

# 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 31<sup>st</sup>, 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

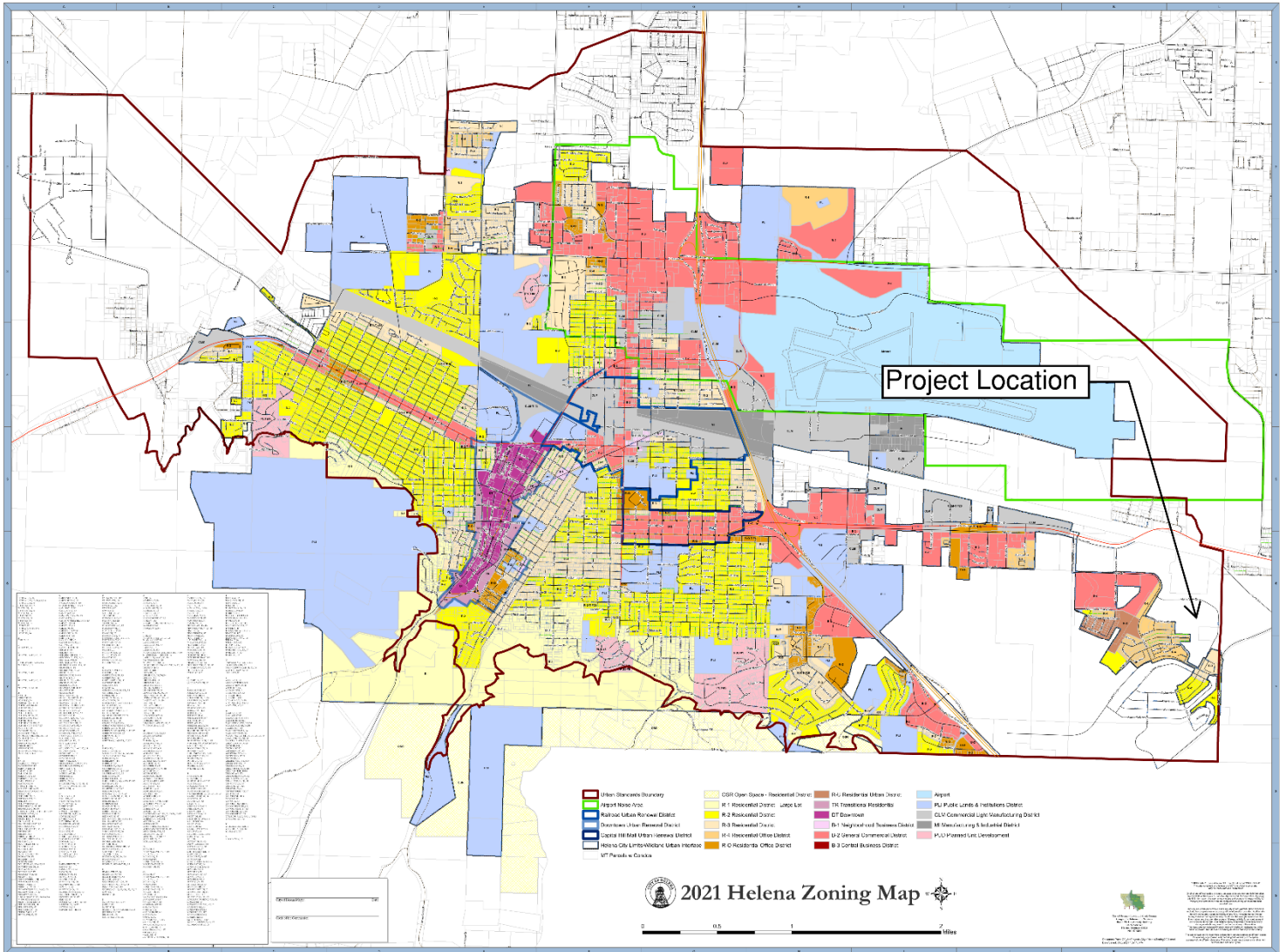
The land uses generally allowed within the R-U zoning district is primarily residential with a small number of commercial uses. The applicant has not indicated any other uses other than residential. Overall, this development is consistent with the goals and objectives of the 2019 City of Helena Growth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

### **Staff Recommendation:**

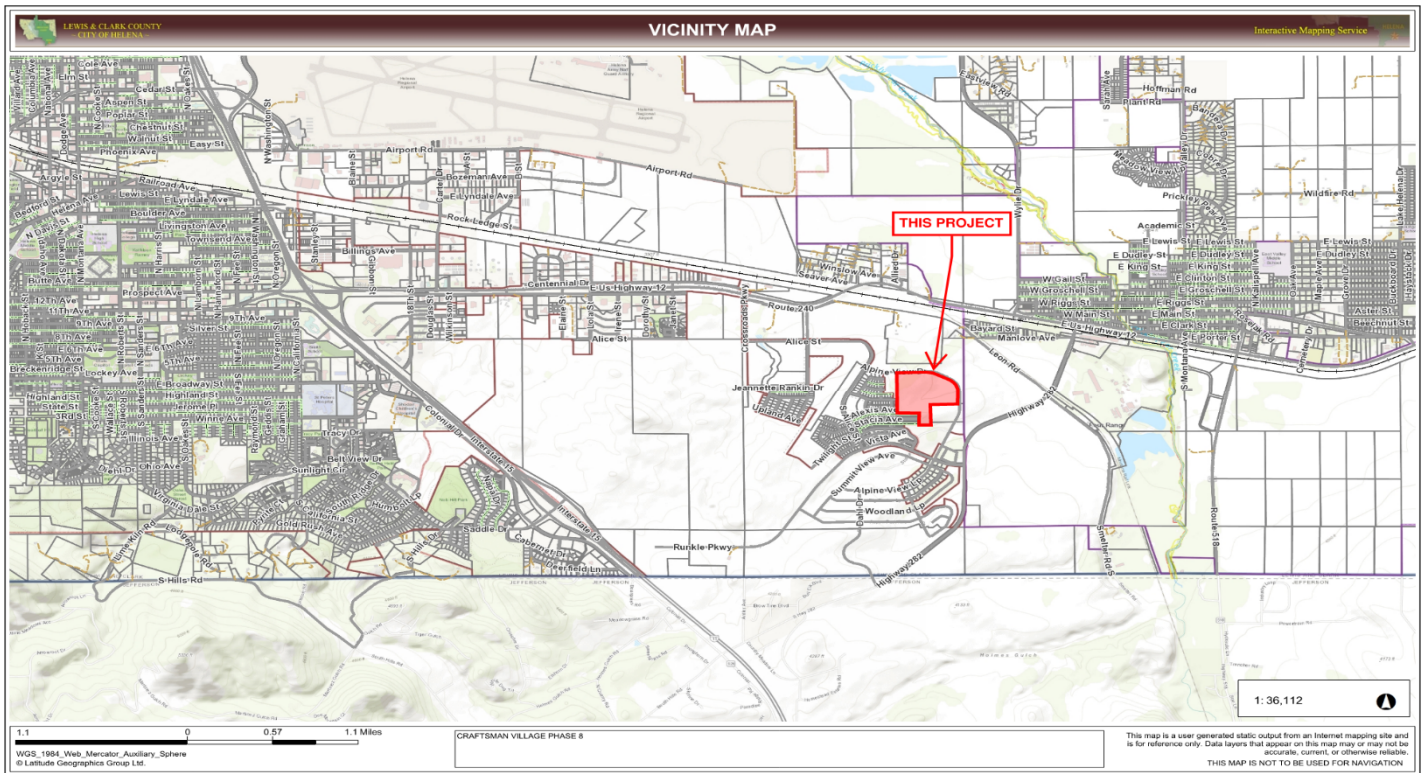
**Approval of an ordinance pre-zoning to R-U (Residential-Urban), prior to annexing into the City of Helena, property legally described as “a portion of Tract A-1-A-1-A-1-A-1-A-1-A of the amended Plat Number 3386391, located within the South ½ of Section 26 and the North ½ and Southeast ¼ of Section 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.**

# Appendix A – Vicinity Maps

## City Zoning Map



# 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](mailto: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

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**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](mailto:dkarlin@lccountymt.gov)

## Christopher Brink

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**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](mailto:mtierney@mt.gov) ; ph: 406-444-9416

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**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](mailto:citycommunitydevelopment@helenamt.gov)).

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

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

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](mailto:cbrink@helenamt.gov) | [helenamt.gov](http://helenamt.gov) [\[helenamt.gov\]](#)

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

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



# PRE-ZONE APPLICATION FORM

Community Development Department, Planning Division  
316 North Park Avenue, Room 445, Helena, MT 59623  
406-447-8490; [citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)

Date received:

APPLICATION FEE: \$410.00  
(PAYABLE TO THE CITY OF HELENA)  
ALL FEES ARE NON-REFUNDABLE

Per 11-1-4 City Code, 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.

### PROPERTY OWNER: *Primary Contact?* **No**

Name: Mountain View Meadows, LLC Primary Number: 406.431.7305  
ATTN: Mark Runkle  
Address: 431 South Alice Street Other Phone: None  
Helena, MT 59601  
Email: markrunkle@hotmail.com

### APPLICANT (If different from property owner): *Primary Contact?* **No**

Name: Same as applicant Primary Number: Same as applicant  
Address: Same as applicant Other Phone: Same as applicant  
Email: Same as applicant Company: \_\_\_\_\_

### AUTHORIZED REPRESENTATIVE: *Primary Contact?* **Yes**

Name: Greg Wirth, PE Primary Number: 406.442.8594  
Address: 3530 Centennial Drive Other Phone: None  
Helena, MT 59601  
Email: gwirth@seaeng.com Company: Stahly Engineering

X Address of the Property: None Assigned  
Address City State Zip Code

X Legal Description (Lots, Block, & Subdivision, COS #, deed reference)

**A portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A of The Plat of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision**

X Geocode **05-1888-35-1-01-01-0000**

X Current County Zoning or Special Zoning District **Urban Residential Mixed Used**


X Adjacent zoning districts **R-4 (Residential Office District)**

X Provide a current deed and plat/COS with metes and bounds of the subject property

**The current deed & plat is included in Section 2.0.**

- X Existing use on the property **Aggregate crushing and processing**
  
- X Are there other related Land Use Applications being submitted? **Yes**  
**Subdivision Preliminary Plat Application & Annexation by Petition**
  
- X Has an application for annexation been submitted? **Yes**  
**An application for annexation is included in Section 1.0**
  
- X Submit proof of current paid taxes  
**Proof of current paid taxes may be found in Section 16.0.**

**I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Signed:  Date: 7/6/2022  
Property Owner

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(If different from Owner)

**REVIEW CRITERIA**

(Note: A different zoning district may be recommended if it appropriately fits the review criteria)

Your application will be reviewed using Montana MCA Section 76-2-304, “Criteria and Guidelines for Zoning Regulations” stated below.

- (1) Zoning regulations must be:
  - (a) made in accordance with a growth policy; and
  - (b) designed to 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.
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:
  - (c) reasonable provision of adequate light and air;
  - (d) the effect on motorized and nonmotorized transportation systems;
  - (e) promotion of compatible urban growth;
  - (f) the character of the district and its peculiar suitability for particular uses; and
  - (g) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

Per Section 11-1-10 of the Helena City Code, the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter. The Zoning Commission will make a recommendation to the City Commission who will approve or deny the requested pre-zoning.

**ZONING IS NOT EFFECTIVE UNTIL THE PROPERTY HAS BEEN ANNEXED INTO THE CITY.**

To evaluate the requested pre-zoning with the above criteria the following must be submitted with this application. Please provide all the information requested on additional sheets. An incomplete application may delay the review of your request. Please note: “N/A” is not an acceptable answer alone and requires an explanation if used.

- X 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner’s signature;

All applications, signed by the owner are included in Section 1.0. The review fee is provided with this application

- X 2. Describe how your proposal relates to the above zoning review criteria;

This proposal conforms to the Growth Policy by providing residential housing. All new infrastructure will be designed and constructed according to the City Engineering Standards and all new construction will be in accordance with all zoning and applicable building codes.

- X 3. Provide a statement why the proposed zoning should be approved;

Proposed zoning should be approved to provide for residential development to meet Helena’s housing needs and is in conformance with the adjacent properties immediately adjacent to the subject property.

- X 4. Submit a traffic impact study for a proposed zoning district that is anticipated to generate more than two hundred (200) additional vehicle trips a day;

A traffic impact study is included in Section 11.0.

- X 5. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities, and city streets and pedestrian facilities (sidewalks, trails);

A vicinity map and aerial photos is included in Section 5.0. Preliminary Plans are included in Section 7.0, showing the utilities in the immediate area.

- X 6. Submit a statement on how the proposed zoning conforms to the Helena Growth Policy and Land Use Map. Include how the proposed zoning conforms with the area neighborhood plan if one has been adopted;

The proposed R-U (Residential Urban) zoning conforms to the Helena Growth Policy by providing residential development opportunities to meet Helena’s housing needs. Additional commentary on the Helena Growth Policy may be found in Section 18.0. There are no neighborhood plans for the project.

- X 7. Statement indicating if the existing structures meets the proposed zoning dimensional standards requirements without the need for a variance;

There are existing structures are present.

- X 8. Statement indicating if the existing use on the subject property meets the proposed zoning permitted uses;

**Existing use on the subject property of aggregate processing will terminate with residential development. Proposed use of residential development will meet proposed zoning permitted uses.**

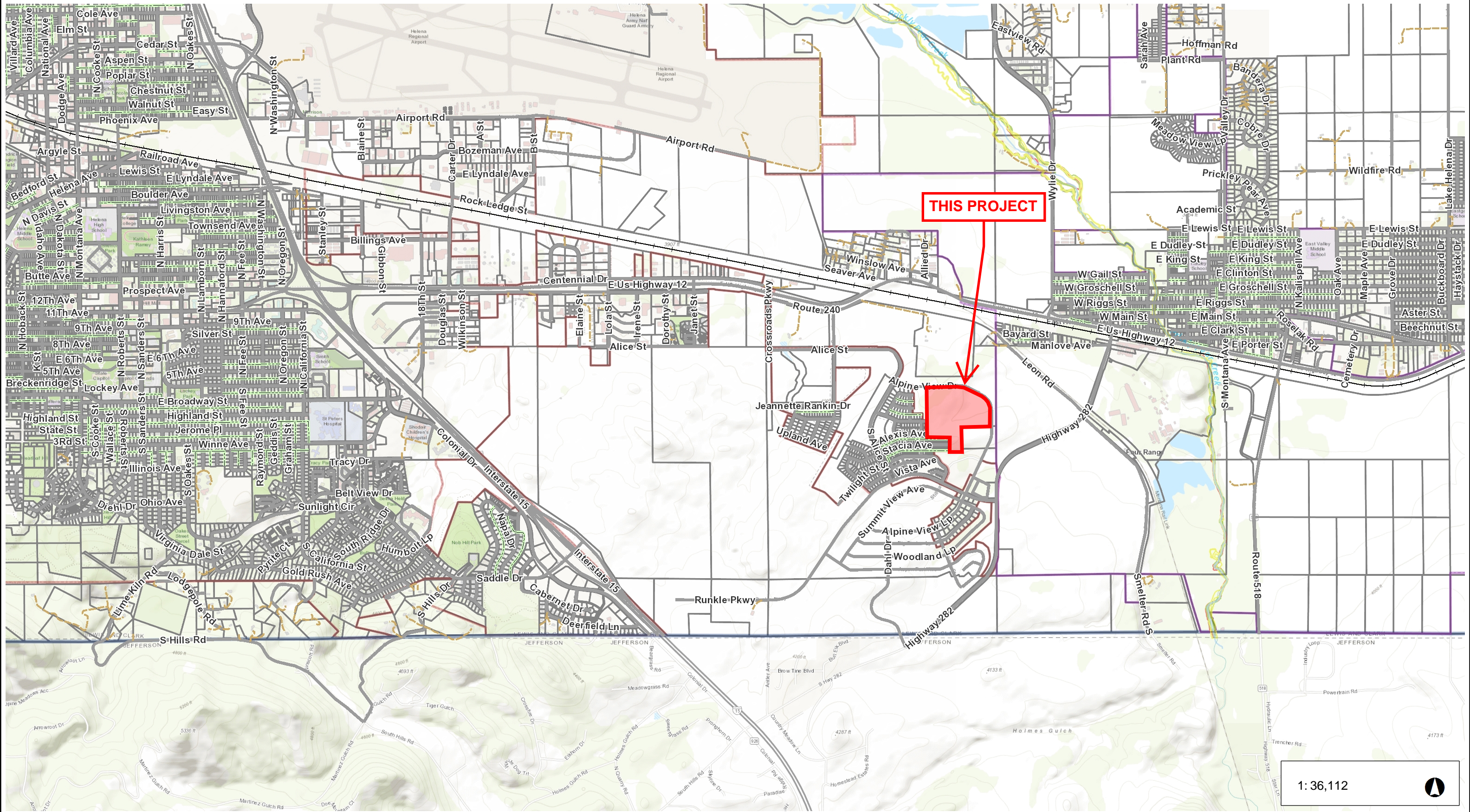
- X 9. Historical uses, established use patterns, and recent changes and trends in the neighborhood.

**Most recent property use is aggregate crushing and processing. Established used patterns and recent changes and trends in the neighborhood include residential land development.**

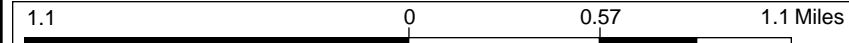
**IT IS RECOMMENDED THAT THE APPLICANT CONTACT NEIGHBORS TO INFORM THEM OF THIS PROPOSAL AND IDENTIFY ANY CONCERNS THAT THE APPLICANT MAY BE ABLE TO ADDRESS.**

**It is the policy of the city commission not to act on a proposal if the applicant/ applicant's representative is not present at the commission meeting. City Planning Staff represents the City; staff cannot answer questions for the applicant.**

**Per 1-4-12 City Code, the taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the City Commission, with the taxes and assessments to be paid within fourteen (14) days after final passage.**



**THIS PROJECT**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

CRAFTSMAN VILLAGE PHASE 8

1:36,112



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



L:\1706-Mountain View Meadows\05122-Craftsman\_Village\_Ph8\2215-Craftsman\_Village\_Phase 8\EXHIBITS\2215\_CVP8\_EX.dwg



PHASE 10

PHASE 8

PHASE 9

ALPINE VIEW DRIVE

ADAM RUN AVENUE

JEAN BAUCUS STREET

TRAVIS AVENUE

JEANNETTE RANKIN DRIVE

ALEXIS AVENUE

SWIFT CURRENT STREET

STACIA AVENUE

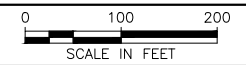
ALPINE VIEW DRIVE

TWILIGHT AVENUE

RUNKLE PARKWAY



**AERIAL PHOTO**



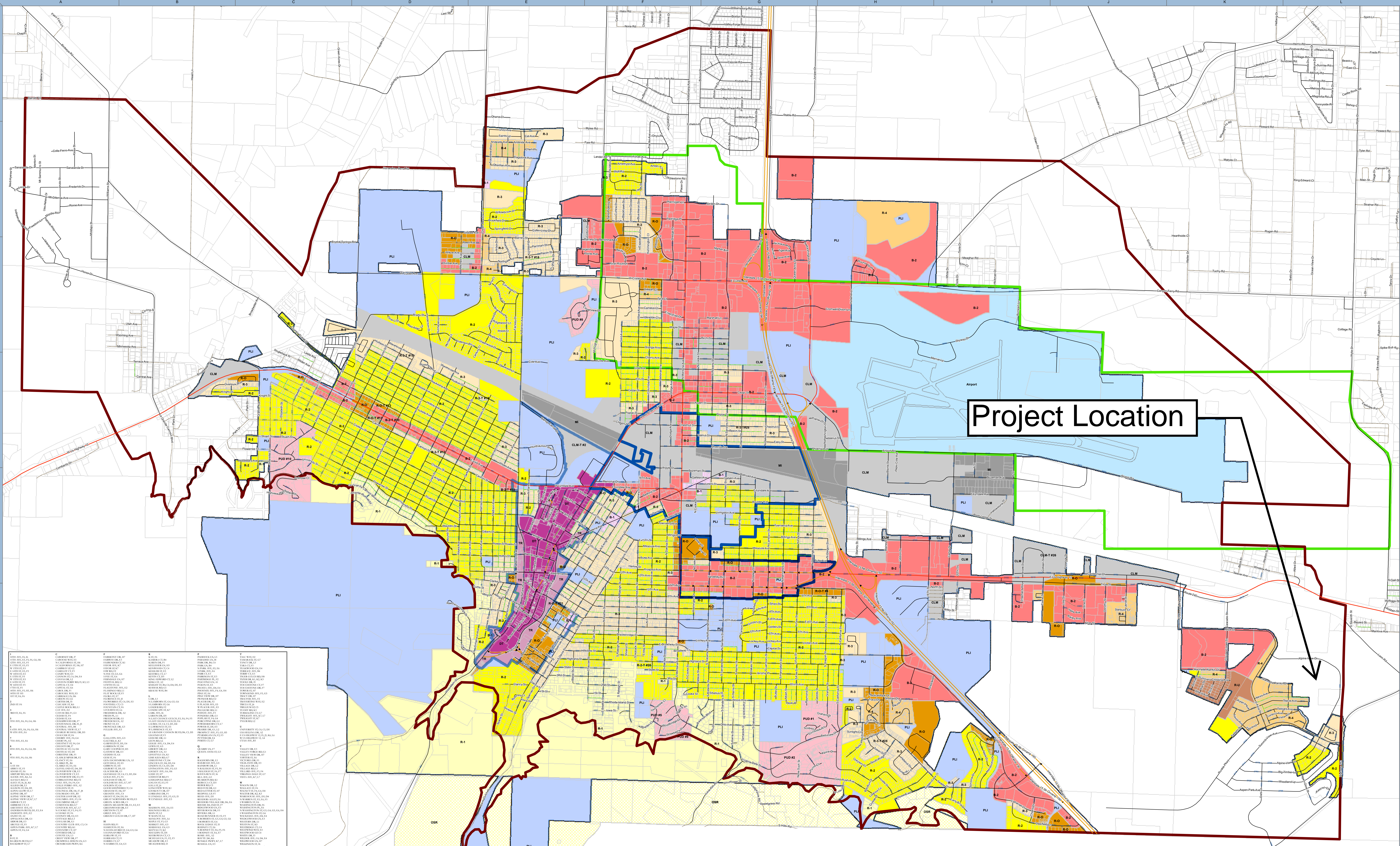
NO.	REVISION DESCRIPTION	BY	DATE
1	AERIAL PHOTO	JTF	5.31.2022

PROJECT: 1706-09022  
 DESIGNED: GDW  
 DRAWN: JTF  
 CHECKED: GDW  
 APPROVED:  
 DATE: MAY 2022



**CRAFTSMAN VILLAGE PHASE 8  
 MOUNTAIN VIEW MEADOWS  
 HELENA, MT**  
 AERIAL PHOTO

SHEET NO.  
**1**  
 OF 1



Project Location

- |                                             |                                       |                                    |                                             |
|---------------------------------------------|---------------------------------------|------------------------------------|---------------------------------------------|
| Urban Standards Boundary                    | OSR Open Space - Residential District | R-U Residential Urban District     | Airport                                     |
| Airport Noise Area                          | R-1 Residential District - Large Lot  | TR Transitional Residential        | PLI Public Lands & Institutions District    |
| Railroad Urban Renewal District             | R-2 Residential District              | DT Downtown                        | CLM Commercial Light Manufacturing District |
| Downtown Urban Renewal District             | R-3 Residential District              | B-1 Neighborhood Business District | MI Manufacturing & Industrial District      |
| Capital Hill Mall Urban Renewal District    | R-4 Residential Office District       | B-2 General Commercial District    | PUD Planned Unit Development                |
| Helena City Limits/Wildland Urban Interface | R-O Residential Office District       | B-3 Central Business District      |                                             |
| MT Parcels with Condos                      |                                       |                                    |                                             |

**Legend**

City of Helena Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
 Clerk of the Commission: \_\_\_\_\_

**City of Helena Zoning Ordinance**

**Section 1.10.01 - Districts**

**OSR - Open Space - Residential District**

OSR-1: This district is intended for low-density residential development on large lots with significant open space and undeveloped areas. It is intended to preserve the rural character and scenic views of the city. Land uses are limited to single-family detached homes, small-scale agriculture, and equestrian facilities. The minimum lot area is five (5) acres. The maximum building height is 25 feet.

**R-1 - Residential District - Large Lot**

R-1: This district is intended for single-family detached residential development on large lots. Land uses are limited to single-family detached homes, accessory structures, and small-scale agriculture. The minimum lot area is one (1) acre. The maximum building height is 25 feet.

**R-2 - Residential District**

R-2: This district is intended for single-family detached residential development on medium-sized lots. Land uses are limited to single-family detached homes, accessory structures, and small-scale agriculture. The minimum lot area is 0.5 acres. The maximum building height is 25 feet.

**R-3 - Residential District**

R-3: This district is intended for single-family detached residential development on standard residential lots. Land uses are limited to single-family detached homes, accessory structures, and small-scale agriculture. The minimum lot area is 0.25 acres. The maximum building height is 25 feet.

**R-4 - Residential Office District**

R-4: This district is intended for office and professional services development on standard residential lots. Land uses are limited to office buildings, professional offices, and related services. The minimum lot area is 0.25 acres. The maximum building height is 40 feet.

**R-O - Residential Office District**

R-O: This district is intended for office and professional services development on larger lots. Land uses are limited to office buildings, professional offices, and related services. The minimum lot area is 0.5 acres. The maximum building height is 40 feet.

**R-U - Residential Urban District**

R-U: This district is intended for medium-density residential development, including row houses, townhomes, and small-scale multi-family housing. Land uses are limited to these types of residential units. The minimum lot area is 0.15 acres. The maximum building height is 35 feet.

**TR - Transitional Residential**

TR: This district is intended for transitional residential development, including row houses, townhomes, and small-scale multi-family housing. Land uses are limited to these types of residential units. The minimum lot area is 0.15 acres. The maximum building height is 35 feet.

**DT - Downtown**

DT: This district is intended for downtown residential development, including row houses, townhomes, and small-scale multi-family housing. Land uses are limited to these types of residential units. The minimum lot area is 0.15 acres. The maximum building height is 35 feet.

**B-1 - Neighborhood Business District**

B-1: This district is intended for neighborhood commercial and business development. Land uses are limited to retail stores, restaurants, and other neighborhood-oriented businesses. The minimum lot area is 0.15 acres. The maximum building height is 35 feet.

**B-2 - General Commercial District**

B-2: This district is intended for general commercial development, including retail stores, offices, and other commercial buildings. The minimum lot area is 0.25 acres. The maximum building height is 40 feet.

**B-3 - Central Business District**

B-3: This district is intended for central business district development, including offices, retail, and other commercial buildings. The minimum lot area is 0.25 acres. The maximum building height is 40 feet.

**PLI - Public Lands & Institutions District**

PLI: This district is intended for public lands and institutions, including government buildings, schools, and cultural facilities. Land uses are limited to these types of buildings and facilities. The minimum lot area is 0.25 acres. The maximum building height is 40 feet.

**CLM - Commercial Light Manufacturing District**

CLM: This district is intended for light commercial and manufacturing development. Land uses are limited to light industrial, manufacturing, and commercial buildings. The minimum lot area is 0.5 acres. The maximum building height is 40 feet.

**MI - Manufacturing & Industrial District**

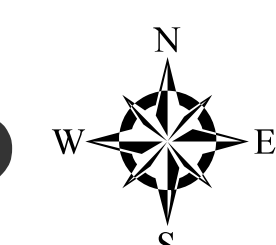
MI: This district is intended for medium-density manufacturing and industrial development. Land uses are limited to manufacturing, industrial, and commercial buildings. The minimum lot area is 0.5 acres. The maximum building height is 40 feet.

**PUD - Planned Unit Development**

PUD: This district is intended for planned unit development, including multi-family housing, offices, and other mixed-use buildings. Land uses are limited to these types of buildings. The minimum lot area is 0.25 acres. The maximum building height is 40 feet.



**2021 Helena Zoning Map**



**City of Helena, Montana**  
 Comprehensive Zoning Ordinance  
 Approved by the City Council on [Date]  
 Helena, Montana 59701

DISCLAIMER: This map is not an official map of the City of Helena, Montana. It is a preliminary map for informational purposes only. The City Council reserves the right to change the map at any time without notice. The user assumes all responsibility for its use.

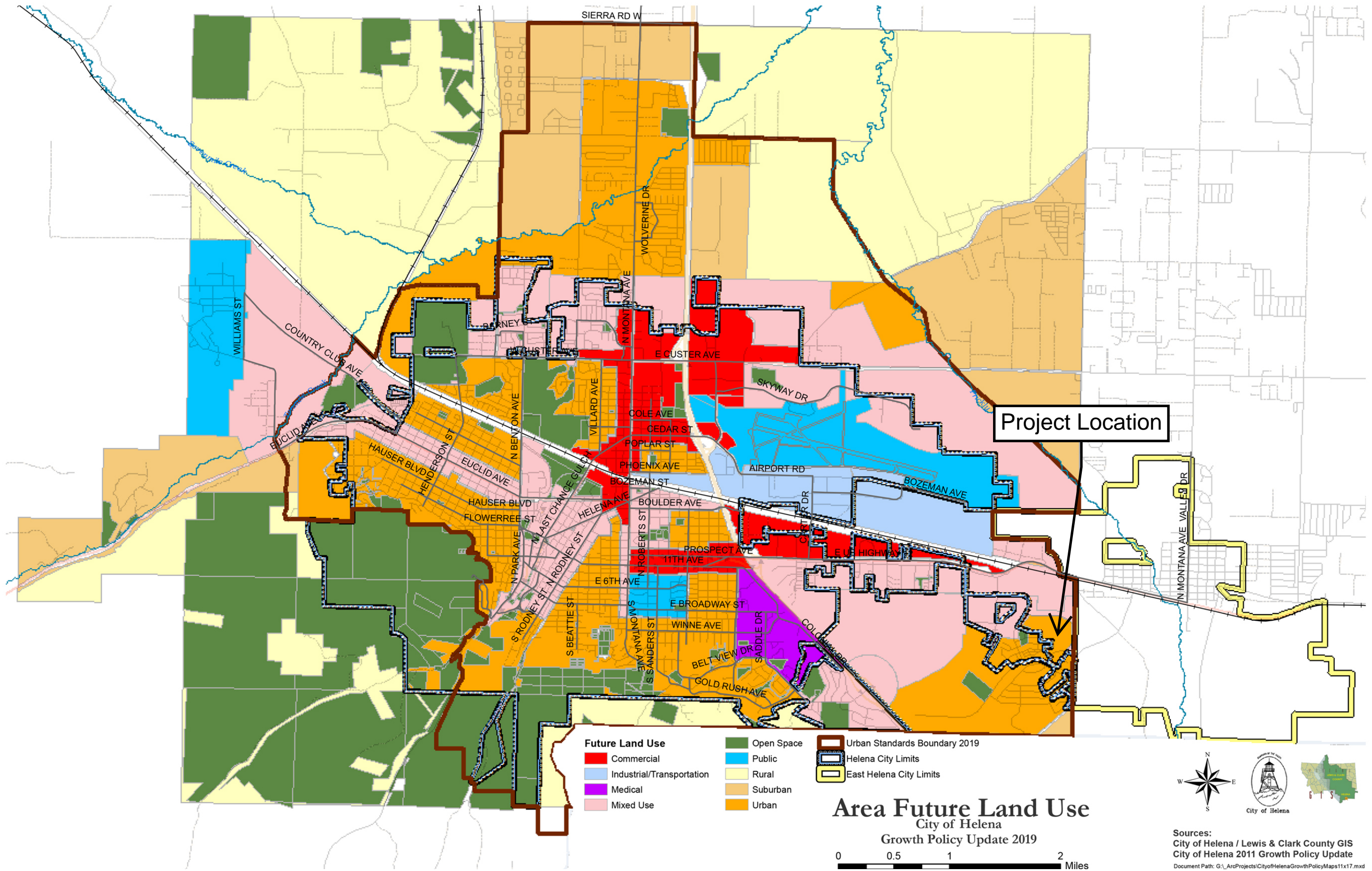
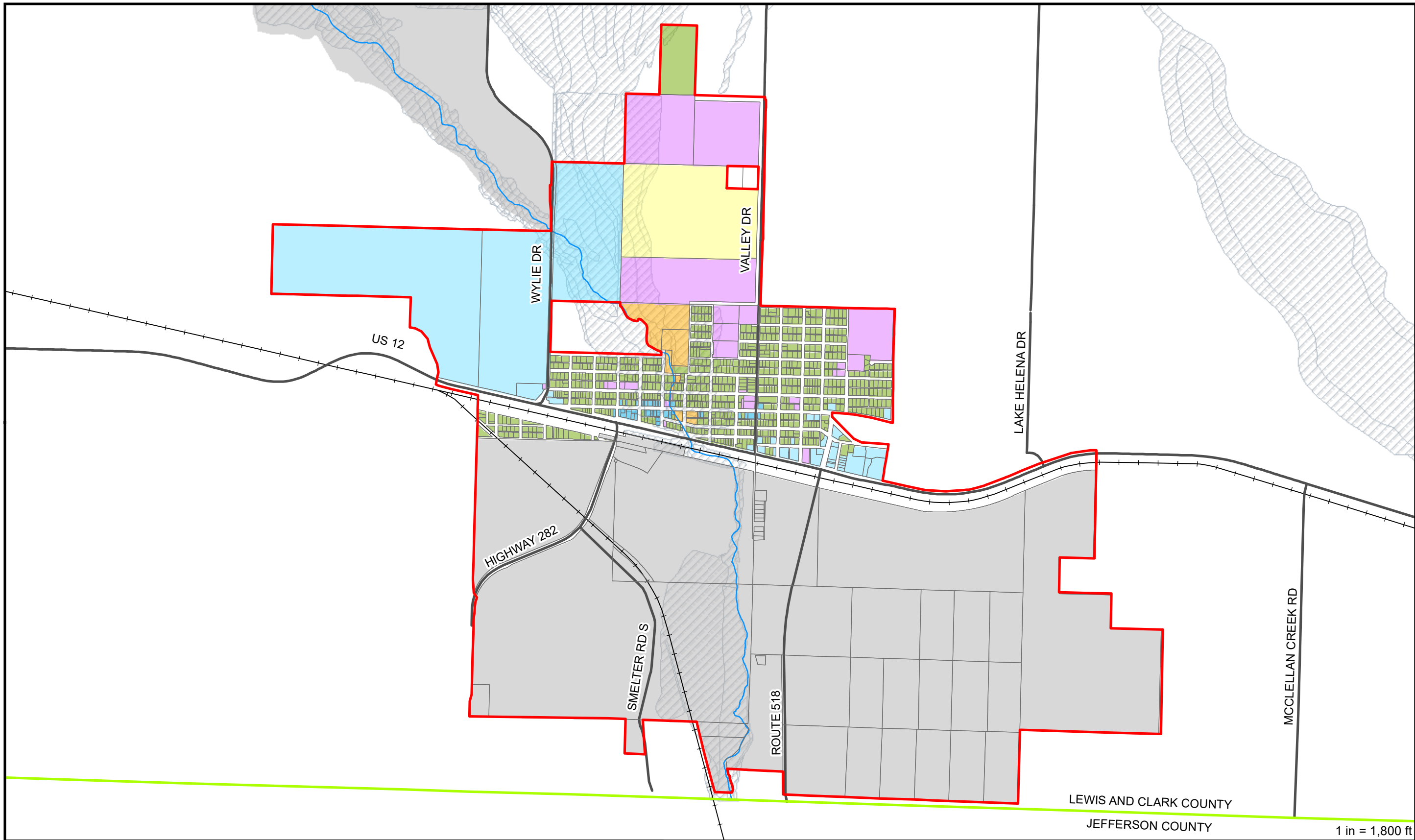
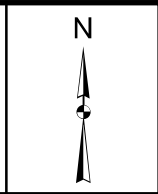


Figure 3.06 – Future Land Use map (Image: City of Helena)



**Legend**

East Helena City Limits	Downtown Commercial	Residential	Flood Plain
Lewis & Clark County	Parks	Industrial	Railroads
Commercial	Public Use	Highland Meadows	Streams



SHEET  
#1

**CITY OF EAST HELENA  
ZONING MAP  
EFFECTIVE DATE  
JANUARY 5, 2021**

**CITY OF EAST HELENA  
306 E MAIN ST.  
EAST HELENA, MT 59635**

REVISIONS	
Date	By

**WWC ENGINEERING**  
1275 MAPLE STREET, SUITE F  
HELENA, MT 59601  
(406) 443-3962

File: 2016087 Drawn By: MJS Checked By: JF Date: 10/21/20

K:\Helena\CITY OF EAST HELENA\16087\GIS\GP GIS 2020\MXD\IEH\_ZONING MAP\_1.mxd 2/1/2021 2:45:33 PM mspoon