



ANNEXATION BY PETITION APPLICATION

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

Date received:

APPLICATION FEE: \$300.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

The undersigned, being all the Property Owner(s) or as legally authorized by all the Property Owner(s), of the property herein described, petitions the City of Helena to annex the same under the provisions of Title 7, chapter 2, part 46, MCA. In support of this Petition, undersigned provides the following information:

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 Company: Stahly Engineering
Email: gwirth@seaeng.com

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

Legal Description (Block & Lots, Subdivision, COS #)

**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**

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

Is the property contiguous to existing city limits? **Yes**

X What is the current County Zoning District **Urban Residential Mixed Use**

X Has the property been pre-zoned **No**

A pre-zone application is included in Section 1.0.

X Are there other related Land Use Applications being submitted: **Yes**

Subdivision Preliminary Plat Application & Pre-Zone Application

X Submit proof of current paid taxes

Proof of current paid taxes is included in Section 16.0.

X Is the property served by a private garbage service? **No**

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. If multiple property owners, please submit the signature page at the end of this application with all property owners' signatures and address/property legal description and geocode.

Signed: Mark L. Runkle Date: 7/6/2022
Property Owner

Applicant: _____ Date: _____
(If different from Owner)

Please provide all the information requested below. 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.

APPLICATION INSTRUCTIONS:

X 1. Provide a current deed and plat/COS of the subject property showing the metes and bounds of the property.

The last recorded deed (Doc. No. 3200063), and the Plat of Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision is included in the Property Information Section 2.0.

X 2. Provide a description of the present use of the property and any anticipated changes to the use if annexed.

The property is presently used for aggregate processing and crushing. A change of use to residential development is anticipated upon annexation to the city.

- X 3. Site plan including:
- X a. legal description of property - name of addition/subdivision with block and lot number(s);

The legal description of the property is shown on the Preliminary Plat, included in Section 8.0.
 - X b. lot dimensions and square footage;

The lot dimensions and square footage is shown on the Preliminary Plat, included in Section 8.0.
 - X c. location, names, and widths of boundary streets, alleys, and existing sidewalks;

The locations, names, and widths of boundary streets is shown on the Preliminary Plat, included in Section 8.0.
 - X d. location and size of existing and proposed utilities such as sewer, water lines, fire hydrants, phone, gas, power, etc.; and

All existing utilities are immediately adjacent to the proposed subdivision and have been provided with previous subdivision phase development. Specific information is detailed in the Preliminary Engineering Report, included in Section 10.0, and shown on the Preliminary Plans, included in Section 7.0.
 - X e. locations, dimensions, and square footage of all structures and uses on the property and distance from property lines (front/side/rear yard setbacks);

There are currently no structures present on the property.
- X 4. Indicate whether the proposal meets the zoning dimensional standards for the proposed zoning;

This proposal meets the zoning dimensional standards for the proposed zoning. Zoning compliance including dimensional standards for proposed structures will be reviewed upon building permitting.
- 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;

Vicinity and Zoning maps are included in Section 5.0.
- X 6. Traffic analysis for any use that will generate more than two hundred (200) additional vehicle trips a day based on city pre-zoning;

A Traffic Impact Study is included in Section 11.0.

- X 7. Describe how city services including water, wastewater, city standards streets, and storm water drainage will be provided;

Water and wastewater service will be provided by connections to existing mains in adjacent subdivision development phases. City standard streets will be provided by extending existing streets in adjacent subdivision development phases. Storm water drainage will be provided by curb inlets and gutters with conveyance to an onsite retention pond. Specific information is detailed in the Preliminary Engineering Report, included in Section 10.0, and shown on the Preliminary Plans, included in Section 7.0.

- X 8. Describe how the proposed annexation conforms and is supported by the Helena Growth Policy and Land Use Map.

The proposed annexation will provide for residential development opportunities to meet Helena’s housing need. Further conformance with the Growth policy is detailed in Section 18.0 and a Growth Policy and Land Use Map is included in Section 5.0.

IT IS RECOMMENDED THAT THE APPLICANT CONTACT NEIGHBORS TO INFORM THEM OF THIS PROPOSED ANNEXATION 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.

NEW CONSTRUCTION:

The subject property might not be annexed if new construction or remodels of structures on the property after the adoption of a resolution of intention to annex and prior to annexation were not constructed in accordance with all building and fire codes.

NOTE: ANNEXATION IS EFFECTIVE ONLY AFTER THE CONDITIONS OF ANNEXATION HAVE BEEN MET AND THE CITY COMMISSION HAS PASSED THE RESOLUTION OF ANNEXATION. INSTALLATION OF CITY WATER AND SEWER MAINS, FIRE HYDRANTS, STREETS, SIDEWALKS, CURBS AND GUTTERS MAY BE REQUIRED PRIOR TO ANNEXATION.

Taxes and assessments must be paid and current at the time of filing the Resolution of Annexation.


A waiver of the right to protest certain special districts may be required for annexation into the city.

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PROPERTY OWNER:

Name: Mountain View Meadows, LLC Phone Number: 406.431.7305
ATTN: Mark Runkle
Address: 431 South Alice Street Email: markrunkle@hotmail.com
Helena, MT 59601

Legal
Description: Provide Above in Application

Signed:  Date: 7/6/2022
Property Owner

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Name: _____ Phone Number: _____
Address: _____ Email: _____

Legal
Description: _____

Signed: _____ Date: _____
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