



City-County Consolidated Parks Board



CITY OF HELENA
City-County Consolidated Parks Board
January 4, 2023 – 11:30 AM
City-County Building 316 N Park Ave. Room 426
Zoom Online Meeting;
<https://us06web.zoom.us/j/95886198508>

Call to Order

Roll Call

Minutes

- A. Approval of the 11/2/2022 Minutes

Regular Items

- A. Staff Reports
 - a. City Parks, Recreation and Open Lands Report
 - b. County Report
- B. Member Report
 - a. City Commission Report
 - b. County Commission Report
 - c. Helena School District Report
- C. Parkland Dedication Presentations: Doug Smith, Director of Parks, Recreation and Open Lands
 - a. Mountain View Meadows – Craftsman Village – Phases 8, 9 and 10
 - b. West Side Woods Subdivision

Public Comment

Member Communications / Proposals for next Agenda

Meetings of Interest / Announcements

Adjournment

ADA NOTICE – CITY/COUNTY

The City of Helena and Lewis and Clark County are committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City and County will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City and County services, programs, or activities.

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.



City of Helena Parks, Recreation, and Open Lands Departments
316 North Park Avenue, Room 405
Helena, Montana 59601
Phone: 406.447.8463
<https://www.helenamt.gov/parks.html>

Date: December 20, 2022
TO: City-County Parks Board
FROM: Doug Smith, Director, Parks, Recreation, and Open Lands
Subject: Mountain View Meadows Craftsman Village 8, 9, and 10

Proposal: By Statute, the developer is required to dedicate a percentage of the subdivision for dedicated parkland. The Mountain View Meadows Craftsman Village 8, 9 and 10 Subdivision propose to subdivide into parcels of one-half acre or smaller. The total area of lots is approximately 24.49 acres, of which 11% yields the park land requirement of 2.69 acres. Based on the above requirements, the following table outlines the parkland dedication requirements. Full parkland dedication calculations are included in this section.

Parkland dedication calculations are based on Montana Subdivision and Platting Act requirements, MCA 76-3-621 that require the following: 1) 11% of the area of land proposed to be ½ acre or less. 2) 7.5% of the area of land proposed to be ½ acre or larger. 3) 5% of the area of land proposed to be 1 acre and not larger than 3 acres; and 4) 2.5% of the area of land proposed to be 3 acres and not larger than 5 acres.

Background: The proposed park lands to be dedicated includes Lot 1 in Block 9 of the Aspen Park Subdivision as shown on the Preliminary Plat included in the packet. Additionally, a triangular pocket park in Craftsman Village Phase 10 is proposed for park land dedication. As shown below the proposed park land dedication will exceed the required park land dedication by approximately 1.08 acers

Proposed Park Land Dedication

<u>Area</u>	<u>Description</u>
3.27 acres	Lot 1, Aspen Park Block 9 Subdivision
<u>0.50 acres</u>	<u>Craftsman Village Phase 10 Pocket Park</u>
3.77 acres	Total Proposed Park Land Dedication

Required Park Land Dedication

<u>Area</u>	<u>Description</u>
2.69 acres	Craftsman Village Phase 8, 9 and 10

Parks Board Role: The Parks Board shall provide a recommendation on whether to accept parkland dedication or cash-in-lieu.

Staff Recommendation: Staff generally supports acceptance of parkland dedication with the following concerns and potential options/recommendations:

- All lands proposed for satisfying the subdivision park land dedication requirements are proposed to be retained and managed by Mountain View Meadows and will not be conveyed to the City of Helena.

Options:

- Reject parkland dedication of all areas. Depending on final calculation, and in compliance with Montana

Code, the cash-in-lieu payment could be used for local park/open lands improvements.

- Accept proposed park land (Lot 1 – 3.27 acres and Craftsman Village Phase 10 Pocket Park – 0.50 acres) dedication.
- **Proposed Parks Board Recommendation:** Motion to approve proposed park land dedication (Lot 1 – 3.27 acres and Craftsman Village Phase 10 Pocket Park – 0.50 acres).



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Helena, Montana 59601
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<https://www.helenamt.gov/parks.html>

Date: December 20, 2022

TO: City-County Parks Board

FROM: Doug Smith, Director, Parks, Recreation, and Open Lands

Subject: West Side Woods Subdivision Parkland Dedication

Proposal: By Statute, the developer is required to dedicate a percentage of the subdivision for dedicated parkland. The West Side Subdivision proposes to subdivide an existing 58.85-acre tract into 94 single family residential lots and 4 multi-family lots. The subdivision also includes 4 open space lots. Based on the above requirements, the following table outlines the parkland dedication required for each phase. Full parkland dedication calculations are included in this section.

Parkland dedication calculations are based on Montana Subdivision and Platting Act requirements, MCA 76-3-621 that require the following: 1) 11% of the area of land proposed to be ½ acre or less. 2) 7.5% of the area of land proposed to be ½ acre or larger. 3) 5% of the area of land proposed to be 1 acre and not larger than 3 acres; and 4) 2.5% of the area of land proposed to be 3 acres and not larger than 5 acres.

Background: There is one open space lot proposed to be dedicated with Phase 1 of the subdivision. The applicant proposes to dedicate the open space lot shown on the south end of the subdivision with the final plat of Phase 1, identified as Lot 12, Block 7. The lot is 4.49 acres. The proposed lot is located on the south end of the project site and is directly adjacent to existing City of Helena open space land and trail system that follows Hot Springs Drive/La Grande Cannon Trail. The applicant proposes to dedicate the open space lot to the City of Helena to satisfy the parkland requirements for the subdivision.

Parks Board Role: The Parks Board shall provide a recommendation on whether to accept parkland dedication or cash-in-lieu.

Staff Recommendation: Staff generally supports acceptance of parkland dedication with the following concerns and potential options/recommendations:

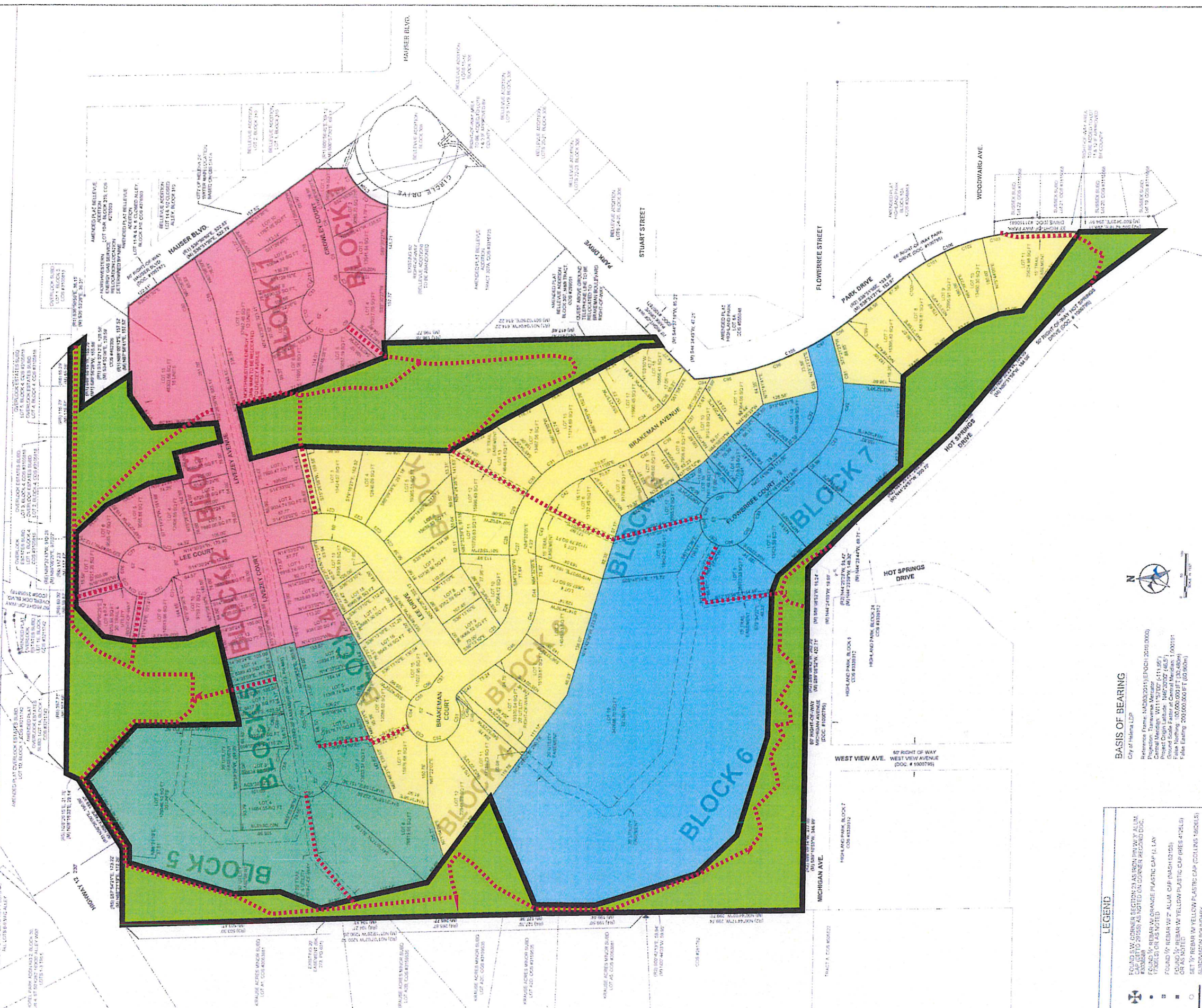
- This parcel allows for the City of Helena to take over ownership of portions of the trail (Le Grande Cannon) that is currently used by the public and largely maintained by the City of Helena for public use. The trail, that was on an old roadbed, currently lies partially on private land.
- The greatest value of the parkland dedication to open land is the ability to manage that trail for/public user access into the future.
- Most of the dedication is on slopes of 25% or more, so would not be developable anyway.
- There will be approximately \$15,000.00 in cost associated with fire/fuels reduction of the new open lands in the urban interface and noxious weed treatment and management.
- Acceptance of a larger parkland dedication, Lots 6,12,16,19 – Totaling 13.4095 acres, has the potential to provide the greatest amount of trail connectivity from Overlook Blvd, Knight St, Hauser Blvd and Stuart St.

Options:

- Reject parkland dedication of all areas outside just the existing used trail. Remainder would be alternative dedicated parks land for sports fields or developed park in the subdivision.
- Reject parkland dedication of all areas outside just the existing used trail. Remainder could be cash-in-lieu for improvements to school district developed recreation playground. Depending on final calculation, and in compliance with Montana Code, the cash-in-lieu payment could be used for local park/open lands improvements.
- Accept proposed parkland (Lot 12 – 4.49 Acres) dedication with conditions that forest fuel and noxious weed treatments are completed before dedication and/or funded by the applicant.
- Accept proposed parkland and platted open space, Lots 6,12,16,19 – Totaling 13.4095 acres, with the condition that forest fuels and noxious weed treatments are completed before dedication and/or funded by applicant.
- **Proposed Parks Board Recommendation:** Motion to approve proposed parkland and platted open space, Lots 6,12,16,19 – Totaling 13.4095 acres, with the condition that forest fuels and noxious weed treatments are completed before dedication and/or funded by applicant.

WEST SIDE WOODS SUBDIVISION PRELIMINARY PLAT

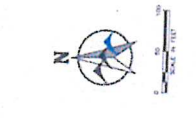
LOCATED IN THE SOUTH 1/2 OF SECTION 23, AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 4 WEST P.M.M., LEWIS AND CLARK COUNTY, MONTANA



LEGEND

- ✚ FOUND 1/4 CORNER SECTION 23 AS IRON PIN W/ 1/4" ALUM. CAP (LOT 10) FOUND ON CORNER RECORD DOC. #330888
- FOUND 1/4 REBAR W/ ORANGE PLASTIC CAP (1, 1, 1, 1)
- FOUND 1/4 REBAR W/ YELLOW PLASTIC CAP (1, 1, 1, 1)
- FOUND 1/4 REBAR W/ 2" ALUM. CAP (WASH 102105)
- FOUND 1/4 REBAR W/ YELLOW PLASTIC CAP (REBAR 42625)
- FOUND 1/4 REBAR W/ YELLOW PLASTIC CAP (COLLINS 18026)
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENTS AS NOTED
- ADJACENT PROPERTY BOUNDARY
- NORTHWESTERN GAS LINE AS NOTED
- GUEST ABOVE GROUND TELEPHONE LINE
- CITY OF HELENA 24-INCH WATER MAIN
- PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY
- PHASE 4 BOUNDARY
- (1) MEASURED THIS SURVEY
- (2) RECORD CERTIFICATE OF SURVEY #330729
- (3) RECORD CERTIFICATE OF SURVEY #333912
- (4) RECORD CERTIFICATE OF SURVEY #330081
- (5) RECORD CERTIFICATE OF SURVEY #330081
- (6) RECORD STATE OF MT STATE HIGHWAY COMMISSION RIGHT-OF-WAY PLAN #248(20)
- (7) RECORD CERTIFICATE OF SURVEY #331742
- (8) RECORD CERTIFICATE OF SURVEY #330561

BASIS OF BEARING
 City of Helela, LDP
 Reference Frame: NAD83(2011)EPOCH (2011.0000)
 Projection: Transverse Mercator
 Spheroid: GRS80
 Projected Origin Latitude: 44°00'00" N (LOT 1, 105)
 Ground Scale Factor at Central Meridian: 1.000191
 False Northing: 100,000.000 FT (30,480m)
 False Easting: 200,000.000 FT (60,960m)



SHEET 2 OF 2

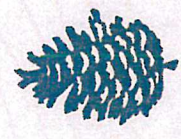
1/4	SEC.	TWP.	RGE.
33	23	10N.	4W.
34	26	10N.	4W.

SURVEY IS NOT VALID UNLESS SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

ECO DEVELOPMENT LLC
WEST SIDE WOODS SUBDIVISION

DAVID L. COLLINS, P.E.S.
 WWC ENGINEERING
 1274 WOODLAND STREET, SUITE 100
 HELENA, MONTANA 59601-4632



WESTSIDE

- WOODS -

- SINGLE FAMILY
- MULTI FAMILY & CONDOS
- OPEN SPACE
- TRAILS
- ROADS