

Item 1:

361 N Last Chance



City of Helena
Pre-Application Information Form

DATE RECEIVED:

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By April Sparks at 10:22 am, Oct 20, 2022

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: Old Salt Co-op LLC
 Name of Property Owner (if different): _____
 Address/City/State/Zip: 361 N Last Chance Gulch, Helena, MT 59601
 Email: andrewm@oldsaltco-op.com Primary Phone: 406.855.5056
 Secondary Phone: 406-544-7329
2. Contact person: Andrew Mace Primary Phone: 406.855.5056
 Email: andrewm@oldsaltco-op.com Secondary Phone: 406.544.7329
3. Legal Description and general location: please see attached documents

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.): n/a
5. What, if any, is the existing zoning? DT
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? please see attached documents
8. Describe proposed water and sewer system: municipal - see attached documents
9. Describe proposed streets/access: n/a
10. Do you intend to apply for a variance? no
11. Describe drainage provisions (if applicable): n/a

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

12. Name of proposed subdivision: _____
13. Number and size of lots: _____ approximate size of subdivision: _____
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

BUTCHERS TABLE

By Old Salt Co-op

Butchers Table by Old Salt Co-op plans to be a mixed retail/restaurant space combining an old-world butcher shop with a bar and wood-fired grill restaurant. We hope to breathe new life and purpose into a beloved building with a long hospitality history at 361 North Last Chance Gulch. At its core, this space will remain a bar and restaurant and the core function of the building will be used in the same way it has for the last 30-plus years.

The Bar, dining room, bathrooms, structural walls, and outdoor seating areas will remain unchanged except for cosmetic upgrades.

The kitchen is the main part of the building that we are looking to expand. The change we would like to make is to add a wood-fired grill, which is a central theme to the culinary side of Old Salt Co-op. We understand this brings with it many requirements from an HVAC and fire suppression perspective. We are working with Lou Antonick at the fire marshal's office, as well as CWG and sleeping giant mechanical on the engineering side, and Diamond Construction as the general contractor. Lou has advised that as long as we meet fire and HVAC code requirements and that the mechanical engineers at the city building division can sign off on our plans for a solid fuel cooking appliance that there should **not** be any other "boxes" that need to be checked from the city of Helena's perspective.

Additionally, we would like to consider an additional service entrance/exit into the building along Lawrence street. This will not be a public means of entry/exit but will be used mainly for servicing the outdoor seating area as well as receiving deliveries into the kitchen.

Another aspect that we will continue to work with Lou Antonick on is the fire sprinkler and water service and whether or not the backflow assembly and water service to the building in general would require an upgrade.

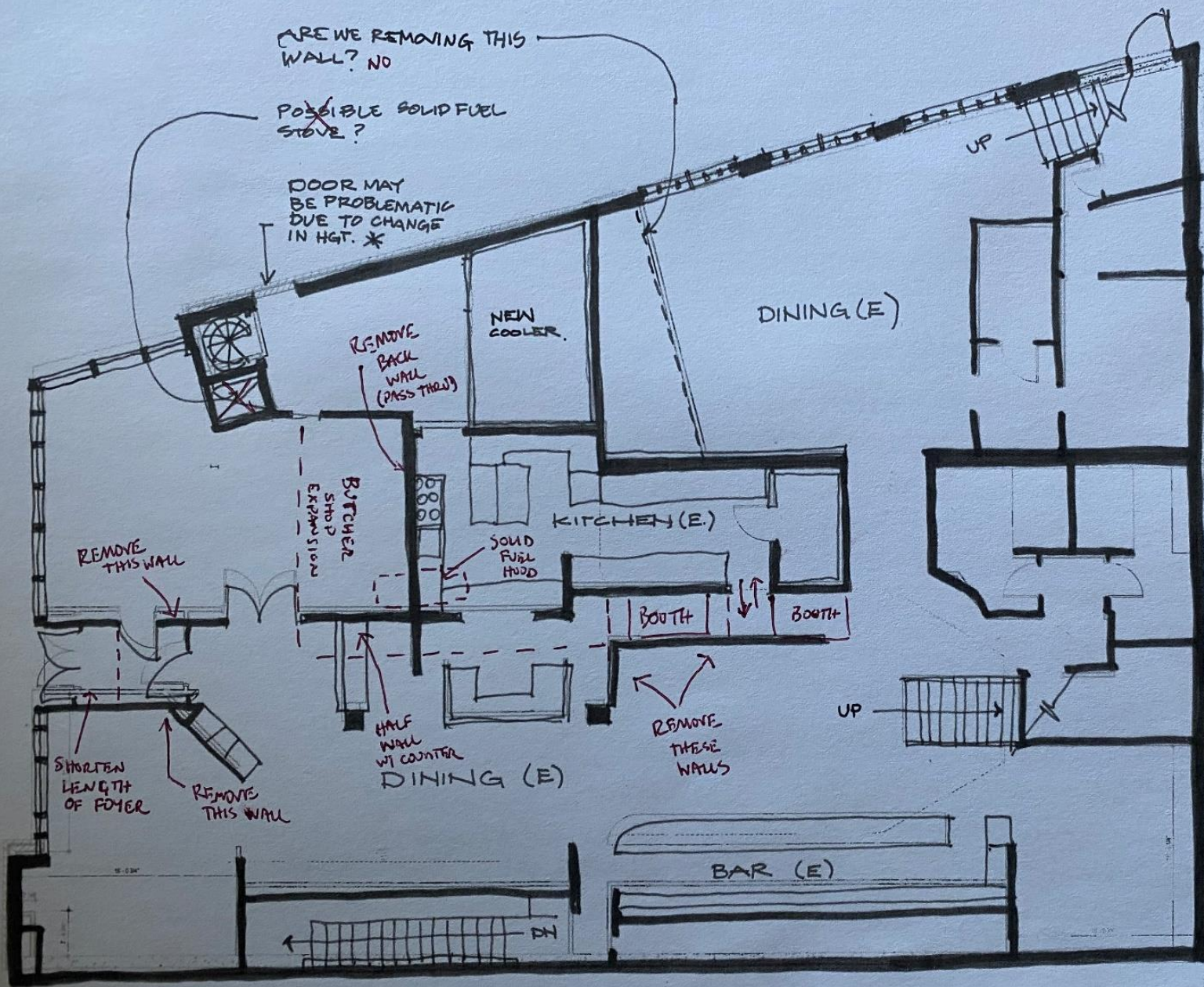
On the electrical service side, we do not plan to add any additional loads that would require the main service upgrade and our renovation plans are to work within the existing electrical infrastructure to accomplish our goals in terms of using the space.

We plan to utilize the beer and wine license in exactly the same way that the current owner is using it.

Our main objective in going through the pre-app process is to initiate communication early on so that we can factor your feedback into our design and budgeting. We look forward to hearing feedback from and working with the city of Helena to bring new life to the downtown area.

Thanks for your time,

Andrew Mace
Culinary Director
Old Salt Co-op
406-855-5056
andrewm@oldsaltco-op.com



COORDINATION NOTE
 The contractor shall coordinate with the architect, engineer, and other professionals to ensure that all trades are coordinated in the construction of this project. The contractor shall be responsible for obtaining all necessary permits and approvals for this project. The contractor shall be responsible for coordinating all trades and ensuring that all work is completed in a timely manner.

COGNIZANT NOTE
 The contractor shall be cognizant that this is a renovation project and that the contractor shall be responsible for protecting the existing structure and contents of the building. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner. The contractor shall be responsible for coordinating all trades and ensuring that all work is completed in a timely manner.

PROGRESS PRINT NOT FOR CONSTRUCTION

Date: _____
 Drawn by: _____
 Checked by: _____
 Scale: _____
 Project: _____

#	REVISIONS	DATE

Owner: **OLD SALT CO-OP**
 Project Name: **BUTCHERS TABLE**
 Enter address here: **361 N. LAST CHANCE GULCH HILLSBORO, VT**
FLOOR PLANS

