



City of Helena
Pre-Application Information Form

DATE RECEIVED:

RECEIVED
By April Sparks at 12:53 pm, Apr 12, 2023

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

PLEASE CHECK ONE: **SUBDIVISION** **NON-SUBDIVISION**

1. Name of Applicant: Trinity Restoration, LLC
Name of Property Owner (if different): Resurrection Cemetery Association, Inc.
Address/City/State/Zip: 1344 Jordan Drive, Helena, MT 59602
Email: none Primary Phone: 406-442-1782
Secondary Phone: _____

2. Contact person: Matthew Selvig, WWC Engineering Primary Phone: 406-443-3962
Email: mselvig@wwcengineering.com Secondary Phone: _____

3. Legal Description and general location: Lot/Tract A-1-A, Section 17, Township 10N, Range 3W, C.O.S. 3295815,
Geocode: 05-1888-17-2-01-10-000

Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.

4. Describe land use proposal (CUP, zone change, etc.): Annexation and prezone

5. What, if any, is the existing zoning? prezoned B-2

6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No

7. Are you aware of any site conditions that may affect development? No. Land is currently vacant.

8. Describe proposed water and sewer system: Proposed extension of City of Helena water and sewer.

9. Describe proposed streets/access: Access via Sanders Street from the south and Jordan Drive from the west.

10. Do you intend to apply for a variance? We do not anticipate any variances at this time.

11. Describe drainage provisions (if applicable): All storm water management will meet City of Helena standards at the time of lot development. Site gradually slopes to the northeast at slopes of approximately 2%.

For Subdivision Pre-Application Conference, please complete the following additional information:

12. Name of proposed subdivision: Trinity Subdivision

13. Number and size of lots: 5 lots (4 acres to 19 acres) approximate size of subdivision: 59 acres

14. How do you intend to meet the park dedication requirement? cash donation park dedication
 Combination n/a

Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.

SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:
- 1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;
 - 2. Name of proposed subdivision;
 - 3. Location of the property to be subdivided;
 - 4. Existing zoning of the property to be subdivided;
 - 5. Number and size of proposed subdivided lots;
 - 6. Size of the proposed subdivision;
 - 7. Name and contact information for any engineer or surveyor that have been retained;
 - 8. Proposed water and wastewater systems;
 - 9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;
 - 10. Proposed streets;
 - 11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;
 - 12. Description of any physical and environmental site conditions on the property;
 - 13. Stormwater drainage system;
 - 14. Proposed special improvement or maintenance districts;
 - 15. Proposed park land dedication;
 - 16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);
 - 17. A general vicinity map showing existing streets and north arrow;
 - 18. Existing structures on the property;
 - 19. Existing easements and right-of-ways on the property;
 - 20. Existing and proposed covenants or deed restrictions;
 - 21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;
 - 22. Types and locations of agricultural water facilities; and
 - 23. Analysis on how the proposed subdivision complies with the City Growth Policy.

Applicable Laws and Regulations

The following are state laws, local regulations, Growth Policy provisions and other documents that may apply to the subdivision review process; this is for informational purposes only per MCA 76-3-504 (1)(q)(ii):

- Montana Code Annotated: including but not limited to Title 76 – Chapter 3
- Administrative Rules of Montana: including but not limited to Title 8, Chapter 94, Sub-chapter 30
- City of Helena City Code: including but not limited to Title 6 Public Utilities
Title 7 Public
Ways Title 11
Zoning, and
Title 12 Subdivision Regulations
- 2011 City of Helena Growth Policy
- Greater Helena Area Transportation Plan – 2004 Update
- 2011 City of Helena Comprehensive Parks, Recreation, and Open Space Plan
- City of Helena Engineering Standards
- South Hills Planning Study – 1985
- Helena West Side Infrastructure Study – 2001

Comment Contact List

The following entities may be contacted for comments on proposed subdivisions per MCA 76-3-504 (1)(q)(iii). The City requests these entities respond within two (2) weeks of receiving the City's "Request for Comment." Although the City requests that these entities respond within two (2) weeks, they may comment at any time during the subdivision review process. Applications for subdivision review will not be delayed if these entities do not respond within the review period.

- ADA Compliance Committee
- City of East Helena
- City of Helena
- East Helena Public Schools
- Fort Harrison
- Helena Citizen's Council (HCC)
- Helena Regional Airport
- Helena School District
- Helena Valley Irrigation District
- Jefferson County
- Lewis and Clark County
- Lewis and Clark County Water Quality Protection District
- Lewis and Clark County Soil Conservation District
- Montana Department of Environmental Quality
- Montana Department of Fish, Wildlife, and Parks
- Montana Department of Natural Resources and Conservation
- Montana Department of Transportation
- Montana Land Reliance
- Montana Natural Heritage Program
- Non-motorized Transportation Advisory Council
- NorthWestern Energy
- St. Peter's Hospital and Ambulance Service
- State Historic Preservation Office
- City-County Heritage Tourism Council
- Three Rivers Communications

- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. Forest Service
- U.S. Geological Survey, Water Resources Division
- U.S. Post Office
- Utility companies including those providing electrical, communication, fiber optic, gas, or other services
- Yellowstone Pipe Line Company



PRELIMINARY

DESIGNED BY: MRS
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 4/5/2023
SHEET
1

TRINITY CENTER
TRINITY DEVELOPMENT
LOT LAYOUT
LEWIS AND CLARK COUNTY, MONTANA

PREPARED BY
WVC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962
www.wvcengineering.com

NO.	REVISION	BY	DATE

PROJECT NO. 2023-095

Montana Cadastral Map



9/8/2022, 9:33:08 AM

- CadastralWebMerc - OwnerParcel
- CadastralWebMerc - PLSS First Division
- Section
- CadastralWebMerc - PLSS Township
- CadastralWebMerc - Counties

Esri Community Maps Contributors, County of Lewis and Clark, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Montana Cadastral

Montana Cadastral Map



9/8/2022, 9:31:43 AM

▭ CadastralWebMerc - OwnerParcel

▭ CadastralWebMerc - PLSS First Division

Section

▭ CadastralWebMerc - PLSS Township

▭ CadastralWebMerc - Counties

Esri Community Maps Contributors, County of Lewis and Clark, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

Montana Cadastral
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community |

Property Record Card

Summary

Primary Information

Property Category: [RP](#)

Geocode: [05-1888-17-2-01-10-0000](#)

Primary Owner:

[RESURRECTION CEMETERY ASSOCIATION INC](#)

[PO BOX 5029](#)

[HELENA, MT 59604-5029](#)

NOTE: See the Owner tab for all owner information

Certificate of Survey: [3295815](#)

Subdivision:

Legal Description:

[S17, T10 N, R03 W, C.O.S. 3295815, ACRES 59.35, TRACT A-1-A, IN W2](#)

Last Modified: [3/4/2022 7:15:55 PM](#)

General Property Information

Neighborhood: [205.323](#)

Living Units: [0](#)

Zoning:

Linked Property:

Property Type: [VAC_U - Vacant Land - Urban](#)

Levy District: [05-248703-0103](#)

Ownership %: [100](#)

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#)

Limited: [0](#)

Property Factors

Topography:

Utilities:

Access:

Location:

Fronting:

Parking Type:

Parking Quantity:

Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	59.350	3,285.00
Total Ag Land	59.350	3,285.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/26/2016	M51	9200	9/26/2016	3295816	Warranty Deed
12/8/2015	M50	7777	12/8/2015	3283038	Warranty Deed

Owners

Party #1

Default Information: RESURRECTION CEMETERY ASSOCIATION INC
PO BOX 5029

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 10/20/2016 4:21:41 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	3285	0	3285	COST
2021	3285	0	3285	COST
2020	3057	0	3057	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land

Class Code: 1701

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 59.35

Value: 3285

Irrigation Type:

Timber Zone:

Commodity:

Per Acre Value: 55.35

CERTIFICATE OF DEDICATION AND EXEMPTIONS
 WE, THE UNDERSIGNED, PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE CREATE THE SANDERS STREET AND JORDAN DRIVE RIGHT-OF-WAY AND PUBLIC ACCESS AND UTILITY EASEMENTS AS SHOWN BY THIS SURVEY, THE FOLLOWING DESCRIBED LAND IN LEWIS AND CLARK COUNTY, MONTANA:

TRACT R-1, SANDERS STREET RIGHT-OF-WAY
TRACT R-2, JORDAN DRIVE RIGHT-OF-WAY

THE ABOVE DESCRIBED LOTS ARE HEREBY DEDICATED, GRANTED AND DONATED TO THE CITY OF HELENA, FOR USE AS PUBLIC RIGHT-OF-WAY AS DESIGNATED.

WE, THE UNDERSIGNED, OWNER OF THESE LOTS, DO HEREBY CERTIFY THAT THE PROPOSED PUBLIC RIGHT-OF-WAY, EASEMENTS AND UTILITIES, AND ANY ADJACENT PROPERTIES OUTSIDE OF A PLATTED SUBDIVISION AND NO ADDITIONAL LOTS ARE BEING CREATED, AND AGGREGATE THE UNDERLYING EXISTING PARCELS AND MERGE THEM INTO THE LOTS SHOWN ON THIS CERTIFICATE OF SURVEY; THEREFORE THE UNDERLYING PARCELS NO LONGER EXIST PURSUANT TO THE FLUING OF THIS SURVEY, AND IS THEREFORE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(a) & (i).

WE ALSO CERTIFY THAT THIS SURVEY IS TO DEDICATE TRACT R-1 AND TRACT R-2 AS SHOWN FOR SANDERS STREET AND JORDAN DRIVE RIGHT-OF-WAY AND IS THEREFORE EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(b).

WE ALSO CERTIFY THAT TRACT A-1-A AND A-2-A AS SHOWN HEREON ARE EXEMPT FROM DEO REVIEW. A PARCEL OF LAND THAT IS 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADS. [MCA § 76-4-102(6)].

WE ALSO CERTIFY THAT PARCEL B-1-A-1 IS EXEMPT FROM DEO REVIEW. A PARCEL OF LAND THAT HAS NO SOLICITED FOR WATER SUPPLY, WASTEWATER DISPOSAL, SOLID WASTE, OR OTHER SPECIAL FACILITIES WILL BE CONSTRUCTED ON THE PARCEL. A.R.M. 17.36.605(2)(c)

WE ALSO CERTIFY THAT TRACTS R-1 AND R-2 ARE NOT SUBJECT TO REVIEW BY DEO. "A PARCEL CREATOR FOR RIGHT-OF-WAY: [MCA § 76-4-125(2)(a)]"

UNDER PENALTIES OF PERJURY, WE ON BEHALF OF RESURRECTION CEMETERY ASSOCIATION INC., DECLARE THAT WE HAVE EXAMINED THIS CERTIFICATE OF SURVEY AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT AND COMPLETE AND IS IN COMPLIANCE WITH ALL STATE LAWS AND LOCAL REGULATIONS.

RESURRECTION CEMETERY ASSOCIATION, INC.

BY: JOHN JENSEN, MEMBER
 TRINITY DEDICATION PARTNERSHIP II, LLC
 AS MANAGER OF PERPETUAL CARE, LLC, AS
 TRUSTEE AND LAWFUL ATTORNEY IN FACT FOR RCA

STATE OF MONTANA
 County of Helena
 On this 13th day of September, 2016
 I, John L. Jensen, Notary Public for the State of Montana do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as acknowledged to me that he executed the same.



CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b) MCA, THAT THE PROPERTY TAXES ARE PAID AND CURRENT

GEO-CODE 05-1888-17-2-01-10-0000
 GEO-CODE 05-1888-17-2-01-01-0000
 GEO-CODE 05-1888-17-3-02-20-0000
 DAY OF September, 2016

DATED THIS 13th DAY OF September, 2016
Paultha Delikat
 TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF SURVEY
 A SURVEY TO RELOCATE A COMMON BOUNDARY BETWEEN TRACT A-1 & A-2, COS 3283037 AND TRACT B-1-A, COS NO. 3207070 AND ALSO TO CREATE TRACTS R-1 AND R-2 FOR RIGHT-OF-WAY LOCATED IN THE W 1/2 OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA

SURVEY PREPARED FOR: RESURRECTION CEMETERY ASSOCIATION, INC.

EXTERIOR BOUNDARY DESCRIPTION - TRACT A-1-A, TRACT A-2-A TRACT B-1-A-1, AND ROW TRACTS R-1 R-2

OWNER OF THE TRACTS
 RESURRECTION CEMETERY ASSOCIATION, INC.
 BOOK: M43, Pg. 8321
 BOOK: M50 Pages 7777 & 7778
BASIS OF BEARINGS
 GPS OBSERVATION GEODETIC NORTH

CERTIFICATE OF RIGHT OF WAY DEDICATION ACCEPTANCE

THE CITY OF HELENA COMMISSION, HEREBY ACCEPTS THIS DEDICATION, GRANT AND DONATION TO THE CITY OF HELENA, AND ALL LANDS SHOWN ON THIS SURVEY AS BEING DEDICATED TO THE CITY OF HELENA, FOR PUBLIC USE, AND HAVING FOUND THE SAME TO CONFORM TO LAW, HEREBY APPROVES IT, THIS 13th DAY OF September, 2016
John L. Jensen
 MAYOR, CITY OF HELENA

NOTICE IS HEREBY GIVEN TO ALL POTENTIAL PURCHASERS OF TRACT A-1-A, IN LEWIS AND CLARK COUNTY, MONTANA THAT THE ANNEXATION OF TRACT B-1-A-1 WAS APPROVED BY THE CITY COMMISSION WITHOUT COMPLETION OF ALL OF THE SITE IMPROVEMENTS REQUIRED BY RESOLUTION NO. 20245. AS OF THE DATE OF THIS SURVEY, NO SITE IMPROVEMENTS HAVE BEEN COMPLETED. CERTIFICATE OF SURVEY NO. 3224965, THE AMENDED STRIPULARIES THAT NO FURTHER DEVELOPMENT OR NEW USE OF TRACT A-1-A MAY OCCUR WITHOUT FURTHER ANNEXATION, SUBDIVISION, OR DEVELOPMENT REVIEW BY THE CITY OF HELENA, AND NO DEVELOPMENT OF TRACT A-1-A SHALL OCCUR UNTIL ALL ON AND OFF-SITE IMPROVEMENTS ARE COMPLETED AS REQUIRED BY RESOLUTION NO. 20245 OR UNTIL A FUTURE DEVELOPMENT AGREEMENT IS APPROVED TO SATISFY FUTURE SUBDIVISION CONDITIONS AS PLACED BY THE HELENA CITY COMMISSION. THE OWNER AGREES THAT NO BUILDING OR STRUCTURE REQUIRING WATER OR SEWER FACILITIES WILL BE CONSTRUCTED OR PLACED ON TRACT A-1-A UNTIL THIS RESTRICTION IS LIFTED. NO BUILDING PERMITS WILL BE ISSUED UNTIL THIS RESTRICTION IS LIFTED. ALL AMENDMENTS REQUIRED BY THE CITY OF HELENA, THIS RESTRICTION RUNS WITH THE LAND AND IS REPEALABLE ONLY BY FURTHER SUBDIVISION OR THE WRITTEN CONSENT OF THE CITY OF HELENA.

CERTIFICATE OF EXAMINING LAND SURVEYOR
 REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 7th DAY OF September, 2016
 PURSUANT TO SECTION 76-3-611(2)(a)MCA.

EXAMINING LAND SURVEYOR
1224965
 LICENSE NO.

0	100	200	400
SCALE IN FEET			
Sec.	T	R	
17	10N	3W	

3295915 COS
 18923575 98' of Client's Record - Lewis & Clark Co.
 STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS
 5350 CENTRAL BLVD. JR.
 HELENA, MONTANA 59604-2604
 PH: (406) 264-2607
 FAX: (406) 264-2608
 www.stahly.com

801 BRONCO DR. STE 1
 HELENA, MONTANA 59601-2628
 PH: (406) 262-2628
 FAX: (406) 262-2628

ADA M. BRONCOVICH
 LICENSED PROFESSIONAL SURVEYOR
 PH: (406) 262-2628
 FAX: (406) 262-2628

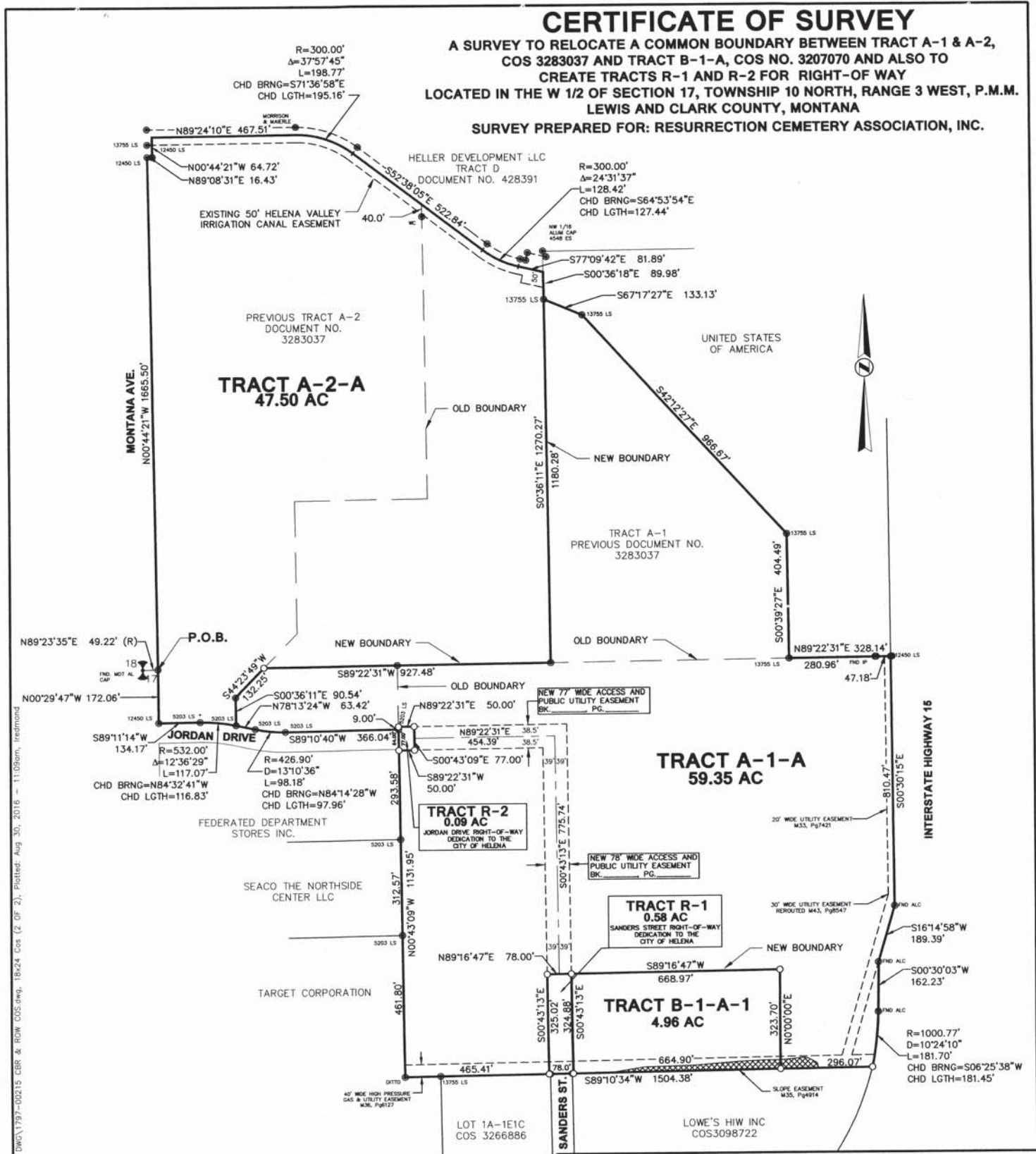
DATE: 7-05-2017
 REVISED: 8-29-2016

SHEET NO. 1 OF 2

CERTIFICATE OF SURVEY

A SURVEY TO RELOCATE A COMMON BOUNDARY BETWEEN TRACT A-1 & A-2,
COS 3283037 AND TRACT B-1-A, COS NO. 3207070 AND ALSO TO
CREATE TRACTS R-1 AND R-2 FOR RIGHT-OF WAY
LOCATED IN THE W 1/2 OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA

SURVEY PREPARED FOR: RESURRECTION CEMETERY ASSOCIATION, INC.



LEGEND

- FOUND MONUMENT MARKED AS SHOWN
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP MARKED "REDMOND 13755 LS"
- P.O.B. POINT OF BEGINNING

0 100 200 400			SURVEY DOCUMENT NUMBER	
SCALE IN FEET			STAHLY ENGINEERING & ASSOCIATES PROFESSIONAL ENGINEERS & SURVEYORS www.seoeng.com	
Sec.	T	R	3530 CENTENNIAL DR. HELENA, MT 59801 Phone: (406)442-8594 Fax: (406)442-9557	
17	10N	3W	851 BRIDGER DR. STE.1 BOZEMAN, MT 59715 Phone: (406)522-9528 Fax: (406)522-9529	
			404 W. BROADWAY LEWISTOWN, MT 59457 Phone: (406)535-8584	
			DATE: 7-05-2016	
			REVISED: 8-30-2016	
COUNTY: LEWIS AND CLARK P.M.M.			SHEET NO. 2 OF 2	

R:\1797-00215 TRINITY RESTORATION\DWG\SURVEY\DWG\1797-00215 CER & ROW COS.dwg, 18x24 Cos (2 of 2), Plotted: Aug 30, 2016 - 11:08am, redmond



1275 MAPLE STREET SUITE F, HELENA, MT 59601 | 406.443.3962

A search of the DNRC water rights query system did not provide any results for existing water rights for the property under the current owner. There is the Helena Valley Canal on the northeast boundary of the property which has an easement on it. The applicant is proposing to annex the property into the City and utilize City water for future development.

There does not appear to be any existing wells on site.