

STAFF REPORT

1639 Aspen St

Zone Change from
R-3 to B-2

Case# ZONE2503-0002

Michael Alvarez
Planner II

Community Development Department
316 N Park Ave
Helena, MT 59623





City of
Helena

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Section 1 – PROJECT OVERVIEW

The applicant, Matthew Spindler of Summit Optical, through their representative, Jeff Larson, of Larson Civil Engineering, and on behalf of the property owner, Hometown Solutions Inc. (Sandra and William Kokoruda), is requesting a zone change from R-3 (residential) to B-2 (general commercial) for the property located at 1639 Aspen Street, legally described as:

Lot 12R, Block 16 of the Flower Garden Addition, Section 20, Township 10 North, Range 3 West, in the City of Helena, Lewis and Clark County, Montana.

The subject property is approximately 0.36 acres in size and is currently vacant, with the previous single-family residence having been demolished in 2019. The property is located at 1639 Aspen St at the southwest corner of Aspen Street and North Oakes Street.

This zone change is being requested to facilitate additional parking for Summit Optical, an established Helena business operating at 1620 and 1680 Aspen Street, directly across the street from the subject property. Summit Optical intends to expand their operations and requires additional parking to accommodate growth.

The subject property has B-2 (general commercial) zoning to the north and east, and R-3 (residential) zoning to the south and west. Aspen Street dead-ends into N Oakes St at this location and traffic would largely be funneled to Cedar St and its immediate highway access.

Section 2 – STAFF RECOMMENDATION

Approval of an ordinance amending City of Helena ordinance no. 3097 and the official zoning map for the City of Helena that changes the zoning district from R-3 (Residential) to B-2 (general commercial) for the property legally described as Lot 12R, Block 16 of the Flower Garden Addition, Section 20, Township 10 North, Range 3 West, in the City of Helena, Lewis and Clark County, Montana.

Section 3 – GENERAL INFORMATION

Application Date: March 25, 2025
Public Hearing Dates: Zoning Commission – May 13, 2025
City Commission – June 16, 2025 – First Passage (public meeting)
City Commission – July 21, 2025 – Final Passage (public hearing)
Applicant: Matthew Spindler
Summit Optical
1620 Aspen St
Helena, MT 59601

Authorized Representative: Jeff Larson
Larson Civil Engineering
28 Antler Avenue
Clancy, MT 59634

Property Owner: Sandra and William Kokoruda
Hometown Solutions
6100 Timber Trail Dr
Helena, MT 59602

Legal Description: Lot 12R, Block 16 of the Flower Garden Addition, Section 20, Township 10 North, Range 3 West, in the City of Helena, Lewis and Clark County, Montana.

General location: The property is generally located at 1639 Aspen St and more generally on the southwest corner of Aspen Street and North Oakes Street.

Present Land Use: Vacant -- (abandoned use - Residence, single-dwelling unit)

Adjacent Zoning and Land Uses:

North: B-2 - Commercial (professional offices and general services)
South: R-2 - Residential (single-dwelling units)
East: B-2 - Commercial (hotel)
West: R-3 - Residential (single dwelling-unit and multiple-dwelling units)

Tract/Property Size: Approximately 0.36 acres

2019 Growth Policy:

Land Use Designation(s): 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.

Section 4 – PUBLIC PROCESS

per City Code Section 11-1-10:

Zone Change applications are filed with the Community Development Department, and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff.

The Zoning Commission shall hold a public hearing on the proposed change and make a recommendation to the City Commission.

The recommendations of the zoning commission, and the decisions of the city commission, are based upon the considerations and factors set forth in sections 76-2-301 through 76-2-305 Montana Code Annotated. The city commission shall set forth its reasons in written findings and conclusions giving due consideration to each of the matters set forth in section 76-2-304 Montana Code Annotated. (Ord. 3097, 4-7-2008)

This review process as defined by Helena City Code allows for public comment, staff review, and vetting through city departments and appointed and elected commissions prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed zone change relates to the review criteria.

Public Comment

An integral part of the review process is conducting public hearings and the solicitation of public comment. Comments are welcome throughout the entire process including during the public hearings. As of May 02, 2025, there have been no public comments received regarding the proposed rezoning. Any comments received during and after the hearing conducted by the Zoning Commission will be attached to this report and presented to the City Commission for their review and final decision.

Section 5 –EVALUATION

The property at 1639 Aspen Street is currently vacant, zoned R-3 (Residential), and is proposed to be rezoned to B-2 (General Commercial).

The last use on the property, residence, single-dwelling unit, has been abandoned through the demolition of the structure and the discontinuation of its use. The property has adjacency to the proposed zoning district B-2 (general commercial) across the right-of-way to the north and east.

In Montana, the Montana Supreme Court uses a three-pronged test to determine if a zoning proposal constitutes illegal spot zoning. This test considers whether: 1) the proposed use is significantly different from the prevailing use in the area; 2) the land area involved is small; and 3) the zoning change is primarily designed to benefit one or a few landowners. Typically, all three factors must be present for the rezoning to be deemed illegal spot zoning.

While the zone change does fail the 3-prong test on point number 3, the proposal passes on the other two points. Therefore, staff has concluded that changing the zoning would not

constitute “spot zoning.” Of note, however, is that there are arguments to be made for whether this could fail the other two points. First, this would be the first implementation of B-2 on this block. So, while the zoning-district still has adjacency, an argument could be made that the neighborhood has a hardline here for commercial creep into the residential area. Point 2 asks that the size be evaluated from the perspective of impacts – rather than being defined by absolute size parameters, this test invites a variety of interpretations. To reiterate, city staff found that the proposal passed these tests.

The Future Land Use Map in the 2019 Growth Policy is used to determine whether zoning changes are in line with expected and desired growth patterns. Future land use map designations are not to be considered absolute and are meant to “be interpreted in a broad, flexible manner, but in context with currently existing land uses and development.” Every property must have its unique characteristics considered when its zoning is analyzed through the lens of the future land use map.

The subject property has the designation of Urban in this location to preserve the residential neighborhood that begins there. The lot now stands vacant as is the lot adjacent to it on Aspen St, and it is separated from the homes to the south of it by an alley. Across the rights-of-way the subject property is adjacent to commercial activity, B-2 zoning, and area designated as commercial on the future land use map. This is a transitional area in the city, and the expansion of the B-2 zoning could be seen as commercial creep on a residential area, or the natural intensification of development in a growing city.

Development standard	Zoning Requirement for B-2	Zoning Regulations for R-3
Lot Coverage	No minimum	40%
Height	75' maximum	36' maximum
Front Lot Line Setback (Aspen St)	No minimum	10' minimum
Front Lot Line Setback (N Oakes St)	No minimum	10' minimum
Setback from alleyway (South)	5' minimum	5' minimum
Side Lot Line Setback (East)	15' Minimum	6' Minimum
Vehicular entrance of a garage if approach is facing public ROW designated as a street	20' Minimum	20' Minimum

Montana MCA Section 76-2-304(1.b), Criteria and guidelines for zoning regulations:

- 1. Zoning regulations must be:**
 - a. made in accordance with a growth policy (see growth policy section 6); and*
 - b. designed to:*
 - i. secure safety from fire and other dangers;*
 - ii. promote public health, public safety, and the general welfare; and*
 - iii. facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*

Montana MCA Section 76-2-304(2.a thru e), “Purposes of Zoning” states:

- 2. In the adoption of zoning regulations, the municipal governing body shall consider:**
 - a. reasonable provision of adequate light and air;*
 - b. the effect on motorized and non-motorized transportation systems;*
 - c. promotion of compatible urban growth;*
 - d. the character of the district and its peculiar suitability for particular uses; and*
 - e. conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.*

The proposed pre-zone to the B-2 (commercial) zone type meets all the zone change requirements outlined in MCA Section 76-2-304(1.b) and (2.a thru e). This is documented below.

<i>Designed to (i) secure safety from fire and other dangers;</i>	The subject property is within the City of Helena Urban Standards Boundary and is currently served by all City of Helena emergency services. A fire hydrant is located at the northeast corner of the property. The proposed zone change itself will not impact the levels of emergency services available in the surrounding area, though future development may require additional review based on specific use.
<i>Designed to (ii) promote public health, public safety, and the general welfare; and (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements</i>	The B-2 zoning district permits a wide range of commercial uses that could potentially serve neighborhood needs. However, some permitted uses in B-2 districts (such as vehicle repair, restaurants with drive-through service, and vehicle fuel sales) could potentially generate increased traffic, noise, and activity levels that may affect neighboring residential properties. Any development would require compliance with City codes and regulations designed to protect public health, safety, and welfare, including landscaping, screening, and stormwater management requirements.

The application shall also be reviewed through Montana MCA Section 76-2-304. Montana MCA Section 76-2-304(2.a thru e), In the adoption of zoning regulations, the municipal governing body shall consider:

<i>(a) reasonable provision of adequate light and air.</i>	Future development under B-2 zoning would need to comply with the district's standards for setbacks, lot coverage, and height, which would ensure adequate light and air is maintained. The B-2 district allows for buildings up to 75 feet in height, which is substantially taller than what would be permitted in the current R-3 district (36 feet). However, given the small size of the parcel (0.36 acres), it is unlikely that a structure approaching the maximum height would be built.
<i>(b) the effect on motorized and non-motorized transportation systems;</i>	<p>Based on the Community Development Department's Traffic Generation Data by Zone Type, B-2 (General Commercial) zoning can generate significantly higher traffic volumes than R-3 zoning. The B-2 district permits high-intensity uses such as drive-in restaurants (496.12 trips/1000 sf GFA), general retail (50.75 trips/1000 sf GFA), and professional services (11.03 trips/1000 sf GFA).</p> <p>While the property's small size and location one block off the main arterial would likely make high-intensity uses such as drive-through restaurants or gas stations impractical or financially infeasible, other permitted B-2 uses such as small retail establishments, professional offices, or personal service businesses could still be viable. These uses would generate more traffic than residential development but at lower levels than maximum-intensity B-2 uses.</p> <p>The 2014 Greater Helena Long Range Transportation Plan designates Aspen Street as a local road, designed to accommodate less than 1,500 vehicles per day. Any high-intensity commercial development would need to be carefully evaluated to ensure compatibility with the street network's capacity, especially when the existing commercial facilities, and multiple dwelling-unit residential on the street are taken into account.</p>
<i>(c) promotion of compatible urban growth.</i>	The subject property is located at the edge of an existing B-2 zoning district, with B-2 zones to the north and east. Currently, Aspen Street serves as a boundary between

	<p>B-2 zoning to the north and R-3 zoning to the south. The proposed rezoning would extend the B-2 district to the south side of Aspen Street for the first time.</p> <p>This extension of commercial zoning across what has historically been a dividing line between commercial and residential uses represents a significant change to the established pattern. However, given the property's location at a transition point between zoning districts and its directly abutting relationship to existing B-2 zoning, the change could be viewed as a logical extension rather than an isolated rezoning that would constitute spot zoning.</p>
<p>(d) <i>the character of the district and its peculiar suitability for particular uses; and</i></p>	<p>The north side of Aspen Street includes established commercial businesses, while the south side maintains a residential character. The subject property's location directly across from existing commercial uses makes it potentially suitable for lower-intensity B-2 uses that could serve as a transition between commercial and residential areas.</p> <p>Of the many uses permitted in the B-2 district, some would be more suitable than others at this location. Uses with lower traffic generation, limited hours of operation, minimal noise generation, and appropriate scale would be more compatible with the adjacent residential neighborhood. These might include professional offices, personal services, or small retail establishments.</p> <p>More intensive uses permitted in B-2 districts—such as vehicle fuel sales, vehicle repair, or restaurants with drive-through service—would be less suitable at this location due to potential noise, traffic, and visual impacts on adjacent residential properties. However, the B-2 zoning would permit these uses, potentially creating tension with the residential character of adjacent properties.</p>
<p>(e) <i>conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area</i></p>	<p>The proposed zone change would allow for commercial development of a currently vacant lot. Development of the property would be required to include screening from adjacent residential properties per City Code, which would help mitigate impacts on those properties.</p>

	<p>B-2 zoning would significantly expand the range of potential uses for the property beyond what is currently permitted in R-3 zoning. This expanded flexibility could lead to more productive use of the land, particularly given its proximity to existing commercial uses. However, the introduction of commercial uses to the south side of Aspen Street could also affect the residential character of the neighborhood and potentially impact property values of adjacent residential properties, depending on the specific use developed.</p> <p>The most appropriate uses for this particular property would be those that can serve as a transitional buffer between the more intensive commercial uses to the north and the residential uses to the south and west. Lower-intensity commercial uses with limited hours of operation, appropriate scale, and adequate buffering would likely be most compatible with the surrounding area. With a B-2 designation the largest controlling factor for the intensity of future uses built at this location would be its location away from the major arterial and on a side local road.</p>
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Section 6 – GROWTH POLICY ANALYSIS

The 2019 City of Helena Growth Policy designates this property as "Urban," defined as an area that "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."

The proposed zone change aligns with the following goals and objectives of the 2019 Growth Policy:

Goal G.01: "Promote and sustain Helena's economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities."

The B-2 designation would allow for expansion of commercial activities in an area where commercial uses already exist.

Goal G.10: "Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City's long-term sustainability."

B-2 zoning would provide additional flexibility for future development that could serve community needs.

Objective 0.77: "Apply or revise zoning designations with careful consideration of factors including future land use mapping, compatibility with surrounding land uses, infrastructure and service plans, development of vacant and under-utilized buildings, existing and future traffic patterns, and goals and objectives of the growth policy."

The subject property is vacant and located at the edge of an existing B-2 district.

Objective 0.78: "Encourage infill development on vacant and under-utilized land within the city, directing growth to areas currently served by, or in close proximity to, existing infrastructure and that harmonizes with the character of existing neighborhoods."

The property is currently vacant and served by existing infrastructure.

Objective 0.82: "Encourage development patterns and proposals that promote efficient use of City infrastructure and resources."

The property is located in an area with existing utility infrastructure.

While the property is designated "Urban" on the Future Land Use Map, which primarily indicates residential uses, the growth policy acknowledges that occasional commercial uses may be appropriate in that designation, and that bordering areas of the future land use map can be interpreted in a flexible manner. The proximity to existing B-2 zoning suggests this location could be suitable for a transition to commercial use.

Section 7 – STAFF RECOMMENDATION

Based on the evaluation of the proposed zone change request for 1639 Aspen Street from R-3 (residential) to B-2 (general commercial), staff has determined that the requested zoning designation is consistent with the City of Helena's 2019 Growth Policy and complies with all applicable zoning statutes.

The B-2 (general commercial) zoning district "provides for compatible residential uses and a broad range of commercial and service uses that serve large areas of the city and that are normally required to sustain a community." This designation would allow for a wide variety of potential future uses on the property, consistent with the existing B-2 zoning directly to the north and east of the subject property. The location at the intersection of existing commercial and residential zones makes it suitable for this transition.

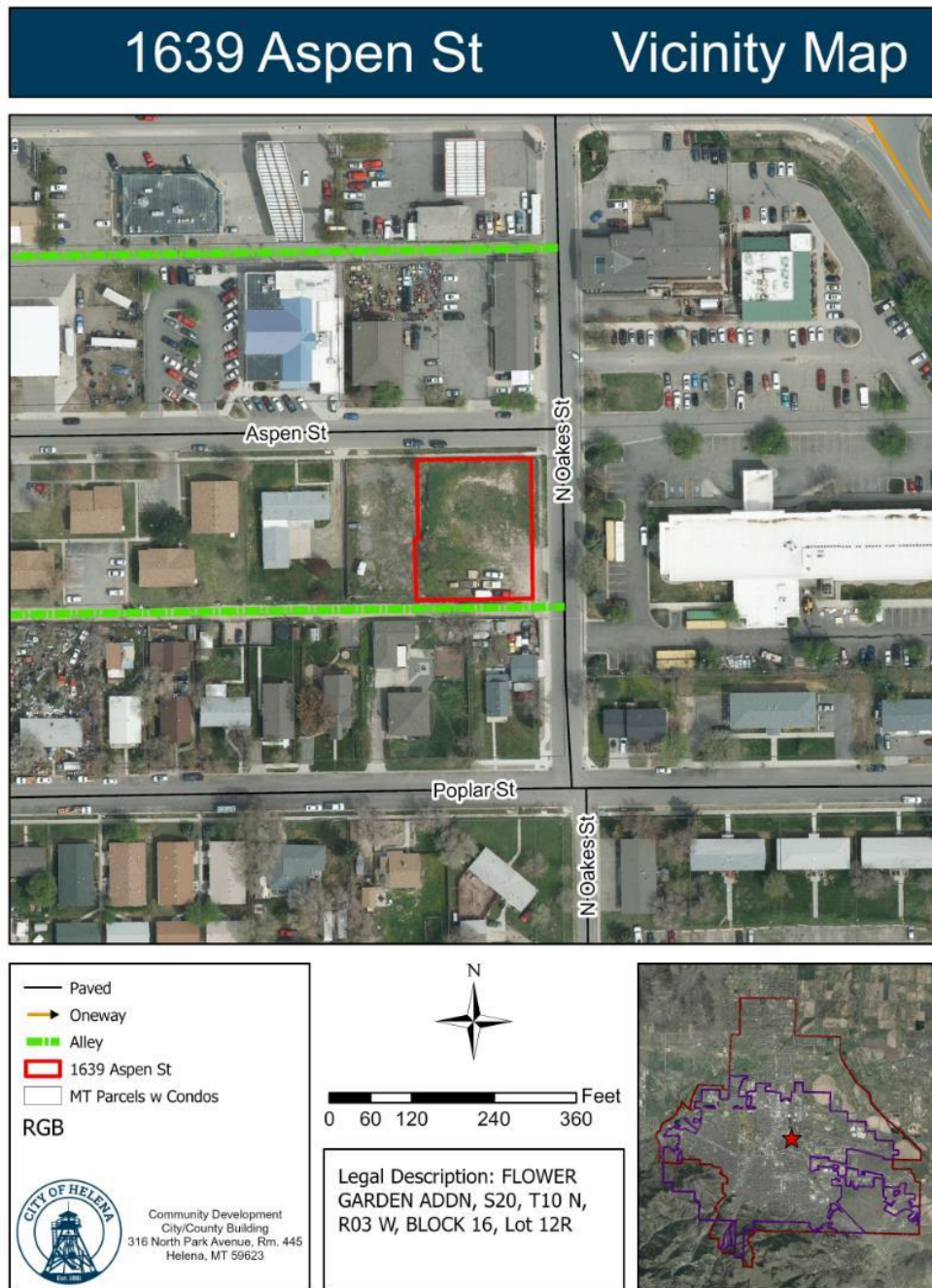
The subject property's transition to B-2 would reflect the natural intensification of development of a growing city in opposition to pushing that development out to greenfield development in the county, promoting infill development of a currently vacant parcel, and

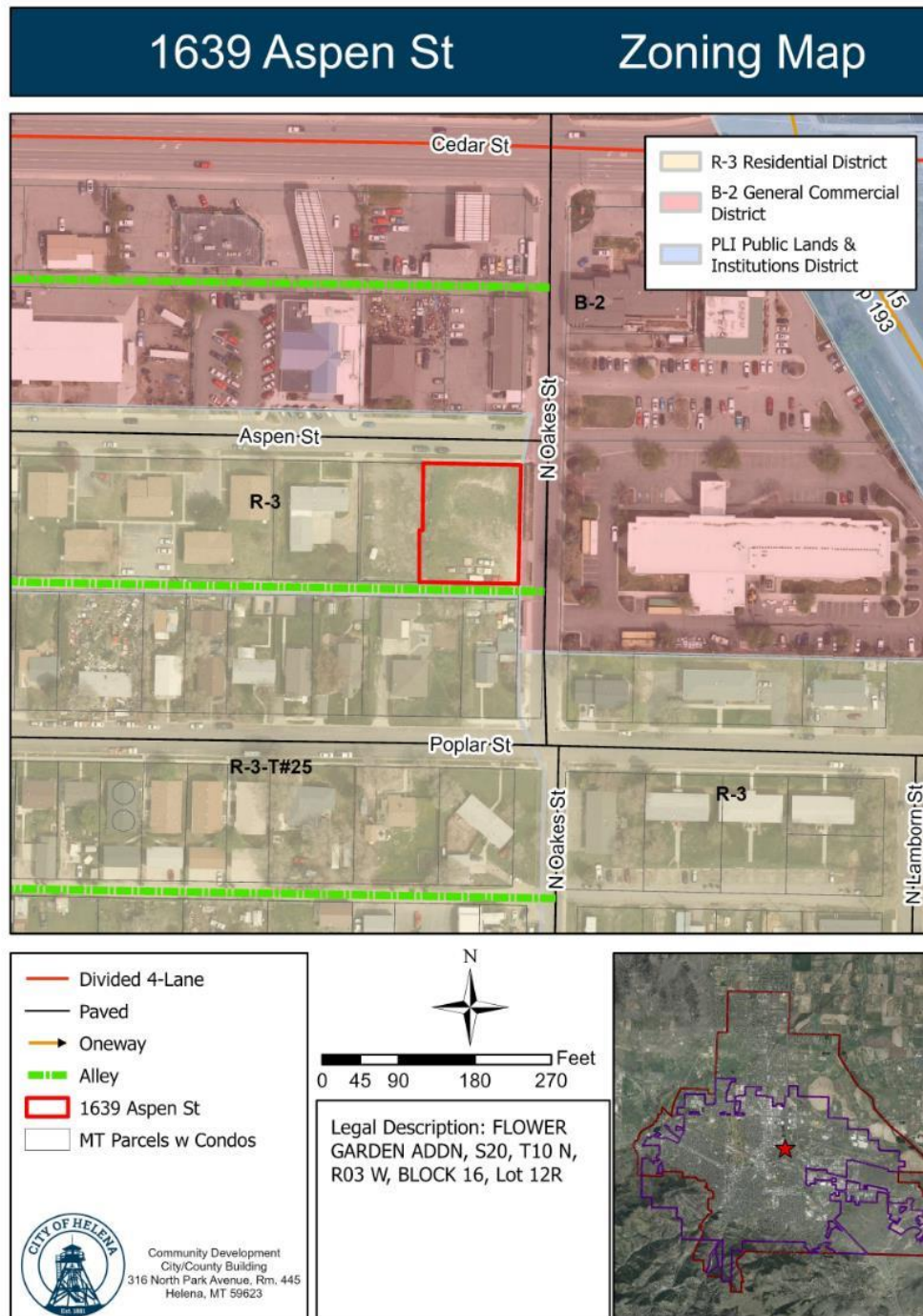
efficient use of existing infrastructure. Any future development would be subject to applicable development standards including landscaping, screening, setbacks, and parking requirements that would help mitigate impacts on adjacent residential properties.

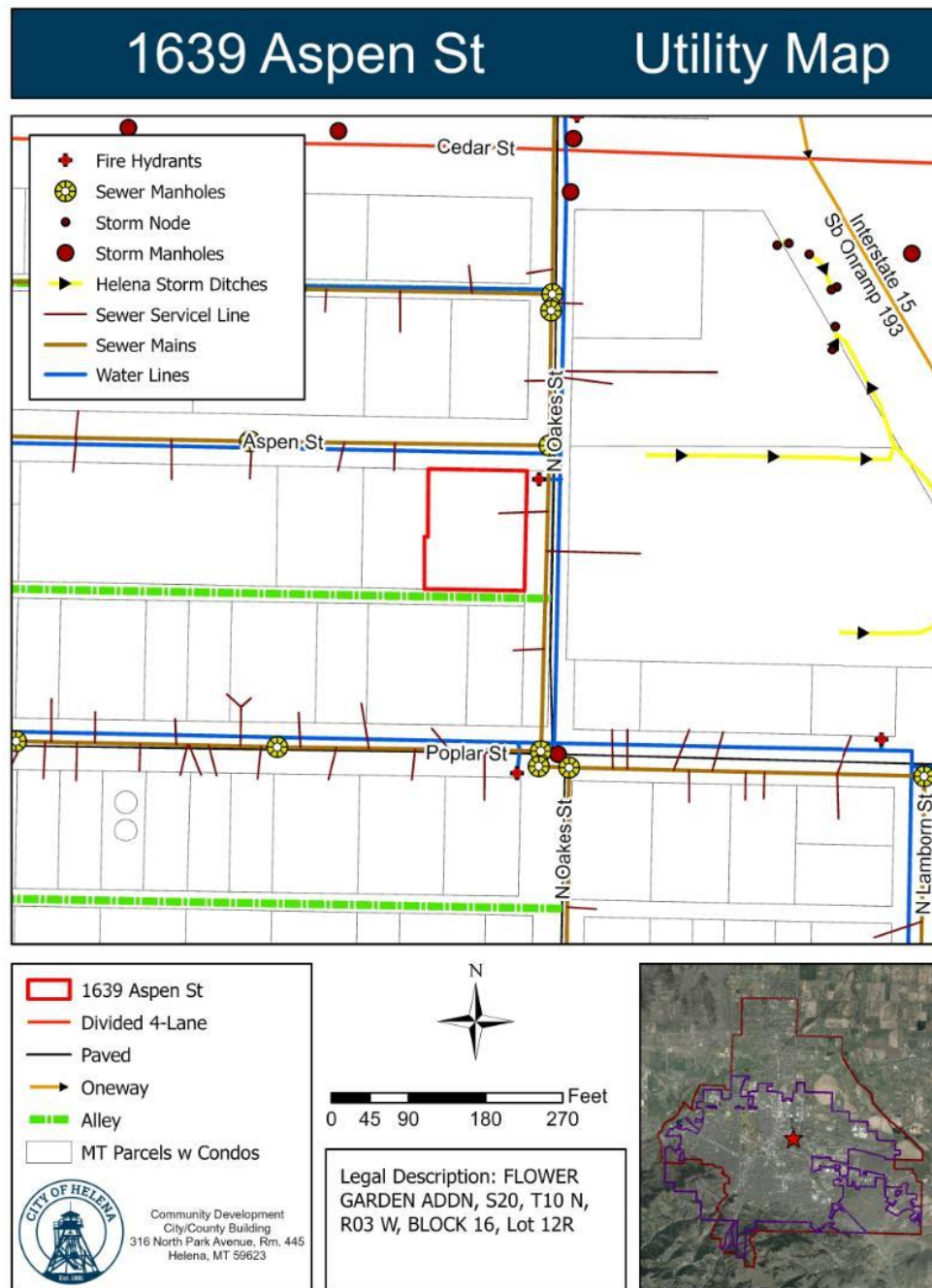
Staff Recommendation:

Approval of an ordinance amending City of Helena ordinance no. 3097 and the official zoning map for the City of Helena that changes the zoning district from R-3 (Residential) to B-2 (General Commercial) for the property legally described as Lot 12R, Block 16 of the Flower Garden Addition, Section 20, Township 10 North, Range 3 West, in the City of Helena, Lewis and Clark County, Montana.

Appendix A –Maps







Summit Optical - 1639 Aspen Street Zoning Change

Zoning Narrative (numbers are from application):

2. Zoning Review Criteria
 - 1a. This zoning change meets several of the goals and objectives outlined in Helena's growth policy as list under the response to item 6.
 - 1b. The property is in the City of Helena and protected by the City of Helena Fire and Police Departments. It is also served by local emergency medical services. A fire hydrant is located at the northeast corner of the property.
 - 1bii. Development of the property will be completed in compliance with City Codes and regulations designed to protect the public and promote the general welfare of the Community.
 - 1biii. The property is within a developed neighborhood that has paved streets, a water distribution system, and a sewer collection system. Schools are nearby and Lincoln Park is within a few blocks of the property.
 - 2a. This lot is intended to provide parking for Summit Optical which will maintain an open feel to the property. Any future development beyond the parking would be required to comply with zoning setbacks and height restrictions providing reasonable provision of light and air.
 - 2b. The project as planned will result in a small to moderate increase in traffic due to additional employees. It will also increase pedestrian crossings on Aspen Street between the parking lot and business.
 - 2c. The property will serve an existing business and as a result is compatible with uses in the area.
 - 2d. The expansion of the B-2 Zoning District for this property is adjacent to several commercial business. The zone change fits well with these uses and will be directly across the street from one of Summit Optical's existing buildings. This fits with the character of the neighborhood.
 - 2e. The proposed parking lot will require screening from adjacent residential properties per City Code helping to protect the value of these properties.
3. The approval of this zone change is vital to the planned expansion of Summit Optical. Summit Optical is a well established and growing business that currently brings over 60 well paying jobs to the Helena area. The expansion will increase the number of employees bringing new jobs to the community. Summit Optical opened in 2002 and has occupied its current location at 1620 Aspen Street since that time. A second property was purchased in 2018 at 1680 Aspen Street for expansion purposes.
4. The proposed use for the property at 1639 Aspen Street is to provide parking for Summit Optical, which occupies two properties on the north side of Aspen Street in the vicinity of the lot. Summit Optical plans to expand their business within the currently owned properties, which will require more parking than space allows. The

subject property is intended to provide additional parking. The planned expansion will increase the number of employees and as a result traffic, but additional trip generation numbers will be well below the 200 vehicle per day threshold requiring a traffic study.

5. Vicinity map is attached as required.

6. Growth Plan

The zone change meets the following goals and objectives of Helena's 2019 Growth Policy:

[G.01] Promote and sustain Helena's economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities.

[O.01] Create and sustain a diverse local economic base by:

- Helping retain, promote and expand existing businesses and industry;
- Supporting innovative, entrepreneurial enterprises;

[O.02] Support the maintenance and growth of local businesses, providing infrastructure and developing resources and educational programs.

[O.03] Support efforts to encourage the creation and expansion of small businesses in Helena.

[O.06] Encourage the creation of "living wage" jobs that pay salaries and benefits sufficient to support families and contribute to the local economy, including providing active assistance to businesses and individuals, where appropriate.

[G.10] Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City's long-term sustainability.

[O.77] Apply or revise zoning designations with careful consideration of factors including:

- Development of vacant and under-utilized buildings;
- Goals and objectives of the growth policy, related master plan and/or facility plans.

[O.78] Encourage infill development on vacant and under-utilized land within the city, directing growth to areas currently served by, or in close proximity to, existing infrastructure and that harmonizes with the character of existing neighborhoods.

Land Use Map

The future land use map for the area at 1639 Aspen Street shows no proposed changes from current zoning. This zone change if approved will expand the existing B-2 Zoning which is adjacent to the lot on both the north and east.

Neighborhood Plan

This property is included in the Railroad District Neighborhood Plan. Following is a summary of the recommended changes for the 6th Ward North area identified in the plan, which includes the 1639 Aspen Street Property:

- Change zoning to R-2 and eliminate the “T” overlay zoning.
- Retain the Roberts Street rail crossing.
- Implement traffic calming in conformance with the City’s complete streets principals.

None of these recommendations are impacted by the zone change request, except for the general zone change throughout the residential area in the 6th Ward North. The process we are going through addresses this recommendation.

The Neighborhood Plan identified the previous structure occupying the 1639 Aspen as either “unsound” or in very poor condition, the likely reason it was demolished.

7. There are no existing structures on the property, it is currently vacant. The previous residence was demolished in 2019.
8. The property is currently vacant which is allowed in a B-2 Zoning District.
9. A single-family residential structure previously occupied the property at 1639 Aspen. This block of Aspen Street is the boundary between B-2 Zoning to the north and R-3 Zoning to the south. All residences on the south side of Aspen Street are older homes. Businesses on the north side include Summit Optical, Mountain Stihl, and Tire Rama. The most recent changes on this block are the demolition of structures at 1637 and 1639 Aspen.

Independent Record

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Helena Independent Record
2222 N. Washington St
Helena, Montana 59602
(123) 456-7890

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Helena Independent Record, a newspaper of general circulation published that is a "legal newspaper" as that is published daily in the City of Helena, in the County of Lewis and Clark, State of Montana, and has charge of the Advertisements thereof.

If this certification is for the State of Montana, I hereby certify that I have read sec. 18-7-204 and 18-7-205 , MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$48.00 , is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

PUBLICATION DATES: April. 26 2025

NOTICE ID: xrcSFbqITx8VlcD3d1q0

PUBLISHER ID: COL-MT-201151

NOTICE NAME: ZONE2501-0001 & ZONE2503-0003

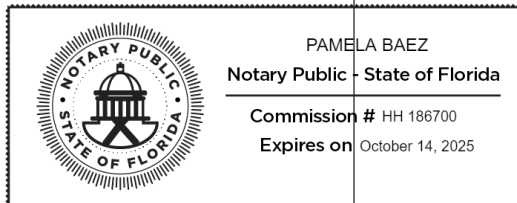
Publication Fee: \$48.00

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **04/28/2025**

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The City of Helena **Zoning Commission** will hold a public hearing in Room 330 of the City-County Building, 316 N. Park Avenue, Helena, Montana on **Tuesday, May 13, 2025 @ 6:00pm**. The hearing will be conducted as a hybrid in-person and online meeting utilizing the Zoom meeting platform.

The public hearing will be for the consideration of the following items:

- **To make a recommendation on a Zone Change from R-3 (residential) to B-2 (general commercial) zoning district, and amending the official zoning map for the City of Helena, for a property legally described as:**

Lot 12R, Block 16 of the Flower Garden Addition, Section 20, Township 10 North, Range 3 West, in the City of Helena, Lewis and Clark County, Montana.

Address: 1639 Aspen St, Helena, MT 59602

Geocode: 05188820320210000

- **To make a recommendation on the pre-zoning to B-2 (general commercial), prior to annexation, and, upon annexation, amending the official zoning map for the City of Helena, for property legally described as:**

Tract A-1-A-1 of the amended Plat Number 33430211, located within the West ½ of Section 17, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County.

General location: Along both sides of North Sanders Street, to the north of—and across from—the Home-2-Suites, to—and including—properties on either side of Jordan Drive, running along the south frontage of the existing mini-storage facility located within the County.

Geocode: 05188817201100000

Zoom information:

Web address: <https://us06web.zoom.us/j/84192420079>

Meeting ID: 841 9242 0079

Dial in at 1(346)248-7799 or visit <https://us06web.zoom.us/j/kxKzkEuiW> to find your local number.

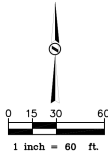
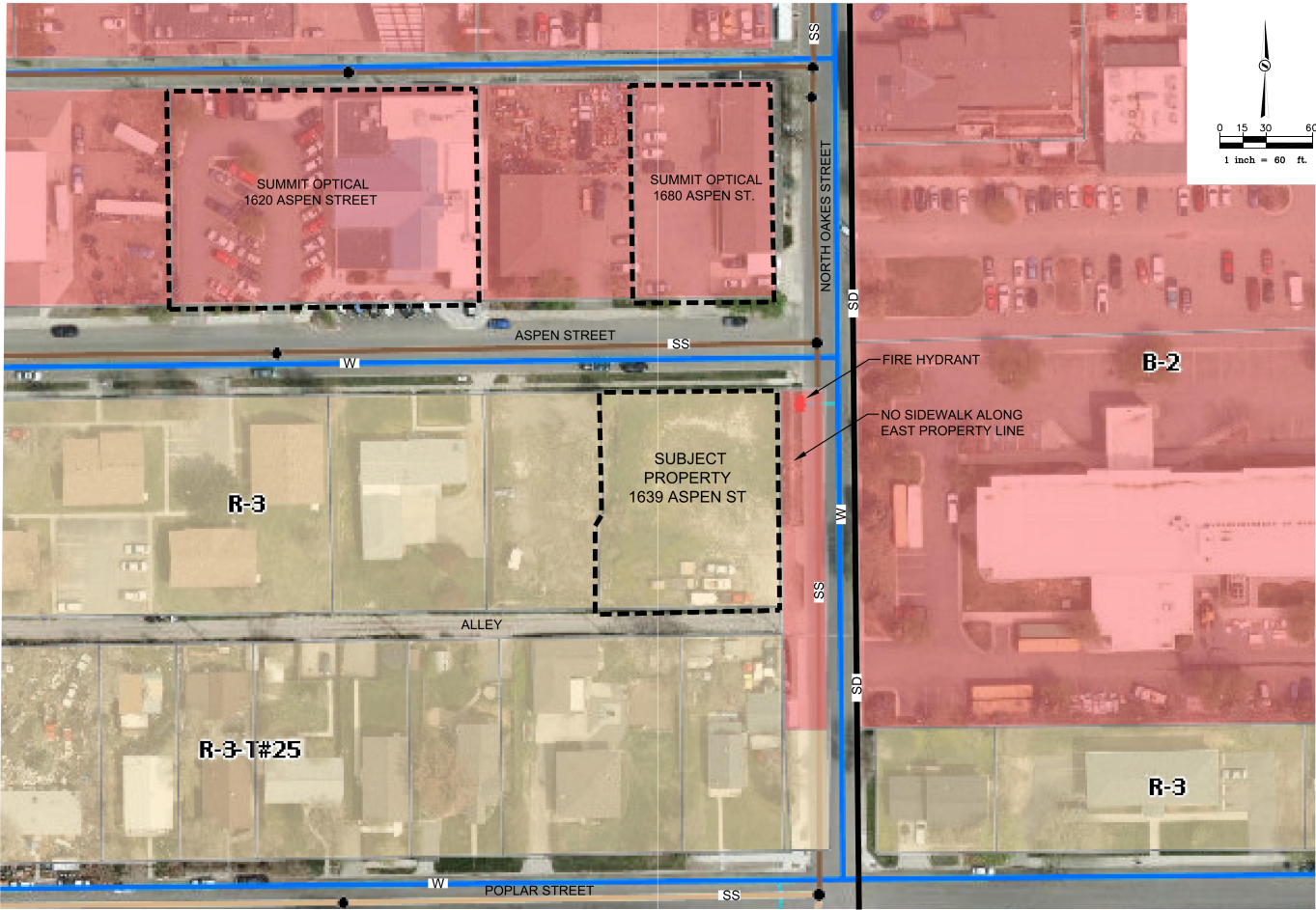
Public comment will be taken up to and at the above meeting. If you wish to submit written comments prior to the meeting please send them via email to malvarez@helenamt.gov or mail to Michael Alvarez, Community Development Department, Room 445, 316 N Park Ave, Helena, MT 59623. For any questions, please call 406-447-8459.

Rebecca Harbage

Chair, City of Helena Zoning Commission

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 or 711; Email: Citycommunitydevelopment@helenamt.gov; Mailing Address & Physical Location: 316 North Park Ave, Room 445, Helena, MT 59623

April 26, 2025 COL-MT-201151 MNAXLP



REVISIONS	NO.	DATE	SYMBOL	DESCRIPTION

SHEET TITLE:
**VICINITY
MAP**

PROJECT:
**ZONE CHANGE FOR
1639 ASPEN STREET**
HELENA, MONTANA

DATE:
MARCH 25, 2025
DWG NAME:
VICINITY
MAP.dwg

FIGURE #:
1

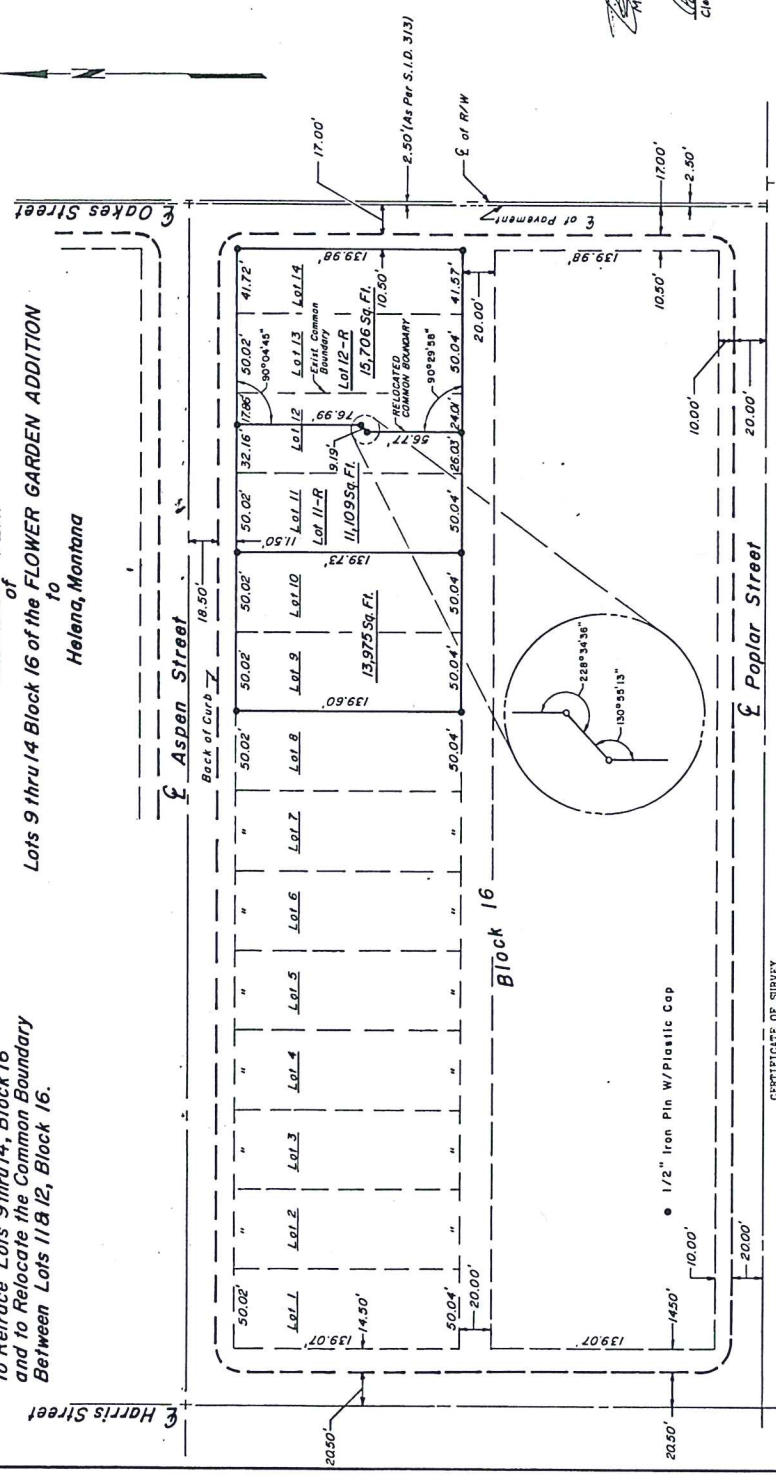
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336228 - P# 257

PURPOSE:
To Retrace Lots 9 thru 14, Block 16
and to Relocate the Common Boundary
Between Lots 11 & 12, Block 16.

AMENDED PLAT
of
Lots 9 thru 14 Block 16 of the FLOWER GARDEN ADDITION
to
Helena, Montana



CERTIFICATE OF SURVEY

PURPOSE OF SURVEY

To retrace existing lots and relocate a common boundary.

BASIS OF BEARINGS

No bearings were shown because none were shown on the original plat.

DESCRIPTION OF SURVEY

RETRACEMENT

Lots 9 thru 14 of Block 16 of the Flower Garden Addition to Helena in Section 20, Township 10 N., Range 12 E., 1st Meridian, in Lewis and Clark County, Montana. The distances and angles shown on this plat are as found by proportional measurements within the Block.

The East 30 feet of Lot 14 was deeded to the City of Helena, Deed Book 144, page 16.

Lot 11 and the Western half of Lot 12 (as per this plat) of Block 16, Flower Garden Addition to Helena, Montana and containing in all 11,109 sq. ft.

Lot 12-R (as per this plat)

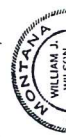
The Eastern half of Lot 12 (as per this plat), Lot 13 and Lot 14 excluding the East 30.00 feet of Lot 14, of Block 16, Flower Garden Addition to Helena, Montana and containing in all 13,706 sq. ft.

I, William John Wilson, a Montana Registered Land Surveyor No. 2105-S, do hereby certify the above described survey was made under my supervision and is correct and true to the best of my knowledge.

Date 11/13/81

Scale 0 30' 100'

William John Wilson
William John Wilson
Montana Registration No. 2105-S



Paul R. Eickman
Paul R. Eickman
Surveyor - No. 2354 - S
Surveyor - No. 2354 - S, MCA

CP - 257 - 81

1/4	SEC.	T.	R.
	20	10N	3W

Certificate of Survey Number
336228

Dustin A. Brown
APD planning

LEWIS & CLARK COUNTY, MONTANA

OWNERSHIP CERTIFICATION

I certify that I am the owner of Lots 9 thru 14 of Block 16 of the Flower Garden Addition to Helena, Montana.

Date 6/12/81
Collyette R. Belcher
Owner

CERTIFICATION OF SUBDIVISION ACT EXEMPTION

I hereby certify that the above described divisions of land meet the criteria contained in the Montana Subdivision and Platting Act (76-3-207 (a) annotated code) which allows exemption from the Subdivision Review Procedures of the Act for the relocation of a common boundary.

Date 6/12/81
Collyette R. Belcher
Owner

336228

STATE OF MONTANA
COUNTY OF LEWIS & CLARK
I hereby certify that the within plat
attestments filed in my office on
this 16th day of June, 1981, at
Helena, Montana, are correct and
true to the best of my knowledge.
County, State of Lewis & Clark
Records of Lewis & Clark
County, Montana
By Barthelme W.
Deputy

I ATTEST THAT THE LAND DESCRIBED BY
THIS PLAT IS SERVICED BY CITY SEWER
AND WATER
Richard J. [Signature]
CITY ENGINEER

Patricia A. [Signature]
Clark, Helena City Commission

Barthelme W. [Signature]
Helena City of Helena

First Montana Title Company of Helena
P.O. Box 251
Helena, MT 59624

3234113 B: M46 P: 3403 DEED
12/28/2012 02:57 PM Pages: 1 of 1 Fees: 7.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT

Return to:

Hometown Solutions
P.O. Box 6651
Helena MT 59604



QUIT CLAIM DEED

For Value Received:

William Kokonda and Sandra Kokonda

doe(s) hereby convey, release, remise and forever quit claim unto

Hometown Solutions, inc.

The grantees, the following described premises, in Lewis and Clark County, Montana, to-wit:

1639 Aspen St.
Flower Garden Addn, S20, T10N, R03W, Block 16
Lot 12R

Together with their appurtenances.

Dated: 12-28-2012

Sandra Kokonda

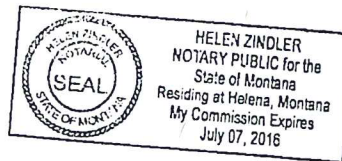
William Kokonda

STATE OF MT, COUNTY OF Lewis & Clark
On this 28th day of Dec, 20 12
Before me a notary public in and for said State
Personally appeared

William Kokonda and Sandra Kokonda

known to me to be the person(s) whose name(s)
are/is subscribed to the within instrument and
acknowledged to me that he/she/they executed
the same.

[Signature]
Notary Public
Residing at
Commission Expires





Shopping Cart: 0 items [\$0.00]

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Tax Year: 2024 **Property Tax ID:** 20351

Status: Current

Type: RE

Owner: HOMETOWN SOLUTIONS INC

2024 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
16803	HLNA	Helena	\$135.38	\$135.38
16803	LCCY	L & C Co.	\$152.39	\$152.39
16803	SCHL	CO Schools	\$19.48	\$19.48
16803	SCHM	CoSchlStat	\$48.87	\$48.87
16803	SD	SD	\$216.85	\$216.85
16803	SPECIAL: 0001	STREET MAINT #1	\$103.08	\$103.08
16803	SPECIAL: 0003	SOLID WASTE	\$109.05	\$109.05
16803	SPECIAL: 0008	STORM WATER UTL	\$23.08	\$23.08
16803	SPECIAL: 0016	LANDFILL MONITORING	\$3.62	\$3.61
16803	SPECIAL: 0061	URBAN FOREST MGMT	\$19.50	\$19.50
16803	SPECIAL: 0070	OPEN SPACE MAINT	\$10.00	\$10.00
16803	SPECIAL: 2121	FORESTVALE CEM	\$2.45	\$2.45
16803	SPECIAL: 2518	OPEN-SPACE LANDS	\$4.13	\$4.12
16803	SPECIAL: 8000	WATER QUALITY INSIDE CITY	\$4.40	\$4.40
16803	STAT	ST of MT	\$42.20	\$42.20

1st Half Total: \$894.48

2nd Half Total: \$894.46

Total Tax: \$1,788.94

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 03/24/2025 03:00 PM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Shopping Cart: 0 items [\$0.00]



New Search



Detail



Payoff



Help

Property Tax ID: 20351**Status:** Current**Type:** RE**Owner:** HOMETOWN SOLUTIONS INC**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	16803	11/17/2024	\$1,788.94	12/20/2024	\$894.48 \$0.00	
2023	19803	10/24/2023	\$1,759.04	11/28/2023 5/30/2024	\$879.53 \$879.51	
2023	52311	04/15/2024	\$30.75	5/30/2024	\$0.00 \$30.75	
2022	19431	10/24/2022	\$1,620.05	11/23/2022 5/30/2023	\$810.03 \$810.02	
2021	20161	10/23/2021	\$2,568.40	11/12/2021 5/24/2022	\$1,284.21 \$1,284.19	
2020	21055	10/21/2020	\$2,413.22	11/23/2020 5/26/2021	\$1,206.62 \$1,206.60	
2019	20879	10/25/2019	\$2,416.25	11/26/2019 5/29/2020	\$1,208.14 \$1,208.11	
2018	19376	10/24/2018	\$2,265.44	11/30/2018 6/3/2019	\$1,132.74 \$1,132.70	
2017	16408	10/30/2017	\$2,138.26	11/21/2017 5/29/2018	\$1,069.15 \$1,069.11	
2016	15226	11/03/2016	\$2,118.51	11/23/2016 5/25/2017	\$1,059.27 \$1,059.24	
2015	14217	10/22/2015	\$2,092.77	11/23/2015 5/20/2016	\$1,046.40 \$1,046.37	
2014	14181	10/22/2014	\$1,680.85	12/1/2014 5/27/2015	\$840.43 \$840.42	
2013	16163	10/23/2013	\$1,650.30	11/26/2013 5/29/2014	\$825.18 \$825.12	
2012	17873	10/22/2012	\$1,602.61	11/30/2012 7/10/2013	\$801.32 \$827.20	
2011	15240	10/20/2011	\$1,586.74	11/23/2011 1/12/2012	\$793.39 \$793.35	
2010	19891	10/28/2010	\$1,583.58	12/13/2010 5/25/2011	\$791.81 \$791.77	
2009	15311	11/02/2009	\$818.01	12/2/2009	\$818.01 \$0.00	

2009	5908	04/01/2010	\$704.58	5/27/2010	\$0.00
					\$704.58
2008	26635	10/24/2008	\$1,488.29	11/28/2008	\$744.16
				5/29/2009	\$744.13
2007	3010867	10/25/2007	\$1,322.41	11/28/2007	\$661.23
				5/29/2008	\$661.18

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 03/24/2025 03:00 PM.

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