City-County Consolidated Parks Board Meeting Agenda

September 2, 2026 – 11:30 AM
City-County Building 316 N Park Ave. Room 326
Zoom meeting link: https://us02web.zoom.us/meeting/register/qc6m-lL1SaO9fZRg8PaQ9A

I. Call to Order, and Roll Call
II. July 1, 2026 Time Stamped Meeting Minutes Approval
Meeting Recording Link:
https://us02web.zoom.us/rec/share/aalcaGgNdGd8AIUOYjCVRRcZmqVMzWd3aSqDxIob0vjzEjI7siGVVXOGqr4-cmFy.XlD7FlLdlckIw_up
III. Public Comment (Items pertaining to this agenda)
IV. Unfinished Business
a. No Unfinished Business
b. Public Comment
V. New Business/Action Items
a. City of Helena Community Development and Planning – Parkland Consideration for the Proposed Crystal Springs Subdivision – Michael Alvarez, City Planner II
b. Public Comment
VI. Reports/Updates
a. City Staff
b. County Staff
c. City Commission
d. County Commission
e. Helena School District
VII. Public Comment (Items not on the agenda)
VIII. Member Announcements / Proposals for Next Agenda (October 7, 2026)
IX. Adjournment

Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City of Helena Community Development Department, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: Phone: (406) 447-8490; TTY Relay Service 1-800-253-4091 or 711, or via Email: citycommunitydevelopment@helenamt.gov, Mailing address & physical location: 316 North Park, Avenue, Room 445, Helena, MT 59623.
Persons with disabilities requiring accommodations to participate in the County's meetings, services, programs, or activities should contact the Lewis and Clark County Human Resource Department, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following: (406) 447-8316, 316 North Park Avenue, Room 303, Helena, MT 59623; TTY Relay Service 1-800-253-4091 or 711, hr@lccountymt.gov.

STAFF REPORT

Crystal Springs Major Subdivision

Parkland

Case Numbers:

PRELIM2602-0001

ZONE2602-0002

ANNX2602-0004

Michael G. Alvarez
Planner II

Community Development Department
316 North Park Avenue, Room 402
Helena, Montana 59623

Est. 1881
City of
Helena

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Section 1 – Executive Summary

The applicant for the proposed Crystal Springs Village Major Subdivision proposes to satisfy the subdivision parkland requirement through a 1.63-acre land dedication, shown as the parkland tract on the preliminary plat. This application was submitted prior to the City's adoption of Title 76, Chapter 25, MCA (the Montana Land Use Planning Act), and is therefore reviewed under the subdivision and parkland dedication standards in effect at the time the application was submitted, including the parkland dedication requirements of 76-3-621, MCA. City staff reviewed the proposal and recommends against accepting the land dedication and instead recommends that the requirement be satisfied through a cash donation in-lieu of parkland dedication in an amount equal to the fair market value of the unsubdivided, unimproved land. It is the understanding of city staff that a market-based appraisal is being done at applicant's expense to establish that value. The City-County Consolidated Parks Board is tasked with considering the proposal and, pursuant to 76-3-621(4), MCA, making a recommendation to the Helena City Commission as to whether the parkland requirement should be satisfied by a land dedication, a cash donation in-lieu, or a combination of both.

Section 2 - Staff Recommendation

City staff recommends denial of the applicant's proposed 1.63-acre parkland dedication. Staff instead recommends that the parkland requirement be satisfied through a cash donation in-lieu of dedication, in an amount equal to the fair market value of the unsubdivided, unimproved land.

Formally, the recommendations are to:
Move to recommend against the proposed parkland dedication of 1.63 acres of the subject property located at 3734 McHugh Lane, with the geocodes 05188818201070000, 05188818201050000, and 05188818204100000.

Move to recommend acceptance of a cash donation in-lieu of dedication, in an amount equal to the fair market value of the unsubdivided, unimproved land for the1.63 acres of the subject property located at 3734 McHugh Lane, with the geocodes 05188818201070000, 05188818201050000, and 05188818204100000.

Section 3 - General Information

Application Date:	February 18, 2026
Meeting Dates:	City-County Consolidated Parks Board — September 2, 2026
Applicant/Representative:	Kolter Kukes, P.E. Morrison-Maierle, Inc. 1 Engineering Place

	Helena, MT 59602
Property Owner:	Kim Smith Properties LLC Attn: Kim Smith 7510 Applegate Drive Helena, MT 59602
Property Owner:	Steed Rentals LLC Attn: Josh Steed P.O. Box 6019 Helena, MT 59604
Legal Description:	Tract A-1-A-2 and Tract B-1-A of Certificate of Survey No. 3370303, and Lot G1-A-2 of the Amended Plat of Tract G1-A — McHugh Subdivision No. 2, Document No. 3284465, located within the West One-Half of Section 18, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana
General location:	The west side of McHugh Lane from the current "Helena City Limits" sign to the northern edge of the Steed property.
Present Land Use:	Steed construction headquarters (contractor yard and associated office) on the north portion of the property; the remainder is a former scratch gravel pit currently being backfilled (imported fill, not topsoil) in preparation for the proposed development
Adjacent Land Uses:	North: Residential East: Single dwelling-unit residential West: Vacant South: Multiple dwelling-unit residential
Adjacent zoning:	North: West Valley #2 (County) East: R-3 and R-2 (City of Helena) South: B-2 (City of Helena) West: R-1, R-2, and R-3 (County) (R-O in proximity to the southwest)
Current zoning:	West Valley #2 (County)
Tract/Property Size:	Approximately 18.9 total acres
Land Use Plan Designation:	Urban Residential — "Urban residential areas are located near Helena's core and are designed to support moderate- to high-

density residential development while accommodating a range of complementary business types. These areas should offer a diverse mix of housing options in addition to single-family detached homes, townhomes, duplexes, and triplexes, and multifamily developments of more than four units to promote greater density and housing variety in a walkable environment. Additionally, compatible commercial uses such as small-scale retail, cafes, professional offices, and personal services should be incorporated to encourage mixed-use neighborhoods."

Within Urban Standards Boundary: Yes

Section 4 – Background / Staff Analysis

The subject property has been proposed for a major subdivision creating a total of forty-one (41) lots. The total area of the subdivided lots is approximately 18.90 acres, of which the parkland dedication requirement is approximately 1.63 acres. The applicant proposes to satisfy this requirement through a 1.63-acre land dedication, shown as the parkland tract on the preliminary plat.

Parkland Requirement (76-3-621, MCA)

Parkland dedication requirements are established by the Montana Subdivision and Platting Act, 76-3-621, MCA, which requires dedication according to the following schedule based on the size of the parcels proposed to be created: 11% of the area of land proposed to be subdivided into parcels of one-half acre or smaller; 7.5% of the area proposed to be subdivided into parcels larger than one-half acre and not larger than one acre; 5% of the area proposed to be subdivided into parcels larger than one acre and not larger than three acres; and 2.5% of the area proposed to be subdivided into parcels larger than three acres and not larger than five acres. Applying this schedule to the proposed subdivision results in a parkland dedication requirement of approximately 1.63 acres, calculated as follows:

Lot Size Ranges	Total Area	Percent Required	Park Dedication Requirement
0.5 acres or smaller	10.07 acres	11.00%	1.11 acres
0.5–1 acres	3.04 acres	7.50%	0.23 acres
1–3 acres	5.79 acres	5.00%	0.29 acres
Total	18.90 acres	—	1.63 acres

Methods of Satisfying the Requirement (76-3-621, MCA)

Under 76-3-621, MCA, the parkland dedication requirement may be satisfied through a dedication of land, a cash donation in-lieu of dedication, or a combination of both. Where the requirement is satisfied through a cash donation in-lieu, the amount of the donation is equal to the fair market value of the unsubdivided, unimproved land. Pursuant to 76-3-621(4), MCA, the City-County Consolidated Parks Board reviews the applicant's proposal and

provides a recommendation to the Helena City Commission as to which method should be used to satisfy the requirement. In making its determination, the governing body considers, among other factors, the recommendation of the Parks Board and the preferences of the subdivider.

Staff Analysis

Staff does not support acceptance of the proposed 1.63-acre land dedication to satisfy the subdivision's parkland dedication requirement. Consistent with the Parks and Recreation Master Plan, staff has evaluated whether the proposed dedication would provide an appropriate long-term park asset for the City, and has identified concerns regarding access and connectivity, site configuration and recreational utility, and the development and maintenance burden associated with the site. These concerns are summarized below.

Access and connectivity. The proposed dedication lacks the preferred street access and connectivity needed for a functional neighborhood park. The applicant has not provided an extension of Cooney Drive north along the western frontage of the property, which would provide the most appropriate access to a park within the subdivision aside from direct access from McHugh Lane. An extension of Cooney Drive along the western frontage would provide substantially better access than the current configuration, consistent with the Master Plan's emphasis on reducing barriers to park access and improving connections between parks and neighborhoods. This need is reinforced by the City's Transportation Systems review, which has determined that dedication of right-of-way and construction of the Cooney Drive extension, including a shared-use path on the east side, along the westernmost border of the proposed subdivision is required, and which may be carried as an annexation condition and/or a development agreement.

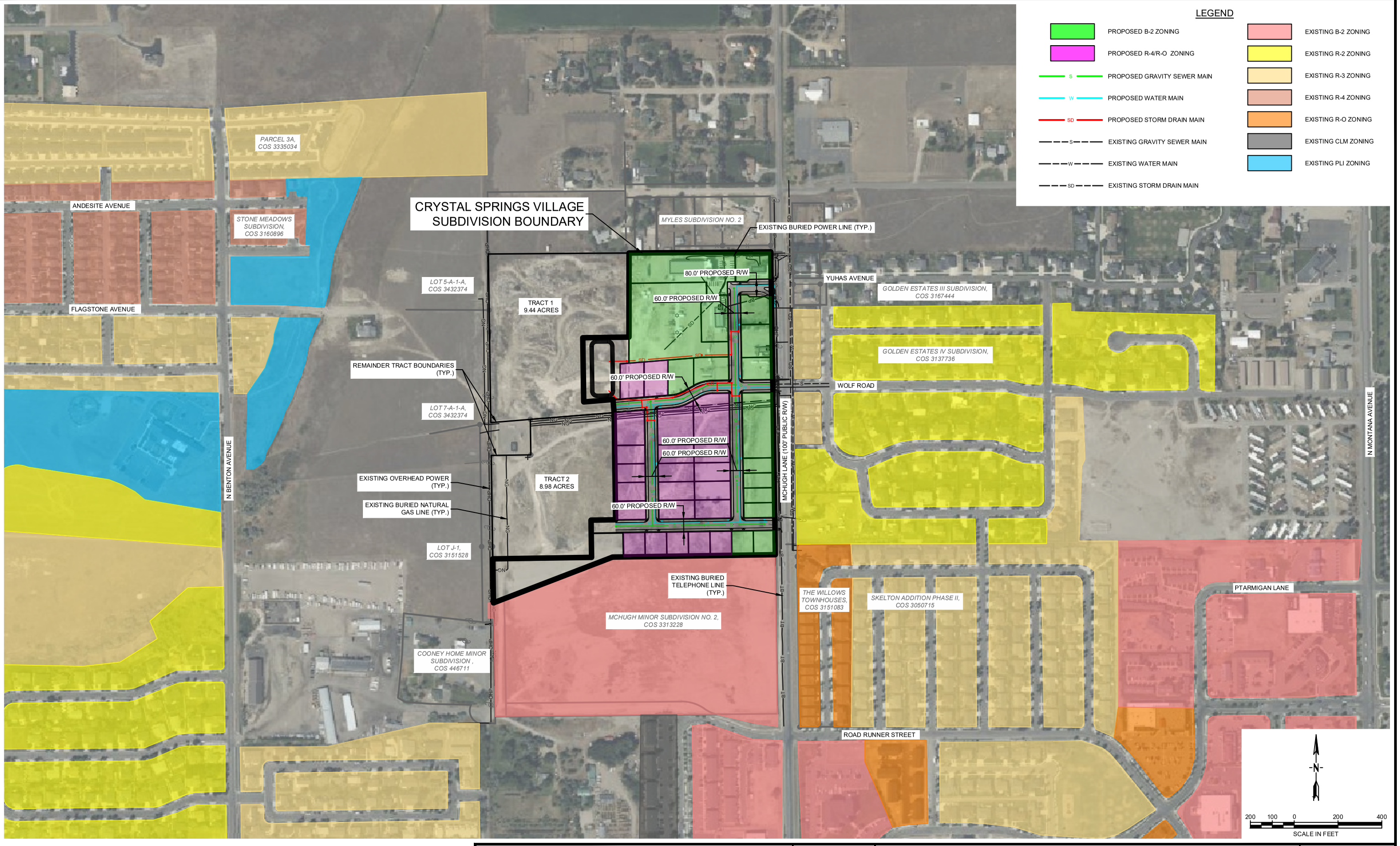
Site configuration and recreational utility. The configuration of the proposed dedication would limit the range of recreational uses that could reasonably be developed on the site. The Master Plan identifies demand for additional multi-use athletic fields and similar facilities and recommends that future park development consider the space necessary to accommodate those uses.

Development and maintenance burden. The existing condition of the property, including the lack of suitable topsoil, would require substantial public investment before the site could be developed with appropriate landscaping and park amenities. Given the Master Plan's emphasis on directing limited Parks Department resources toward sustainable development and maintenance of the park system, staff does not find that acceptance of the proposed dedication would provide an appropriate long-term park asset for the City.

For these reasons, staff recommends that the parkland dedication requirement be satisfied through a cash donation in-lieu of dedication, in an amount equal to the fair market value of the unsubdivided, unimproved land, rather than through the proposed land dedication. A market-based appraisal to establish that value will be required prior to final plat approval.

Appendix A –Subject Maps

(attached)



R:\10723_Smith\004-McHugh Pre Plat\ACAD\Exhibits\10723.004_Vicinity Map_Annex and Zoning.dwg

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

2880 Technology Blvd West
Bozeman, MT 59718
406.587.0721
www.m-m.net

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DRAWN BY: HPS
DSGN. BY: KCK
APPR. BY: KCK
DATE: 06/2026

Plotted by kolter kukes on Jun/3/2026

CRYSTAL SPRINGS VILLAGE SUBDIVISION
HELENA MONTANA

VICINITY MAP

PROJECT NO. 10723.004

FIGURE NUMBER EX-1

PRELIMINARY PLAT OF

CRYSTAL SPRINGS VILLAGE SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-2 & TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303, AND LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G1-A - MCHUGH SUBDIVISION No. 2 DOC. No. 3284465
LOCATED WITHIN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA
LEWIS AND CLARK COUNTY, MONTANA

PURPOSE OF SURVEY

A SUBDIVISION OF TRACT A-1-A-2 & TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303, AND LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G1-A - MCHUGH SUBDIVISION No. 2, DOCUMENT No. 3284465, LEWIS AND CLARK RECORDS.

OWNERS OF THE TRACTS

TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303, DEED DOCUMENT No. 3340075

STEED RENTALS LLC
P.O. BOX 6019
HELENA, MT 59604

TRACT A-1-A-2 OF CERTIFICATE OF SURVEY No. 3370303, DEED DOCUMENT No. 3426521
LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G-1-A - MCHUGH SUBDIVISION No. 2 DOCUMENT No. 3284465. DEED DOCUMENT No. 3426521

KIM SMITH PROPERTIES LLC
7510 APPLEGATE DRIVE
HELENA, MT 59602

DATE OF SURVEY

MARCH, 2025

BASIS OF BEARING

CITY OF HELENA LDP
GEODETIC NORTH OBTAINED BY GPS OBSERVATION
DATUM: NAD83(2011)(EPOCH 2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 100,000 ift (30,480m)
FALSE EASTING 200,000 ift (60,960m)

PHYSICAL AND LEGAL ACCESS

ADAMS STREET, LANDER ROAD, SMITH AVENUE, STEED LANE. WOLF ROAD, AND ALL ALLEYS ON THIS PLAT PROVIDE PHYSICAL ACCESS TO ALL LOTS AND TRACTS WITHIN THE SUBDIVISION FROM MCHUGH LANE.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS EXIST FOR THE LAND WITHIN THIS SUBDIVISION AND ARE RECORDED IN BOOK _____, PAGE _____, ON FILE AT THE LEWIS AND CLARK COUNTY CLERK AND RECORDER'S OFFICE.

LEGAL DESCRIPTION OF CRYSTAL SPRINGS VILLAGE SUBDIVISION EXTERIOR BOUNDARY

TRACTS A-1-A-2 & B-1-A OF CERTIFICATE OF SURVEY No. 3370303, AND LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G1-A-2 - MCHUGH SUBDIVISION No. 2 DOCUMENT No. 3284465, LESS MCHUGH SUBDIVISION PHASE 1, LEWIS AND CLARK COUNTY RECORDS. LOCATED WITHIN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN, LEWIS AND CLARK COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A-1-A2 OF CERTIFICATE OF SURVEY No. 3370303, BEING THE **POINT OF BEGINNING**; THENCE BEARING N 89°35'07" E ALONG THE SOUTHERN BOUNDARY OF THE MYLES SUBDIVISION No. 2 A DISTANCE OF 366.80 FEET;

THENCE BEARING N 89°31'37" E ALONG SAID MYLES SUBDIVISION No. 2 BOUNDARY A DISTANCE OF 280.08 FEET TO THE WESTERLY LIMIT OF MCHUGH LANE RIGHT-OF-WAY;

THENCE BEARING S 00°52'21" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 675.60 FEET;

THENCE BEARING S 00°50'17" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 706.90 FEET TO THE NORTHERLY LIMIT OF LOT G1-A-1-A OF CERTIFICATE OF SURVEY No. 3313228;

THENCE BEARING S 89°09'21" W ALONG SAID LOT A DISTANCE OF 693.00 FEET;

THENCE BEARING N 00°50'17" W A DISTANCE OF 110.00 FEET;

THENCE BEARING S 89°09'21" W A DISTANCE OF 33.30 FEET;

THENCE BEARING N 00°50'39" W A DISTANCE OF 549.13 FEET;

THENCE BEARING N 04°36'20" W A DISTANCE OF 60.00 FEET;

THENCE BEARING S 85°23'40" W A DISTANCE OF 134.26 FEET;

THENCE BEARING N 00°51'04" W A DISTANCE OF 292.81 FEET;

THENCE BEARING N 89°09'23" E A DISTANCE OF 211.08 FEET;

THENCE BEARING N 00°03'15" W A DISTANCE OF 384.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 23.25 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

LEGAL DESCRIPTION OF TRACT A-1-A2-1 AND LOT G1-A-2-A

THAT PARCEL OF LAND, SITUATED IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA, LEWIS AND CLARK COUNTY, MONTANA CONSISTING OF TRACT A-1-A2 OF CERTIFICATE OF SURVEY No. 3370303 AND LOT G1-A-2 OF OF THE AMENDED PLAT OF TRACT G1-A - MCHUGH SUBDIVISION No. 2 DOCUMENT No. 3284465, LESS CRYSTAL SPRINGS VILLAGE SUBDIVISION, CONTAINING 16.64 ACRES OF LAND, MORE OF LESS, ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE OF DEDICATION CRYSTAL SPRINGS VILLAGE SUBDIVISION

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, BLOCKS, PARKS, STREETS, AND ALLEYS AS SHOWN BY THE PLAT HERETO ANNEXED THE FOLLOWING DESCRIBED TRACT OF LAND IN THE CITY OF HELENA, LEWIS AND CLARK COUNTY, TO WIT:

THE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS THE PLAT OF CRYSTAL SPRINGS VILLAGE SUBDIVISION. UNLESS NOTED OTHERWISE, THE LAND SHOWN ON THIS PLAT AS BEING DEDICATED TO THE USE OF THE PUBLIC, INCLUDING STREETS, PARKS, EASEMENTS, AND OTHER PUBLIC IMPROVEMENTS, IS HEREBY DEDICATED, GRANTED, AND DONATED TO THE CITY OF HELENA FOR SUCH USE.

CERTIFICATE OF EXEMPTION - CRYSTAL SPRINGS VILLAGE SUBDIVISION

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED HEREBY CERTIFY THAT LOTS AND BLOCKS CREATED BY THIS SUBDIVISION PLAT ARE EXEMPT FROM D.E.Q. REVIEW IN ACCORDANCE WITH 76-4-125(1)(d), M.C.A. BECAUSE THEY ARE LOCATED WITHIN THE JURISDICTIONAL AREA OF THE CITY OF HELENA, WHICH HAS ADOPTED A GROWTH POLICY PURSUANT TO TITLE 76, CHAPTER 1, M.C.A. AND WHICH IS A FIRST CLASS MUNICIPALITY. THE CITY COMMISSION HAS CERTIFIED TO D.E.Q. PURSUANT TO 76-4-127 M.C.A., THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

CERTIFICATE OF EXCLUSION - TRACTS A-1-A2-1, G1-A-2-A, & PARK

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY CERTIFY THAT TRACTS A-1-A2-1 AND G1-A-2-A OF THIS PLAT ARE EXCLUDED FROM D.E.Q. REVIEW IN ACCORDANCE WITH 17.36.605(2)(a) A.R.M. BECAUSE THEY ARE A PARCEL THAT HAS NO FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, AND NO FACILITIES WILL BE CONSTRUCTED ON THE PARCEL.

DATED THIS _____ DAY OF _____, 20_____.

_____
OWNER
STEED RENTALS LLC

_____
PRINTED NAME AND TITLE

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS _____ DAY OF _____, 20_____
BEFORE ME PERSONALLY APPEARED

_____,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

_____.
NOTARY PUBLIC FOR THE STATE OF MONTANA

DATED THIS _____ DAY OF _____, 20_____.

_____
OWNER
KIM SMITH PROPERTIES, LLC

_____
PRINTED NAME AND TITLE

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

ON THIS _____ DAY OF _____, 20_____
BEFORE ME PERSONALLY APPEARED

_____,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

_____.
NOTARY PUBLIC FOR THE STATE OF MONTANA

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS FINAL PLAT AND ENCOMPASSED BY THE PROPOSED SUBDIVISION ARE DELINQUENT.

TRACT A-1-A-2 OF CERTIFICATE OF SURVEY No. 3370303

PROPERTY GEO-CODE 05-1888-18-2-01-05-0000

ASSESSORS CODE 0000025371

TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303

PROPERTY GEO-CODE 05-1888-18-2-01-07-0000

ASSESSORS CODE 0000045580

LOT G-1-A2 OF THE AMENDED PLAT OF TRACT G1-A - MCHUGHS SUBDIVSION No. 2 DOCUMENT No. 3284465

PROPERTY GEO-CODE 05-1888-18-2-04-10-0000

ASSESSORS CODE 0000046818

DATED THIS _____ DAY OF _____, 20____.

_____
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL

THE CITY COMMISSION OF HELENA, MONTANA, HEREBY CERTIFIES THAT IT HAS EXAMINED THIS MAJOR SUBDIVISION PLAT AND HAS FOUND THE SAME TO CONFORM TO LAW.

THE CITY COMMISSION HEREBY ACCEPTS THE DEDICATION, GRANT AND DONATION, TO THE CITY OF HELENA FOR PUBLIC USE.

THE CITY COMMISSION OF HELENA, LEWIS AND CLARK COUNTY, HEREBY APPROVES THIS PLAT.

DATED THIS _____DAY OF _____, 20_____.

_____
MAYOR, CITY OF HELENA

DATED THIS _____DAY OF _____, 20_____.

_____
CITY CLERK, CITY OF HELENA

DATED THIS _____DAY OF _____, 20_____.

_____
CITY ENGINEER, CITY OF HELENA

DATED THIS _____DAY OF _____, 20_____.

_____
COMMUNITY DEVELOPMENT, CITY OF HELENA

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING

THIS _____ DAY OF _____, 20_____.

_____
EXAMINING LAND SURVEYOR

REGISTRATION No. _____

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, NICHOLAS C. FISH, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT OF **CRYSTAL SPRINGS VILLAGE SUBDIVISION**; THAT SUCH SURVEY WAS MADE IN MARCH 2025; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

I FURTHER CERTIFY THAT MONUMENTS THAT WILL BE DISTURBED BY THE INSTALLATION OF IMPROVEMENTS WILL BE SET AT A LATER DATE WITHIN 240 DAYS OF THE DATE ON WHICH THE SURVEY WAS FILED PURSUANT TO 24.183.1101(d), A.R.M.

DATED THIS ____ DAY OF _____, 20___.

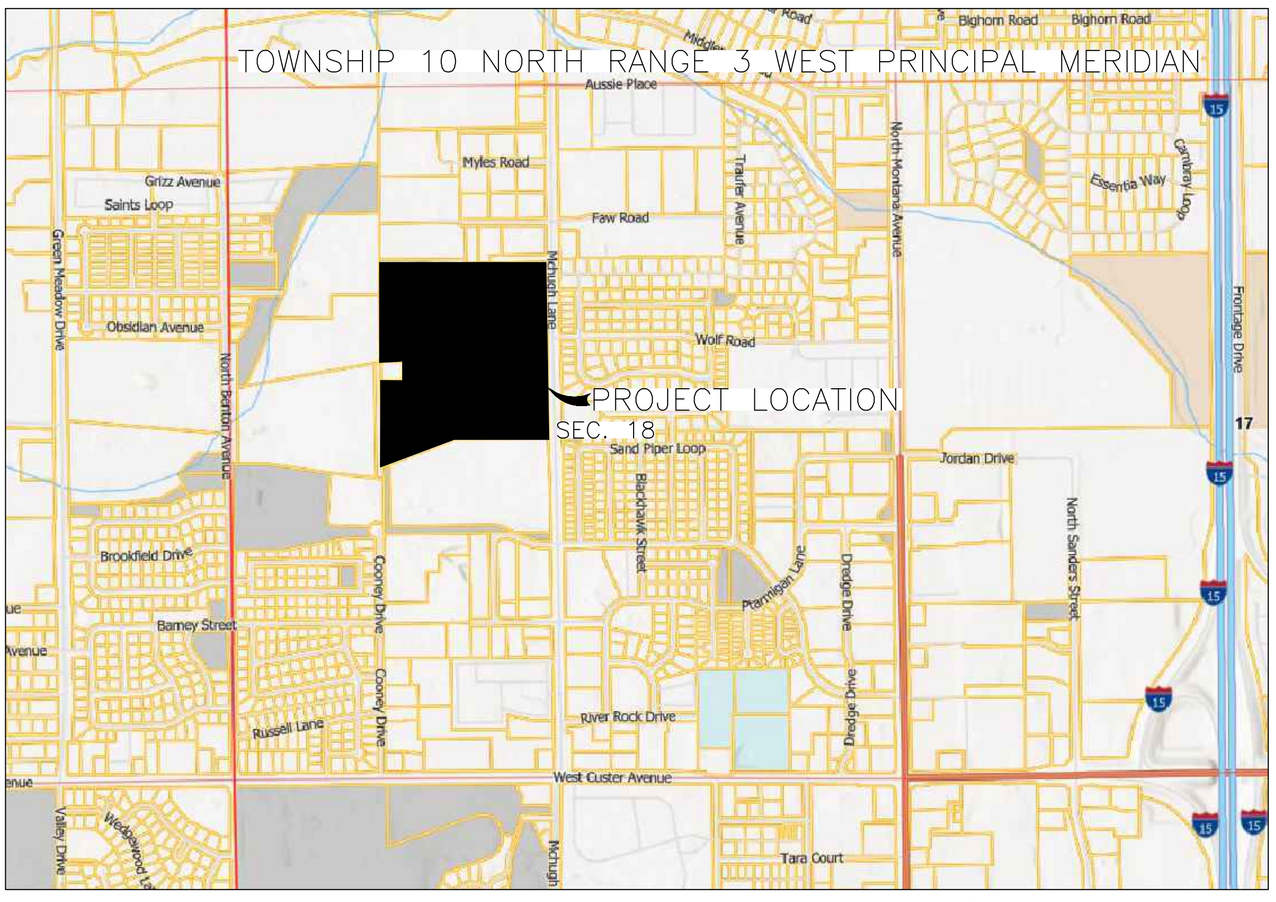
_____.
NICHOLAS C. FISH
MONTANA PROFESSIONAL LAND SURVEYOR REGISTRATION No. 33886LS
MORRISON-MAIERLE

CERTIFICATE OF FILING BY CLERK AND RECORDER

I, CLERK AND RECORDER OF LEWIS AND CLARK COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK ___M., THIS _____ DAY OF _____ A.D., 20____, AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____ RECORDS OF THE COUNTY CLERK AND RECORDER, LEWIS AND CLARK COUNTY, MONTANA.

DATED THIS _____ DAY OF _____, 20___.

_____
CLERK & RECORDER LEWIS AND CLARK COUNTY



VICINITY MAP

NOT TO SCALE

Morrison Maierle
engineers • surveyors • planners • scientists
1 Engineering Place
Helena, MT 59602
Phone: 406.442.3050
www.m-m.net
COPYRIGHT © MORRISON-MAIERLE, INC., 2026

1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW, SW	18	10 NORTH	3 WEST

PRINCIPAL MERIDIAN, MONTANA
LEWIS & CLARK COUNTY, MONTANA

FIELD WORK: MMI
DRAWN BY: NJM
CHECKED BY: MEE/NCF

DATE: 06/03/2026
SCALE:
PROJ. #: 10723.004

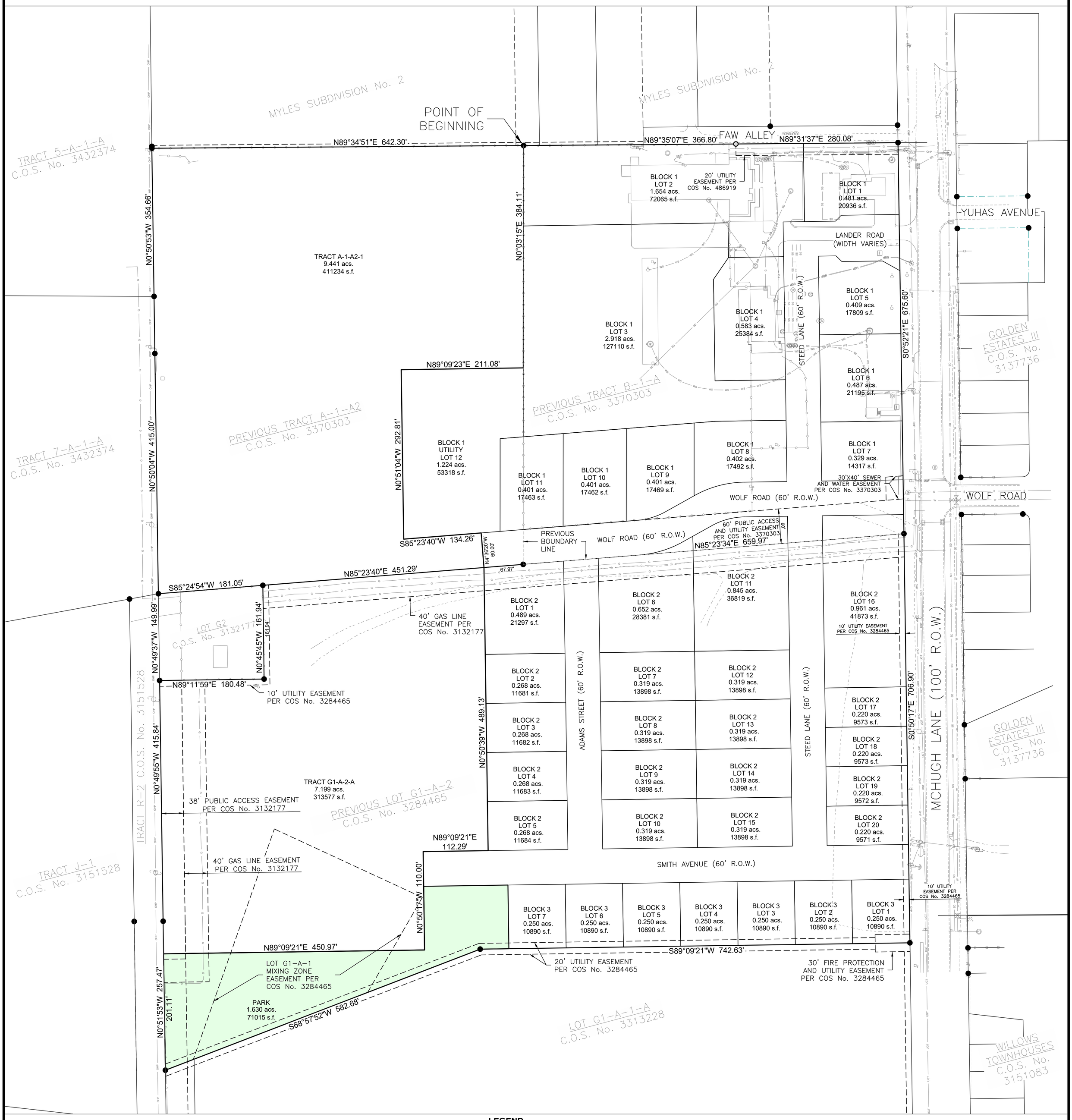
PLOTTED DATE: Jun/03/2026 PLOTTED BY: nick mcmichael
CLIENT:
SHEET 1 OF 4

DRAWING NAME: R:\10723_Smith\004-McHugh Pre Plat\ACAD\Exhibits\10723.004_PH1 PRELIMINARY PLAT.dwg

PRELIMINARY PLAT OF

CRYSTAL SPRINGS VILLAGE SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-2 & TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303, AND LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G1-A - MCHUGH SUBDIVISION No. 2 DOC. No. 3284465
LOCATED WITHIN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA
LEWIS AND CLARK COUNTY, MONTANA



80 40 0 80 160

SCALE IN FEET

BASIS OF BEARING
CITY OF HELENA LDP
GEODETIC NORTH OBTAINED BY GPS OBSERVATION
DATUM NAD83(2011)(EPOCH 2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 100,000.00 ift (30,480m)
FALSE EASTING: 200,000.00 ift (60,960m)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MAJOR CONTOUR
		MINOR CONTOUR
OHT	OHT	OVERHEAD TELEPHONE
UGT	UGT	UNDERGROUND TELEPHONE
CTV	CTV	CABLE TELEVISION
FO	FO	FIBER OPTIC
G	G	NATURAL GAS
OHP	OHP	OVERHEAD POWER
UGP	UGP	UNDERGROUND POWER
S	S	SANITARY SEWER
SS	SS	SANITARY SEWER SERVICE
FM	FM	SANITARY SEWER FORCEMAIN
SD	SD	STORM DRAIN
		STORM CULVERT
W	W	WATER
WS	WS	WATER SERVICE
		CHAINLINK FENCE
		BARBED WIRE FENCE
		WOOD FENCE
		PAVED ROAD
		GRAVEL ROAD
		PROPERTY/LOT LINE
		PROPERTY EASEMENT
		PROPERTY SETBACK
		RIGHT-OF-WAY
		DITCH
		WATER EDGE
WL		WETLAND
		BUILDING
		BENCHMARK
		CONTROL POINT
		PROPERTY PIN AS NOTED
		BORING
		MONITORING WELL
		TEST PIT
		BOLLARD
		MAIL BOX
		SIGN

EXISTING	PROPOSED	DESCRIPTION
		STUMP
		SHRUB/BUSH
		TREE-CONIFER
		TREE-DECIDUOUS
		TREE LINE
		COMMUNICATION MANHOLE
C	C	COMMUNICATION VAULT
T	T	TELEPHONE RISER
TV	TV	CABLE TV RISER
		NATURAL GAS METER
G	G	NATURAL GAS RISER
		NATURAL GAS VALVE
		LIGHT POLE
		STREET LIGHT POLE
P	P	POWER RISER
		PAD MOUNTED TRANSFORMER
P	P	POWER VAULT
		UTILITY POLE
		GUY WIRE
S	S	SANITARY MANHOLE
		SANITARY CLEANOUT
		SANITARY LAMPHOLE
ST	ST	STORM MANHOLE
		STORM ROUND INLET
		STORM SQUARE INLET
		STORM CATCH BASIN
		11.25° ELBOW
		22.50° ELBOW
		45° ELBOW
		90° ELBOW
		TEE
		CROSS
		CAP
		FIRE HYDRANT
		GATE VALVE
		REDUCER
		WATER METER
W	W	WELL
		CURB STOP
		FROST FREE HYDRANT

AREA TABLE

(38) LOTS =	17.67 ACRES
(1) UTILITY LOT =	1.22 ACRES
(1) RIGHT OF WAY =	4.52 ACRES
(1) PARK =	1.63 ACRES
(2) REMAINDER TRACTS =	16.64 ACRES
TOTAL =	41.68 ACRES

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1 Engineering Place
Helena, MT 59602
Phone: 406.442.3050
www.m-m.net

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1/4 SEC.	SECTION	TOWNSHIP	RANGE
NW, SW	18	10 NORTH	3 WEST

FIELD WORK: MMI
DRAWN BY: NJM
CHECKED BY: ME/NCF/KK

DATE: 06/03/2026
SCALE:
PROJ. #: 10723.004

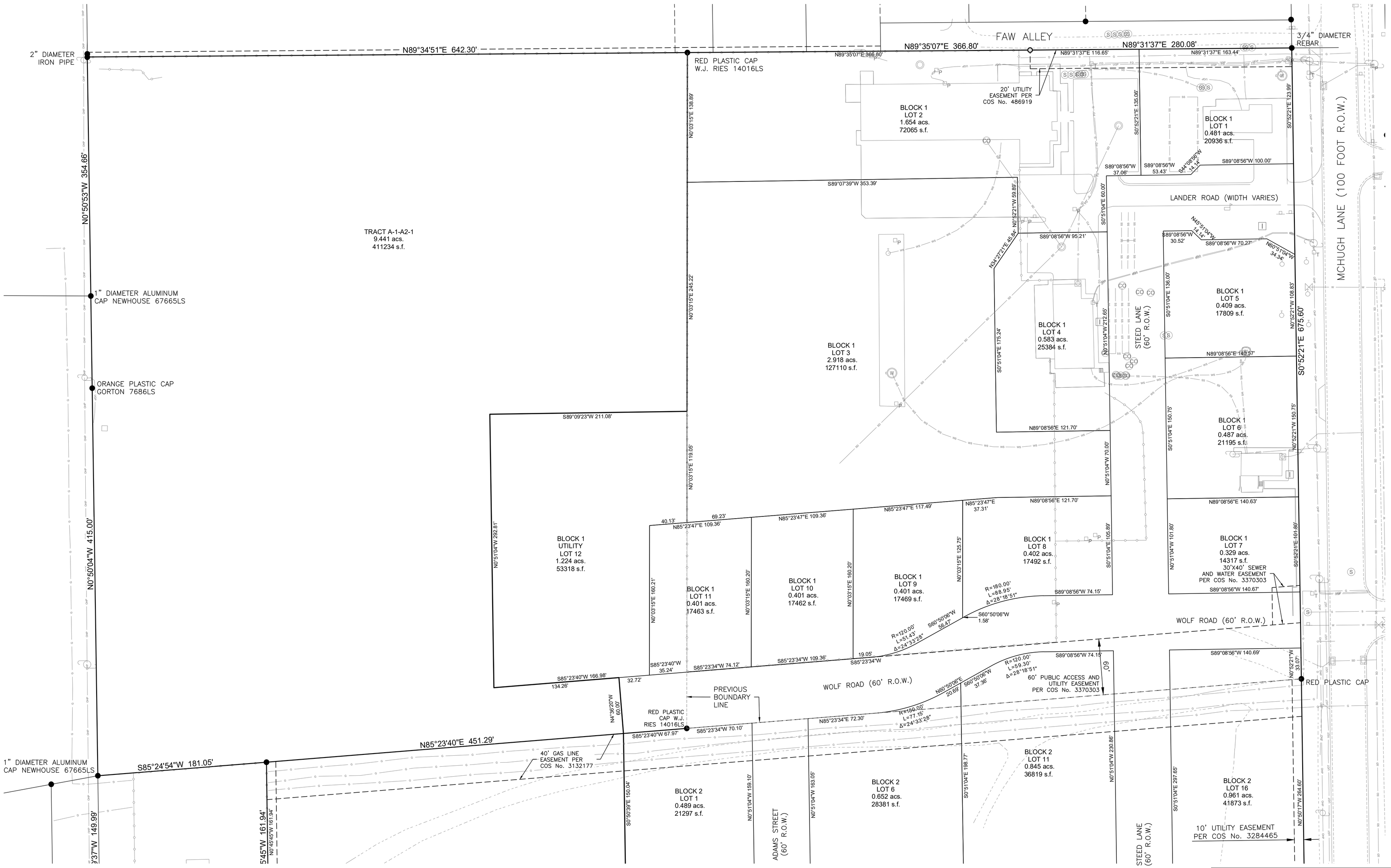
PRINCIPAL MERIDIAN, MONTANA
LEWIS & CLARK COUNTY, MONTANA
PLOTTED DATE: Jun/03/2026 PLOTTED BY: nick mcmichael
CLIENT:
SHEET 2 OF 4

DRAWING NAME: R:\10723_Smith\004-McHugh Pre Plat\ACAD\Exhibits\10723.004_PH1 PRELIMINARY PLAT.dwg

PRELIMINARY PLAT OF

CRYSTAL SPRINGS VILLAGE SUBDIVISION

A SUBDIVISION OF TRACT A-1-A-2 & TRACT B-1-A OF CERTIFICATE OF SURVEY No. 3370303, AND LOT G1-A-2 OF THE AMENDED PLAT OF TRACT G1-A - MCHUGH SUBDIVISION No. 2 DOC. No. 3284465
LOCATED WITHIN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 WEST, PRINCIPAL MERIDIAN MONTANA
LEWIS AND CLARK COUNTY, MONTANA



50 25 0 50 100
SCALE IN FEET

BASIS OF BEARING
CITY OF HELENA LDP
GEODETIC NORTH OBTAINED BY GPS OBSERVATION
DATUM NAD83(2011)(EPOCH 2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 100,000.00 ift (30,480m)
FALSE EASTING: 200,000.00 ift (60,960m)

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PRINCIPAL MERIDIAN, MONTANA
LEWIS & CLARK COUNTY, MONTANA

FIELD WORK: MMI
DRAWN BY: NJM
CHECKED BY: ME/NCF/IKK

DATE: 06/03/2026
SCALE: 1"=50'
PROJ. #: 10723.004

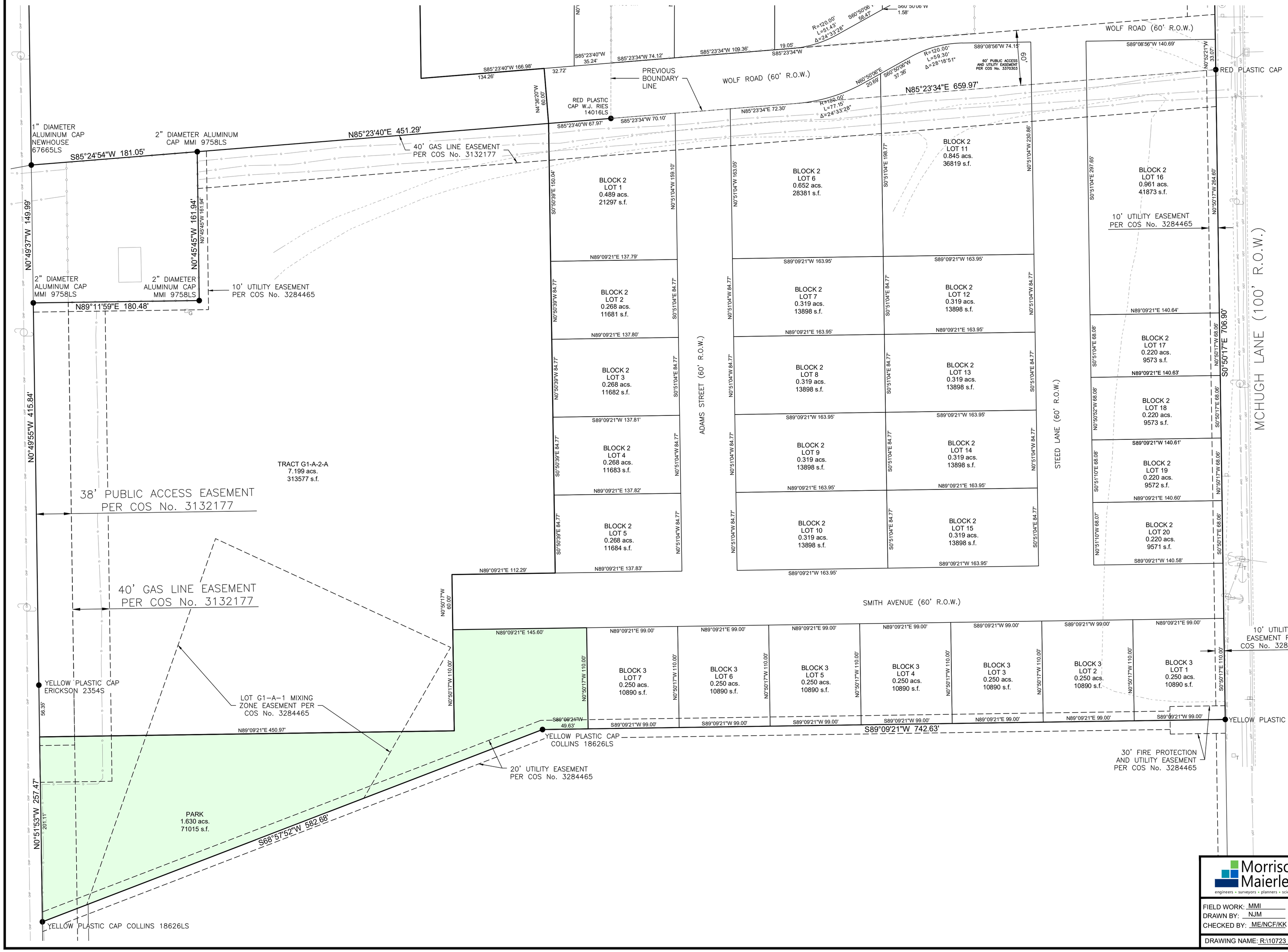
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CLIENT:
SHEET 3 OF 4

DRAWING NAME: R:\10723_Smith\004-McHugh Pre Plat\ACAD\Exhibits\10723.004_PH1 PRELIMINARY PLAT.dwg

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PRINCIPAL MERIDIAN, MONTANA
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CLIENT:
SHEET 4 OF 4

DRAWING NAME: R:\10723_Smith\004-McHugh Pre Plat\ACAD\Exhibits\10723.004_PH1 PRELIMINARY PLAT.dwg

PARKLAND SUMMARY

CRYSTAL SPRINGS VILLAGE SUBDIVISION

In accordance with 76-3-621(1)(a) MCA, the parkland dedication requirements are:

- 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller;
- 7.5% of the area of the land proposed to be subdivided into parcels larger than one-half acre and not larger than 1 acre;
- 5% of the area of the land proposed to be subdivided into parcels larger than 1 acre and not larger than 3 acres; and
- 2.5% of the area of the land proposed to be subdivided into parcels larger than 3 acres and not larger than 5 acres.

The proposed parkland calculation includes all utility, commercial, and residential lots within Crystal Springs Village Subdivision.

Please see the Crystal Springs Village Subdivision Plat within this application for the dedicated parkland tract.

Required Parkland Dedication

Lot Size Ranges	Total Area	Percent Required	Park Dedication Requirement
0.5 acres or smaller	10.07 acres	11.00%	1.11 acres
0.5-1 acres	3.04 acres	7.50%	0.23 acres
1-3 acres	5.79 acres	5.00%	0.29 acres
Total	**18.90 acres**		**1.63 acres**