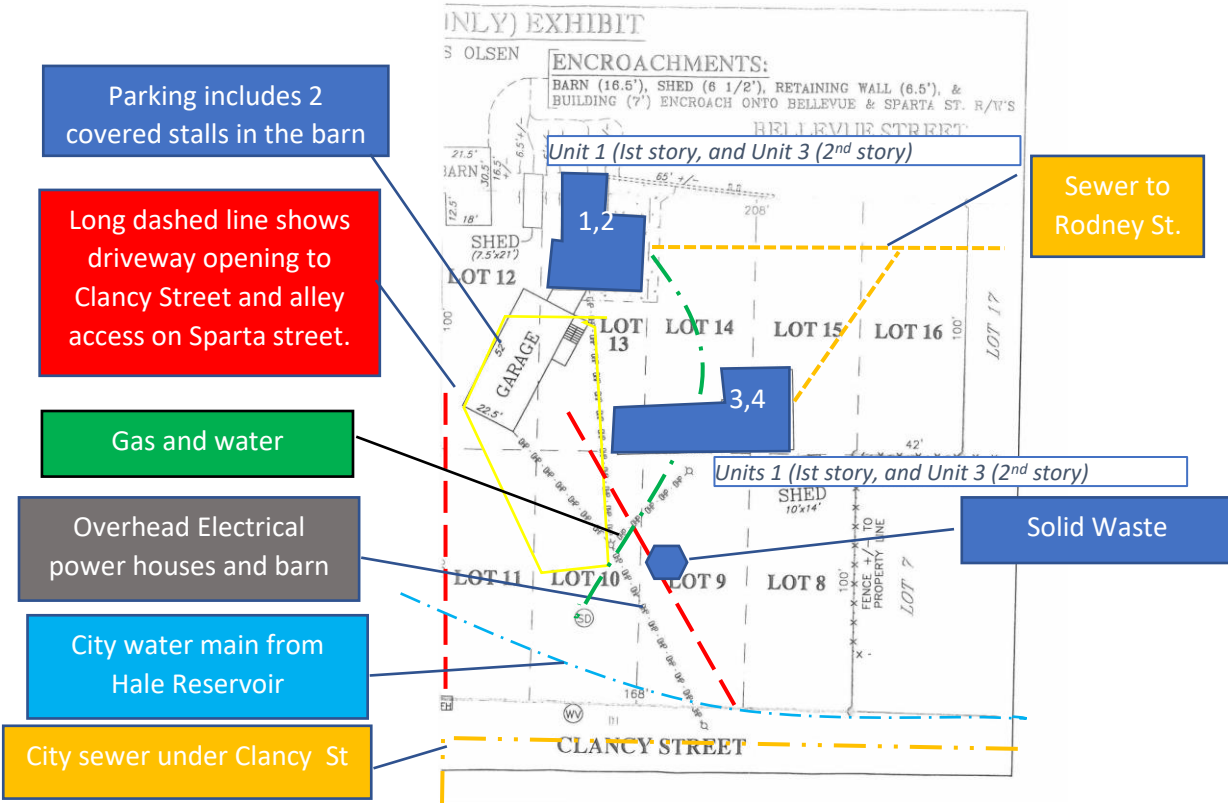
The apartments will be used 24 hours a day

No changes will occur concerning noise, glare or odor.

Site Plan for 304 Clancy ST, Helena Mt. (lots 8,9,10,11,12,13,14,15,16 of block 562 Helena Townsite)

Aerial photograph and surveying map from 2014 with Duplex Units 1, and 2 in the 2 story stone building on the north end of lot 13, and Units 3, and 4 in the south end of lots 13,14, 15.





**PARTIAL ASBUILT SURVEY (STRUCTURE ONLY) EXHIBIT**  
 FOR: SHAUN TAYLOR, JOAN COFFEE, & K S OLSEN  
 PROPERTY ADDRESS: 304 CLANCY STREET HELENA, MT 59601

**ENCROACHMENTS:**  
 BARN (16.5'), SHED (6 1/2'), RETAINING WALL (6.5'), & BUILDING (7') ENCOACH ONTO BELLEVUE & SPARTA ST. R/W'S

**LEGAL DESCRIPTION:**  
 LOTS 8, 9, 10, 11, 12, 13, 14, 15, & 16, BLOCK 562 OF THE HELENA TOWNSITE, LEWIS CLARK COUNTY, MONTANA.

**SURVEYOR'S NOTES:**  
 (1) THE ATTACHED EXHIBIT WAS CREATED TO THE ACCURACY NECESSARY TO DETERMINE IF ANY BUILDING ENCROACHMENTS EXIST UPON SAID PROPERTY, AND IS NOT TO BE USED AS AN EXTENSIVE BOUNDARY SURVEY.  
 (2) THIS INSPECTION WAS PREPARED FOR COMMITMENT No. ##### ISSUED BY ?????????????? OF HELENA, TO BE USED EXCLUSIVELY FOR SAID TITLE COMMITMENT.  
 (3) MEASUREMENT ACCURACY: 3 FT. OR LESS CONCERNING BUILDING/MAJOR IMPROVEMENTS (FOR PRECISE MEASUREMENT AN EXTENSIVE BOUNDARY SURVEY IS NEEDED).  
 (4) MONUMENTS SHOWN ON THIS EXHIBIT WERE USED TO DETERMINE IMPROVEMENT LOCATION ONLY (PRECISE/PROPER LOCATION OF MONUMENTS WAS NOT DETERMINED BY THIS INSPECTION EXHIBIT, A RETRACEMENT SURVEY IS REQUIRED TO VERIFY).

**LEGEND**  
 (Symbol) = FOUND MONUMENT  
 (Symbol) = CALCULATED POINT  
 (Symbol) = POWER POLE  
 [ ] = CONCRETE  
 (WV) = WATER VALVE  
 (PB) = POWER BOX  
 (---) = RETAINING WALL  
 (---) = TELEPHONE RISER  
 (OHP) = OVERHEAD POWER LINE  
 (---) = FENCE - APPROXIMATE LOCATION (WIRE/WOOD/CHAIN LINK/ETC.)  
 (SD) = STORM DRAIN  
 (FH) = FIRE HYDRANT

**PREPARED BY:**  
**RIES & ASSOCIATES, PC.**  
 6850 GREEN MEADOW DR.  
 HELENA, MONTANA 59602  
 (406)458-5243 • FAX: (406)458-8599

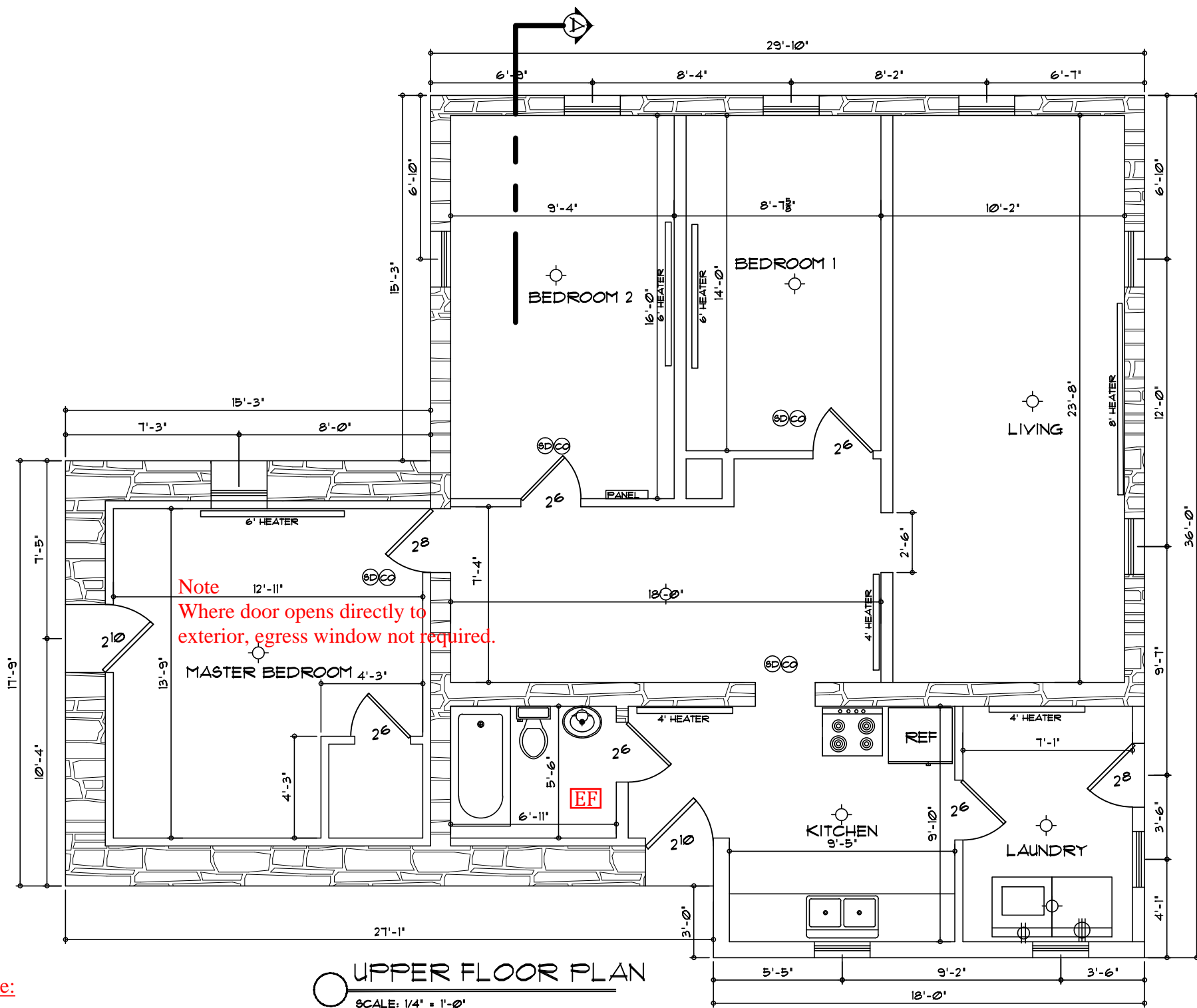


*View of 304 Clancy from the south.*





Sandborn Fire Map from 1957 showing location of water main

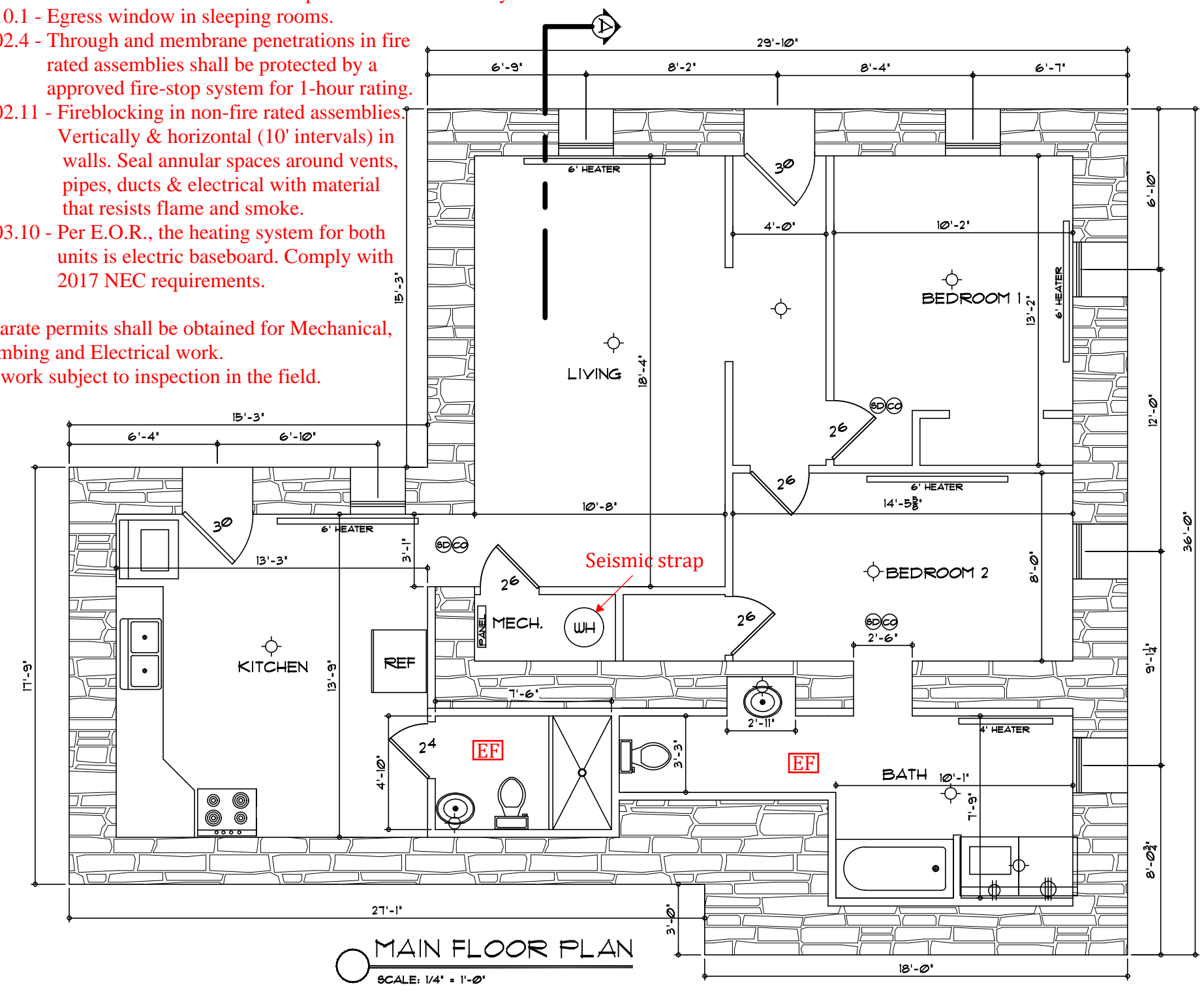


Note  
Where door opens directly to exterior, egress window not required.

Note:

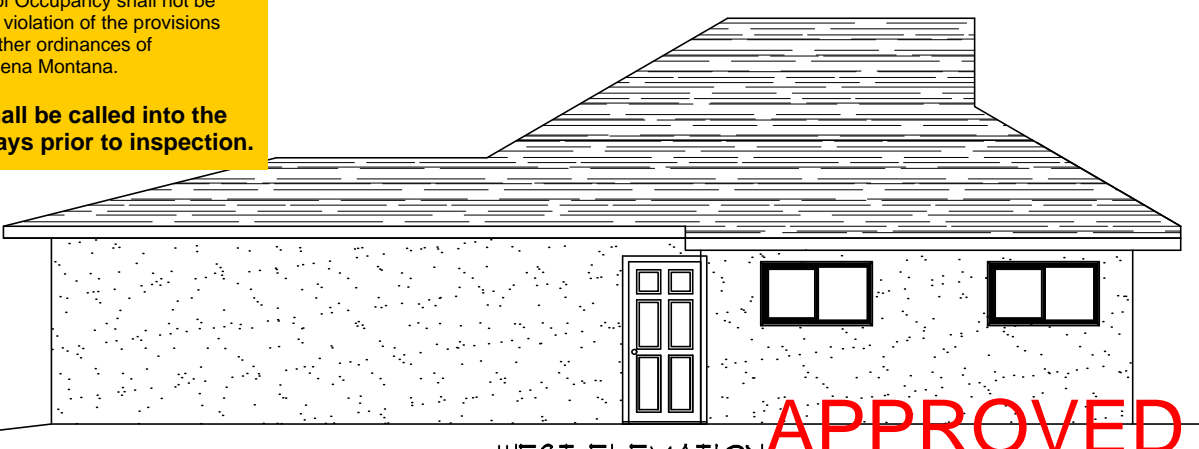
- IECC - Exterior wall insulation R-21 or provide Rescheck Analysis.
- R310.1 - Egress window in sleeping rooms.
- R302.4 - Through and membrane penetrations in fire rated assemblies shall be protected by a approved fire-stop system for 1-hour rating.
- R302.11 - Fireblocking in non-fire rated assemblies. Vertically & horizontal (10' intervals) in walls. Seal annular spaces around vents, pipes, ducts & electrical with material that resists flame and smoke.
- R303.10 - Per E.O.R., the heating system for both units is electric baseboard. Comply with 2017 NEC requirements.

Separate permits shall be obtained for Mechanical, Plumbing and Electrical work.  
All work subject to inspection in the field.



**IMPORTANT NOTICE**  
No Building Shall Be Occupied Prior To Final Inspection  
No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of The City of Helena Montana.  
Final Inspections shall be called into the Building Division 10 days prior to inspection.

**CITY OF HELENA**  
Building Division  
447-8437 or 447-8438  
REFER TO RECORD CARD FOR REQUIRED INSPECTIONS



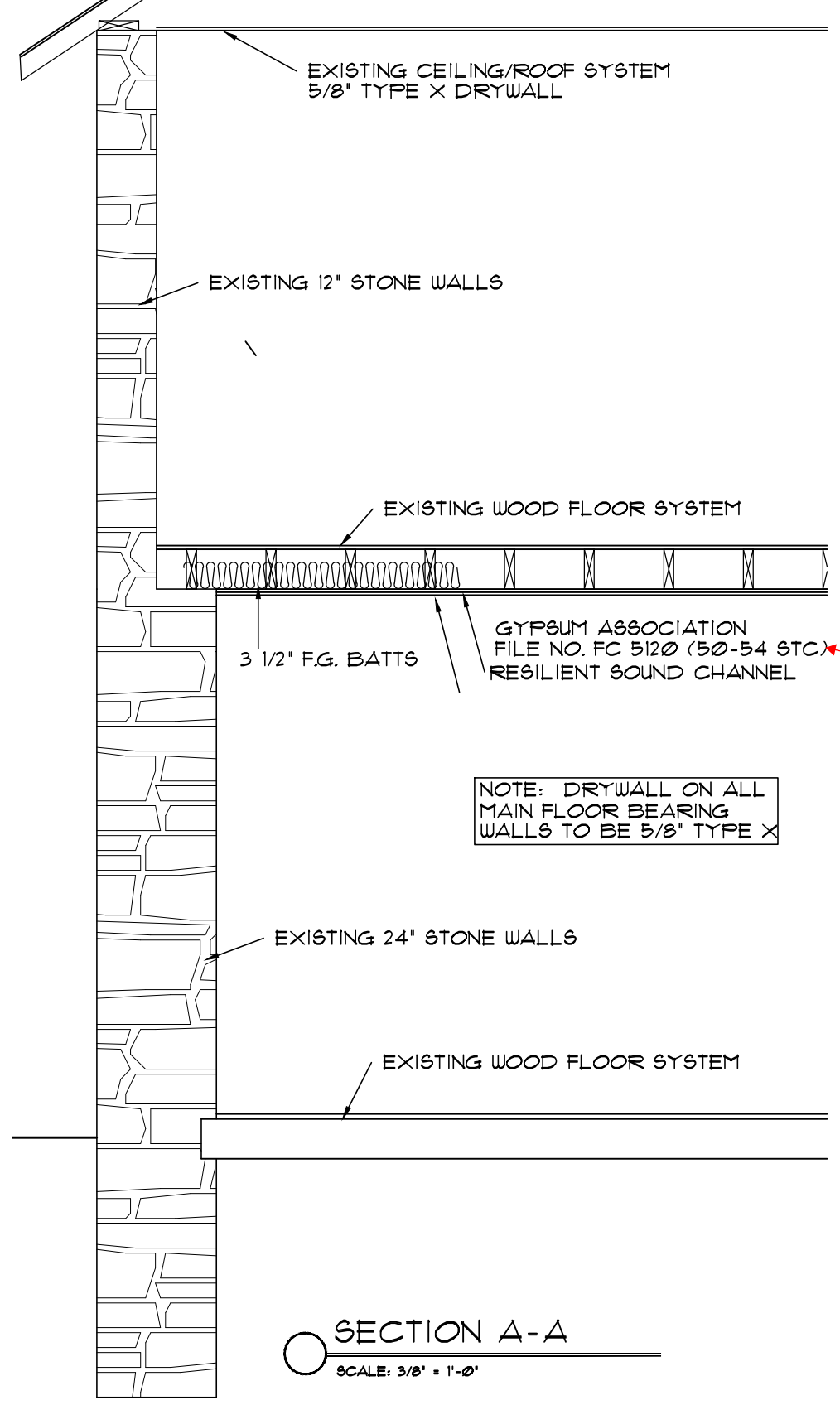
**APPROVED**

City of Helena Building Division

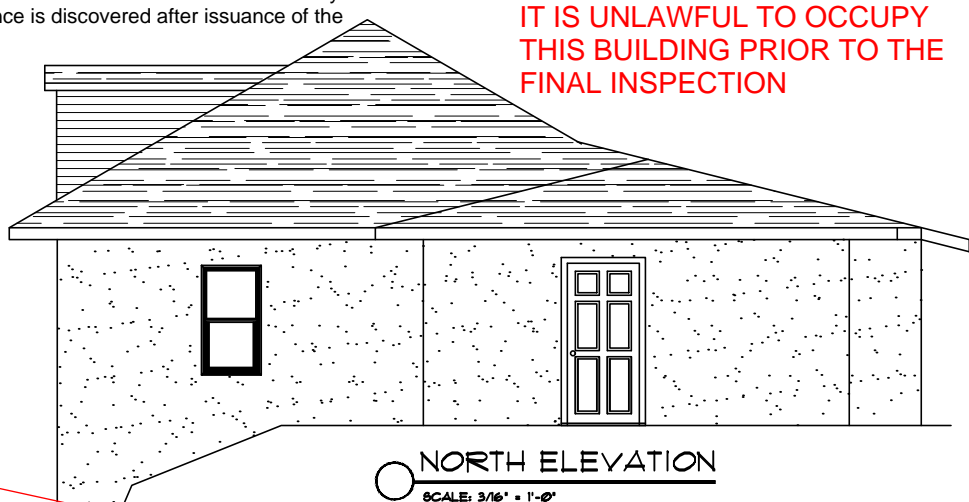
**NOTE:** Plans and specs shall not be changed, modified or altered without authorization from The City of Building Division.  
This permit shall be null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.  
The holder of this permit will be required to comply with all applicable provisions of the building code and city ordinances in effect even if the necessity for compliance is discovered after issuance of the permit.

Approval of this document does not authorize the violation of any state, county, or city law or regulation.  
Permit Number: **BRES22-00129**  
By: **E. Johnson**  
Date: **10/21/2022**  
Remarks: **Subject To Inspection**

**IT IS UNLAWFUL TO OCCUPY THIS BUILDING PRIOR TO THE FINAL INSPECTION**



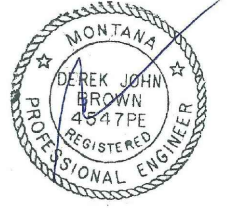
NOTE: DRYWALL ON ALL MAIN FLOOR BEARING WALLS TO BE 5/8" TYPE X



**WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION**  
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 17/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf. friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

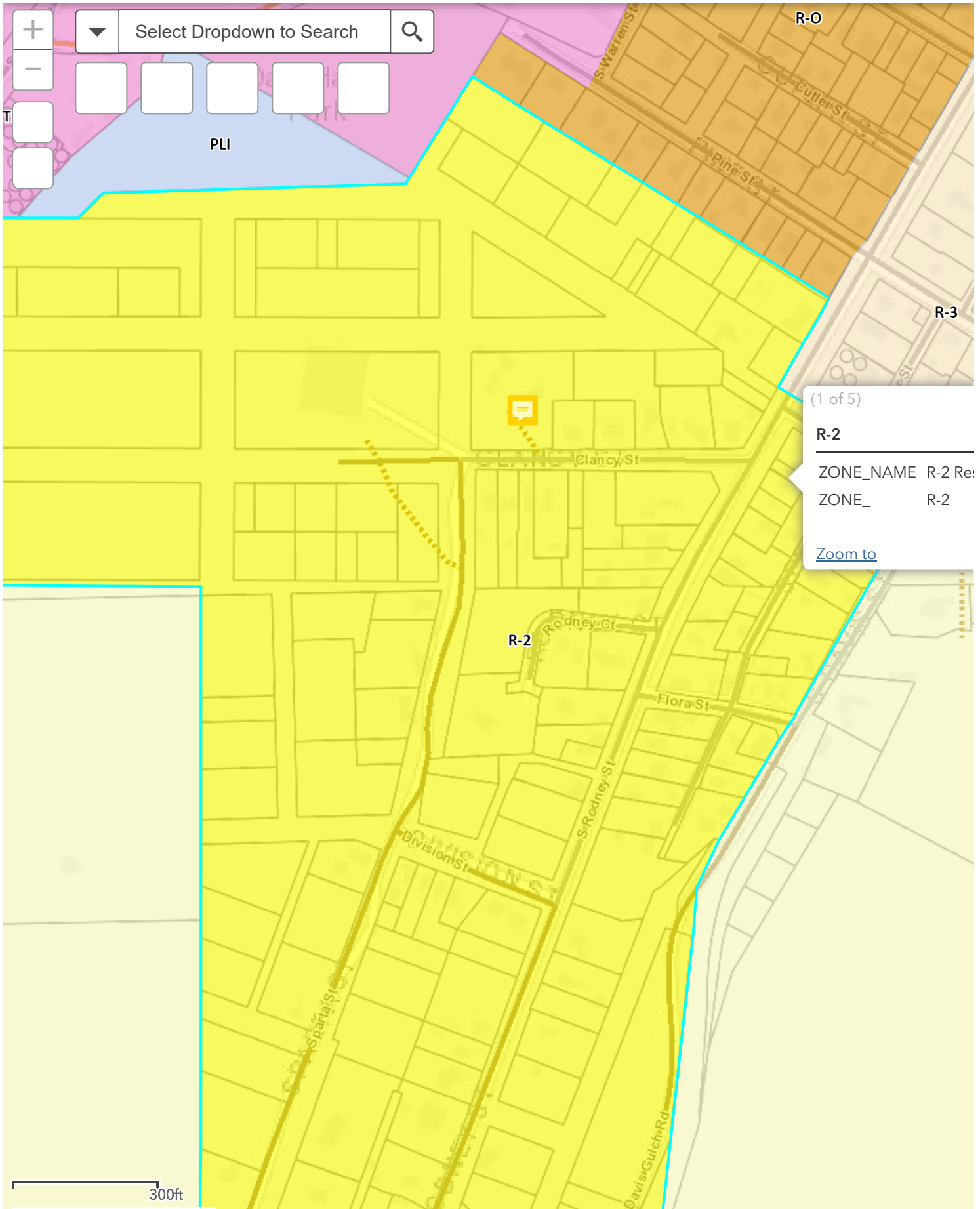
- NOTES:**
1. THIS PERMIT APPLICATION IS FOR REFINISHING THE INTERIOR OF THIS HISTORIC BUILDING.
  2. INTERIOR PARTITIONS ARE 2X4@16" O.C. CONSTRUCTION.
  3. ALL WINDOWS ARE EXISTING 28"X51" DOUBLE HUNG.

**OFFICE COPY**



**Derek Brown CONSULTING**  
HELENA, MONTANA  
(406) 465-3191

Date	9/23/2022
Approved By	
Approved By	
Revision Date	
Revision Date	
Drawn By	DJB
Drawing File Title	304 Clancy Street
Scale	3/16" = 1'-0"
<b>FLOOR PLANS</b>	
<b>CHRIS MOCKEL</b>	
<b>304 CLANCY STREET</b>	



(1 of 5)

**R-2**

---

ZONE\_NAME R-2 Re:

ZONE\_ R-2

[Zoom to](#)

300ft

-112.035 46.580 Degrees



**WHEN RECORDED RETURN TO:**

**Name:** SHAUN TAYLOR and JOAN COFFEY-TAYLOR  
**Address:** c/o HA&TCO  
PO BOX 583, HELENA MT 59601  
**File No.:** 1473767 *Wtb*

**QUITCLAIM DEED**

For Value Received, KRIS OLSEN, the grantor(s), do(es) hereby convey release, remise and forever quit claim ALL OF HER UNDIVIDED INTEREST unto, SHAUN TAYLOR and JOAN COFFEY-TAYLOR, formerly known as JOAN COFFEY, the grantee(s), the following described premises in Lewis and Clark County, Montana, to-wit:

All right, title and interest, **together with any after-acquired title, in and to the following described real property:**

Lots 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block 562 of the Original Helena Townsite, Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the said Grantee(s), (his/her/their) heirs and assigns forever.

DATED this 25<sup>th</sup> day of November, 2014

*Kris Olsen*  
KRIS OLSEN

State of Washington  
County of Jefferson

Acknowledged before me on this 25<sup>th</sup> day of November, 2014, before me, by KRIS OLSEN.

*Loralei S Rae*  
Printed Name: Loralei S Rae  
Notary Public in and for the State of Washington  
Commission Expires: 9-30-2017  
Residing at: Fort Haddock





# LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**Pay Taxes**

**Help**

**Property Tax ID:** 5458

**Status:** Current  
**Realware#:** 188831206010000  
**Receipt:** 37692

**2022 Owner(s):**  
TAYLOR SHAUN & COFFEY-TAYLOR JOAN

**Mailing Address:**  
3253 NE 104TH ST  
SEATTLE, WA 981257824

**Levy District:**  
01-01, Tax District 01

### 2022 Value:

**Market:** \$419,462  
**Taxable:** \$5,662

**Detail**

### 2022 Taxes:

**View Pie Charts**

**First Half:** \$2,880.83 **Due:** 11/30/2022  
**Second Half:** \$2,880.80 **Due:** 5/31/2023  
**Total:** \$5,761.63

**Detail**

### 2022 Payments:

**First Half:** \$2,880.83  
**Second Half:** \$0.00  
**Total:** \$2,880.83

(May include penalty & interest)

### 2022 Legal Records:

**Geo Code:** 05-1888-31-2-06-01-0000 **Deed Book:** M49 **Page:** 2782 **Instru#:** 3266526 **Date:** 2014-12-04

**Property address:** 304 CLANCY ST, HELENA MT 59601  
**Subdivision:** (HLT) SubDiv HLT **Lot:** 8 **Block:** 562  
**TRS:** T10 N, R03 W, Sec. 31  
**Legal:** HELENA TOWNSITE 1869, S31, T10 N, R03 W,  
BLOCK 562, Lot 8 - 16

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 12/01/2022 10:00 AM.

Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623  
  
Phone: (406) 447-8329  
Email: propertytax@lccountymt.gov





Michael Alvarez, Planner II  
Community Development Department  
316 North Park Avenue, Rm. 445  
Helena, MT 59623

Phone: 406-447-8459  
Fax: 406-447-8460  
Email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

[helenamt.gov](http://helenamt.gov)

December 23, 2022

**TO WHOM IT MAY CONCERN:** A land use change is 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 January 10, 2023 Zoning Commission public hearing to the City Planning Division, 316 North Park, Helena MT 59623. For written comments to be distributed to the Zoning Commission with the staff report, they must be submitted to the City by **January 04, 2023**.

**The Helena Zoning Commission will hold a public hearing on the CUP request on Tuesday, January 10, 2023 at 6:00 p. m. via Zoom at <https://zoom.us/j/92989300533>, Meeting ID: 929 8930 0533. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/a7dWq98hm>.**

**PROPOSAL (Zoning Commission):**

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

**The Helena City Commission will hold a public hearing on the CUP request on Monday, February 27, 2023, at 6:00 p. m. via Zoom at <https://us06web.zoom.us/j/83726869486>, Meeting ID: 837 2686 9486. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://us06web.zoom.us/u/kdHLpYt4TO>**

**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 (City Commission):**

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

**ADDRESS:**

304 Clancy St, Helena, MT, located in a R-2 (Residential) zoning district.

**GENERALLY LOCATED:**

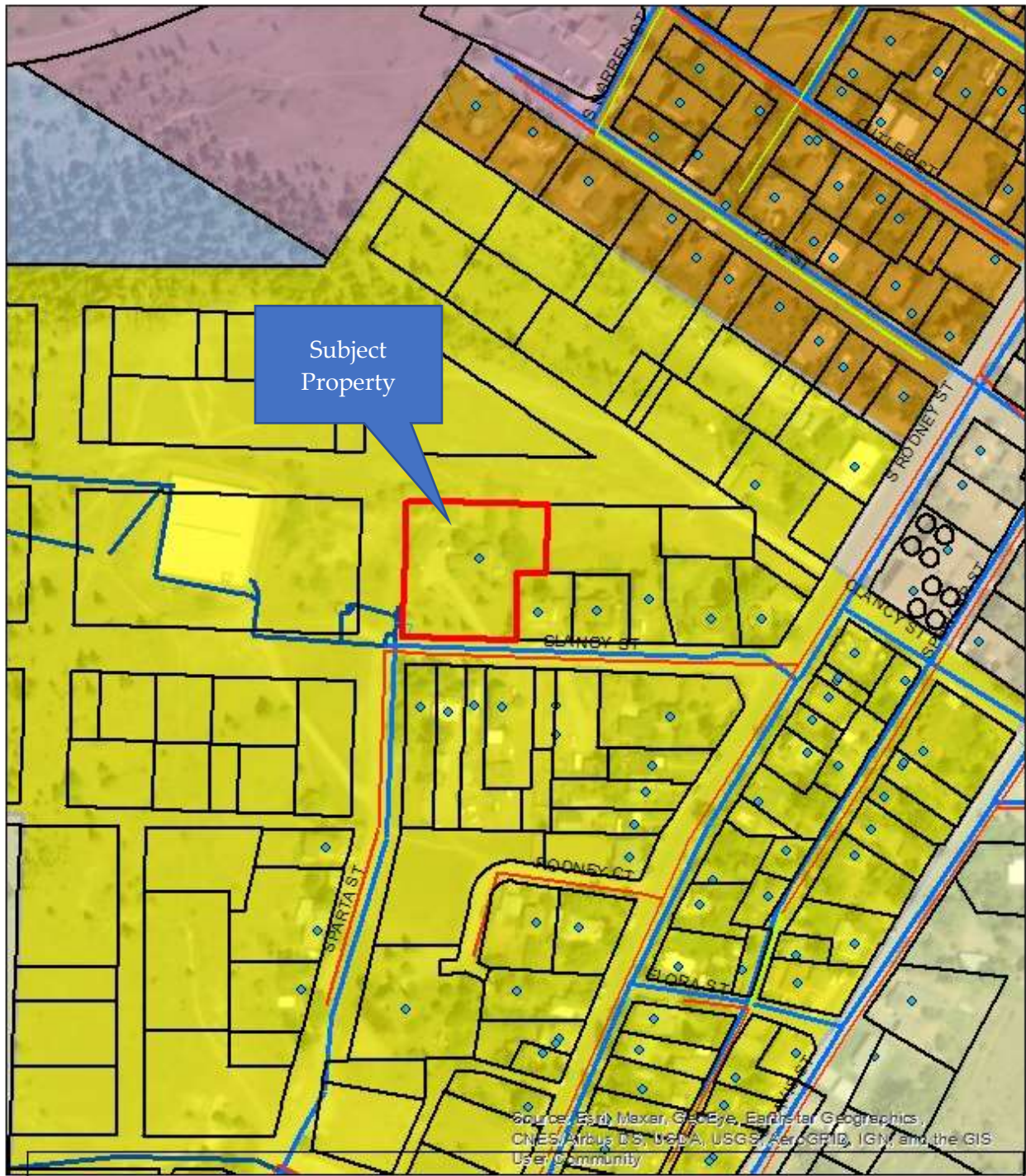
This property is generally located on the north side of Clancy, northeast of the intersection with Sparta St.

**No new buildings are being constructed with this proposal.**

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at (406) 447-8459.

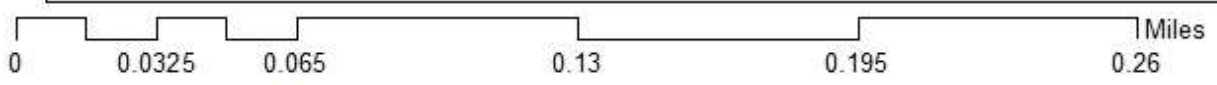
Sincerely,

Michael Alvarez, Planner II



**Legend**

- |                                       |                                    |   |
|---------------------------------------|------------------------------------|---|
| 304 Clanoy St                         | R-O Residential Office District    | Airport                                     |
| OwnerParcel                           | R-U Residential Urban District     | PLI Public Lands & Institutions District    |
| OSR Open Space - Residential District | TR Transitional Residential        | CLM Commercial Light Manufacturing District |
| R-1 Residential District - Large Lot  | DT Downtown                        | MI Manufacturing & Industrial District      |
| R-2 Residential District              | B-1 Neighborhood Business District | PUD Planned Unit Development                |
| R-3 Residential District              | B-2 General Commercial District    |   |
| R-4 Residential Office District       | B-3 Central Business District      |   |



North Arrow



Michael Alvarez, Planner II  
Community Development Department  
316 North Park Avenue, Room 402  
Helena, MT 59623

Phone: 406-447-8459  
Fax: 406-447-8460  
Email: [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov)

[helenamt.gov](http://helenamt.gov)

**Date:** December 21, 2022  
**TO:** Independent Record -- Legal Ads  
**PUBLICATION DATE:** December 25, 2022

### **NOTICE OF PUBLIC HEARING**

The **Helena Zoning Commission** will hold public hearings for the following items on **Thursday, January 10, 2023, at 6pm:**

The hearings will be conducted as hybrid in-person and online meeting utilizing the Zoom meeting platform. The meeting will serve to consider the following proposals:

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

The **Helena Zoning Commission** hearing can be accessed via the online meeting platform zoom at:

<https://zoom.us/j/92989300533>

Meeting ID: 929 8930 0533

Dial in at 1(346) 248-7799, or find your local number at: <https://zoom.us/u/a7dWq98hm>

The **Helena City Commission** will hold public hearings for the following items on **Monday, February 27, 2023, at 6pm:**

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

The **Helena City Commission** hearing can be accessed via the online meeting platform zoom at:

<https://us06web.zoom.us/j/83726869486>

Webinar ID: 837 2686 9486

Dial US: 1 (346) 248 7799

Public comment will be taken up to and at the above meeting. If you wish to submit written comments prior to the meeting please send them in via email to [malvarez@helenamt.gov](mailto:malvarez@helenamt.gov) or mail to Michael Alvarez, Community Development Department, Room 403, 316 N. Park Ave, Helena MT, 59623. For any questions, please call 406-447-8459.

Michael Alvarez --Planner II

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447- 8490; TTY Relay Service [1-800-253-4091](tel:1-800-253-4091) or 711; Email: [Citycommunitydevelopment@helenamt.gov](mailto:Citycommunitydevelopment@helenamt.gov); Mailing Address & Physical Location: 316 North Park, Avenue, Room 445, Helena, MT 59623.