

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 20597

A RESOLUTION AMENDING RESOLUTIONS OF INTENTION NOS. 19911 AND 20340 TO DEFER THE DEDICATION AND TRANSFER OF THE FIRE STATION LOT TO A LATER PHASE OF THE CROSSROADS AMENDMENT AT MOUNTAIN VIEW MEADOWS SUBDIVISION IN LEWIS AND CLARK COUNTY INTO THE CITY OF HELENA, MONTANA

WHEREAS, Resolution No. 19191, passed February 14, 2005 conditioned the annexation of Aspen Park at Mountain View Meadows Subdivision upon the dedication and transfer of a property suitable for a fire station to be constructed thereon ("fire station lot");

WHEREAS, different locations and properties have been proposed to serve as a location for a future fire station;

WHEREAS, Resolution No. 19911, passed May 7, 2012 amended that condition by deferring dedication and transfer of a suitable fire station lot to coincide with the annexation and concurrent final plat of the first phase of the Crossroads Amendment at Mountain View Meadows Subdivision;

WHEREAS, Resolution No. 20340, passed May 22, 2017 again amended that condition by deferring dedication and transfer of a suitable fire station lot to coincide with the annexation and concurrent final plat of the Uplands Phase of the Crossroads Amendment at Mountain View Meadows Subdivision preliminary plat that includes the property described above;

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WHEREAS, R and D Partners, LLC (now known as Mountain View Meadows, LLC), the legal owner of property known as Crossroads Amendment at Mountain View Meadows Subdivision now requests that the City annex and approve a concurrent final plat of a portion of the Uplands Phase 2 of the Crossroads Amendment at Mountain View Meadows Subdivision; and

WHEREAS, R and D Partners, LLC, has proposed to further defer the dedication and transfer of the fire station lot until the property encompassing the fire station lot is provided with legal and physical access from Crossroads Parkway and wastewater services located in Crossroads Parkway as part of annexation and final plat of the phase encompassing the fire station lot.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:

Section 1. The Helena City Commission hereby further amends Resolution of Intention No. 19911, specifically condition 3, as follows:

The proposed fire station lot must include all of the property located west of the drainage and south of the Crossroads Parkway and Jeanette Rankin Drive intersection, as shown on the Crossroads

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Amendment at Mountain View Meadows preliminary plat, to provide a lot more suitable for operation of a Helena Fire Department fire station. This 99,960 square foot property located at the southeast corner of Jeannette Rankin Drive and Crossroads Parkway intersection, known as the current fire station lot, must be dedicated to the City of Helena with the installation of the adjacent Crossroads Parkway and the annexation of the phase of the Crossroads Amendment at Mountain View Meadows preliminary plat that includes the property described above.

Another property may be mutually agreed upon by the City of Helena and Mountain View Meadows, LLC. If another lot within the Mountain View Meadows development is selected by mutual agreement of the City of Helena and Mountain View Meadows, LLC, for use by the City of Helena as a fire station lot prior to transferring the currently identified fire station lot to the City, the value of the currently identified 99,960 square foot fire station lot will reduce the cost of the alternative property mutually agreed upon.

The value of the currently identified fire station lot will be established by an appraiser's determination of the fair market value at the time of acquisition of the mutually agreed upon

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alternative property. The appraiser's determination must include the assumption that the property has vehicular access to Crossroads Parkway and is zoned commercially.

**PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 6TH DAY OF APRIL, 2020.**

/S/ WILMOT COLLINS
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION