Crystal Springs Village Subdivision

SEPTEMBER 2, 2026 – CITY-COUNTY CONSOLIDATED PARKS BOARD |
MICHAEL ALVAREZ, PLANNER II | COMMUNITY DEVELOPMENT DEPARTMENT

City of Helena

Project Overview

Location: West side of McHugh Lane from the current “Helena City Limits” sign to the northern edge of the Steed property.

Applicant: Kolter Kukes, Morrison-Maierle Inc., on behalf of property owners Kim Smith (Kim Smith Properties LLC) and Josh Steed (Steed Industries).

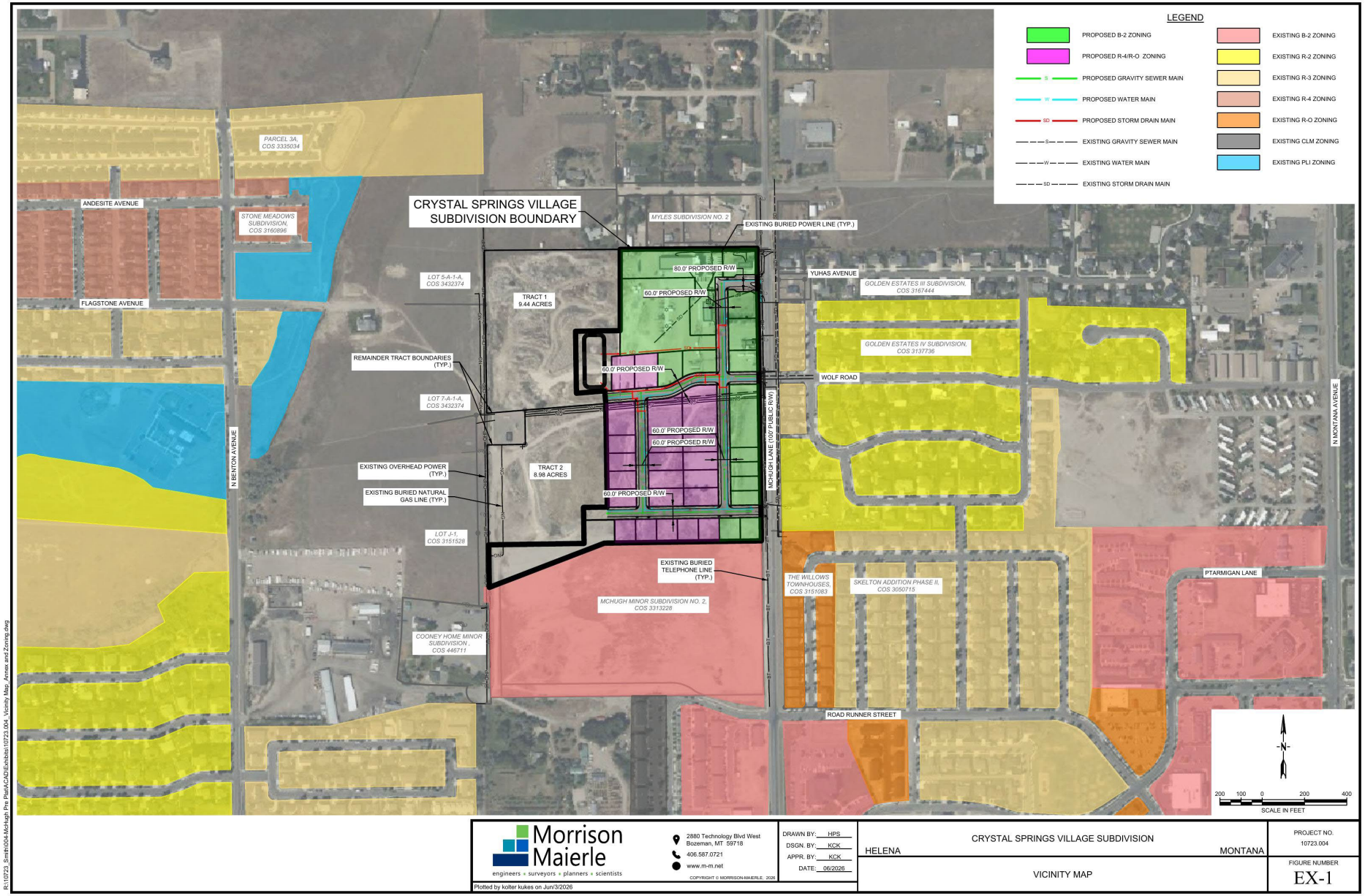
Proposal: Major subdivision creating forty-one (41) lots, together with one (1) parkland tract dedicated to the City, on approximately 18.90 acres.

Requested zoning: B-2 (General Commercial) and R-O (Residential-Office).

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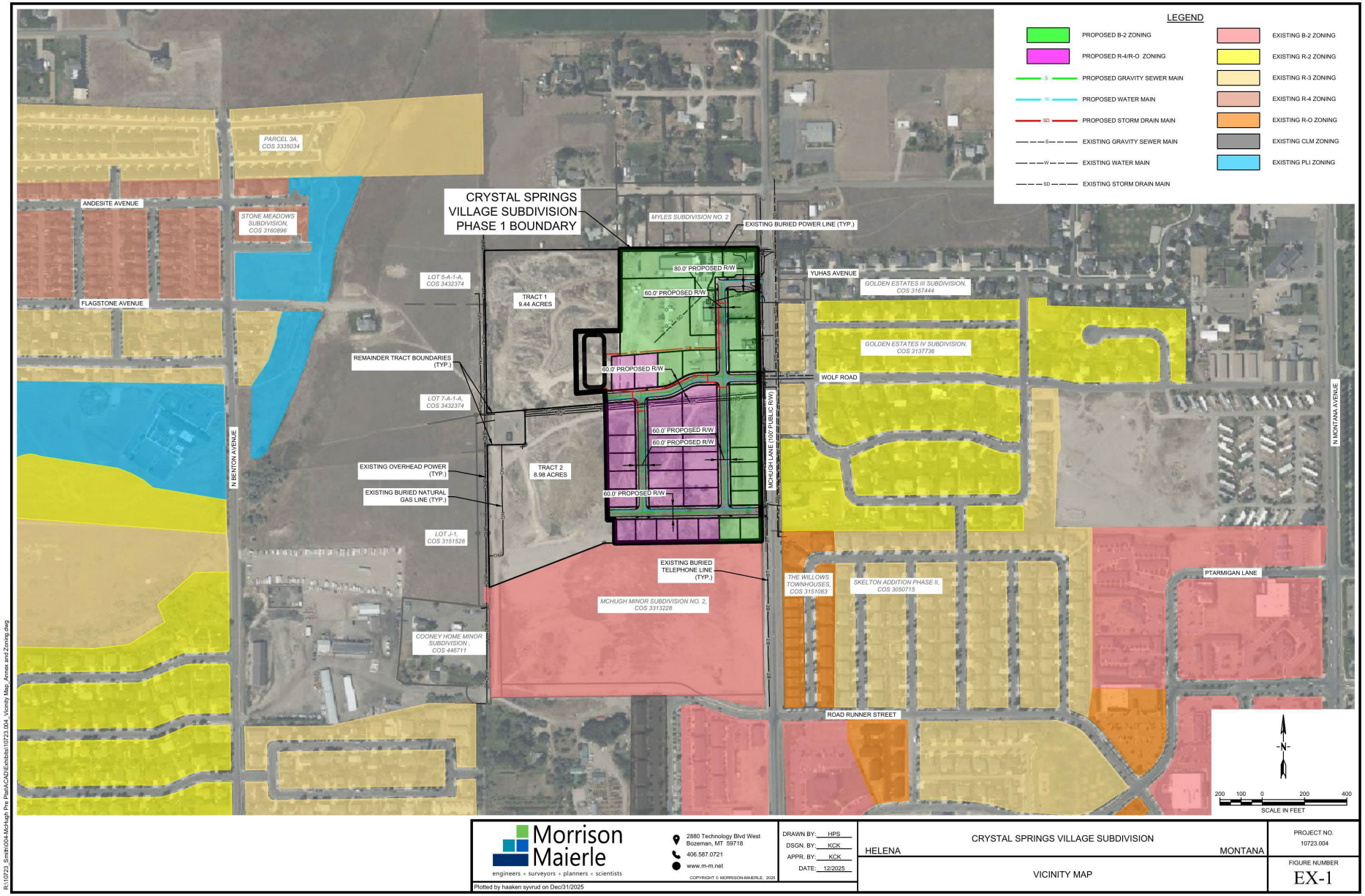
Vicinity Map (As Applied For)

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Prior Vicinity Map (No Parkland)

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Parks Board Role

Under the Montana Subdivision and Platting Act (MCA 76-3-621), a subdivider must either dedicate a percentage of the development as parkland or propose a cash-in-lieu donation equal to the fair market value of the required dedication acreage.

Under MCA 76-3-621(4), the Parks Board recommends to the City Commission whether the requirement is met by a land dedication, cash-in-lieu, or a combination.

Submitted before the City adopted MLUPA, so it is reviewed under 76-3-621 as it stood at application.

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Statutory Basis

Parkland dedication is calculated under the Montana Subdivision and Platting Act, which requires:

11% of land divided into parcels one-half acre or smaller;

7.5% for parcels larger than one-half acre and not larger than 1 acre;

5% for parcels larger than 1 acre and not larger than 3 acres; and

2.5% for parcels larger than 3 acres and not larger than 5 acres.

Required Parkland

Calculation includes all utility, commercial, and residential lots within the subdivision.

Lot Size Range	Total Area	% Required	Park Requirement
0.5 acre or smaller	10.07 ac	11.00%	1.11 ac
0.5–1 acre	3.04 ac	7.50%	0.23 ac
1–3 acre	5.79 ac	5.00%	0.29 ac
Total	**18.90 ac**		**1.63 ac**

City of Helena

PRELIMINARY PLAT

City of Helena



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

POINT OF BEGINNING

N89°34'51"E 642.30'

N89°35'07"E 366.60'

RAW ALLEY

N89°31'37"E 280.09'

YUKAS AVENUE

LANDOR ROAD (WIDTH VARIES)

WOLF ROAD

WOLF ROAD (60' R.O.W.)

N89°09'23"E 211.06'

S89°23'49"W 134.26'

N89°23'40"E 401.22'

S89°24'54"W 181.65'

N89°23'34"E 609.07'

MCHUGH LANE (100' R.O.W.)

ADAMS STREET (60' R.O.W.)

STEELE LANE (60' R.O.W.)

SMITH AVENUE (60' R.O.W.)

N89°11'59"E 180.48'

N89°09'21"E 112.29'

N89°09'21"E 459.97'

S89°09'21"W 742.63'

S89°51'02"W 582.68'

TRACT A-1-A2-1
9.481 acs.
411234 s.f.

TRACT B1-A-2-A
7.159 acs.
311877 s.f.

LOT G1-A-1
MIXING ZONE
EASEMENT PER
COS No. 3284465

PARK
TRACT A
7.515 a.f.

38' PUBLIC ACCESS EASEMENT PER COS No. 3132177

40' GAS LINE EASEMENT PER COS No. 3132177

40' GAS LINE EASEMENT PER COS No. 3132177

10' UTILITY EASEMENT PER COS No. 3284465

20' UTILITY EASEMENT PER COS No. 3284465

30' UTILITY EASEMENT AND UTILITY EASEMENT PER COS No. 3284465

50' PUBLIC ACCESS AND UTILITY EASEMENT PER COS No. 3370303

50' ONE PROVISION AND UTILITY EASEMENT PER COS No. 3284465

LEGEND

SCALE IN FEET

BASIS OF BEARING
GEODETIC NORTH DERIVED BY GPS OBSERVATION
DATUM: NAD83(2011)EPOCH 2010.00
ZONE: MONTANA STATE PLANE, NORTH
CENTRAL MERIDIAN: W 111°53'00" (-111.883)
PROJECTION ORIGIN: LAT(DD): N 46°30'00" (46.5)
LAT. OF 1ST PARALLEL: N 47°03'00" (47.05)
LAT. OF 2ND PARALLEL: N 48°43'00" (48.716)
FALSE NORTHING: 130,000.00 ft (39,624m)
FALSE EASTING: 200,000.00 ft (60,960m)

AREA TABLE

(38) LOTS =	17.67 ACRES
(1) UTILITY LOT =	1.22 ACRES
(1) RIGHT OF WAY =	4.12 ACRES
(1) PARK =	1.63 ACRES
(2) REMAINDER TRACTS =	16.64 ACRES
TOTAL =	41.65 ACRES

Morrison Maierle

FIELD WORK: MW	DATE: 08/03/2020
DRAWN BY: NLM	SCALE:
CHECKED BY: MEMCPHIN	PROJ.# : 10723.004

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

PRINCIPAL MERIDIAN, MONTANA
LEWIS & CLARK COUNTY, MONTANA
PLOTTED DATE: Jun/03/2020 PLOTTED BY: nick
Declared
CLIENT:
SHEET 1 OF 4

DRAWING NAME: R:\10723_Sm\Work\4-McHugh Pre Plat\ACAD\Exhibits\10723.004_PH1 PRELIMINARY PLAT.dwg

DEVELOPER'S PROPOSAL

The developer proposes to satisfy the parkland requirement through a land dedication of 1.63 acres, provided as a single parkland tract within the subdivision.

This meets the acreage required under MCA 76-3-621.

City of Helena

Staff Recommendation

Staff recommends denial of the proposed 1.63-acre parkland dedication.

Staff instead recommends the requirement be satisfied through a cash donation in-lieu of dedication, equal to the fair market value of the unsubdivided, unimproved land.

The dedication meets the required acreage, but staff finds the site would not provide an appropriate long-term park asset, consistent with the Parks and Recreation Master Plan.

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Basis for the Recommendation

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Access and connectivity

Lacks preferred street access for a functional park. Transportation Systems requires dedication and construction of the Cooney Drive extension (with shared-use path) along the western frontage — possibly an annexation condition and/or development agreement.

Site configuration and recreational utility

The shape of the dedication would constrain park uses; the Master Plan identifies demand for additional multi-use athletic fields.

Development and maintenance burden

The site's condition, including a lack of suitable topsoil, would require substantial City investment before it could function as a park.

Cash-in-Lieu: Original Offer

Applicant first proposed cash-in-lieu: $5,000/acre (≈ $0.11/SF), or $8,150 total.

No appraisal, comparable sales, or other valuation support was provided.

Staff requested documentation supporting the per-acre value — a certified appraisal, a letter from a licensed real estate professional, or recent comparable sales for similar land in the area.

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Cash-in-Lieu: Where It Stands

Rather than provide that documentation, the applicant switched to a 1.63-acre land donation.

This meets the letter of the law, but still establishes no cash value.

An appraisal is now expected on or about September 18, 2026 — after this meeting.

The subdivision review timeline does not allow staff to delay a recommendation to wait for the number; any request to extend the review period must come from the applicant.

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VALUATION EXPECTATIONS

Anderson Business Park CMA (≈0.27 mi) — comparable land sales, all $/SF:

Comparable	Sale Price ($/SF)
Sale 1	$7.53
Sale 2	$4.72
Sale 3	$8.00
Sale 4	$5.39

Subject lots reconciled to ≈ $4.20–$4.60/SF; $983,000 total → $108,130 cash-in-lieu (2020).
Shopko (≈0.66 mi): ≈ $9.00/SF.
For comparison, the applicant's proposal was ≈ $0.11/SF ($5,000/acre).
Figures are dated and reflect commercial as-is value, not unsubdivided/unimproved land — shown to illustrate order of magnitude.

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RECOMMENDATION
MOTION 1

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.

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RECOMMENDATION
MOTION 2

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 the 1.63 acres of the subject property located at 3734 McHugh Lane, with the geocodes 05188818201070000, 05188818201050000, and 05188818204100000.

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