

# ORDINANCES OF THE CITY OF HELENA, MONTANA

## ORDINANCE NO. 3302

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 CLM (COMMERCIAL - LIGHT MANUFACTURING) TO R-4 (RESIDENTIAL) FOR PROPERTIES DESCRIBED IN EXHIBIT 1 AND LEGALLY DESCRIBED AS TRACT 1A ON CERTIFICATE OF SURVEY No. 3198943; CITY OF HELENA, LEWIS AND CLARK COUNTY, MONTANA.

**WHEREAS**, Thrive Development, as applicant, and Sumist Two LLC, 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 CLM (commercial - light manufacturing) district to R-4 (residential) district for property legally described as Tract 1A on Certificate of Survey No. 3198943; City of Helena, Lewis and Clark County, Montana, generally located on the east side of N Sanders St, south of Marshall Ln, and north of Orange St, addressed as 2605 N Sanders St., Helena, MT 59601, shown on Exhibit 1 as CLM, and more particularly described in Exhibit 1, which is hereby incorporated into this Ordinance and made a part thereof by this reference;

**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

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change the zoning designation for said properties;

**WHEREAS**, a public hearing was held on **September 12, 2022**, before the Helena Zoning Commission concerning this zone change and 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 **October 17, 2022**, 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 Tract 1A on Certificate of Survey No. 3198943; City of Helena, Lewis and

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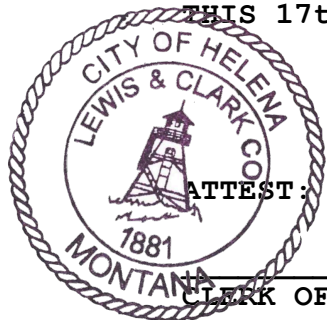
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Clark County, Montana, generally located on the east side of N Sanders St, south of Marshall Ln, and north of Orange St, addressed as 2605 N Sanders St., Helena, MT 59601, shown on Exhibit 1 as CLM, and more particularly described in Exhibit 1, attached hereto, is changed as follows:

From CLM (commercial - light manufacturing) to R-4 (residential).

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,

THIS 17th DAY OF OCTOBER, 2022.



ATTEST:

CLERK OF THE COMMISSION

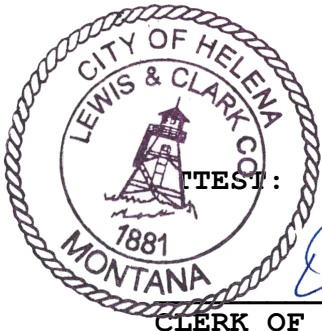
A handwritten signature in blue ink, appearing to be "Dennis G.", is written over a horizontal line.

MAYOR

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

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,

MONTANA, THIS 17th DAY OF OCTOBER, 2022.



ATTEST:

CLERK OF THE COMMISSION

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

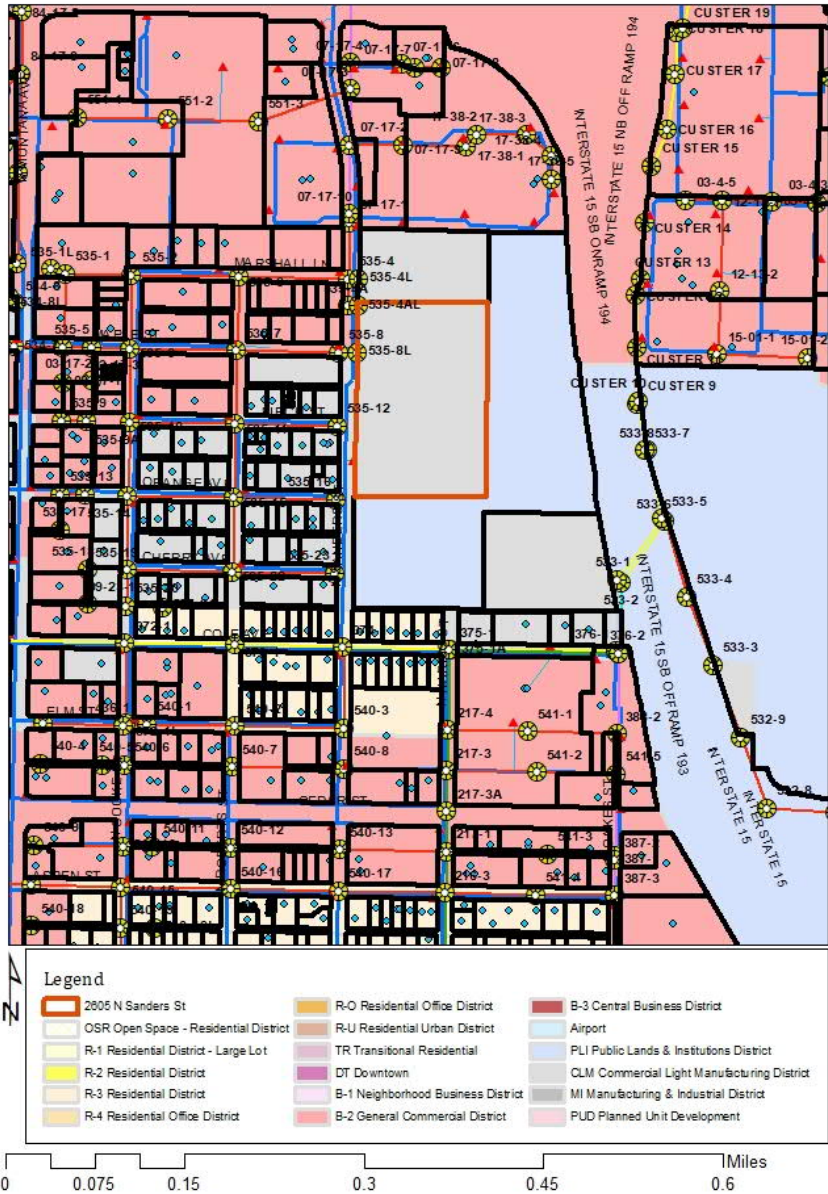
MAYOR

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Exhibit 1:



# ORDINANCES OF THE CITY OF HELENA, MONTANA

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RETURN TO:  
SUMIST TWO, LLC  
POB 5447  
HELENA, MT 59604

## QUIT CLAIM DEED

For Value Received:

SUMIST TWO, LLC

does hereby convey, release, remise and forever quit claim unto

SUMIST TWO, LLC

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

TRACT 1A, SITUATED IN SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 WEST,  
P.M.M., LEWIS AND CLARK COUNTY, MONTANA, AND BEING DESCRIBED AND  
SHOWN ON THE CERTIFICATE OF SURVEY FILED UNDER DOCUMENT  
NO., 3198943, RECORDS OF LEWIS & CLARK COUNTY,  
MONTANA

Together with all tenements, heriditaments and appurtenances belonging thereto, including but not limited to easements shown on the plat and all improvements situated thereon.

Dated: 12-29-10

Susan Lagerqvist  
Signature

SUSAN LAGERQVIST  
Printed Name

Stephen Skinner  
Signature

STEPHEN SKINNER  
Printed name

Michael Skinner  
Signature

MICHAEL SKINNER  
Printed name

STATE OF MONTANA, COUNTY OF LEWIS & CLARK

On this 29 day of DECEMBER, 2010

Before me a notary public in and for said State, personally appeared

SUSAN LAGERQVIST, STEPHEN SKINNER, MICHAEL SKINNER

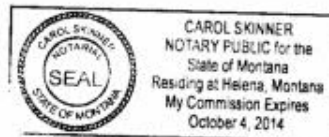
known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Carol Skinner  
Notary Public

Printed Name CAROL SKINNER

Residing at HELENA, MT

Comm. Exp. 10-4-14



Lewis & Clark County

DEED

3198947

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