

PRE-APPLICATION MEETING  
DEPARTMENT COMMENT SHEET

**Meeting Date: June 13, 2022**

Greg Wirth, on behalf of Mountain View Meadows, LLC, is proposing a 32-acre subdivision named Craftsman Village Phase 8, consisting of approximately 230 lots for residential units with connections to city water and sewer. The proposed subdivision is currently not zoned for the City of Helena, but the developer plans to seek R-4 zoning prior to annexation.

(Attach additional information if desired.)

/ / No comment

/ Comments as follows:

1. New infrastructure shall meet the City of Helena Engineering and Design standards, as well as all relevant State and Federal Guidelines.
  
2. If hundreds of lots are to be proposed to be annexed into the City, water storage should be addressed in the design report, and subdivision design. Additional finished water storage may need to be constructed by the developer(s).

**B. Other Discussion**

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Department Comments: Building Division – Kimberley Mack, AIA, Chief Building Official

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(Attach additional information if desired.)

/XX/ No comment

/ / Comments as follows:

Full building review will be done once building permits are submitted.

**B. Other Discussion**

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(Attach additional information if desired.)

/ / No comment

/X/ Comments as follows:

- Annexation, Pre-Zone & Major Phased Subdivision – Subsequent processes

**Subdivision Comments**

- Submit separate phasing exhibit
- Will go to the Parks Board, Planning Board & City Commission
  - Each phase returns to Commission for final platting
- Will the parkland be only land or a combo?
- Parkland dedication must be complete and include figures for land remaining in “the bank”
- Include land dedication exhibit
- Make sure to address the remaining county land in the proposal
- Make sure to address the variance review criteria specifically in the application
- Proposed phase 1 creates two dead end streets which will facilitate future connectivity. Connect with HFD for proper turnarounds
- Each Phase must stand alone and not rely on any other phase for water/sewer/access

**Pre-Zone**

- Submit separate traffic analysis based on proposed zoning
- Include zoning exhibit in application

## **Annexation**

- Submit annexation specific exhibit
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(Attach additional information if desired.)

/ / No comment

/ X / Comments as follows:

**B. Other Discussion**

1. All applicable sections of the 2012 International Fire Code concerning Fire Department Access and Fire Protection Water supply. If there, are any questions, comments or concerns please contact the Helena Fire Department – Fire Marshal at 406-447-8497.
2. Ensure road signs and any other markers are installed as soon as possible to allow emergency responders to locate an incident as quickly as possible since address information may be delayed in GIS and active 911.

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(Attach additional information if desired.)

/ / No comment

/ x / Comments as follows:

**B. Other Discussion**

Will need a Traffic Impact Study for all three phases at full build out.

Will also need a water model for all three phases at full build out.

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**Meeting Date: June 13, 2022**

Greg Wirth, on behalf of Mountain View Meadows, LLC, is proposing a 32-acre subdivision named Craftsman Village Phase 8, consisting of approximately 230 lots for residential units with connections to city water and sewer. The proposed subdivision is currently not zoned for the City of Helena, but the developer plans to seek R-4 zoning prior to annexation.

(Attach additional information if desired.)

/ / No comment

/ x / Comments as follows:

**B. Other Discussion**

The proposed parkland dedication is an undevelopable steep drainage with no real park value so I don't believe it would be accepted. I would recommend an alternate parcel or cash in lieu.

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PRE-APPLICATION MEETING  
TRANSPORTATION SYSTEMS DEPARTMENT COMMENT SHEET

**Meeting Date: June 13, 2022**

Greg Wirth, on behalf of Mountain View Meadows, LLC, is proposing a 32-acre subdivision named Craftsman Village Phase 8, consisting of approximately 230 lots for residential units with connections to city water and sewer. The proposed subdivision is currently not zoned for the City of Helena, but the developer plans to seek R-4 zoning prior to annexation.

(Attach additional information if desired.)

/ / No comment

/ X / Comments as follows:

**B. Other Discussion**

Roadway designs must comply with the International Fire Code which requires 20' unobstructed road width. The change that this requires is reflected in the draft Engineering Standards where all travel lanes must be 10' minimum. Thus the proposed Local Roads must have 10' travel lanes (not 9'), 6' parking lanes and will require 62' of dedicated right-of-way.



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(Attach additional information if desired.)

/ / No comment

/ x/ Comments as follows:

- As noted, the following streets will be extended east:
  - Adam Run Ave (to new road name)
  - Travis Ave (to Alpine View Dr)
  - Jeannette Rankin Dr (to Alpine View Dr)
  - Alexis Ave (to Stacia Ave)
  - Stacia Ave (will also extend north to Jeannette Rankin Dr)
- The site plan references a new north-south street between Jeannette Rankin Dr and Alpine View Dr. Please submit a road name to the Addressing Office for review and approval. 'Street (St)' will be assigned as the street type designation.
- Road identification signs must be installed at all intersections of existing street and internal access streets.
- Structures will be assigned an address from the road in which they are accessed.
- Single-family structures shall be assigned a primary number. Multi-family structures shall be assigned a primary number with secondary addresses (Units) assigned to each living space.
- Address numbers and unit numbers must be 4 inches at a minimum and clearly visible in a contrasting and conspicuous location. The installation and maintenance of address numbers shall be the responsibility of the property owner.
- Notification letters will be sent to the applicant and service providers after the addresses have been assigned.
- [Click this link for an interactive map](#) of the area of interest.

## **B. Other Discussion**

- Please let me know if you have any questions.