

# 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





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.

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:

Approve a Resolution of Intention to Annex property legally described as “a portion of Tract A-1-A-1-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”, 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.

## Section 3 - General Information

Application Date:	September 14, 2022
Meeting Dates:	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-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 31<sup>st</sup>, 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.

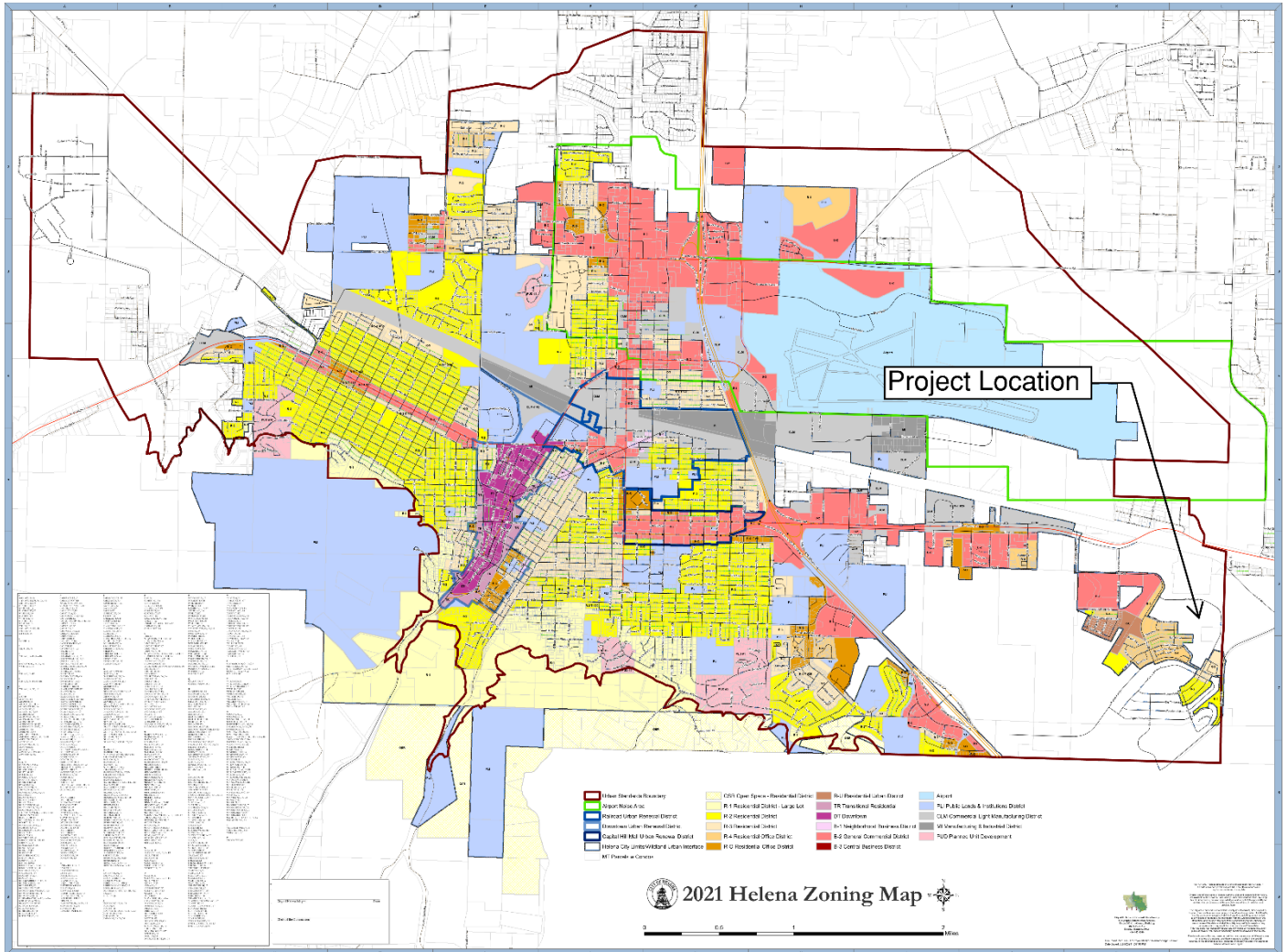
### **Annexation Conditions:**

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.

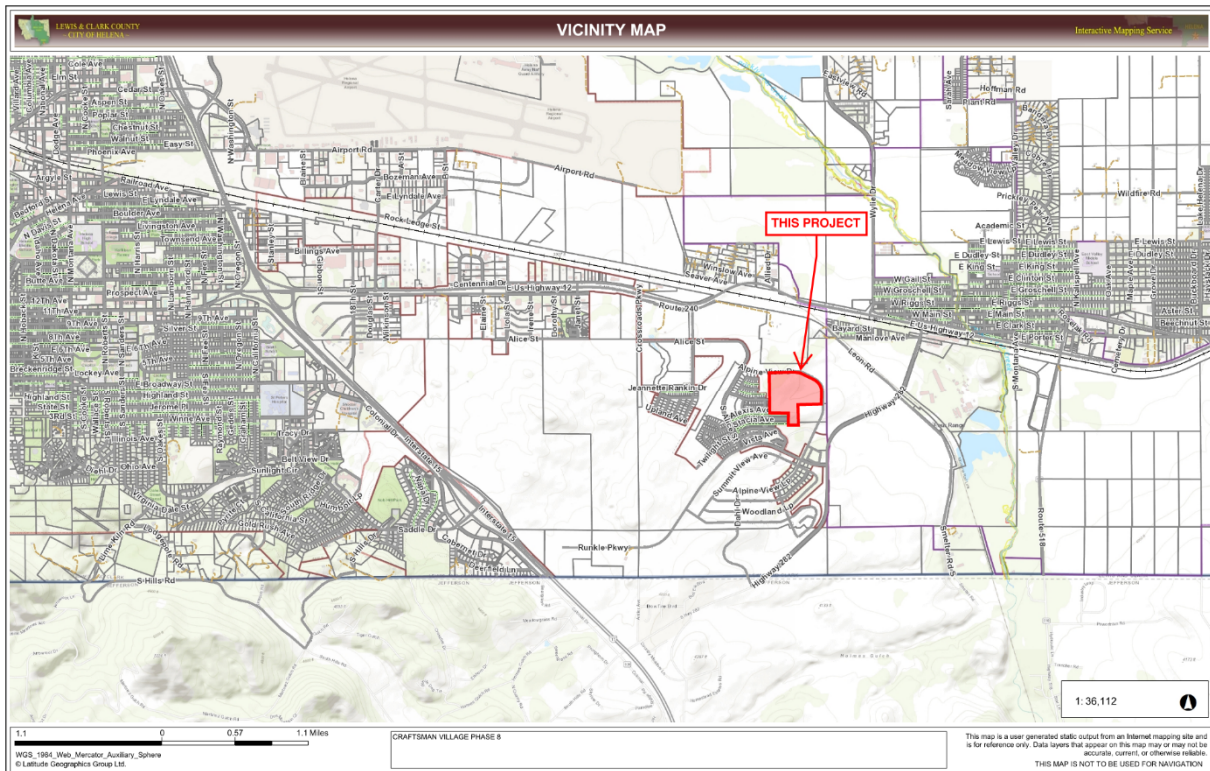
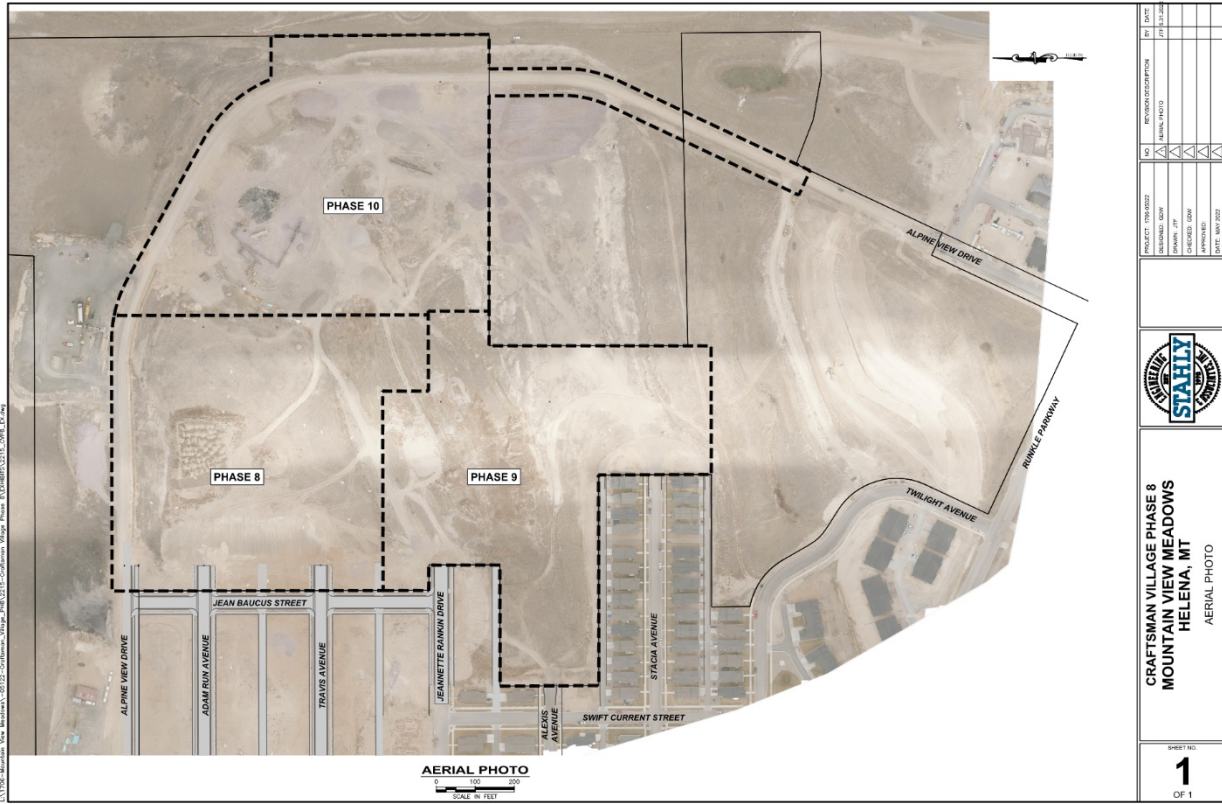
6. Final Plat: The final plat of each phase of the subdivision must be submitted to the City Commission for approval prior to final annexation.
7. Completion of Conditions: These annexation conditions must be completed prior to the end of the period during which the preliminary plat approval is in force 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.

# Appendix A – Annexation Subject Maps

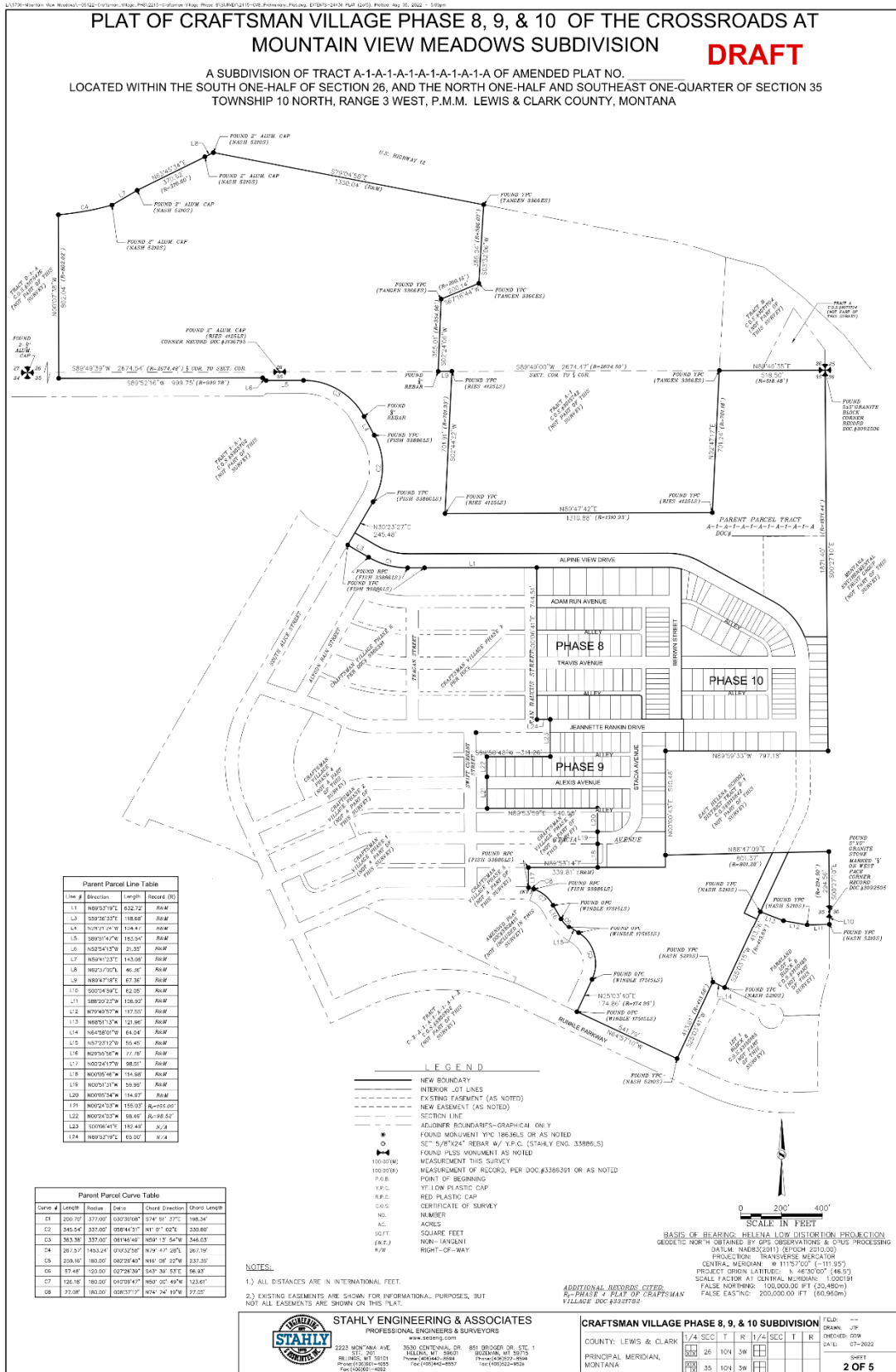
## City Zoning Map



Vicinity Maps



Preliminary Plat



## Appendix B – Comments