

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3300

AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 3097 AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM R-2 (RESIDENTIAL) TO R-3 RESIDENTIAL FOR PROPERTIES DESCRIBED IN EXHIBIT 1 AND GENERALLY LOCATED ON JOSLYN ST AT THE SOUTHWEST CORNER OF THE MOTOR CITY LOOP ROAD ON THE EAST SIDE OF JOSLYN STREET AND THE PROPERTY WHERE PEOSTA AVENUE DEAD-ENDS, IN THE CITY OF HELENA, MONTANA.

WHEREAS, Aaron Williams, as owner of the following properties, has requested that the City of Helena pass an ordinance, pursuant to section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From R-2 (residential) district to R-3 (residential) district
For property legally described as a tract of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 10 N, Range 4 W, P.M.M.;
AND all of Lots 1 through 8 of Block 171 of the Syndicate Addition to the City of Helena, as shown on COS 484404, City of Helena, Lewis and Clark County, Montana, generally located at the southwest corner of the Motor City loop road on the east side of Joslyn Street and where Peosta Avenue dead-ends in the City of Helena, Montana, addressed as 1625 & 1655 Joslyn St., shown on Exhibit 1 as R-2, and more particularly described in Exhibit 1, which is hereby incorporated into this Ordinance and made a part thereof by this reference; from R-2 (residential) to R-3 (residential),

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WHEREAS, David Dorn, as owner of the following property, has requested that the City of Helena pass an ordinance, pursuant to section 11-1-10 of the Helena City Code, to amend the following zoning designation:

From R-2 (residential) district to R-3 (residential) district for property legally described as a tract of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 10 N, Range 4 W, M.P.M., described more fully in the Book of Deeds Bk. 271 Pg. 770, generally located at the southwest corner of the Motor City loop road on the east side of Joslyn Street and where Peosta Avenue dead-ends in the City of Helena, Montana, and addressed as 1805 Joslyn St., shown on Exhibit 1 as R-2, and more particularly described in Exhibit 1, attached hereto, is changed as follows: From R-2 Residential to R-3 Residential.

WHEREAS, this zone change is in substantial compliance with the 2019 City of Helena Growth Policy and Future Land Use map;

WHEREAS, pursuant to Section 11-1-3 of the Helena City Code the official zoning map of the City of Helena must be amended to change the zoning designation for said properties;

WHEREAS, a public hearing was held on **July 12, 2022**, before the Helena Zoning Commission concerning this zone change and

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amendment to the official zoning map;

WHEREAS, the Zoning Commission recommended **APPROVAL** of this amendment and zone change;

WHEREAS, a public hearing was held on **August 22, 2019**, before the Helena City Commission concerning this zone change and amendment to the official zoning map;

WHEREAS, this amendment and zone change appear to be in the best interests of the City of Helena, Montana, and the inhabitants thereof; and

WHEREAS, in considering this amendment and zone change, the City of Helena has given due consideration to the matters set forth in § 76-2-304, MCA.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Section 1. City of Helena Ordinance No. 3097 is amended, and the zoning designation for property legally described as a tract of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 10 N, Range 4 W, P.M.M.; AND all of Lots 1 through 8 of Block 171 of the Syndicate Addition to the City of Helena, as shown on COS 484404, City of Helena, Lewis and Clark County, Montana,

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generally located at the southwest corner of the Motor City loop road on the east side of Joslyn Street and where Peosta Avenue dead-ends in the City of Helena, Montana, addressed as 1625 & 1655 Joslyn St. and more particularly described on Exhibit 1, attached hereto, is changed as follows:

From R-2 Residential to R-3 Residential.

Section 2. City of Helena Ordinance No. 3097 is amended, and the zoning designation for property legally described as a tract of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 10 N, Range 4 W, M.P.M., described more fully in the Book of Deeds Bk. 271 Pg. 770, generally located at the southwest corner of the Motor City loop road on the east side of Joslyn Street and where Peosta Avenue dead-ends in the City of Helena, Montana, and addressed as 1805 Joslyn St. and more particularly described on Exhibit 1, attached hereto, is changed as follows:

From R-2 Residential to R-3 Residential.

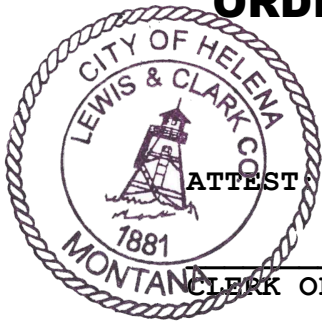
**FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,
THIS 22nd DAY OF AUGUST, 2022.**



MAYOR

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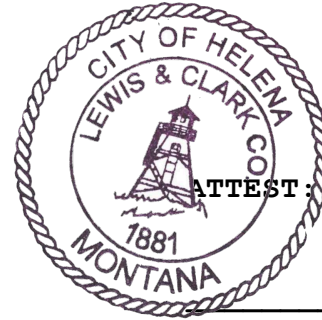


ATTEST

A handwritten signature in blue ink, appearing to be "Dennis G.", is written over a horizontal line.

CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 26TH DAY OF SEPTEMBER, 2022.



ATTEST

A handwritten signature in blue ink, appearing to be "Dennis G.", is written over a horizontal line.

CLERK OF THE COMMISSION

A handwritten signature in blue ink, appearing to be "D. Samuel", is written over a horizontal line.

MAYOR

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Exhibit 1:



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PARCEL #3: A tract of land in SE1/4SE1/4NE1/4 of Section 23, T. 10 N., R. 4 W., M.P.M., Lewis and Clark County, Montana, more particularly described as follows: Beginning at the E1/4 corner of Section 23, Township 10 North, Range 4 West; running thence north along the east line of said Section 23 to a point where the south line of Block 18 of the Broadwater Second Addition to the City of Helena intersects the end line of said Section 23 to the point of beginning for the parcel herein described; thence northwesterly along the south line of said Block 18 extended to a point on the east line of Joslyn Street; thence northeasterly along the east line of Joslyn Street to its intersection with the east line of said Section 23 to a point; thence south along the east line of said Section 23 to the point of beginning for the triangular tract here described (Ref: 271 Deeds 770)

A tract of land located in the Southeast 1/4 of the Northeast 1/4 of SECTION 23, TOWNSHIP 10 NORTH, RANGE 4 WEST, P.M.M., Lewis and Clark County, Montana, and more particularly described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23, said point being the Point of Beginning; thence N. 89°53' W. a distance of 151.4 feet along the north boundary line of the Syndicate Addition, a recorded subdivision in Lewis and Clark County, to a point on the easterly Right-of-Way line of a public street; thence N. 26°17' E. a distance of 143.0 feet along said easterly Right-of-Way line to a point; thence S. 63°43' E. a distance of 98.31 feet to a point of the North-South Section line between Sections 23 and 24, said line also being the Westerly City Limits line of Helena, Montana; thence S. 00°03' W. a distance of 85.0 feet along the North-South Section line between Sections 23 and 24 to the Point of Beginning: AND all of Lots 1 through 8 of Block 171 of the SYNDICATE ADDITION, a recorded Subdivision in Lewis and Clark County, as shown on Retracement Certificate of Survey recorded under Document Number 484404/T.

Lots 1 through 8 in Block 171 of the SYNDICATE ADDITION, City of Helena, Lewis and Clark County, Montana.