

STAFF REPORT

Craftsman Village 8, 9, and 10

Preliminary Plat

Case# MP502209-001

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City of
Helena

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Section 1 - Project Overview

The applicant, Mountain View Meadows, LLC, has requested annexation into the City of Helena, along with preliminary plat review and pre-zoning. The property described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County” is located generally east of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision and consists of approximately 32.268 acres.

The proposal calls for the annexation of the entire 32.268 acres, the creation of a total of 207 lots, intended for 3 new phases of the single-family residential development. According to the schedule set by the developer, Phase 8 (60 lots) should be completed in 2023, Phase 9 (68 lots) in 2024, and Phase 10 (79 lots) in 2025.

Parkland is required for major subdivisions per City Code §12-4-12 (C) and Montana Code Annotated 76-3-621. For Phases 8, 9, and 10, the total area devoted to lots is approximately 23.2 acres which equates to a parkland dedication requirement of 2.6 acres. The project developer has proposed the nearby lot 1 of the Aspen Park, Block 9 subdivision be utilized to fulfill this requirement with the HOA retaining control of parkland management, with an excess of 0.72 acres. Parks staff has recommended the dedication be accepted and this recommendation was presented to the Consolidated Parks Board on January 4th, 2023. The Parks Board at their January 4 meeting made a recommendation to the City Commission that the deduction proposed by the applicant be accepted. The proposed parkland dedication will be made prior to or along with Phase 8.

In addition to the preliminary plat request and action, the applicant is also requesting separate but simultaneous actions:

- Pre-zoning prior to annexation into the City of Helena craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows.
- Annexation into the City of Helena of Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows

When a subdivision is proposed to be annexed into a municipality, Montana Code Annotated § 76-3-601 and § 76-3-605 direct the City to coordinate the subdivision review and annexation procedures to minimize duplication of hearings, reports, and other requirements whenever possible, including holding joint hearings on the preliminary plat and annexation. Therefore, multiple actions will be taking place on the submitted applications for the Craftsman Village Phases 8, 9, and 10 project. While each individual advisory board (Zoning Commission, Consolidated Planning Board, Parks Board) will conduct their own separate hearings, the City Commission will take up the applications collectively on March 13, 2023.

Section 2 - Staff Recommendation

Conditional Approval of the preliminary plat for Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows Major Phased Subdivision creating 207 lots and street rights-of-way from approximately 32.268 acres and to adopt the Findings of Fact and the conditions contained therein for the property legally described in the Findings of Fact.

Section 3 - General Information

Application Date:	September 14, 2022
Application Complete:	September 23, 2022
Application Sufficient:	December 27, 2022
Meeting Dates:	Planning Board – February 21, 2023 City Commission – March 13, 2023
Applicant:	Mountain View Meadows, LLC Attn: Mark Runkle 431 South Alice Street Helena, MT 59601
Property Owner:	Mountain View Meadows, LLC Attn: Mark Runkle 431 South Alice Street Helena, MT 59601
Representative:	Greg Wirth, PE 3530 Centennial Drive Helena, MT 59601
Legal Description:	A portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County
General location:	Located generally east of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision
Present Land Use:	Vacant/Aggregate Crushing and Processing
Adjacent Land Uses:	North: Vacant East: Vacant West: Residential South: Residential
Adjacent zoning:	North: Urban Residential Mixed Use (County) East: Urban Residential Mixed Use (County) South: R-4/R-O – Residential/Office West: R-4/R-O – Residential Office

Current zoning:	Urban Residential Mixed Use (County)
Tract/Property Size:	Approximately 32.268 total acres
2019 Growth Policy Land Use Designation:	Urban – Includes predominantly moderate to high density residential uses; 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 density. Within the County, it includes areas closer to the City; areas with few development constraints; areas that may be currently developed or could be redeveloped at higher densities; and may include a variety of uses including commercial and light industry.
Within Urban Standards Boundary:	Yes

Section 4 - Public Comment

An integral part of the review process are the conducting of public hearings and the solicitation of public comment. As of January 31st, 2023, there have been no comments received regarding the proposed subdivision. Any comments received during and after the hearing conducted by the Consolidated Planning Board will be attached to this report and presented to the City Commission.

Section 5 – Evaluation

Draft Findings of Fact

The Helena City Code (HCC) (12-2-9(B)), provides the Consolidated Planning Board shall consider and weigh the primary review criteria found in MCA § 76-3-608(3) and shall consider whether the proposed subdivision substantially complies with the City’s Growth Policy, and whether the subdivision conforms to the provisions of State law, HCC Title 11 (zoning), HCC Title 12 (subdivision), and other rules and regulations in effect for the area to be subdivided.

For reference, the review criteria found in MCA § 76-3-608(3) are the specific, documentable, and clearly defined impacts on agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety, excluding any consideration of whether the proposed subdivision will result in a loss of agricultural soils. City of Helena staff, and as an extension, the Consolidated Planning Board and the City Commission, are provided guidance in evaluating the mentioned review criteria. This guidance is outlined in Chapter 10 of the 2019 City’s Growth Policy.

In reviewing and deliberating on an action decision, the basis for the City Commission’s decision to approve, conditionally approve, or deny a proposed “...is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrates that development of the proposed

subdivision meets the requirements of this chapter.” The City Commission shall consider the same review criteria outlined in Montana Code Annotated § 76-3-608(3), and whether the proposed subdivision complies with State law, City Code, other rules and regulations in effect for the property being subdivided, and whether the proposed subdivision substantially complies with the City’s Growth Policy.

1. Impacts to Agriculture

Findings:

Chapter 10 of the Helena 2012 Growth Policy, Subdivision Review states: *Agriculture is defined as the use of land for growing, raising, or marketing of plants or animals to produce food, feed, and fiber commodities. Examples of agricultural activities include, but are not limited to, cultivation and tillage of the soil; dairying; growing and harvesting of agricultural or horticultural commodities; and raising livestock, fur-bearing animals, or poultry. Agriculture does not include gardening for personal use, keeping house pets, kenneling, or landscaping for aesthetic purposes.*

- A. According to the application “The proposed subdivision site consists of a vacant property that is currently zoned Urban Residential Mixed Use in Lewis and Clark County. It is surrounded by residential zoning in the City of Helena and Rural Residential Mixed Use in Lewis and Clark County. There is no known history of any recent agricultural use on the property.”
- B. The subject property appears to not be located on or near any prime farmland. The site contains soils that may allow for minor, local gardening and landscaping; these make up approximately 68% of the site; this soil is classified as the Musselshell-Crago complex. The area surrounding the proposed development extension is surrounded by more recent phases of the same development. There are no identified agriculture users in the immediate area.
- C. The property is located adjacent to the City of Helena surrounded by mostly residential. Traditionally, the subject property has been used as aggregate mining and production and open space.
- D. NRCS soil survey lists the following soils as present on the site:

Musselshell-Crago complex, 2 to 8 percent slopes, 67.8% of area, Crago-Musselshell gravelly loams, 4 to 35 percent slopes, 32.2% of area.

Information for the Musselshell-Crago Complex indicates slight limitations to development which would be overcome with proper design and excavation. Development would be above groundwater elevation. Foundations would be excavated to a depth providing necessary stability. Foundations may require the importation of course materials to place over properly compacted subgrade.

- E. Overall, the property has limited utility as an agriculture site due primarily to the grade changes and marginal soils that are not indicative of prime agricultural property.

Conclusion:

This proposed major phased subdivision will not impact agriculture production.

2. Impacts to Agricultural Water User Facilities

Findings:

Chapter 10 of the Helena 2019 Growth Policy, Subdivision Review states: *Agricultural water user facilities are defined as facilities that provide water for irrigation and stock watering for the production of agricultural goods. They include, but are not limited to, reservoirs, ponds, ditches, pipes, and other water conveying facilities.*

- A. The application's Environmental Assessment (EA) indicates a lack of surface water, irrigation or stock water facilities, and no known history of any agricultural water use on the property.
- B. The proposed 207 lot subdivision will utilize city water and wastewater services. There are no agricultural users or water facilities on the property or adjacent to the subject development or in the immediate vicinity.

Conclusion:

This proposed major subdivision will not impact agricultural water user facilities.

3. Impact to Local Services

Findings:

Chapter 10 of the Helena 2019 Growth Policy, Subdivision Review, defines "Local Services" *as all services provided to the public by the City of Helena, other local governmental bodies, or public utilities, including, but not limited to, transportation systems and non-motorized facilities, law enforcement, fire protection, drainage structures, water supply, sanitary sewage disposal, solid waste collection and disposal, parks, and schools.*

- A. This local services definition as stated in the 2019 City of Helena Growth Policy will be applied during subdivision review subject to the following evaluation guidelines:
 1. Subdivision review should consider the recommendations of existing service and facility plans and compliance with other service needs assessments.
 2. Subdivision review could include the impact of the development on the levels of service, proximity of services, response times, and the subdivider's responsibility in the extension of services.
 3. The capacity and capability of local services is limited, and all developments should equitably participate in providing adequate services for, including replacement of consumed reserve capacity, to meet levels of service and facility design standards.
 4. General design of local services within proposed subdivisions should be addressed during the preliminary plat review.
 5. Lack of adequate service capacity and capability within local services is adequate grounds for denial of subdivision approval when impacts of proposed subdivisions are not mitigated.
 6. Subdivision review shall include review of easements for the provision and maintenance of services.

7. Subdivision review may require a percentage of improvements or specific types of improvements necessary to protect public health and safety to be completed before allowing bonding or other reasonable security for purposes of filing a final plat. An evaluation of the timing of infrastructure installation should be included in the subdivision review.
- B. Helena City Code §12-2-15 requires public improvements be installed in conformance with plans, specifications, and a construction schedule approved by the city.
- C. The applicant is proposing the following phasing schedule.

Phase 8: December 2023
Phase 9: December 2024
Phase 10: December 2025
- D. The EA concludes that, overall, "Local services including water supply, wastewater treatment, streets, police, and fire will be provided by the City of Helena. Other local service providers are available for medical and utilities."

There is a concurrent annexation action request (as well as a pre-zoning) along with this preliminary plat consideration.

Transportation:

- A. An updated Traffic Impact Study (TIS) was prepared for the project to analyze the impacts of the subdivision on the adjacent street network by Abelin Traffic Services (ATS). Traffic count data for this study was collected in July 2022 and November 2022. Historic data was also obtained from the Montana Department of Transportation for US 12 and MT Highway 282.

The TIS concludes that "The proposed subdivision is anticipated to add up to 2,169 trips per day at full-build-out of the subdivision. It is expected that 75% of the traffic from the proposed development site would use Jeannette Rankin Drive and Alpine View Drive to reach Alice Street and Highway 287 to the west into Helena, 15% would distribute to the south onto Runkle Parkway and Highway 282 to the south, and 10% would distribute north onto Highway 282 towards East Helena. All traffic, according to the engineer, directing towards Helena from Phases 8 and 9 would use Jeannette Rankin. This traffic will decrease significantly in Phase 10 with the direct connection of Alpine View Drive and Alice Street. "

The TIS data further indicates that "the construction of the Craftsman Village of the Crossroads Phases 8-10 will have little effect on the traffic conditions within the area. All area intersections will continue to function at LOS B or better at full build-out and no additional mitigation measures will be needed to improve intersection capacity. Both the intersections of Twilight Avenue and Alpine View Drive with Runkle Parkway have existing center left-turn lanes which will provide reserve operational capacity for these intersections well into the future. Based on the existing and projected traffic volumes along Alice Street, no additional turning lanes would be required at the intersections with Alpine View Drive or Jeannette Rankin Drive.

Total traffic volumes on Alice Street and Crossroads Parkway will increase by 1,600 VPD to a total of 3,700 VPD which is well within the capacity of a collector roadway. Traffic volume along the southern portion of Alpine View Drive will increase by approximately 500 VPD. The project will initially increase traffic volumes along Jeannette Rankin Drive (collector roadway) by approximately 1,000 VPD with Phases 8 & 9 which will increase the total traffic along Jeannette Rankin Drive to 1,500 VPD. With the connection of Alpine View Drive to Alice Street with Phase 10 of the project, traffic volumes along Jeannette Rankin Drive will decrease to approximately 800 VPD. It should be noted that Crossroads Parkway is currently constructed with an urban three lane cross-section which has the capacity to handle 18,000 VPD to 20,000 VPD. The road is currently carrying 2,000 VPD to 3,000 VPD, or 10-20% of the roadway's capacity.

Reviewing the traffic forecasts and relation to intersection LOS analysis, the intersections of Highway 12 and Crossroads Parkway, and the intersection of Highway 282 and Runkle Parkway can accommodate an excess amount of traffic from the total planned MVM projects, estimated at 1,055 housing units, while continuing to function within an acceptable LOS. ATS ran a LOS analysis for the intersections of Highway 12 and Crossroads Parkway and the intersection of Highway 282 and Runkle Parkway DOUBLING the currently anticipated traffic volumes at these intersections from the MVM. The analysis showed that both intersections would still function at LOS C or better with twice as much traffic as is currently projected at full buildout in 2025. The LOS analysis for this condition is included with this report. As MDT continually monitors the traffic signal operations at Highway 12 and Crossroads Parkway, signal timing adjustments for traffic flow optimization may be needed at full buildout of the properties in this area to accommodate the continued growth on the subject properties, but no geometric improvements would be necessary to support full buildout of the planned projects."

As proposed, Craftsman Village of the Crossroads would produce 2,169 new daily trips in the area at full build-out. Craftsman Village of the Crossroads Phases 8-10 will not affect roadway operations in the area. All nearby intersections will continue to function at acceptable levels of service with the proposed development. At this time, the developer's traffic engineer is not recommending any mitigating off-site improvements.

Non-motorized transportation will be provided with boulevard sidewalks on both sides of all streets. Alpine Drive is proposed to include a bike/pedestrian path on one side, consistent with the existing development and City development standards.

- B. City of Helena Subdivision Regulations section §12-4-2 states blocks may not exceed six hundred feet (600') in length except when a longer length is needed to meet grade limitations, the existing built environment, water bodies or railroad crossings, or industrial uses. Several of the proposed publicly dedicated streets will exceed the 600' maximum. The applicant has provided justifications for exceeding this length and is requesting this exception be granted. Details relative to these specific exception requests are located in Section 7 of this report.
- C. The proposed subdivision will be provided access from Adam Run Avenue, Travis Avenue, Jeannette Rankin Drive, Alexis Avenue, Stacia Avenue, and Alpine View Avenue.
- D. The 2014 Greater Helena Long Range Transportation Plan Update identifies Jeannette Rankin Drive and Alpine View Avenue as minor collectors, all other local streets are a local classification.

- E. In order to fully and more completely analyze the impact this project may have to the immediate area, Transportation Systems staff has indicated a need for additional level of service (LOS) and crash data be submitted at some point prior to infrastructure permitting.

Non-Motorized:

- A. Non-motorized transportation will be provided with boulevard sidewalks on both sides of all streets.
- B. Alpine Drive is proposed to include a bike/pedestrian path on one side, consistent with the existing development and City development standards.
- C. Public bicycle and pedestrian facilities are included in the previous phases of Mountain View Meadows.
- D. The City of Helena requires new roads meet complete streets standards. These standards include curb, gutter and boulevard sidewalks for all classifications of roads.

Stormwater:

- A. Storm drainage for the proposed project has been analyzed in accordance with the City of Helena requirements. Storm runoff from developed areas is collected in curb and gutters and directed to a combination of curb inlets and storm sewers. These conveyance structures transport storm runoff to an existing runoff control basin, Detention Pond 2-2, located at the down gradient, northern edge of the subdivision. The basin will settle, store, and attenuate the release of storm water to existing drainage ways leaving the site. In accordance with City Standards, the entire runoff volume from the water quality event will be retained on-site for infiltration or evapotranspiration. No other specific water quality treatment measures are proposed since the runoff from this residential subdivision is not anticipated to contain any containments or harmful substances.
- B. According to the submitted PER, "Street curb and gutters will be designed to intercept stormwater runoff from the development, which primarily consists of streets, lawns and homes. The curb and gutters will be designed to convey the runoff to curb inlets and storm drains to an existing detention pond. Considerations to curb inlets placement include contributing drainage area, topography, hydraulic analysis of curb capacity, street spread width and to minimize impacts from nuisance water. Typical storm drainage structures have been designed to convey the stormwater generated by the 25-year design storm event."
- C. According to the City Public Works Department, all development should adhere to and follow guidance of the city's adopted master plans for stormwater and design reports will be required for planned stormwater infrastructure.

Water/Wastewater:

- A. Water will be supplied to the newest phases of Mountain View Meadows through a water distribution system that is connected to the City of Helena distribution system. The water will be supplied for domestic, commercial, and fire protection uses. The water distribution

system will be designed to meet the City of Helena Design Standards. The distribution system will be designed to meet the needs of the entire proposed subdivision at full buildout.

- B. From the analysis performed by the applicant's engineering team in the City's hydraulic model, the proposed water distribution improvements for Mountain View Meadows will provide adequate pressure and fire flow. No off-site improvements for water and wastewater were identified in the PER.
- C. Water service will be provided by extending the existing 8" diameter water mains constructed in previous phases at Mountain View Meadows. The water mains will be extended in a typical grid pattern conforming to the streets and provided looped connections.
- D. The City's Public Works staff has identified the project as being in the Malben High, Malben Low, and Valley pressure zones which have approximately 1.3 mil to 1.4 mil gallons of available finished water storage. A water system design report is needed to fully evaluate and analyze the available storage and any additional storage required for these proposed phases of Mountain View Meadows, due to their overall size and potential impacts on the water distribution system. This system design report should identify the need for additional storage capacity. Any identified improvements to water storage capacity, required as a result of project development, will be the responsibility of the project developer to address.
- E. The project developer provided updated calculations and data during the course of sufficiency review that indicated that there is adequate water storage to serve the project.
- F. The project engineer has indicated that Wastewater from each lot will be collected by new service connections to a network extension of 8" diameter gravity collection mains throughout the proposed development which connect to existing 24" and 30" diameter sections of sanitary sewer main located in Alpine View Drive. The existing sanitary sewer collection system in the immediate vicinity to the subject project is modern corresponding to recent development and is in very good condition, thus no problems are expected.
- G. The wastewater flow produced by the proposed project will be accommodated by the new 8" on-site gravity mains, designed in excess of minimum grades, and easily accommodated by the existing 24" and 30" sections of main with minimal impact on existing downgradient mains within the Mountain View Meadows subdivision project.
- H. Wastewater is conveyed from Mountain View Meadows through existing 30" and 24" diameter gravity sanitary sewer mains to the Airport Lift Station.

Other Services:

- A. St. Peter's Hospital Ambulance Service will serve the proposed subdivision. There are no indications that they cannot provide emergency services. The subdivision is located approximately 4 miles from St. Peter's Hospital. The response time for ambulance service depends on traffic loading at the time of the call.
- B. Police protection will be primarily provided by the City of Helena's Police Department. The main station on Breckenridge Street is approximately 6 miles away. For mutual aid assistance, the Lewis & Clark County Sheriff's Office, located at the Helena Regional Airport is located approximately 5 miles away and the City of East Helena Police Department is located

approximately 3 miles away. Response times are expected to be less than 10 minutes.

- C. The project will be within the City of Helena's fire protection jurisdiction. The nearest station is Helena Fire Station #2, located at 650 N Hannaford Street, approximately 4 miles away from the proposed project. Response times are expected to be approximately five (5) minutes.
- D. The City of Helena will provide solid waste collection services for each lot within the subdivision. Each single-family lot will have a solid waste receptacle that will be collected weekly as part of the City's normal trash collection service.
- E. This proposed subdivision is within the East Helena School District. The East Helena School District has several different locations depending on the age of the student. According to enrollment data provided by the East Helena School District, Mountain View Meadows currently contributes 0.18 students per household. The current demographics at Mountain View Meadows is the prevalence of retiree residences, thus the limited occurrence of school aged children.
- F. Based on a factor of 0.18 students per household, the proposed project may contribute approximately 40 additional students. The East Helena School District has indicated available capacity to absorb additional students. The East Helena School District has been very proactive in addressing current issues of crowding and capacity within the school system with the very recent construction of Prickly Pear Elementary and East Helena High.
- G. Based on district wide needs, the possible need for an additional elementary school has been identified and will be subject to planning studies for functionality and siting considerations. Mountain View Meadows has previously dedicated lands to the East Helena School District, however the size of the land and location may not be suitable for the district wide needs in addition to the low student population that resides in Mountain View Meadows. As Mountain View Meadow continues in active development, additional taxpayers will be added to the tax base to offset the additional educational costs.

Parkland Dedication

- A. Parkland is required for major subdivisions per City Code §12-4-12 (C) and MCA 76-3-621.
- B. According to MCA 76-3-621(1)(a), the relevant park land dedication requirements are 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller.
- C. For Phases 8, 9, and 10, the total area of the lots is approximately 23.2 acres which equates to a parkland dedication requirement of 2.6 acres.
- D. The project developer has proposed the nearby lot 1 of the Aspen Park, Block 9 subdivision be utilized to fulfill this requirement with an excess of 0.72 acres.
- E. Parks staff has recommended the dedication be accepted and this recommendation was presented to the Consolidated Parks Board on January 4th, 2023.
- F. The Parks Board at their January 4 meeting made a recommendation to the City Commission that the deduction proposed by the applicant be accepted.

Conclusion:

The project developer and engineering team have indicated that there will be no impacts to local services from the proposed development. Staff has identified impacts that will require mitigation conditions to address those identified impacts.

4. Impact to the Natural Environment*Findings:*

Chapter 10 of the Helena 2019 Growth Policy, Subdivision Review, defines the “Natural Environment” as the physical conditions that exist within a given area, including, but not limited to, land, topography, climate, air quality, surface and ground water, wetlands and riparian areas, floodplains, minerals, flora, fauna, noise, light, and objects of historic, cultural, and aesthetic significance.

- A. The submitted EA concludes that “The proposed subdivision site consists of a vacant property that is currently used for aggregate mining and crushing operations. No water features (streams, ponds, wetlands, irrigation ditches) are present. When fully developed the site will contain paved streets, sidewalks, landscape features, and residential structures. There are no known historic, archaeological, or cultural sites that may be affected by the proposed subdivision.”
- B. The submitted EA states that “Wildlife in the area is limited to miscellaneous smaller mammals, usually in transition. This limitation is due to the present use of the property and the close proximity of urbanized development. The Montana Natural Heritage Program (MNHP) was contacted and identified ten (10) animal species of concern. The six (6) avian species include: Great Blue Heron (*Ardea herodias*), Veery (*Catharus Fuscescens*), Brewer’s Sparrow (*Spizella breweri*), Lewis’s Woodpecker (*Melanerpes Lewis*), Evening Grosbeak (*Coccothraustes vespertinus*), Green-tailed Towhee (*Pipilo Chlorurus*); the three (3) mammal species include: Hoary Bat (*Lasiurus cinereus*), Spotted Bat (*Euderma maculatum*), Grizzly Bear (*Ursus Arctos*). Any species occurrences at the proposed project site would be transitory due to the property’s present use, lack of habitat, and existing development.
- C. The applicant’s EA notes that there are no areas of historic or cultural significance associated with the subject property.
- D. The existing site is currently used for aggregate processing and crushing activities with the existing vegetation consisting of native grass where the site has not been stripped. Any noxious weeds are controlled by mowing our chemical spot treatment. Reviewing the US Fish and Wildlife Service National Wetlands Inventory, there are no wetlands present at the site.
- E. New site development will require the inclusion of additional landscaping in accordance with the City of Helena zoning regulations.
- F. The Montana Natural Heritage Program (MNHP) was contacted and identified four (4) plant species of concern. The species include; Wedge-leaf Saltbrush (*Atriplex truncata*), Lesser Rushy Milkvetch (*Astragalus convallarisu*), Small Yellow Lady’s-Slipper (*Cypridepium parviflorum*), and Pale-yellow Jewel-weed (*Impatiens Aurella*).

- G. Due to the current use of the property and nearby urbanization, prime habitat does not exist to support these species and no impacts are expected.
- H. All areas disturbed during construction will be restored, topsoil replaced and reseeded to establish a protective vegetative cover. Any occurrences of noxious weeds that develop after construction will be spot treated using appropriate methods.
- I. This area is identified in the 2019 City of Helena Growth Policy as being within the Urban Standards Boundary (USB). Land within the USB are areas where growth is expected to occur and that can be served with city services, particularly water and wastewater. This area is shown as "Urban" on the future land use map indicating that it is appropriate to be developed to densities currently found within the City of Helena.
- J. The applicant has not proposed any specific preventative measures to safeguard any species of concern on the property.
- K. Soil disturbance during construction of the proposed subdivision will increase the potential for spread of noxious weeds on the property and the surrounding area, including City of Helena Open Lands. A plan for noxious and invasive species control on any land dedicated as city parkland and all open space lots will be submitted and approved by the city and implemented prior to final platting.
- L. The applicant states in the project's EA that a review of well logs in the vicinity of the subdivision, obtained from the Montana Bureau of Mining and Geology Groundwater Information Center database, indicate that static water levels are greater than 32 feet below the ground surface. Groundwater has not been encountered during recent underground construction activities for infrastructure installations. All proposed water, wastewater, and storm water systems will be designed in accordance with City of Helena and Montana DEQ requirement for non-degradation of state waters.

Conclusion:

This proposed major subdivision will impact the natural environment, but those conditions can be mitigated with conditions as recommended by City staff.

5. Impacts to Wildlife and Wildlife Habitat

Findings:

Chapter 10 of the Helena 2019 Growth Policy, Subdivision Review, defines "Wildlife" as *animals that are not domesticated or tamed*. "Wildlife Habitat" is defined as *an area containing the environmental conditions essential to wildlife for feeding and forage, cover, migration, breeding, rearing, nesting, or buffers from those areas. It also includes areas essential to the conservation of species protected by the Endangered Species Act or of special interest or concern to the State of Montana*.

- A. The applicant's EA notes that the area is limited to smaller mammals, usually in transition. That this limitation is due to the present use of the property and the close proximity of a developing urbanized area.

- B. Request for comments were sent to Fish Wildlife and Parks. No comments were received prior to the drafting of this report.
- C. The 2019 City of Helena Growth Policy notes urban density development is not intended to meet habitat needs of larger wildlife such as deer, moose, or elk or predatory species such as bear, mountain lions, or coyotes and rural areas are more conducive to wildlife and wildlife habitat that are urban areas such as the City of Helena.
- D. This property is located on the outskirts of the City adjacent to city limits and within the Urban Standards Boundary as identified by the 2019 City of Helena Growth Policy. Such areas are not intended to be prime wildlife habitat areas.
- E. Encouraging subdivisions within the City's urban growth area provides housing and development opportunities within an urban setting that can reduce development pressures on surrounding rural areas, which would in turn reduce development pressures on rural wildlife habitat.
- F. Utilization of city water and wastewater, which are regulated to minimize impacts to ground and surface water, should help to mitigate the subdivisions impact to wildlife habitat.

Conclusion:

There will not be significant impacts associated with this development to Wildlife or Wildlife Habitats.

6. Impacts to Public Health and Safety

Findings:

Chapter 10 of the Helena 2019 Growth Policy, Subdivision Review, defines "Public Health and Safety" as *a condition of wellbeing and security for individuals and the population as a whole within the community.*

- A. The Phases 8, 9, and 10 of Craftsman Village, like the rest of Mountain View Meadows, is proposed to be annexed into the City of Helena and provided with City water service. The subdivision's water system will be designed to meet the City of Helena Engineering Standards and MDEQ requirements. The system will be designed to provide adequate flows and pressures, as well as fire hydrants will be provided throughout the development. Per the City of Helena Growth Policy, the subdivision is located in an area of moderate wildland fire hazard. There is ample access from the subdivision into the development and the use of multiple adjacent streets to utilize in case of an evacuation. No specific fire mitigation plan was developed for this subdivision as it is located outside of a high fire hazard area.
- B. This area is identified in the 2019 City of Helena Growth Policy and by the USDA Forest Service as having a "moderate" wildland fire risk. Any identified risks will be mitigated by using appropriate building techniques, proper fuels mitigation and overall landscape maintenance.
- C. Safe water, wastewater treatment, and adequate storm water facilities are important components of public health and safety and will be provided with this subdivision. Proper

installation is part of the infrastructure acceptance process and occurs prior to final plat approval.

- D. The Helena Police and Fire Departments will serve the property and help protect the subdivision from fire, and other dangers.
- E. The ability of fire apparatus to respond to a location quickly and maneuver once on site is vital to fire department operations and is a critical lifesaving capability.
- F. The International Fire Code requires that all fire department access roads are not obstructed in any manner (International Fire Code §503.4).
- G. Subdivisions need adequate fire hydrants installed to provide fire protection to the property. While the applicant has indicated in the supplied materials that fire hydrant locations and flows are adequate to serve the project, the city, in reviewing fire protection final plans, will determine if the hydrant spacing and fire flows meet fire code requirements. Fire flow of at least 1750 gpm must be achieved throughout the subdivision. This will be ensured as part of the infrastructure review process.
- H. Improvements listed in Helena City Code §12-2-15 will be installed, or a financial surety guarantee their installation, prior to final platting of each phase including streets, sidewalks or other non-motorized paths, curb & gutters on both sides of the street, boulevard trees including irrigation, stormwater facilities, all street signage, electrical facilities, water mains, fire hydrants, wastewater mains.

Conclusion:

This development does not appear to have a profound impact on public health and safety. Any identified impacts will be mitigated with the completion of the proposal adhering to City code and standards.

7. Survey Requirements

Findings:

Compliance with survey requirements cannot be evaluated until the final plat is reviewed for approval.

Conclusion:

Survey requirements will be reviewed for completeness upon submission of the final plat for approval and a copy retained in digital format for City records.

8. Helena Subdivision Regulations

Findings:

Helena City Code §12-1-5, Helena Subdivision Ordinance, Relationship to Zoning Ordinance states *"Newly subdivided or replatted lands must conform to the requirements and provisions of the underlying*

zone as provided in the zoning ordinance, Title 11 of this code, as amended. This title shall apply to any and all areas under the jurisdiction of the city.”

- A. The proposed development will have to follow the City of Helena Zoning Ordinance, including all setbacks, lot coverage, parking, landscaping, and signage regulations.
- B. Helena City Code §12-4-2(C), Blocks may not exceed six hundred feet (600') in length except when a longer length is needed to meet grade limitations, the existing built environment, water bodies or railroad crossings, or industrial uses.

The applicant has provided the following justification for an exception:

“A block length of 650± feet is proposed for practical urban infrastructure design according to the existing built environment.

A new north-south street is planned to coincide with an existing manhole on the sanitary sewer main serving this project. The existing sanitary sewer main is a very large diameter, 30 inches and is installed with a deep bury, to provide gravity sewer conveyance for the greater project. The street is planned to coincide with the sanitary sewer manhole for utility routing in accordance with the City Engineering Standards.

As shown on the Block Length Exhibit, the efficient design location for the north-south street results in a block length of approximately 650' and is considered a very minor and non-significant increase in block length. Thus, a variance for block length is deemed in accordance with City Code 12-4-2(C) to meet the conditions of the existing built environment and facilitate project phasing.

Additionally, non-motorized provisions are proposed, meeting the conditions of the existing built environment to provide mid-block non-motorized connectivity from Jeannette Rankin Drive to Stacia Street. The mid-block crossings are utilized to mitigate the areas where longer block lengths are practical to avoid unnecessary streets.

Further, provisions for non-motorized connectivity is proposed adjacent to the East Helena School District property to mitigate an exceedance of block length requirements and allow non-motorized access to the school property.

The 600-foot block length requirement is a condition of the current subdivision regulations. Prior project approvals were under a previous subdivision regulation that required block lengths to be greater than 400 feet. Thus, the entire project was planned in accordance with the previous subdivision regulations. Additionally, previous subdivision phases has incorporated provisions for non-motorized connectivity to mitigate longer block lengths.”

Conclusion:

The applicant has provided a sound justification for a block length exception; to align road infrastructure and block lengths to the existing built environment adjacent to these new Phases of the development.

9. Local Subdivision Review Procedure

Findings:

A public hearing is required for major subdivisions. The Planning Board will review this application at 6:00 p.m. on Monday, February 21st, 2023, and the City Commission will review this application at the Commission meeting to be held at 6:00 p.m., Monday, March 13, 2023.

The subdivision review and approval process are consistent with the requirements of the Montana Subdivision and Platting Act.

10. Easements

Findings:

Per Helena City Code §6-6-17, §6-2-6, and §6-3-4, city infrastructure must be in right-of-way, city property, or in easements to the city. Therefore, easements to the city must be provided to accommodate access and maintenance of city-owned and maintained infrastructure.

- A. Helena City Code §12-4-7, Helena Subdivision Regulations, states *“Easements must be provided for utilities, drainage, and pedestrian access not located in public right of way.”* All utilities or other infrastructure that will be maintained by the City of Helena are within a proposed street ROW or easements that will be transferred to the City of Helena.

Conclusion:

The proposed subdivision complies with the provision of easements within the proposed subdivision for the location and installation of any planned utilities or infrastructure improvements.

11. Legal and Physical Access

Findings:

- A. MCA §76-3-608 (3) (d) states that a subdivision must be reviewed for *“the provision of legal and physical access to each parcel within the proposed subdivision and the required notation of that access on the applicable plat and any instrument of transfer concerning the parcel.”*
- B. The internal streets constructed will provide legal and physical access to each proposed lot. Lots will be assigned addresses from the roads in which they access after final plat approval.
- C. The names of all internal streets have been reserved and approved as part of the internal review process for this subdivision.

Conclusion

The proposal provides legal and physical access to all proposed subdivision lots.

12. Post Preliminary Plat Approval

Findings:

Final plat approval may be granted if:

- A. The applicant develops the property in accordance with the preliminary plat application as previously approved.
- B. Satisfies the conditions of approval for each phase.
- C. In accordance with Sections §76-3-507, MCA and §18-2-122, MCA, the plans for the public improvements must be complete and in compliance with standards of the City of Helena and the State of Montana, and bear the seal of a professional engineer for the engineering, a professional land surveyor for land surveying and a licensed architect for the architectural; and
- D. The improvements are either constructed to completion and accepted by the City, or, pursuant to §76-3-507, MCA, the applicant either:
 - (a) provides a bond or other reasonable security, in amount and with surety and conditions satisfactory to the City Commission, providing for and securing the construction and installation of the improvements within 18 months from the date of final plat approval. Reasonable time extension may be granted by the City Commission provided binding or other security is also extended. The amount of the bond or security may be reduced in accordance with the completion and final City acceptance of portions of the required improvements, or
 - (b) applies for and receives approval by the City Commission for an incremental payment or guarantee plan.

Conclusion

There is no indication that the proposed development would not follow the City's post preliminary plat processes.

Section 6 - Growth Policy Analysis

The 2019 City of Helena Growth Policy identifies this general area of the Urban Standards Boundary (USB) as being best suited for an urban style of development. The Future Land Use Map identifies this same general area as Mixed Use and Urban; Urban being the designation for the property being considered for development.

The growth policy defines "Urban" as *"...moderate to high-density residential uses and may include public uses such as schools, churches, and open lands and occasional commercial uses that serve the immediate area or are relatively small and low-intensity."*

The overriding theme of the 2019 Growth Policy is for the City of Helena to grow around urban centers which promote compact development in areas and clearly defined locations to be identified with neighborhood plans. These urban centers are meant to be complementary and supportive of existing neighborhoods, in some cases more than one existing neighborhood. As such, these centers are more appropriately located along major transportation routes with good ingress and egress options for all users.

The subject property may be ideally suited for the most dense and intense set of uses or users (not being requested by the applicant) and would be most appropriately utilized as a residential neighborhood. The requested R-U zone district designations and with the subject property's proximity to existing City limits and existing infrastructure, Growth Policy goals relating to the provision of quality housing and its proximity to city services are being met. Building housing closer to city services could help reduce sprawl and lessen development pressures on wildlife habitats and open space.

This project and its components will be built to city standards for water, wastewater, and transportation, providing quality infrastructure and ensuring the provision of services to residents of these new phases of Mountain View Meadows.

This development would also meet several 2019 Growth Policy Goals and Objectives including:

[G.02] Support provision of housing that is safe, available, accessible, and affordable for all Helena residents.

[O.12] Promote and maintain development of a diverse housing stock, helping to:

- Minimize depletion of natural resources;
- Reduce land consumption and demands on the physical environment;
- Provide housing options for all residents;
- Optimize infrastructure use;

[O.14] Support the development of housing located in proximity to necessary services and quality of life assets, including generalized physical, technological, social and economic infrastructure.

[O.19] Maintain standards for multi-family housing that encourages quality design, landscaping, and usable open space, supporting long-term family living.

[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.46] Require that subdivisions and other developments provide a transportation system that:

- Promotes connectivity where adjacent to developed areas;
- Provides for future connectivity with anticipated development;
- Incorporates "traffic calming" measures where appropriate;
- Supports non-motorized transportation

[O.76] Support land use patterns that promote compatible well-designed development.

[O.77] Apply or revise zoning designations with careful considerations of factors including future land use mapping and compatibility with surrounding land uses.

Section 7 – Requested Variances and Exceptions

Subdivision Regulation Variances

The applicant is not requesting any variances from the City of Helena's Subdivision Regulations.

All design standards of the City, relative to the City's Subdivision Regulations, will be met and followed without the need for variances from the City Commission. There is one exception from the City Code that is being requested.

Block Length: HCC 12-4-2(C):

Section 12-4-2(C) of the Helena City Code states *"Blocks may not exceed six hundred feet (600') in length except when a longer length is needed to meet grade limitations, the existing built environment, water bodies or railroad crossings, or industrial uses."*

The applicant is requesting an exception from the City's block length requirements and has employed their requested exception allowance into the design for the development and have incorporated the design exception on the preliminary plat. The following block length exceptions have been incorporated:

A block length of 650± feet is proposed for practical urban infrastructure design according to the existing built environment.

A new north-south street is planned to coincide with an existing manhole on the sanitary sewer main serving this project. The existing sanitary sewer main is a very large diameter, 30 inches and is installed with a deep bury, to provide gravity sewer conveyance for the greater project. The street is planned to coincide with the sanitary sewer manhole for utility routing in accordance with the City Engineering Standards.

As shown on the Block Length Exhibit, the efficient design location for the north-south street results in a block length of approximately 650' and is considered a very minor and non-significant increase in block length. Thus, an exception for block length is deemed in accordance with City Code 12-4-2(C) to meet the conditions of the existing built environment and facilitate project phasing.

The applicant has provided the following justifications for the block length exception:

"The 600-foot block length requirement is a condition of the current subdivision regulations. Prior project approvals were under a previous subdivision regulation that required block lengths to be greater than 400 feet. Thus, the entire project was planned in accordance with the previous subdivision regulations. Additionally, previous subdivision phases has incorporated provisions for non-motorized connectivity to mitigate longer block lengths.."

The requested exceptions are shown on the preliminary plat that has been submitted for review. Approval of the preliminary plat, as presented in the application will also be an approval of the requested exceptions. If it is the intent of the Planning Board to recommend otherwise and if it is the intent of the City Commission to approve without the requested exceptions, the motion should so state.

Approval of exceptions of the Subdivision Regulations does not require the same public process and level of review as does the variance process.

Section 8 - Staff Recommendation

Conditional Approval of the preliminary plat for Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows Major Phased Subdivision creating 207 lots and street rights-of-way from approximately 32.268 acres and to adopt the Findings of Fact and the conditions contained therein for the property legally described in the Findings of Fact.

The applicant may receive final plat approval upon completion of the applicant's proposal as set forth in applicant's preliminary plat application as accepted and modified by these additional conditions. This approval is in force for three (3) calendar years, except when extended as provided by law.

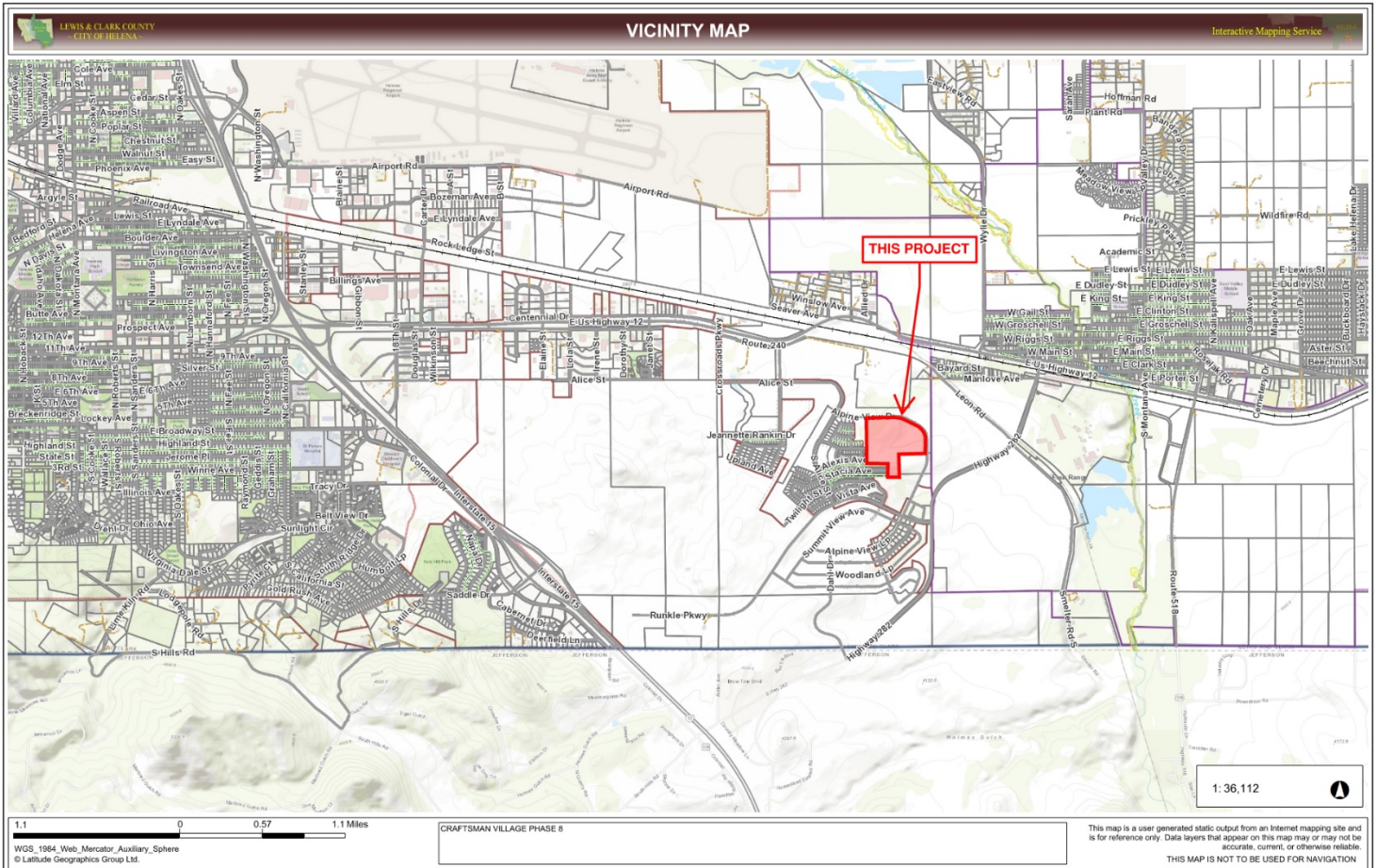
This preliminary plat approval by itself does not constitute approval and acceptance of the design and plans for construction and installation of any public infrastructure for the subdivision. The City's approval and acceptance of public infrastructure is subject to future review and approval of the detailed design, plans, and final construction of that infrastructure in accordance with city standards.

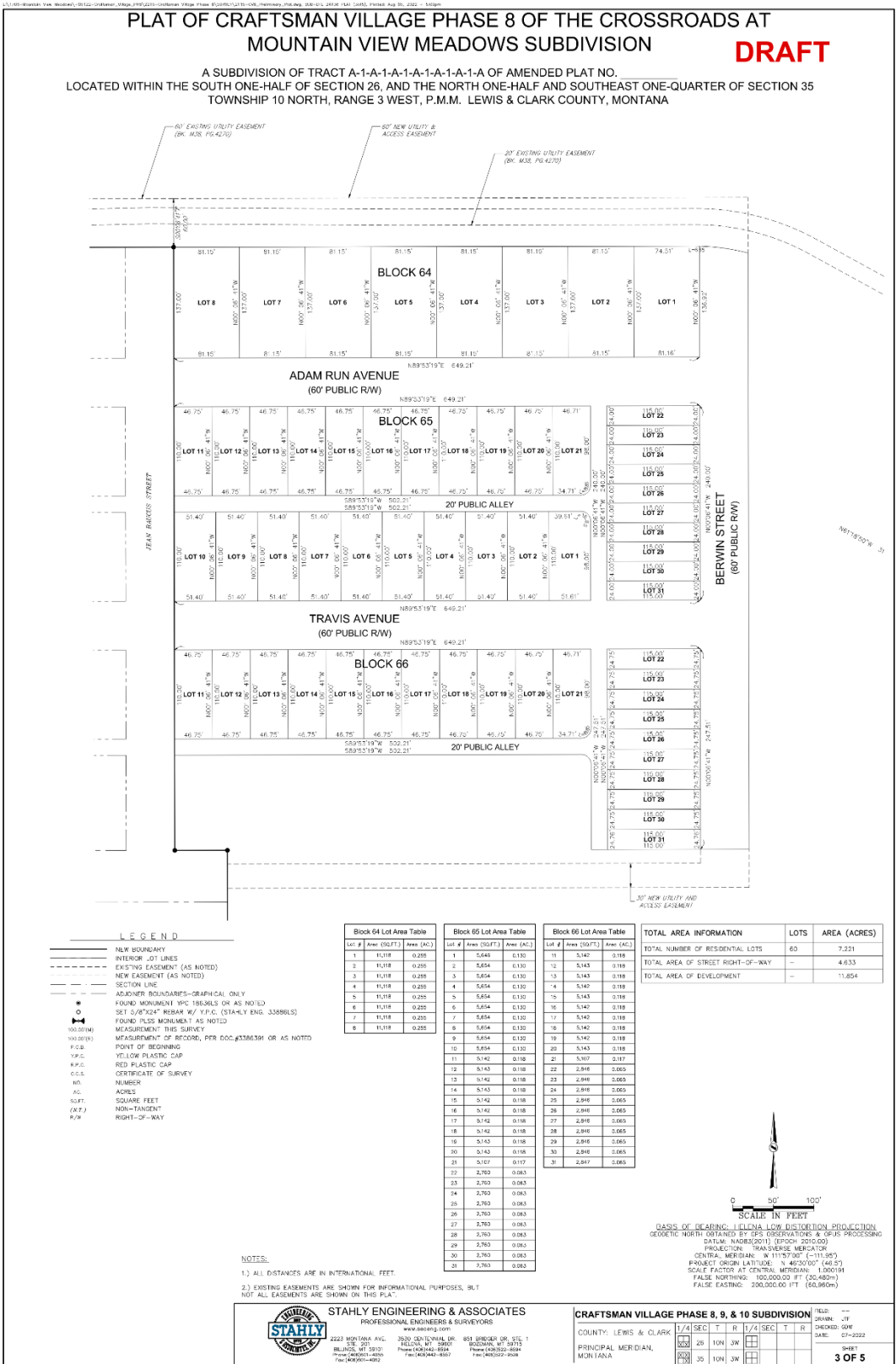
The following conditions shall apply to the preliminary plat approval and must be satisfied before the final plat may be approved:

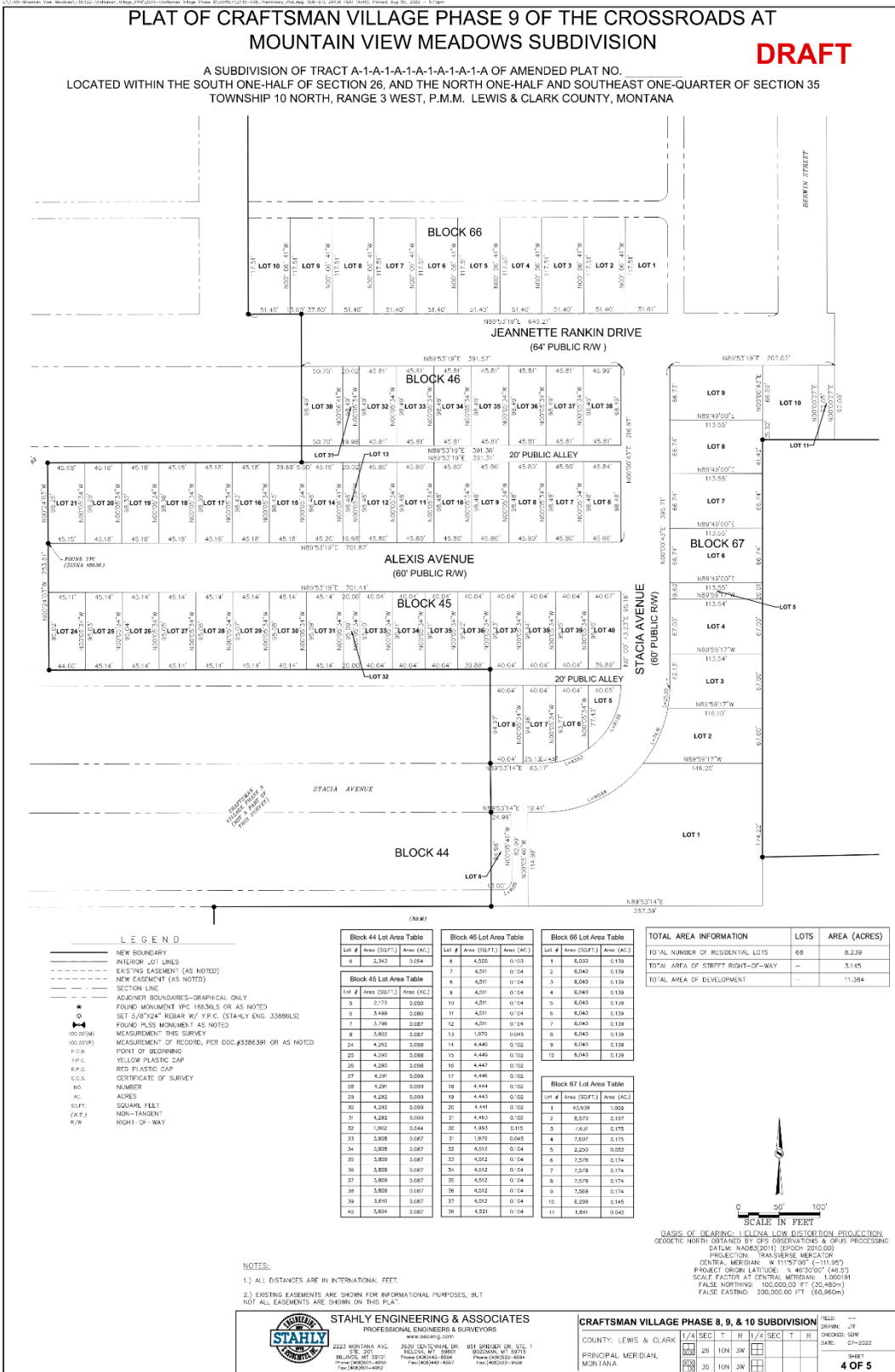
1. The project developer must submit, along with the required commencement notification for Phase 9, and 10, updated traffic data and supporting documentation for the study area, to include crash data and traffic volume forecasts incorporating the most recent phases of Mountain View Meadows.
2. A plan for noxious and invasive species control on any land dedicated as city parkland and all lands uses to satisfy parkland dedication requirements of the City will be submitted and approved by the city and implemented prior to final platting.
3. Prior to final plat approval, all new storm drainage facilities must be within an easement granted to the City that allows for access and maintenance and restricts any encroachments.
4. Prior to the commencement of Phases 8, 9 and 10, the project developer must provide the City a water system design report that fully evaluates and analyzes the available storage and any additional storage required for the proposed phases of the development. This report must be provided prior to infrastructure review for the initial phase of development. If the submitted water system design report indicates the need for additional storage, said storage must be available prior to final plat approval of the phase which triggered the additional storage requirement and prior to final plat approval of each subsequent phase of the development.
5. If the submitted water system design report indicates the need for additional storage, said storage must be available prior to final plat approval of the impacted phase of the development.
6. In accordance with city standards all sewer mains that are at or exceed 75% capacity will have to be upsized by the developer.

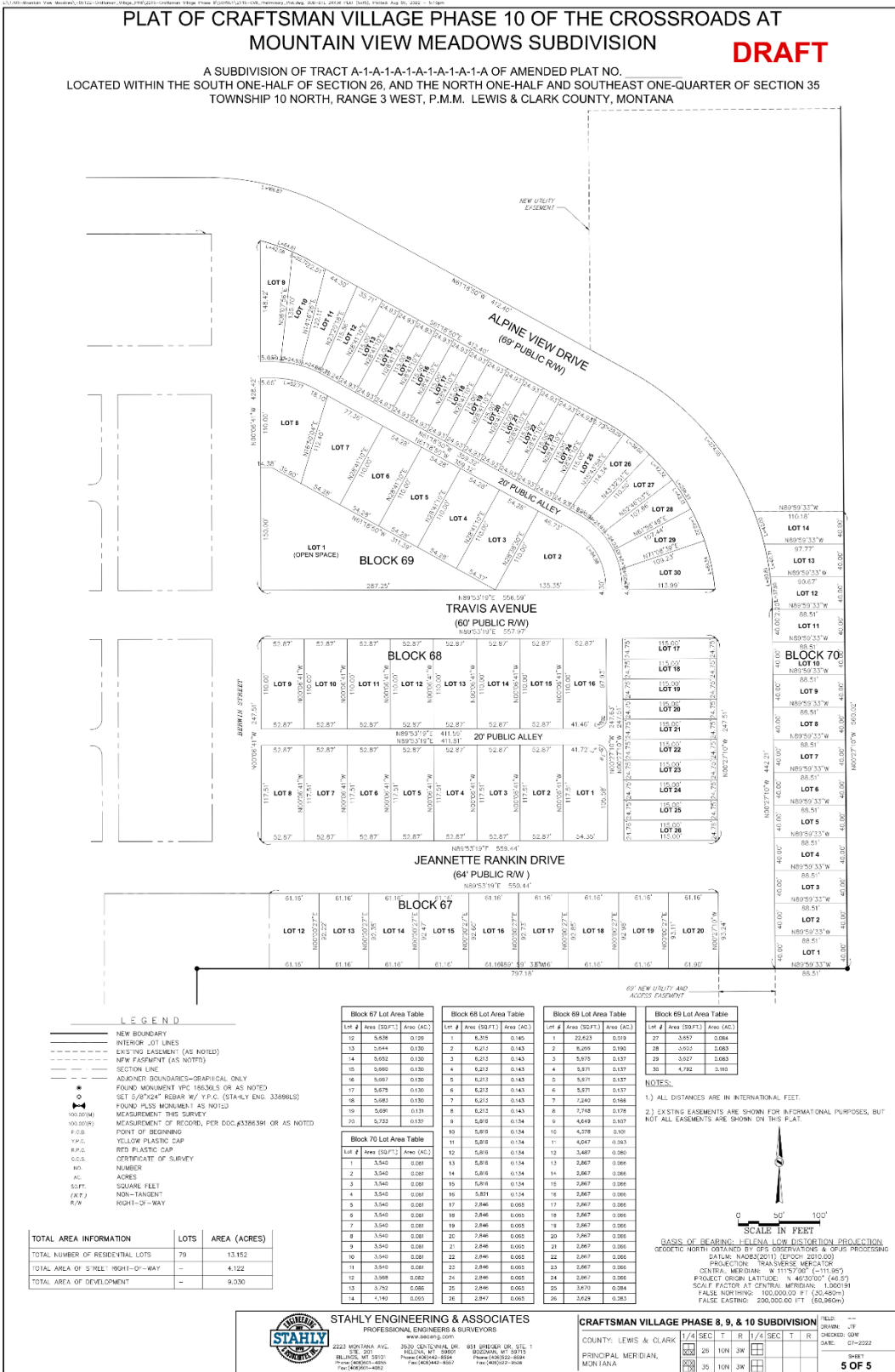
Appendix A – Maps

Vicinity Map









Appendix B – Comments

STAFF REPORT

Craftsman Village 8, 9, and 10

Annexation

Case# ANXP2209-001

Christopher J. Brink, AICP
Director

Community Development Department
316 North Park Avenue, Room 445
Helena, Montana 59623





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Section 1 - Project Overview

The applicant, Mountain View Meadows, LLC, has requested annexation into the City of Helena, along with preliminary plat review and pre-zoning. The property described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County” is located generally east of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision and consists of approximately 32.268 acres.

The proposal calls for the annexation of the entire 32.268 acres, the creation of a total of 207 lots, intended for 3 new phases of the single-family residential development. According to the schedule set by the developer, Phase 8 (60 lots) should be completed in 2023, Phase 9 (68 lots) in 2024, and Phase 10 (79 lots) in 2025.

The proposed parkland dedication will be made prior to or along with Phase 8.

The applicant is also the owner of 100% of the land within the annexation area and as such this process will not require an election.

Annexation action on the subject application will create property that will be solely surrounded by the City of Helena. It is not the intent of the action taken on the subject application and petition to include any additional properties and rights-of-way in any annexation action.

In addition to the annexation request and action, the applicant is also requesting separate but simultaneous actions:

- Pre-Zoning to R-U prior to annexation into the City of Helena Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows
- Major Subdivision Preliminary Plat Review for Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows

When a subdivision is proposed to be annexed into a municipality, § 76-3-601 and § 76-3-605 Mont. Code Ann. direct the City to coordinate the subdivision review and annexation procedures to minimize duplication of hearings, reports, and other requirements whenever possible, including holding joint hearings on the preliminary plat and annexation. Therefore, multiple actions will be taking place on the submitted applications for the Craftsman Village Phases 8, 9, and 10 project. While each individual advisory board (Zoning Commission, Consolidated Planning Board, Parks Board) will conduct their own separate hearings, the City Commission will take up the applications collectively on March 13, 2023 for their final consideration and decision.

Section 2 - Staff Recommendation

City staff recommends the project be annexed into the City and the conditions of annexation in this report be implemented prior to final annexation and final plat approval. Formally, the recommendation is to:

	West: R-4/R-O – Residential Office
Current zoning:	Urban Residential Mixed Use (County)
Tract/Property Size:	Approximately 32.268 total acres
2019 Growth Policy Land Use Designation:	Urban – Includes predominantly moderate to high density residential uses; 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 density. Within the County, it includes areas closer to the City; areas with few development constraints; areas that may be currently developed or could be redeveloped at higher densities; and may include a variety of uses including commercial and light industry.
Within Urban Standards Boundary:	Yes

Section 4 - Public Comment

An integral part of the review process are the conducting of public hearings and the solicitation of public comment. As of January 31st, 2023, there have been no comments received regarding the proposed subdivision and annexation. Any comments received during and after the hearings conducted by the Zoning Commission and the Consolidated Planning Board will be attached to this report and presented to the City Commission.

Section 5 – Annexation Analysis

The area of the Craftsman Village 8, 9, and 10 of the crossroads at Mountain View Meadows is within the Urban Standards Boundary, which is identified in the 2019 Growth Policy as locations where the city can potentially and more easily provide essential services like water and wastewater infrastructure and as areas ideal for growth and annexation. This subject property, as has all the previous phases, will utilize city water and wastewater services for future development.

This property is adjacent to city limits to the south and west. Legal and physical access will be from existing City streets – Alpine View Drive, Adam Run Avenue, Travis Avenue, Jeannette Rankin Drive, and Stacia Avenue. In accordance with State law, any adjacent rights of way that are not currently annexed into the City will be annexed when the property is annexed. This ensures that all Phases will have access to a public right of way that is fully improved in accordance with the City Engineering Standards. All connecting rights-of-way are currently within the city limits.

According to the applicant’s traffic engineer, the traffic distribution and assignment for the proposed subdivision was based upon the existing ADT volumes along the adjacent roadways and the peak-hour turning volumes. It is expected that 75% of the traffic from the proposed development site would use Jeannette Rankin Drive and Alpine View Drive to reach Alice Street and Highway 287 to

the west into Helena, 15% would distribute to the south onto Runkle Parkway and Highway 282 to the south, and 10% would distribute north onto Highway 282 towards East Helena. All traffic, according to the engineer directing towards Helena from Phases 8 and 9 would use Jeannette Rankin. This traffic will decrease significantly in Phase 10 with the direct connection of Alpine View Drive and Alice Street.

The property, if annexed, would be served by City of Helena Police, Fire and Solid Waste services. Both Helena Police and Fire services indicated their ability to serve the property and any subsequent development and that their response times would vary based on call volume and call priority.

This property, once developed, will add wastewater collector system loads, decreasing the available capacity of the treatment system. Per the City Engineering Standard 3.4.1 once a wastewater main reaches 75% capacity it must be upgraded by the developer. Wastewater mains that are at or exceed 75% capacity have a greater likelihood of backing up causing impacts to downstream users. For the city to protect the integrity of the overall wastewater system mains must be upsized once they reach that 75% capacity threshold.

Development on site will also add users to the water system, reducing the city's overall capacity. This project lies in the Malben High, Malben Low, and Valley pressure zones which has approximately 1.3 mil to 1.4 mil gallons of available finished water storage. A water system design report is needed to fully evaluate and analyze the available storage and any additional storage required for these proposed phases of Mountain View Meadows, due to its size and potential impacts on the water distribution system. Any identified improvements to water storage capacity, required as a result of project development, will be the responsibility of the project developer to address.

Section 6 - Growth Policy Analysis

The 2019 City of Helena Growth Policy identifies this general area of the Urban Standards Boundary (USB) as being best suited for an urban style of development. The Future Land Use Map identifies this same general area as Mixed Use and Urban; Urban being the designation for the property being considered for development.

The growth policy defines "Urban" as *"...moderate to high-density residential uses and may include public uses such as schools, churches, and open lands and occasional commercial uses that serve the immediate area or are relatively small and low-intensity."*

The overriding theme of the 2019 Growth Policy is for the City of Helena to grow around urban centers which promote compact development in areas and clearly defined locations to be identified with neighborhood plans. These urban centers are meant to be complementary and supportive of existing neighborhoods, in some cases more than one existing neighborhood. As such, these centers are more appropriately located along major transportation routes with good ingress and egress options for all users.

The subject property may be ideally suited for the most dense and intense set of uses or users (not being requested by the applicant) and would be most appropriately utilized as a residential neighborhood. The requested R-U zone district designations and with the subject property's

proximity to existing City limits and existing infrastructure, Growth Policy goals relating to the provision of quality housing and its proximity to city services are being met. Building housing closer to city services could help reduce sprawl and lessen development pressures on wildlife habitats and open space.

This project and its components will be built to city standards for water, wastewater, and transportation, providing quality infrastructure and ensuring the provision of services to residents of these new phases of Mountain View Meadows.

Section 7 - Staff Recommendation

City staff recommends the project be annexed into the City and the conditions of annexation in this report be implemented prior to final annexation and final plat approval. Formally, the recommendations is to:

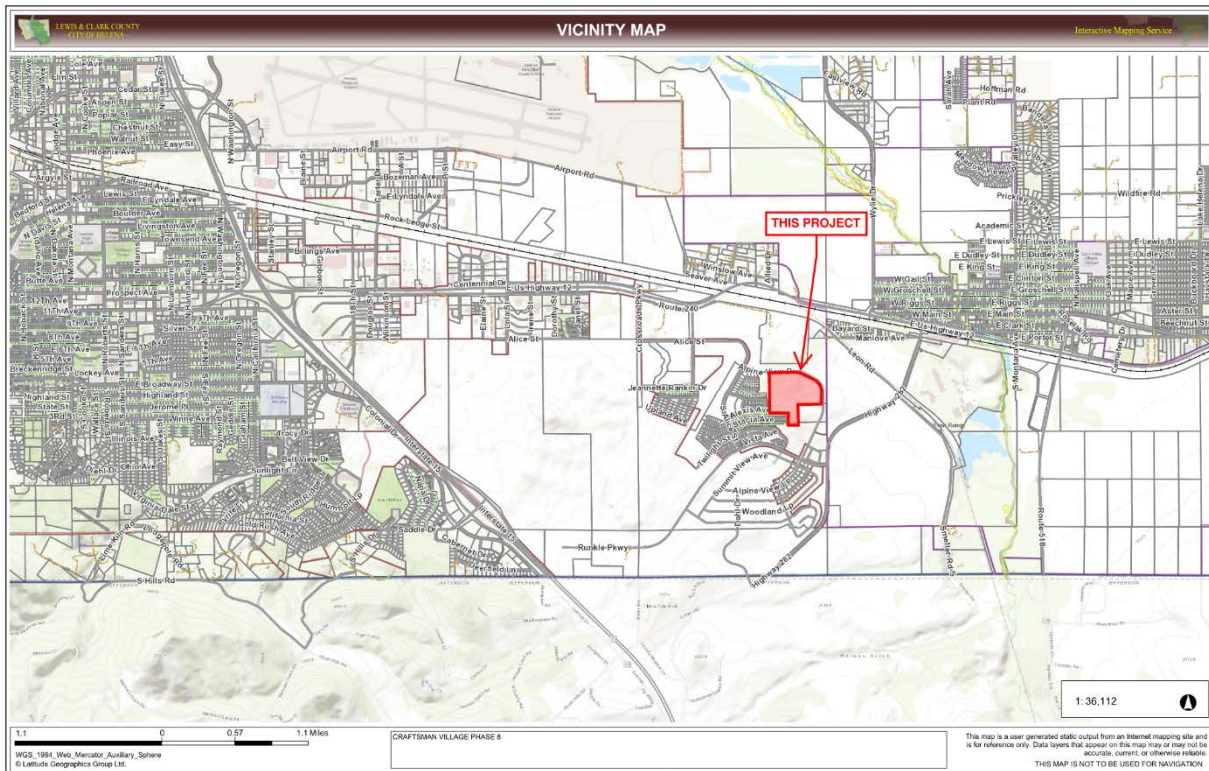
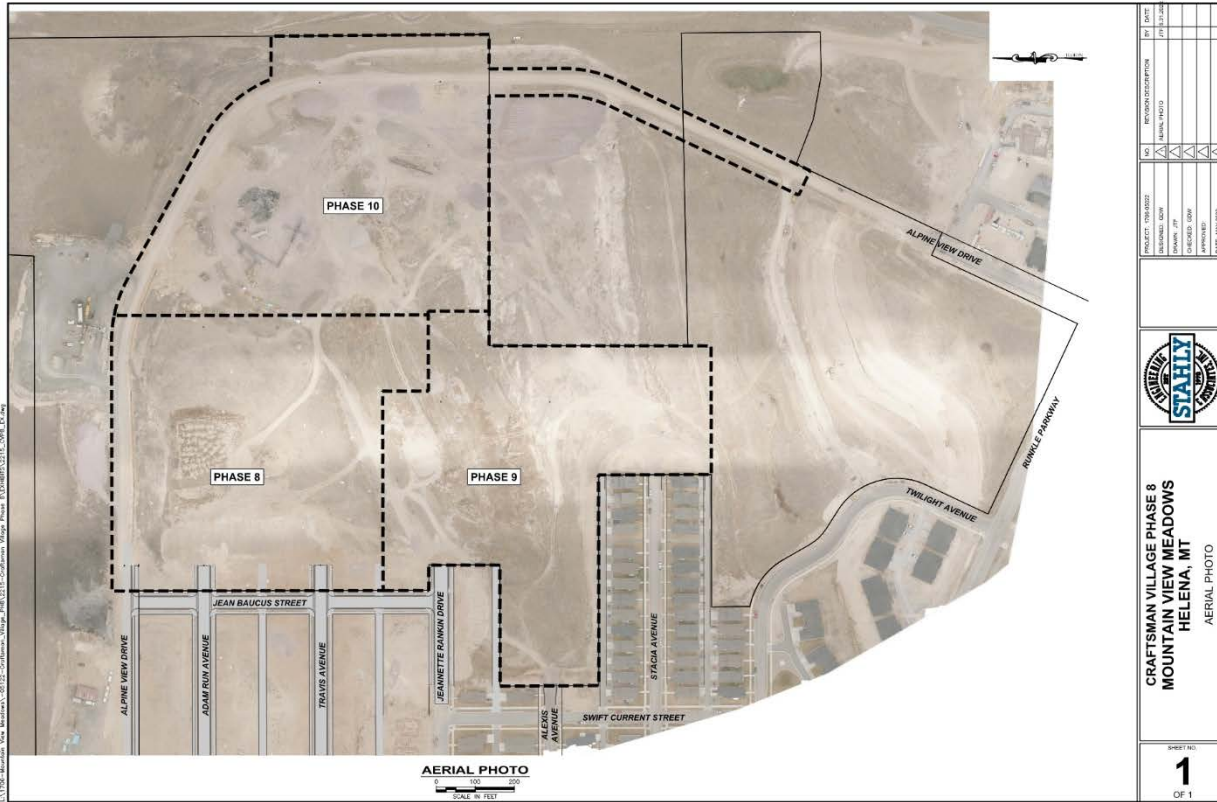
Approve a Resolution of Intention to Annex property described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County”, and being known as Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows Subdivision, and adjacent rights of way onto the City of Helena, Montana and establish conditions for annexation.

Annexation Conditions:

1. **Infrastructure:** The property owner must install all infrastructure improvements required by the City of Helena, to all City standards and adopted public infrastructure master plans, or enter into a development agreement acceptable to the City that defines responsibility for installation or deferment of the improvements.
2. The applicant must provide the City with a water system design report that fully evaluates and analyzes the available storage and any additional storage required for the proposed phases of Mountain View Meadows, due to its size and potential impacts on the water distribution system. This report must be provided prior to infrastructure review for the initial phase of development.
3. **Review of New Construction:** The property owner must submit plans for full review by the City of Helena for compliance with City infrastructure, zoning, and other Code requirements, provide proof of compliance with all building and fire codes for all new construction or remodels subsequent to the adoption of this resolution and prior to annexation of the property, and pay all fees for such reviews in the same manner and on the same basis as do owners of properties already in the City.
4. **Taxes and Assessments:** Taxes and assessments must be paid and current at the time of filing the Resolution of Annexation.
5. **Notice of Special Districts:** The property owner must waive the right to notification and protest and consent to the alteration of boundaries of Urban Forest Maintenance District and Landfill Monitoring District in order to include the Property prior to annexation pursuant to 7- 11-1023, MCA.

6. Final Plat: The final plat of each phase of the subdivision must be submitted to the City Commission for approval prior to final annexation.
7. Completion of Conditions: These annexation conditions must be completed prior to the end of the period during which the preliminary plat approval is in force including any agreement extending the preliminary plat approval period. If the conditions are not completed within that time frame, the City is under no obligation to annex the property and may discontinue any City services to the property, including water and sewer service.

Vicinity Maps



Appendix B – Comments

STAFF REPORT

Craftsman Village 8, 9, and 10

Pre-Zoning

Case# PREZ2209-001

Christopher J. Brink, AICP
Director

Community Development Department
316 North Park Avenue, Room 445
Helena, Montana 59623





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Section 1 - Project Overview

The applicant, Mountain View Meadows, LLC, has requested preliminary plat review along with annexation into the City of Helena and pre-zoning. The property described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County” is located generally east of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision and consists of approximately 32.268 acres.

The proposed development will consist of 207 lots and associated ROW and the applicant is proposing the zoning district designation of R-U (Residential Urban). This district is generally associated with standalone single or duplex structures and a compatible mix of professional and business offices and associated service uses. While the applicant is only proposing residential uses, any of the permitted uses applicable to the R-U designation would be allowed.

The subject property is located adjacent to city limits to the west and south and adjacent to unincorporated county (Lewis and Clark) to the north and east. The adjacent zoning district to both the west and south is R-4, /R-O, residential-office, while property in the county is zone “Urban Residential Mixed Use”. The R-4 zoning designation provides for a compatible mix of higher density residential development with professional and business offices and associated services uses. While R-4/R-O would allow for multiple-dwelling unit structures (3 or more), the requested R-U does not allow for this use. The R-U district allows for greater flexibility in building placement; there are no setback minimums.

In addition to the pre-zoning request and action, the applicant is also requesting separate but simultaneous actions:

- Annexation into the City of Helena of Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows
- Major Subdivision Preliminary Plat Review for Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows

Section 2 - Staff Recommendation

Approval of an ordinance pre-zoning to R-U (Residential-Urban), prior to annexing into the City of Helena, property legally described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County” and being known as Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows Subdivision.

Section 3 - General Information

Application Date:	September 14, 2022
Meeting Dates:	Zoning Commission – February 14, 2023 City Commission – March 13, 2023
Applicant:	Mountain View Meadows, LLC Attn: Mark Runkle 431 South Alice Street Helena, MT 59601
Property Owner:	Mountain View Meadows, LLC Attn: Mark Runkle 431 South Alice Street Helena, MT 59601
Representative:	Greg Wirth, PE 3530 Centennial Drive Helena, MT 59601
Legal Description:	A portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County
General location:	East of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision
Present Land Use:	Vacant/Aggregate Crushing and Processing
Adjacent Land Uses:	North: Vacant East: Vacant West: Residential South: Residential
Adjacent zoning:	North: Urban Residential Mixed Use (County) East: Urban Residential Mixed Use (County) South: R-4/R-O – Residential/Office West: R-4/R-O – Residential Office
Current zoning:	Urban Residential Mixed Use (County)
Tract/Property Size:	Approximately 32.268 total acres

2019 Growth Policy

Land Use Designation: Urban – Includes predominantly moderate to high density residential uses; 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 density. Within the County, it includes areas closer to the City; areas with few development constraints; areas that may be currently developed or could be redeveloped at higher densities; and may include a variety of uses including commercial and light industry.

Within Urban

Standards Boundary: Yes

Section 4 - Public Process

Per City Code Section 11-1-4:

- A. All territory to be annexed into the city must first be pre-zoned, and the zoning must be consistent with the designated land uses for such territory as set forth in the growth policy.
- B. Pre-zoning applications are filed with the Community Development Department and any required fees must be paid upon submission of an application.
- C. The zoning commission shall hold a public hearing and make a recommendation to the city commission.
- D. The city commission shall determine the appropriate zoning and pass an ordinance establishing the zoning, which zoning is effective upon the date of annexation. (Ord. 3097, 4-7-2008)

This review process as defined by city code allows for public comment, staff review and vetting through city departments and appointed and elected boards or committees 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 zoning relates to the review criteria.

When a subdivision is proposed to be annexed into a municipality, § 76-3-601 Mont. Code Ann. direct and § 76-3-605 Mont. Code Ann. direct the City to coordinate the subdivision review and annexation procedures to minimize duplication of hearings, reports, and other requirements whenever possible, including holding joint hearings on the preliminary plat and annexation. Therefore, multiple actions will be taking place on the submitted applications for the Craftsman Village Phases 8, 9, and 10 project. While each individual advisory board (Zoning Commission, Consolidated Planning Board, Parks Board) will conduct their own separate hearings, the City Commission will take up the applications collectively on March 13, 2023.

Public Comment

An integral part of the review process are the conducting of public hearings and the solicitation of public comment. As of January 31st, 2023, there have been no comments received regarding the

proposed subdivision and annexation. 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 – Pre-Zone Evaluation

The subject property is zoned in unincorporated Lewis and Clark County as “Urban Residential, Mixed Use. While the zone district and its boundaries have been adopted by the County Commission, development, infrastructure, and other regulations associated with the zone district are currently being drafted. These will be adopted in a future amendment. The intent of that zoning district will be to match City standards, according to Lewis and Clark County.

The applicant has proposed one zoning district in association with the proposed development. R-U (Residential-Urban), the district being proposed for these phases of Mountain View Meadows allows for single or duplex structures and a compatible mix of professional and business offices and associated service uses. The applicant is not proposing any uses other than residential, though the R-U district allows for community residential facilities with 1-12 residents and daycare uses, government buildings, worship facilities, etc.

This zone district generally fits in with the types of uses and densities located in the immediate vicinity. The zone district dimensional standards including maximum height limit and lot coverage will facilitate land use patterns that are in line with uses and structures currently located in the immediate neighborhood and will ensure that any new development integrates easily with surrounding structures.

Development standards for the R-U zone district are:

Lot Coverage: 60% maximum; additional 5% for porch attached to front or side

Front/Rear/Side Setback: No minimum

Height: 42 feet maximum

Lot Area: No minimum

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

(1) Zoning regulations must be (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 R-U 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 currently used for aggregate crushing and processing. When annexed, any new construction will be built in accordance with the most current building and fire codes that are enforced by the City of Helena. Any new development will be required to comply with all relevant dimensional standards of the R-U district. These measures are intended to help protect the property from fire and other dangers. This area is designated in the City of Helena Growth Policy as a moderate fire danger area. Once annexed, the parcel will receive all city services, including fire, police, and once developed, those parcels will have City solid waste services available to them.
<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>	<p>The City, through its standards, ensures the public health and safety of its citizens through the enforcement of its Building Codes, Fire Codes, and other City regulations. Other than the aggregate processing use, there currently is no development on the property and by developing to City standards this will better ensure that those issues can be better mitigated than if developed without those standards. These standards and requirements for all development types help ensure that new developments provide adequate transportation infrastructure, water, and sewer facilities.</p> <p>The International Building Code is used to ensure quality construction of new developments and to provide protections based on hazards like wildfire or liquefaction. The City of Helena Engineering Standards ensure that water and sewage facilities are providing safe and efficient services and ensure the overall integrity and ability of those services to provide for the entire service network. The R-U zone district designation allows for generally lower intensity uses and the adjacent neighborhood (earlier phases of Mountain View Meadows) is currently built out with similar, low intensity uses. This continuity will help facilitate a smooth transition between the subject property and its surroundings while facilitating the ongoing development of the applicant’s residential project.</p>
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>	The subject property is zoned by the county as Urban Residential Mixed-Use, which presently does not have use or dimensional standards adopted. As currently zoned, there are no provisions for adequate light or air.

	<p>The zoning requirements for the R-U zone district will apply to all future structures on this property and are the mechanism used to enforce compliance and support for these criteria. Enforcement of the zoning requirements related to setbacks from property lines and height restrictions will ensure that all future development has adequate light and air. Additionally, the property must be developed in accordance with other zoning requirements and regulations for the applicable districts, such as: use, off-street parking, screening, and landscaping. These standards ensure adequate light and air are available.</p> <p>While there are no setback standards in the R-U district, the Building Code will help ensure that there is adequate separation between buildings and structures. Height limits of 42 feet (the same as in the adjacent R-4/R-O district) will ensure that there are no towering structures that will excessively limit the amount of light or air for all structures.</p>
<p><i>(b) the effect on motorized and non-motorized transportation systems;</i></p>	<p>With the additional 32 acres of R-U zoned land, the effects on both the motorized and non-motorized transportation systems could potentially be significant if the property was not included within a planned development; of which this zone change represents only a small piece of the larger project. R-U allows for primarily residential uses with some low intensity commercial uses allowed by Conditional Use Permit. No such commercial uses are anticipated.</p> <p>The Community Development Department uses a traffic generation model that assumes several uses will be located on the subject property based on relevant examples throughout the community and allowable uses for the specific zone district. This type of model is used because pre-zoning, as with rezoning, is not intended to be project specific and no conditions can be placed on the proposal so the mechanism to be used to estimate the traffic generation must be more general in nature and not specific to the subdivision proposal itself.</p> <p>Using this model, based on the total number of proposed units, it is estimated that the motorized traffic generated could be as much as 2,059 new trips per day.</p> <p>Since this pre-zone request is just one of the applications filed for this project, the corresponding preliminary plat application required the filing of an updated Traffic Impact Study (TIS). Based on the conclusions of the drafting engineer, an estimated 2,169 ADVT are anticipated to be generated and no off-site improvements are needed.</p>

	<p>The effects on the non-motorized transportation system could also be significant with many new dwelling units potentially being located on the subject property. Any new development within the subject property will be required to have infrastructure built to city standards including roads with curb, gutter, sidewalks.</p> <p>The subject property will access existing development streets which ultimately are connected to US 12 and MT Highway 282. All new streets, as are the existing development street are and must be built to current city complete streets standards with curb, gutter, and sidewalks. This will ensure that the effects on the motorized and non-motorized transportation systems will be as limited as possible.</p>
<p><i>(c) promotion of compatible urban growth.</i></p>	<p>The allowable uses within the R-U zone district are compatible with the surrounding area. The density and uses allowed within this district are like what is currently represented in the overall development.</p> <p>The future land use map designates the subject property as “Urban” which includes land that is predominately moderate to high density and lower intensity commercial uses. The Growth Policy encourages lands to be developed with city services and built out at a higher density if they are designated as “Urban.”. Surrounding parcels are similar in nature to what can be expected with the proposed development extension.</p>
<p><i>(d) the character of the district and its peculiar suitability for particular uses; and</i></p>	<p>The subject property is in Lewis and Clark County within the Urban Residential Mixed-Use zoning district and is also located within the city’s Urban Standards Boundary. City staff is recommending pre-zoning to the R_U district prior to annexation into the city because the uses and other requirements associated with the R-U zoning is compatible with the overall project development plan.</p>
<p><i>(e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area</i></p>	<p>The R-U District is a suitable district designation for the subject property when considering the existing blend of residential development in the vicinity of the proposed development phases. The area is being built out with a very structured plan the project developer has for Mountain View Meadows. The proposed pre-zone district allows for the planned development pattern to continue.</p>

Section 6 - Growth Policy Analysis

The 2019 City of Helena Growth Policy represents this area as being best suited for an urban style of development.

The growth policy defines “Urban” as “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.” With the proposed zone district classification R-U (residential urban), this property would meet that definition.

The main theme of the 2019 Growth Policy is for the City of Helena to grow around urban centers which promote compact development in areas and clearly defined locations to be identified with neighborhood plans. These urban centers are meant to be complementary and supportive of existing neighborhoods, in some cases more than one existing neighborhood. As such, these centers are more appropriately located along major transportation routes with good ingress and egress options for all users.

The subject property is ideally suited for such a dense and intense set of uses or users and, as the current development phases show, would be most appropriately utilized as a residential neighborhood. The R-U zone district designation that is being proposed is supportive of this vision and set of circumstances as they exist today. The R-U zone is supportive of a mix of housing types and with elements of the zoning code like setbacks and height standards that are supportive of public health and wellbeing.

This development would also meet several 2019 Growth Policy Goals and Objectives including:

[G.02] Support provision of housing that is safe, available, accessible, and affordable for all Helena residents.

[O.12] Promote and maintain development of a diverse housing stock, helping to:

- Minimize depletion of natural resources;
- Reduce land consumption and demands on the physical environment;
- Provide housing options for all residents;
- Optimize infrastructure use;

[O.14] Support the development of housing located in proximity to necessary services and quality of life assets, including generalized physical, technological, social and economic infrastructure.

[O.19] Maintain standards for multi-family housing that encourages quality design, landscaping, and usable open space, supporting long-term family living.

[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.46] Require that subdivisions and other developments provide a transportation system that:

- Promotes connectivity where adjacent to developed areas;
- Provides for future connectivity with anticipated development;
- Incorporates “traffic calming” measures where appropriate;

- Supports non-motorized transportation

[0.76] Support land use patterns that promote compatible well-designed development.

[0.77] Apply or revise zoning designations with careful considerations of factors including future land use mapping and compatibility with surrounding land uses.

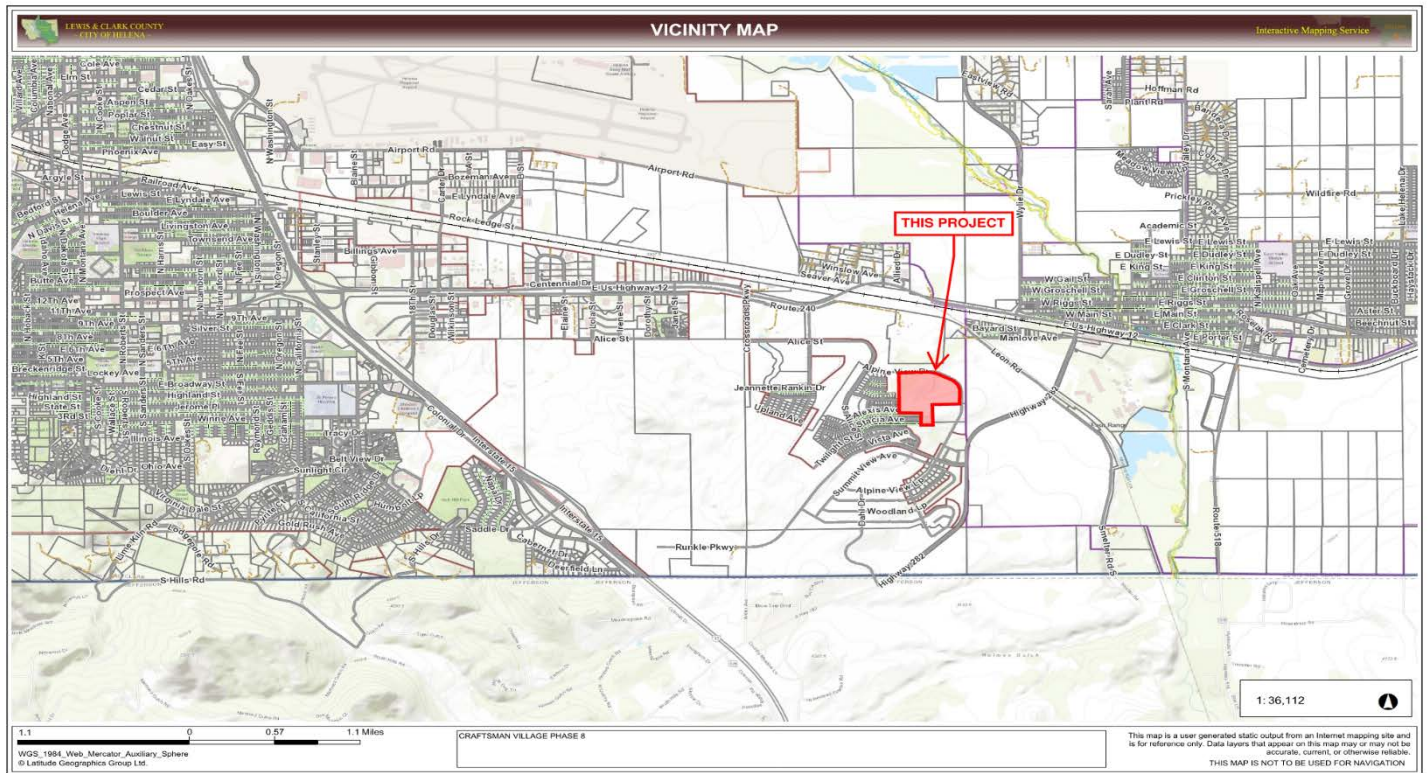
Section 7 - Staff Recommendation

The land uses generally allowed within the R-U zoning district is primarily residential with a small number of commercial uses. The applicant has not indicated any other uses other than residential. Overall, this development is consistent with the goals and objectives of the 2019 City of Helena Growth Policy. Those goals are intended to guide City decision making and implement a citizen guided vision for the future of Helena.

Staff Recommendation:

Approval of an ordinance pre-zoning to R-U (Residential-Urban), prior to annexing into the City of Helena, property legally described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 35, Township 10 North, Range 3 West, P.M.M, Lewis and Clark County” and being known as Craftsman Village Phases 8, 9, and 10 of the Crossroads at Mountain View Meadows Subdivision.

Project Vicinity



Appendix B – Comments

**Internal/City Department
General Review Comments**

amie Clark

SUFFICIENCY
REVIEW
PUBLIC
WORKS

Water Storage in the Malben High/Low/ Valley pressure zones will need to be analyzed as part of the infrastructure design of this subdivision. Finished water storage may be required to be constructed for a development of this size.

12/13/2022 11:41:39 AM

Jamie Clark

SUFFICIENCY
REVIEW
PUBLIC
WORKS

The water storage analysis presented for final subdivision submittal must include relevant development since the 2020 master plan was completed and be as up to date as possible to reflect current water use in the Malben Pressure zones.

12/13/2022 3:24:29 PM

Jamie Clark

At the time of writing the water system distribution and storage plan in 2020, there was approximately 1.3-1.4 million gallons of available finished water storage in the Malben High, Malben Low and Valley Pressure zones using the Maximum Daily Demand (MDD) methodology. This reviewer did not see any sort of water system design report associated with this submittal. The proposed annexation and design report needs to consider and analyze the available storage and additional storage required by this subdivision, due to its size and potential impact(s) on the water distribution system. Additional water storage facilities may be needed to accommodate this subdivision.

10/13/2022 3:55:31 PM

Public Works Comments/Recommended Requirements

Findings of Fact:

1. The proposed property being considered for annexation is currently undeveloped. The goal of the applicant and their annexation proposal is to ensure that all city services will be available for any future development.
2. Currently there are no water or sewer mains adjacent to the proposed development. Sewer main and water main will need to be extended across the frontage of the property
3. The development is planning three phases for construction. Phase VIII will consist of 60 residential lots, Phase VIV will consist of 68 lots, and Phase X will consist of 79 lots. The total number of residential lots being created is 207.

Water:

1. A water main extension is planned and must be in a City of Helena dedicated Utility Easement or dedicated right of way. The project plans to dedicate public right of way to accommodate access and utilities.

Sanitary Sewer:

1. A sewer main extension is planned and must be in a City of Helena dedicated Utility Easement or dedicated right of way. The project plans to dedicate public right of way to accommodate access and utilities.

Storm Water:

1. Any future development of subject property will require that Storm water runoff must remain on site unless adequate drainage facilities to discharge to Prickly Pear Creek are available.
2. Storm water discharges must not exceed the runoff volume and rate for the historic conditions.
3. Storm water runoff from the 0.5-inch storm event must remain on site for infiltration, evaporation, and/or evapotranspiration.

Streets:

1. If the development increases daily traffic trips by 200 cars per day then a Traffic Impact Study must be submitted and reviewed by the City Streets Department and the Transportation Engineer.
2. Sidewalks will be required along all City of Helena right of way.
3. Follow The City of Helena's complete street policy for all streets and right of ways.

Recommended Conditions:

General:

1. Any new infrastructure must comply with Helena City Code and be reviewed by The Engineering Division. Review will be based on the MPWSS and the 2013 City of Helena Engineering and Design Standards.
2. All development should adhere to and follow guidance of The City of Helena's Master Plans regarding sanitary sewer, water, storm water, and streets.
3. Any future development of subject property will require that The City Sewer and Water Service Area Boundary to be extended.
4. Please submit design reports for water sewer and storm so the review can be done. The submittal is deemed incomplete at this time.

10/24/2022 12:47:31 PM

Lou Antonick

ENCY

FIRE

This subdivision must meet the 2012 International Fire Code
for Fire Department Access and Fire Protection Water
Supply.

11/1/2022 2:02:16 PM

Mark Young

Applicant response #1 states:

- (a) The 5% growth rate used in the traffic projection and analysis accounts for the projected trips from the approved projects at MVM through 2025. The approved projects include the Crossroads Amendment at Mountain View Meadows as approved by the City in 2012.
- (b) Reviewing the traffic forecasts and relation to intersection LOS analysis, the intersection of Highway 12 and Crossroads Parkway, and the intersection of Highway 287 and Runkle Parkway, which currently have ample capacity, can accommodate an excess amount of traffic from the total planned MVM projects, estimated at 1,055 housing units, while continuing to function within an acceptable LOS.
- (c) It should also be noted that the existing traffic volumes represent a significant amount of service traffic related to aggressive homebuilding.

City Follow-up Response #1:

- a. Noted. TIS report should provide documentation of 5% growth rate relative to approved development in project vicinity. Report should confirm the number of units which were assumed to be constructed as part of the 5% background growth.
- b. TIS report should quantitatively justify the statement "can accommodate an excess amount of traffic from the total planned MVM projects...while continuing to function within an acceptable LOS." Note that the northbound approach of Hwy 12 & Crossroads Pkwy degrades from LOS D to LOS F with the addition of Project-generated PM peak hour trips.
- c. Noted.

Applicant response #3 states:

The seasonal adjustment factor was applied to the traffic data acquired in November to provide a correlation to expected seasonal peaks. No seasonal adjustment factor was applied to the data acquired in July.

City Follow-up response #3:

If a volume adjustment factor was applied to the November 2022 counts, it should be explained and justified in the report text. A review of the 2022 volumes shown in Appendix B indicates that no volume adjustment factor was applied to the November 2022 counts. In addition, the 2022 PM volume on the NBL movement should be checked for consistency with the counts.

12/16/2022 1:28:25 PM

**External Agency
General Review Comments**



Community Development and Planning
Lewis and Clark County

316 N. Park Ave. Room 230 Helena, MT 59623
Phone: 406-447-8374 Fax: 406-447-8398
e-mail: planning@lccountymt.gov



Date: January 13, 2023

To: Christopher Brink, AICP, Director, City of Helena Community Development

From: Greg McNally, Director, Lewis and Clark County Community Development and Planning

Re: Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone

Mr. Brink,

Thank you for the opportunity to comment on the Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone project. The Lewis and Clark County Community Development and Planning staff have the following comments regarding the proposed project:

- 1) According to the 2020 Tri-County Regional Community Wildfire Protection Plan (CWPP), the majority of the subject property is identified as having a low local hazard rank. A portion of proposed Phase 9 is identified as having a moderate local hazard rank. The Local Hazard map in the CWPP is useful in understanding the scope of the wildfire hazard risk under extreme conditions. It represents the wildfire hazard risk in a worst-case scenario. The CWPP includes discussions of strategies and tactics to reduce wildfire risk.
- 2) Prior to any soil disturbance, a weed management plan should be submitted for approval by the County Weed District and the subject property should be certified as weed-free.
- 3) Stormwater management should be considered to avoid stormwater run-off in excess of current volumes and to control soil erosion.
- 4) The subject property is not located within a floodplain.

If you have any questions about the comments we have provided, please feel free to contact me for further discussion.

Sincerely,


Greg McNally, Director

Christopher Brink

From: Dan Karlin
Sent: Sunday, January 15, 2023 10:51 AM
To: Christopher Brink
Cc: Jenny Chambers; Kevin Horne; Christian Lehnert
Subject: City of Helena Subdivision Request for Comments

Director Brink,
Lewis and Clark County Public Works has completed a team review of the Westside Woods and Craftsman Village Subdivisions based on the information you provided to Director Chambers and offer the following comments.

For Westside Woods:

We believe it would be best if the applicant paves the sections of Hauser Blvd. and Floweree Street in accordance with City of Helena standards and annex them to eliminate County equipment from being present and necessary in an area surrounded by the City. If annexation is not feasible, we would request the applicant pave the sections of Hauser Blvd. and Floweree Street be paved in accordance with the City of Helena standards to eliminate the need for graders in the area. Stormwater management has historically been problematic and a close look at the stormwater management plan by City staff is recommended. We also note that a noxious weed control plan is required for soil disturbances within the County. The plan should be submitted to the office of the Noxious Weed Coordinator for approval prior to any soil disturbance.

Craftsman Village:

The information submitted indicates annexation to the City. Additional traffic will utilize 282, which will have an impact on MDT, the City of East Helena, and the County as Runkle Parkway is extended to the west to, and adjacent to the Padbury properties. We also note that a noxious weed control plan is required for soil disturbances within the County. The plan should be submitted to the office of the Noxious Weed Coordinator for approval prior to any soil disturbance.

Thanks,

Daniel Karlin, PE
County Engineer
Lewis and Clark County Public Works
3402 Cooney Drive
Helena, MT 59602
Office: (406) 447-8034
Fax: (406) 447-8368
dkarlin@lccountymt.gov

Christopher Brink

From: Tierney, Michael <mtierney@mt.gov>
Sent: Thursday, January 19, 2023 11:26 AM
To: Christopher Brink
Subject: RE: Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone - External

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christopher – Sorry our review is late. MDT has no comments at this time regarding the proposed phases of the MVM development. Thanks,

Mike
Mike Tierney



Planner - Policy, Program, and Performance Bureau
Rail, Transit, & Planning Division
2701 Prospect Ave
PO BOX 201001
Helena, MT 59601-2001
email: mtierney@mt.gov ; ph: 406-444-9416

From: Christopher Brink <CBRINK@helenamt.gov>
Sent: Tuesday, December 27, 2022 1:05 PM
To: Peggy Benkelman <PBENKELMAN@helenamt.gov>; rweltz@helenaschools.org; Greg McNally <GMCNALLY@lccountymt.gov>; English, Leata <LEnglish@mt.gov>; FWP General <fwpgen@mt.gov>; Tierney, Michael <mtierney@mt.gov>; jskinner@mt.gov; Roger Baltz <rbaltz@lccountymt.gov>; Dutton, Leo <ldutton@lccountymt.gov>; sianderson@lccountymt.gov; jchambers@lccountymt.gov; Jeff Wadekamper <jwadekamper@helenairport.com>; Brian Obert <bobert@mbac.biz>
Cc: Michael Alvarez <MALVAREZ@helenamt.gov>; Ellie Ray <ERAY@helenamt.gov>
Subject: [EXTERNAL] Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone - External

City of Helena Development Collaborators;

The City of Helena Planning Staff has been reviewing applications for Annexation, Pre-Zoning, and Major Subdivision review for Craftsman Village 8, 9, and 10 at Mountain View Meadows. The development team for the project has completed their application sufficiency review and their proposed project has now moved on to the general subdivision review stage. Please review the posted application materials and if warranted, please provide comments by the specified deadline either directly to me or via our department email address (citycommunitydevelopment@helenamt.gov).

Comments should be provided no later than January 13th, 2023 by the COB.

Planning Staff will assemble appropriate city staff members to review both internal and external agency comments the week of January 16th.

Attached is a copy of the primary preliminary plat application and the preliminary plat. The complete application materials and resubmittals can be found here - [☞ MVM8910 SHARED \[lccounty-my.sharepoint.com\]](#)

Please do not hesitate to contact me directly with any questions/comments.

Thank you!

Chris



Christopher J. Brink, AICP

Director, Community Development Department

(406) 447-8445 | cbrink@helenamt.gov | helenamt.gov [\[helenamt.gov\]](#)

316 N. Park Avenue, Room 445, Helena, MT 59623

[\[facebook.com\]](#) [\[twitter.com\]](#)

amie Clark

SUFFICIENCY
REVIEW
PUBLIC
WORKS

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12/13/2022 11:41:39 AM

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12/13/2022 3:24:29 PM

Jamie Clark

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10/13/2022 3:55:31 PM

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3. Follow The City of Helena's complete street policy for all streets and right of ways.

Recommended Conditions:

General:

1. Any new infrastructure must comply with Helena City Code and be reviewed by The Engineering Division. Review will be based on the MPWSS and the 2013 City of Helena Engineering and Design Standards.
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10/24/2022 12:47:31 PM

Lou Antonick

ENCY

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Supply.

11/1/2022 2:02:16 PM

Mark Young

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City Follow-up Response #1:

- a. Noted. TIS report should provide documentation of 5% growth rate relative to approved development in project vicinity. Report should confirm the number of units which were assumed to be constructed as part of the 5% background growth.
- b. TIS report should quantitatively justify the statement "can accommodate an excess amount of traffic from the total planned MVM projects...while continuing to function within an acceptable LOS." Note that the northbound approach of Hwy 12 & Crossroads Pkwy degrades from LOS D to LOS F with the addition of Project-generated PM peak hour trips.
- c. Noted.

Applicant response #3 states:

The seasonal adjustment factor was applied to the traffic data acquired in November to provide a correlation to expected seasonal peaks. No seasonal adjustment factor was applied to the data acquired in July.

City Follow-up response #3:

If a volume adjustment factor was applied to the November 2022 counts, it should be explained and justified in the report text. A review of the 2022 volumes shown in Appendix B indicates that no volume adjustment factor was applied to the November 2022 counts. In addition, the 2022 PM volume on the NBL movement should be checked for consistency with the counts.

12/16/2022 1:28:25 PM



Community Development and Planning
Lewis and Clark County

316 N. Park Ave. Room 230 Helena, MT 59623
Phone: 406-447-8374 Fax: 406-447-8398
e-mail: planning@lccountymt.gov



Date: January 13, 2023

To: Christopher Brink, AICP, Director, City of Helena Community Development

From: Greg McNally, Director, Lewis and Clark County Community Development and Planning

Re: Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone

Mr. Brink,

Thank you for the opportunity to comment on the Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone project. The Lewis and Clark County Community Development and Planning staff have the following comments regarding the proposed project:

- 1) According to the 2020 Tri-County Regional Community Wildfire Protection Plan (CWPP), the majority of the subject property is identified as having a low local hazard rank. A portion of proposed Phase 9 is identified as having a moderate local hazard rank. The Local Hazard map in the CWPP is useful in understanding the scope of the wildfire hazard risk under extreme conditions. It represents the wildfire hazard risk in a worst-case scenario. The CWPP includes discussions of strategies and tactics to reduce wildfire risk.
- 2) Prior to any soil disturbance, a weed management plan should be submitted for approval by the County Weed District and the subject property should be certified as weed-free.
- 3) Stormwater management should be considered to avoid stormwater run-off in excess of current volumes and to control soil erosion.
- 4) The subject property is not located within a floodplain.

If you have any questions about the comments we have provided, please feel free to contact me for further discussion.

Sincerely,


Greg McNally, Director

Christopher Brink

From: Dan Karlin
Sent: Sunday, January 15, 2023 10:51 AM
To: Christopher Brink
Cc: Jenny Chambers; Kevin Horne; Christian Lehnert
Subject: City of Helena Subdivision Request for Comments

Director Brink,
Lewis and Clark County Public Works has completed a team review of the Westside Woods and Craftsman Village Subdivisions based on the information you provided to Director Chambers and offer the following comments.

For Westside Woods:

We believe it would be best if the applicant paves the sections of Hauser Blvd. and Floweree Street in accordance with City of Helena standards and annex them to eliminate County equipment from being present and necessary in an area surrounded by the City. If annexation is not feasible, we would request the applicant pave the sections of Hauser Blvd. and Floweree Street be paved in accordance with the City of Helena standards to eliminate the need for graders in the area. Stormwater management has historically been problematic and a close look at the stormwater management plan by City staff is recommended. We also note that a noxious weed control plan is required for soil disturbances within the County. The plan should be submitted to the office of the Noxious Weed Coordinator for approval prior to any soil disturbance.

Craftsman Village:

The information submitted indicates annexation to the City. Additional traffic will utilize 282, which will have an impact on MDT, the City of East Helena, and the County as Runkle Parkway is extended to the west to, and adjacent to the Padbury properties. We also note that a noxious weed control plan is required for soil disturbances within the County. The plan should be submitted to the office of the Noxious Weed Coordinator for approval prior to any soil disturbance.

Thanks,

Daniel Karlin, PE
County Engineer
Lewis and Clark County Public Works
3402 Cooney Drive
Helena, MT 59602
Office: (406) 447-8034
Fax: (406) 447-8368
dkarlin@lccountymt.gov

Christopher Brink

From: Tierney, Michael <mtierney@mt.gov>
Sent: Thursday, January 19, 2023 11:26 AM
To: Christopher Brink
Subject: RE: Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone - External

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christopher – Sorry our review is late. MDT has no comments at this time regarding the proposed phases of the MVM development. Thanks,

Mike
Mike Tierney



Planner - Policy, Program, and Performance Bureau
Rail, Transit, & Planning Division
2701 Prospect Ave
PO BOX 201001
Helena, MT 59601-2001
email: mtierney@mt.gov ; ph: 406-444-9416


From: Christopher Brink <CBRINK@helenamt.gov>
Sent: Tuesday, December 27, 2022 1:05 PM
To: Peggy Benkelman <PBENKELMAN@helenamt.gov>; rweltz@helenaschools.org; Greg McNally <GMCNALLY@lccountymt.gov>; English, Leata <LEnglish@mt.gov>; FWP General <fwpgen@mt.gov>; Tierney, Michael <mtierney@mt.gov>; jskinner@mt.gov; Roger Baltz <rbaltz@lccountymt.gov>; Dutton, Leo <ldutton@lccountymt.gov>; sianderson@lccountymt.gov; jchambers@lccountymt.gov; Jeff Wadekamper <jwadekamper@helenairport.com>; Brian Obert <bobert@mbac.biz>
Cc: Michael Alvarez <MALVAREZ@helenamt.gov>; Ellie Ray <ERAY@helenamt.gov>
Subject: [EXTERNAL] Craftsman Village 8, 9, and 10 at Mountain View Meadows Preliminary Plat w/Annexation and Pre-Zone - External

City of Helena Development Collaborators;

The City of Helena Planning Staff has been reviewing applications for Annexation, Pre-Zoning, and Major Subdivision review for Craftsman Village 8, 9, and 10 at Mountain View Meadows. The development team for the project has completed their application sufficiency review and their proposed project has now moved on to the general subdivision review stage. Please review the posted application materials and if warranted, please provide comments by the specified deadline either directly to me or via our department email address (citycommunitydevelopment@helenamt.gov).

Comments should be provided no later than January 13th, 2023 by the COB.

Planning Staff will assemble appropriate city staff members to review both internal and external agency comments the week of January 16th.

Attached is a copy of the primary preliminary plat application and the preliminary plat. The complete application materials and resubmittals can be found here -  [MVM8910 SHARED \[lccounty-my.sharepoint.com\]](#)

Please do not hesitate to contact me directly with any questions/comments.

Thank you!

Chris



Christopher J. Brink, AICP

Director, Community Development Department

(406) 447-8445 | cbrink@helenamt.gov | helenamt.gov [\[helenamt.gov\]](#)

316 N. Park Avenue, Room 445, Helena, MT 59623

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