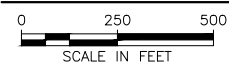


**ASPEN PARK PHASE 2 SUBDIVISION
VICINITY MAP**



PROJECT:	NO.	REVISION DESCRIPTION	BY	DATE
DESIGNED: JLL	△			
DRAWN: JLL	△			
CHECKED: JLL	△			
APPROVED: JLL	△			
DATE: APRIL 5, 2021				

**ASPEN PARK SUBDIVISION
PRELIMINARY PLAT VICINITY MAP**

HELENA, MONTANA

SHEET NO.

1

OF 1



Michael McConnell, Planner II
Community Development Department
316 North Park Avenue, Room 402
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: mmcconnell@helenamt.gov

helenamt.gov

Date: January 28, 2021

To: Helena Zoning Commission

From: Michael McConnell – Planner II

Subject: Aspen Park #2 Pre-Zone

Overview

The applicant R & D Partners LLC have petitioned for annexation to the City of Helena and applied for rezoning and minor subdivision review. The property legally described as “A Portion of Tract A-1-A-1-A-1-A-1-A-1-A of the Amended Plat of the Crossroads at Mountain View Meadows Subdivision Document No. 3368415.” The parcel being rezoned is an 9.123-acre site on the northwest corner of the Alpine View Drive and Runkle Parkway intersection.

The proposal calls for annexation of the entire 9.123-acre portion of the larger 149.03, creation of 2 lots, Lot 2 is proposed to be built on with 32 condo units. Lot 1 is intended to be undeveloped privately owned open space.

Aspen Park 2 is part of the larger Mountain View Meadows subdivision. The Aspen Park portion was preliminary platted in 2005 with 330 residential lots on 192.39-acres. The only portion to be final platted was Phase A (COS# 3150185) with 41 residential lots and 4.26 acres of parkland. The remainder of the preliminary plat area has expired.

The applicant is proposing zone district designations of R-4 (Residential). This district is generally associated with medium to high density residential uses. R-4 does allow commercial uses such as restaurants, professional offices and churches. The subject property is adjacent to city limits on the south, east and west sides. The parcel to the north is zoned Urban Residential Mixed Use in Lewis and Clark County. There are no use or dimensional standards associated with this zone district.

General Information

Application Date:

June 16, 2021

Meeting Date: Zoning Commission – February 8, 2022
City Commission – February 28, 2022

Applicant: R & D Partners
PO Box 850 C/O Mark Runkle, St Paris, OH 43072

Property Owner: R & D Partners
PO Box 850 C/O Mark Runkle, St Paris, OH 43072

Representative: Jeff Larson P.E.
28 Antler Avenue, Clancy MT 59634

General Location: Approximately 800 feet west of the Runkle Parkway and
Hwy 282 intersection

Present Land Use: Vacant

Current Zoning: Urban Residential Mixed Use (URMU)

Adjacent Land Uses & Zoning: North: Residential – Vacant (URMU)
South: Residential – Vacant (URMU)
East: Residential – Multi Family (R3)
West: Residential – Multi Family(R-4)

Size: 8.48 acres

2019 Growth Policy

Land Use Designation: Urban – Includes predominantly moderate to high density residential uses; may include public uses such as schools, churches, and open lands such as parks; and occasional commercial uses that serve the immediate area or are relatively small and low density. Within the County, it includes areas closer to the City; areas with few development constraints; areas that may be currently developed or could be redeveloped at higher densities; and may include a variety of uses including commercial and light industry.

Within Urban
Standards Boundary: Yes

Review Process

City Code Section 11-1-4:

A. All territory to be annexed into the city must first be rezoned, and the zoning must be consistent with the designated land uses for such territory as set forth in the growth policy.

B. Rezoning applications are filed with the community development department and any required fees must be paid upon submission of an application.

C. The zoning commission shall hold a public hearing and make a recommendation to the city commission.

D. The city commission shall determine the appropriate zoning and pass an ordinance establishing the zoning, which zoning is effective upon the date of annexation.

This review process as defined by city code allows for public comment, staff review and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed zoning relates to the review criteria.

DISCUSSION

Public Comment:

As of January 19, 2022, there have been no comments received regarding the proposed subdivision, annexation and pre zone.

Zoning Commission Recommendation: Move to recommend approval of **an ordinance pre-zoning prior to annexation to R-4** for property legally described as “9.123-acre Portion of Tract A-1-A-1-A-1-A-1-A-1-A of the Amended Plat of the Crossroads at Mountain View Meadows Subdivision Document No. 3368415”.

Evaluation:

The property is zoned in unincorporated Lewis and Clark County as “Urban Residential, Mixed Use. While the zone district and its boundaries have been adopted by the County Commission there are currently no development standards, uses or other regulations associated with the zone district. These will be adopted in a future amendment. The intent of that zoning district will be to match City standards to the extent possible, according to Lewis and Clark County.

R-4 (Residential)

The applicant has proposed a zone district of R-4 in association with the proposed development. R-4 allows single, two and multifamily dwelling units as well as several commercial uses including restaurants, churches and professional offices.

This zone district generally fits in with the types of uses and densities located in the immediate vicinity. The zone district dimensional standards including maximum height limit and lot coverage will facilitate land use patterns that are in line with uses and structures currently located in the immediate neighborhood and will ensure that any new development integrates easily with surrounding structures.

Development standards for the R-4 zone district are:

Lot Coverage: 60%

Front/rear Setback: 10 feet minimum

Side Setback: 6 feet minimum

Height: 42 feet maximum

Lot Area: No minimum

The wider area encompassing Mountain View Meadows is primarily residential in nature with some commercial uses located closer to State Highway 12. The immediately surrounding properties to the east and west are being constructed with condo/multifamily residential uses that were primarily developed within the last 5-15 years. Parcels on the east side of the subject property are in the process of being developed with a similar condo product as is intended for the subject property.

<p>Montana MCA Section 76-2-304(1.b), Criteria and guidelines for zoning regulations: (1) Zoning regulations must be (b) <i>designed to</i>: (i) <i>secure safety from fire and other dangers</i>; (ii) <i>promote public health, public safety, and the general welfare</i>; and (iii) <i>facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements</i>.</p> <p>Montana MCA Section 76-2-304(2.a thru e), "Purposes of Zoning" states: (2) <i>In the adoption of zoning regulations, the municipal governing body shall consider</i>: (a) <i>reasonable provision of adequate light and air</i>; (b) <i>the effect on motorized and non-motorized transportation systems</i>; (c) <i>promotion of compatible urban growth</i>; (d) <i>the character of the district and its peculiar suitability for particular uses</i>; and (e) <i>conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area</i>.</p>	
<p>The proposed pre-zone to the R-4 District meets all the zone change requirements outlined in MCA Section 76-2-304(1.b) and (2.a thru e). This is documented below.</p>	
<p><i>Designed to (i) secure safety from fire and other dangers</i>;</p>	<p>The subject property is currently undeveloped. When annexed any new construction will be built in accordance with the most current building and fire codes that are enforced by the City of Helena. Any new development will be required to comply with all relevant dimensional standards of the R-4 District. These measures are intended to help protect the property from fire and other dangers. This area is designated in the City of Helena Growth Policy as a low fire danger area. Once annexed, the parcel will receive all city services, including fire, police, and once developed, those parcels will have City solid waste services available to them.</p>
<p><i>Designed to (ii) promote public health, public safety, and the general welfare; and (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements</i></p>	<p>The City through its standards tries to ensure the public health and safety of its citizens through the enforcement of its Building Codes, Fire Codes, and other City regulations. Currently there is no development on the property and by developing to City standards this will better ensure that those issues can be better mitigated than if developed without those standards. These standards and requirements for all development types</p>

	<p>help ensure that new developments provide adequate transportation infrastructure, water, and sewer facilities. The International Building Code is used to ensure quality construction of new developments and to provide protections based on hazards like fire or liquefaction. The City of Helena Engineering Standards ensure that water and sewage facilities are providing safe and efficient services and ensure the overall integrity and ability of those services to provide for the entire service network.</p> <p>R-4 zone district designations allow generally moderate to high intensity uses and the immediately adjacent neighborhood is currently built out with similar, moderate intensity uses. There are also a number of moderate intensity residential uses being developed near this project site. This continuity will help facilitate a smooth transition between the subject property and its surroundings.</p>
<p>The application shall also be reviewed through Montana MCA Section 76-2-304. Montana MCA Section 76-2-304(2.a thru e), In the adoption of zoning regulations, the municipal governing body shall consider:</p>	
<p>(a) <i>reasonable provision of adequate light and air.</i></p>	<p>The subject property is zoned by the county as Urban Residential Mixed-Use, which presently does not have use or dimensional standards adopted. As currently zoned, there are no provisions for adequate light or air. The zoning requirements for the R-4 zone district will apply to all future structures on this property and are the mechanism used to enforce compliance and support for these criteria. Enforcement of the zoning requirements related to setbacks from property lines and height restrictions will ensure that all future development have adequate light and air. Additionally, the property must be developed in accordance with other zoning requirements and regulations for the applicable districts, such as: use, off-street parking, screening, and landscaping. These standards ensure adequate light and air are available. The setbacks in the R-4 zone districts are 10 feet for the front and rear of properties and 6 feet on either side and will ensure that there is adequate space for light and air around each of the structures. Height limits of 42 feet will ensure that there are no towering structures that will excessively limit the amount of light or air for all structures.</p>
<p>(b) <i>the effect on motorized and non-motorized transportation systems;</i></p>	<p>With the additional 8.48-acres of R-4 zoned land the effects on both the motorized and non-motorized transportation systems could be significant. R-4 zoning district allows primarily residential uses with some commercial uses allowed by right such as restaurants and professional offices.</p>

	<p>The Community Development Department uses a traffic generation model that assumes several uses will be located on the subject property based on relevant examples throughout the community and allowable uses for the specific zone district. This type of model is used because prezoning, as with rezoning, is not intended to be project specific and no conditions can be placed on the proposal so the mechanism to be used to estimate the traffic generation must be more general in nature and not specific to the subdivision or development proposal itself.</p> <p>Using this model, based on the total land area, it is estimated that the motorized traffic generated could be as much as 3,297 new trips per day in the area proposed for R-4 zoning. This is taking into account multiple residential use types and a restaurant use on site. The applicant prepared a TIS for the subdivision application and it anticipates at full buildout development on this site will produce 234 new trips per day.</p> <p>Lot 1 is presumed to be privately held open space. If not developed, then the traffic volumes may be lower than anticipated by this analysis.</p> <p>The effects on the non-motorized transportation system could also be significant with many new dwelling units potentially being located on the subject property. Any new development within the subject property will be required to have infrastructure built to city standards including roads with curb, gutter, sidewalks. The applicant is proposing a sidewalk on one side of the internal private road to facilitate pedestrian connectivity throughout the new development as well as access to the existing sidewalk network.</p> <p>The 2014 Greater Helena Area Long Range Transportation Plan Update classifies Runkle Parkway as a "local road" between Highway 282 and Alice Street. The City of Helena Engineering and Design Standards states "Local Roads" are designed to carry up to 1,500 vehicles per day. The paved width of Runkle Parkway is 42 feet, which is consistent with a major collector.</p> <p>The nearby Highway 282 and Runkle Parkway intersection is identified in the LRTP as operating at a level "B/B," and is projected to be operating at a "E/D" level of service in 2035.</p>
<i>(c) promotion of compatible urban growth.</i>	The allowable uses within the R-4 zone district are generally compatible with the surrounding area. The

	<p>density and uses allowed within these zone districts are similar to what is currently represented in the wider neighborhood.</p> <p>The future land use map designates the subject property as “Urban” which includes land that is predominately moderate to high density residential uses and lower intensity commercial uses. The 2019 Growth Policy encourages lands to be developed with city services and built out at a higher density if they are designated as “Urban.”. Parcels on the subject properties west side are similar in nature to what can be expected with the proposed development while parcels on the east side of the subject property are currently being developed at similar densities. To the subject properties east side, a parks and school parcel have been dedicated to provide for future growth possibilities.</p>
<p><i>(d) the character of the district and its peculiar suitability for particular uses; and</i></p>	<p>The subject property is in Lewis and Clark County within the Urban Residential Mixed-Use zoning district and is also located within the city’s Urban Standards Boundary. City staff is recommending pre-zoning to the R-4 district prior to annexation into the city because the uses and other requirements associated with R-4 zoning are generally compatible with the adjacent residential and commercial developments in the area, both within the city as well as in the county.</p>
<p><i>(e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area</i></p>	<p>The R-4 District is a suitable district designation for the subject property when considering the existing blend of residential development in the vicinity. The surrounding area is generally being built out with similar densities. The uses in this area will be similar to the uses found in other parts of the City that are zoned similarly.</p>

Growth Policy Analysis

The 2019 City of Helena Growth Policy represents this area as being best suited for an urban style of development.

The growth policy defines “Urban” as “moderate- to high-density residential uses, and may include public uses such as schools, churches, and open lands such as parks and occasional commercial uses that serve the immediate area or are relatively small and low-intensity.”

With proposed zone district classification of R-4 this property would meet that definition.

The main theme of the 2019 Growth Policy Update is for the City of Helena to grow around urban centers which promote compact development in areas and clearly defined locations to be identified with neighborhood plans. These urban centers are meant to be complimentary and supportive of existing neighborhoods, in some cases more than one existing neighborhood. As such these centers are more appropriately located along major

transportation routes with good ingress and egress options for all users.

The subject property is not ideally suited for such a dense and intense set of uses or users and would be most appropriately utilized as a residential neighborhood. The R-4 zone district designation that is being proposed are supportive of this vision and set of circumstances as they exist today. These zone districts are supportive of a mix of housing types and with elements of the zoning code like setbacks and height restrictions are supportive of public health and wellbeing.

This development would also meet several 2019 Growth Policy Goals and Objectives including:

[G.02] Support provision of housing that is safe, available, accessible, and affordable for all Helena residents.

[O.12] Promote and maintain development of a diverse housing stock, helping to:

- Minimize depletion of natural resources.
- Reduce land consumption and demands on the physical environment;
- Provide housing options for all residents;
- Optimize infrastructure use;

[O.14] Support the development of housing located in proximity to necessary services and quality of life assets, including generalized physical, technological, social and economic infrastructure

[G.03] Provide high-quality, affordable and efficient public facilities and services in Helena that also prioritize the protection of public health, including residents and visitors.

[O.43] Require street development or improvement projects to include facilities allowing persons of all ages and abilities to travel by automobile, foot, bicycle, and public transit.

[O.46] Require that subdivisions and other developments provide a transportation system that:

- Promotes connectivity where adjacent to developed areas;
- Provides for future connectivity with anticipated development;
- Incorporates 'traffic calming' measures where appropriate;
- Supports non-motorized transportation.

[O.55] Minimize environmental degradation in areas with challenging physical and environmental characteristics, such as steep slopes, watercourses, drainage ways and wetlands.

[O.78] Encourage infill development on vacant and under-utilized land within the city, directing growth to areas currently served by, or in close proximity to, existing infrastructure and that harmonizes with the character of existing neighborhoods.

The land uses generally allowed within these zone districts are mainly residential with a small number of commercial uses allowed with a Conditional Use Permit. Overall, this development is consistent with the goals and objectives of the 2019 City of Helena

Growth Policy. The above goals are intended to guide city decision making and implement a citizen guided vision for the future of Helena.

Staff Recommendation:

Move to recommend approval of an ordinance pre-zoning prior to annexation to R-4 for property legally described as "8.48-acre Portion of Tract A-1-A-1-A-1-A-1-A-1-A of the Amended Plat of the Crossroads at Mountain View Meadows Subdivision Document No. 3368415".



City of Helena
LAND USE
Application Form

Please provide all of the information requested in the Application Instructions.
AN INCOMPLETE APPLICATION MAY DELAY REVIEW OF YOUR REQUEST.

1. **APPLICANT:**
 Name: RED PARTNERS, LLC
 Address: PO BOX 850
ST. PARIS, OHIO 43072
 Primary Phone: (404) 431-7305
 Secondary Phone _____
 Email address: MARK RUNKLE@HOTMAIL.COM
 Authorized Representative JEFF LARSON
 (The representative is authorized to represent the property owner and to receive all correspondence)
2. **PROPERTY OWNER (if different from applicant):**
 Name: _____
 Address: _____
 Primary Phone: _____
 Secondary Phone: _____
 Email address: _____
3. **LEGAL DESCRIPTION (submit a deed and recent copy of the plat to verify description):**
 Subdivision/Blocks/Lots and COS number: _____
TRACT A-1-A-1-A-1-A-1-A-1-A, COS 3368415
 Section, Township, and Range: SECTIONS 26 AND 35, T10N, R3W
4. **ADDRESS OF PROPERTY:**

5. **CURRENT ZONING:** NONE
6. **GEOCODE:** 05188835101010000

Please indicate the type of land use/land use change you are requesting and submit this form with your application:

- Pre-Zone Annexation
- Conditional Use Permit Variance from Zoning Regulations Zone Change
- Major Subdivision Preliminary Plat Minor Subdivision Preliminary Plat Final Plat Amended Plat

IT IS THE POLICY OF THE CITY COMMISSION NOT TO ACT ON A PROPOSAL IF THE APPLICANT/APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COMMISSION MEETING. City Planning Staff represents the City; staff cannot answer questions for the applicant.

The taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the city commission, with the taxes and assessments to be paid within fourteen (14) days after final passage. In the event the taxes and assessments are not paid, the proposal will be brought back before the city commission at the next regularly scheduled meeting for reconsideration.

I HEREBY CERTIFY AND ACKNOWLEDGE THE ABOVE STATEMENTS AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED: Mark L. Runkle Date: May 4, 2021
Applicant

Property Owner: _____ Date: _____
(If different from applicant)



DATE RECEIVED:

City of Helena
PREZONE
Application Form

APPLICATION FEE: \$410.00
(Payable to the City of Helena)
ALL FEES ARE NON-REFUNDABLE

INTENT: Application to the Helena Zoning Commission and City Commission for an amendment to the official Zoning Map; such amendment will pre-zone property for annexation purposes. Zoning does not become effective until the property has been annexed into the City.

1. **IS THE PROPERTY CONTIGUOUS TO EXISTING CITY LIMITS?** Yes No
If so, what is the adjacent city zoning? _____

2. **IS THE PROPERTY IN OR ADJACENT TO A COUNTY SPECIAL ZONING DISTRICT?**
If so, what zoning district? RURAL RESIDENTIAL MIXED USE

3. **PROPOSED ZONING:** R4

4. **PRESENT USE:** VACANT

5. **ADJACENT USES:** VACANT / PARKLAND / RESIDENTIAL

6. **PROPOSED USE:** (attach additional information if necessary)
RESIDENTIAL

7. **REASON(S) THIS PROPOSAL SHOULD BE APPROVED:** (attach additional information if necessary)
TO PROVIDE MUCH NEEDED HOUSING WITHIN THE CITY OF HELENA.

GENERAL REQUIREMENTS:
Submit the following materials:

1. An application, including the application fee, according to the Zone Change schedule available in the Community Development Department.
2. Description of the boundaries of the area to be prezoned
3. Vicinity map of the area with the application form. This map must show the location of the property in relation to surrounding land and zoning in the immediate area; location of City water and sewer mains and other utilities; and City streets.
4. The application must be **COMPLETE** and **SIGNED** by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.

Review Criteria

(A different zoning district may be recommended if it appropriately fits the review criteria)

Your application will be reviewed using Montana MCA Section 76-2-304, "Criteria and Guidelines for Zoning Regulations" stated below. Therefore, please describe how your proposal relates to the following criteria (attach additional sheets if necessary):

- (1) *Zoning regulations must be:*
 - (a) *made in accordance with a growth policy; and*
 - (b) *designed to secure safety from fire and other dangers;*
 - (ii) *promote public health, public safety, and the general welfare; and*
 - (iii) *facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*
- (2) *In the adoption of zoning regulations, the municipal governing body shall consider:*
 - (a) *reasonable provision of adequate light and air;*
 - (b) *the effect on motorized and nonmotorized transportation systems;*
 - (c) *promotion of compatible urban growth;*
 - (d) *the character of the district and its peculiar suitability for particular uses; and*
 - (e) *conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.*

Section 11-1-10 of the Helena Zoning Ordinance states the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter.

ZONING IS NOT EFFECTIVE UNTIL THE PROPERTY HAS BEEN ANNEXED INTO THE CITY.

The Zoning Commission will make a recommendation to the City Commission who will approve, deny or conditionally approve the requested rezoning.

**Aspen Park – Phase 2 Subdivision
Preliminary Plat Check List
Supplemental Information
June 14, 2021**

1. Submittal

Application is submitted via electronic PDF files.

2a. Compliance with Growth Policy

The latest version of City of Helena Growth Policy was recently approved in June of 2020. The Aspen Park – Phase 2 subdivision complies with this policy.

This property is identified as urban density residential in Figure 3.06 of the policy. The development will include 16 duplex condominiums for a total of 32 units on a single lot. A mix of three different sizes of condominiums are proposed to provide options for differing budgets, floor plans, and space constraints.

The project is a part of the larger Mountain View Meadows Development. This is a mixed-use development including single family homes, condominium residential units and commercial properties. A 9-acre lot owned by East Helena School District is located a few blocks north of the development and a 4.25 acre City Park parcel is located directly east of the subdivision.

The southern most lot is bisected by a natural drainage limiting its potential for development. This lot is planned to remain open space for the foreseeable future.

2b. Vicinity Map

Two vicinity maps are attached. One small scale showing the two new lots that are being created and one larger scale that includes the extents of the large remainder lot.

2c. Site Plan

Site plan is attached to be used to determine compliance with zoning.

2d. Legal Description

Section 26 and 35, T10N, R3W
Amended Plat of Craftsman Village Phase 1 of the Crossroads at Mountain View Meadows
Subdivision
Tract A-1-A-1-A-1-A-1-A-1-A

The COS and deed are attached.

2e. Adjacent Property Owners

Adjacent property owners are listed only for the two southernmost lots of the subdivision. The large remainder lot to the north will not be developed at this time and its use will remain unchanged.

Block 2, Lot 8 Aspen Park at Mountain View Meadows – COS #3150185

City of Helena
316 North Park Avenue
Helena, Montana 59624

Block 2, Lot 8 Aspen Park at Mountain View Meadows – COS #3150185

Bethany Stephenson
2936 Summit View Avenue
Helena, Montana 59601

The property to the west is a large condominium development with R&D Partners, LLC, developer of this subdivision, listed as the primary owner. There are individual ownerships within the Condominium Association, but they are all separated from this project by a large natural drainage. For this reason, they were not considered to be immediately adjoining the subdivision.

All other properties to the south, east and the remainder lot to the north are owned by the Developer, R&D Partners, LLC.

2f. Written Permission for Designated Representative

Signed document is attached.

2g. Existing Deed Restriction and Covenants

There are no deed restrictions or covenants currently associated with this property.

2h. Existing Conservation Easements

There are no conservation easements associated with this property.

2i. Annexation and Prezone

An application for Annexation and Prezone is attached.

2j. Ordinance or Resolutions Impacting the Plat

There are no known ordinances or resolutions that specifically impact the plat.

2k. Description of Water Channel Alterations

A natural channel is currently piped under Alpine View Drive in a 36-inch RCP. This pipe will be extended as shown on the site plan to create space for an additional condominium. Roughly 90 additional feet of natural channel will be piped and filled.

2l. Excavation and Embankment in Excess of 3-feet

Excavation and embankments will exceed 3-feet in several locations to facilitate construction of the streets and grading for the condominiums. A map is attached estimating the location of these areas of cut and fill.

2m. Soils

A soils survey map listing the suitability of soils for dwellings without basements is attached. The site is not limited except for the natural drainage bisecting the southernmost lot. Construction is not planned within the drainage.

2n. Mineral Rights

There are no known mineral rights associated with this property.

2o. Water Rights

There are no known water rights associated with this property.

2p. Preliminary Engineering Report

Separate Preliminary Engineering Reports are attached discussing the proposed water and sewer systems.

2q. Transportation Information

The site plan, which is a part of the attached project drawings, shows the existing streets and transportation infrastructure surrounding the development and the proposed streets that will be constructed to serve the development.

Alpine View Drive will be constructed to collector standard and will be located within right of way dedicated to the City of Helena. Alpine View Drive will include a 10-foot wide paved bike/pedestrian trail on its west side. This street meets complete street policies as demonstrated in the typical section found in the attached project drawings.

Vista View Drive will be extended east to serve the new development. This is a private street with a 34-foot width from back of curb to back of curb. The new section of Vista View Drive will be a through street between Twilight Avenue and Alpine View Drive. Both Twilight Avenue and Alpine View Drive are connected to Runkle Parkway, a nearby collector. A typical section of Vista View Drive is included in the attached project drawings.

Trip generation for the development exceeds 200 vpd and a traffic impact study has been prepared. It is attached.

An existing turnout on Runkle Parkway near the southwest corner of the subdivision is available for use as either a transportation stop and/or bus stop. Actual use is not expected to occur until there is enough potential patrons to justify start up.

A utility/access easement will be provided for Vista View Drive. The proposed boundaries of the easement are shown on the site plan.

A natural drainage is crossed by Alpine View Drive. An existing 36-inch RCP was installed to carry flow through the street embankment. Cover over the pipe exceeds 7-feet. The pipe crossing is designed for standard highway loadings.

The *Long Range Transportation Plan* includes no recommended actions in the area surrounding the development. The proposed street network provides direct access to collectors and does not conflict with the street systems identified in the plan.

2r. Emergency Services

Fire

Fire protection will be provided by the City of Helena from Fire Station 2 East. The station is 4.5 miles from the development. Response times are estimated at 12 to 14 minutes.

Ambulance

Ambulance service will be provided from St. Peters Hospital. The hospital is 4.5 miles from the development. Response times are estimated at 12 to 14 minutes.

Police

The City of Helena Police Department will serve this area. Response times for police vary depending on location and availability of officers at the time of the call.

2s. Solid Waste Collection

Each residential unit will have its own 60-gallon wheeled trash receptacle. The resident is responsible to roll the trash receptacle to the end of the driveway for weekly pickup. A map identifying the collection locations is attached.

2t. Parkland

Parkland dedication is required for Lot 1, Block 9. The required dedication for this lot is 2.5% of the total lot area, as the lot size is between 3 and 5 acres. Parkland dedication for Lot 2, Block 9 is not required as it is larger than 5 acres. The total amount of park land dedication required is 2.5% x 148,275 sf for a total of 3,707 sf. The Owner plans to provide cash in lieu to meet the requirements of the dedication. A special district will not be created to finance park improvements.

The newly created Lot 1, Block 9 is intended to be a privately held open space lot. This lot does not count toward the parkland dedication requirement, but does contribute to the amount of open space within the development.

An existing 4.26-acre City Park is located east of the development directly across Alpine View Drive.

2u. Fire Mitigation Plan

The fuel hazard rating for the property being develop is low. A fire mitigation plan is not required.

2v. Grading and Storm Water Plan

A grading and storm water plan is included in the attached project drawings. A storm water engineering report is also attached.

Storm water retention will be provided by the existing regional retention basin located northeast of the development. This facility was previously constructed and was size to serve the area included in this development. A report defining the capacity of this storm water basin is attached.

2w. Storm Water Pollution Prevention Plan

A storm water pollution prevention plan is attached.

2x. Base Flood Elevation Data

The property being subdivided has no base flood plain that has been delineated by FEMA. A “firmette” of the site from FEMA is attached. The majority of the property is identified as Zone D, an area with unknown flood risk. A small area in the northeast corner of the property is designated zone X, an area with moderate to minimal flooding potential.

Protection from flooding will be accomplished through the proper grading and drainage design. Significant flooding potential is limited to the drainage bisecting the southernmost lot. No structures are planned in or near the flow path of this drainage. Specific flooding elevations have not been identified.

2y. School Children

The number of school children was estimated assuming 0.40 school age children per household. Assuming 32 residences results in a total of 13 school age children.

This value was determined by assuming 2.39 residents per household, the same value required by City engineering for determining water usage and sewer production. Of the residents in Montana, the United States Census Bureau estimates that 21.4% of the population is under 18 utilizing July of 2019 estimates. Eliminating children under 4 years of age reduces the population percentage

for school age children only to 16.6%. Applying this percentage to the residences per household result is 0.40 school age children per household.

Although this is a generally accepted means of calculating the number of school children, actual numbers may be much lower. The number of children living in current condominium developments for the Mountain View Meadows Subdivision are well below this prediction.

Although with the City Limits of Helena, the School District for this property is East Helena. East Helena School District has several different locations depending on the age of the student. The following table defines the distance to each of the schools:

School Access Summary		
Grade	School Name	Distance from Development
High School	East Helena High School	3.0 miles
6-8	East Helena Middle School	2.7 miles
3-5	Radley Elementary	2.4 miles
1-2	Prickly Pear Elementary	3.0 miles
PK-K	Eastgate Elementary	3.6 miles

There is also a vacant property owned by the East Helena School District that is with a ¼ mile of the development. It is expected that this will be the location of a school in the future. A turnout on Runkle Parkway is available for use as a school bus stop if needed.

2z. Utility Companies

The following utility companies are expected to provide service to the development:

<u>Utility</u>	<u>Company</u>
Gas	Northwestern Energy
Power	Northwestern Energy
Communications	CenturyLink
Cable	Spectrum

The location of existing utilities is shown on the site plan. The routing of new utilities are determined by the utility companies. They are generally located in the boulevard/lawn area behind the curb on either side of the street. All new utilities will be underground installations.

The Yellowstone Petroleum Pipeline is located along the southern boundary of the property, adjacent to Runkle Parkway. This utility is located within a 50-foot wide easement. No residences are allowed within the easement.

Proposed streetlights are shown on the site plan. They are located along both sides of Alpine View Drive.

2aa. Postal Boxes

Postal boxes are planned south of the intersection of Alpine View Loop and Summit View Avenue, south of the development about 1-1/2 blocks south of Runkle Parkway. This is an existing postal box site that will be expanded.

2bb. Third Party Easements

There are no third-party easements involved in this project.

2cc. Phasing

The subdivision will not be phased.

2dd. Environmental Assessment

An environmental assessment is not required for minor subdivisions.

3. Preliminary Plat

A preliminary plat is attached including all required information with the exception of the requirements of sections 3k and 3m. These items are addressed separately as follows.

3k. Post Construction 25% or Greater Slopes

A site plan showing areas of 25% or greater slopes in the existing topography is attached. A separate site plan showing slopes exceeding or equal to 25% after construction of improvements is attached.

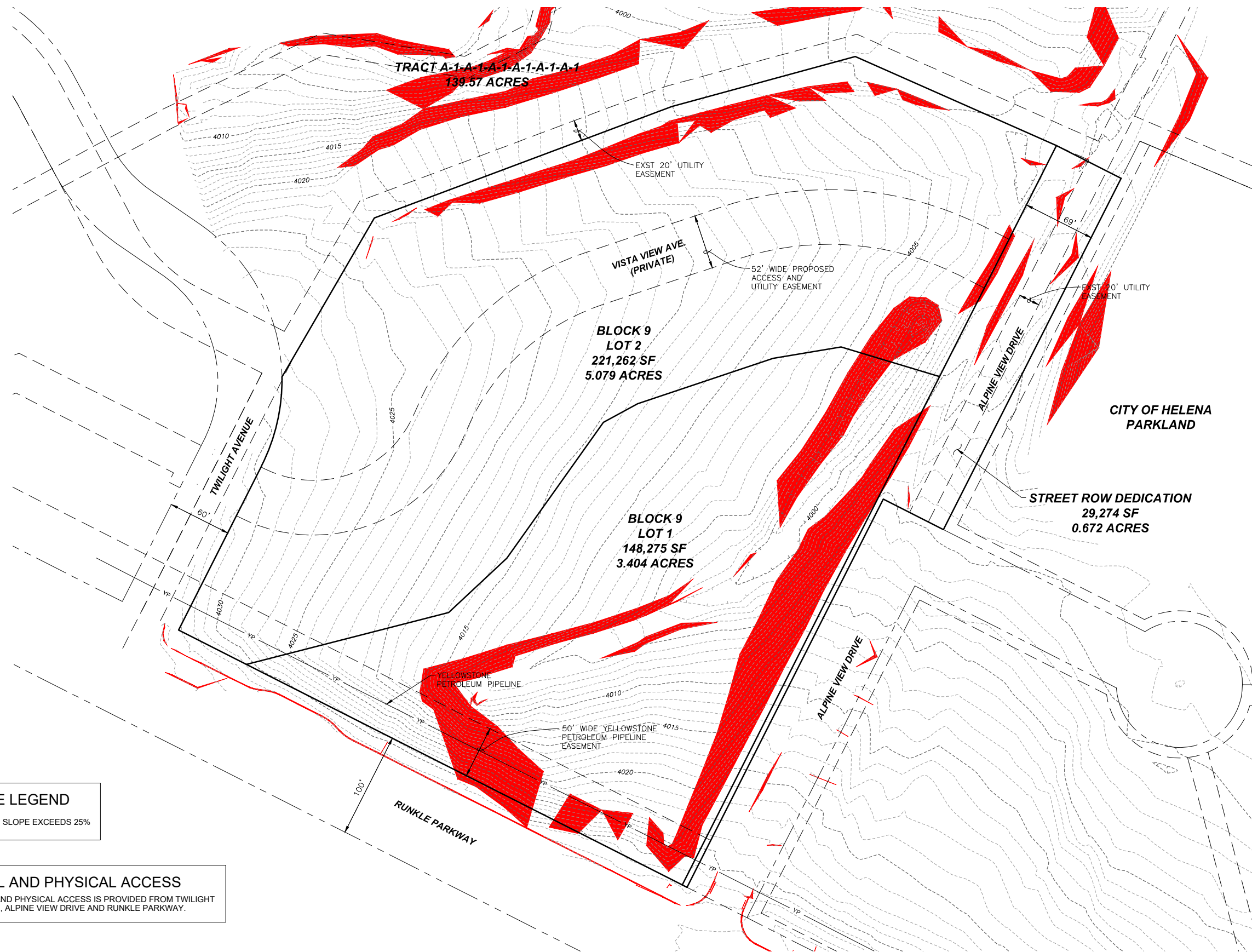
3m vii. Yellowstone Pipeline

The location of the Yellowstone pipeline, an existing high pressure petroleum pipeline, is shown in the attached drawing. The pipeline is owned and operated by Phillips 66.

3m viii. Soil Contamination

Due to the proximity to the East Helena Smelter the Mountain View Meadows property was grid tested for lead, cadmium, and arsenic concentrations in 2004. The testing was performed by the developer in cooperation with the EPA. No areas of concern were identified, likely due to prevailing winds from the west blowing away from the development. A summary of the sampling is available upon request.


**PRELIMINARY PLAT SUPPLEMENT
ASPEN PARK BLOCK 9 MINOR SUBDIVISION**



SLOPE LEGEND
 SLOPE EXCEEDS 25%

LEGAL AND PHYSICAL ACCESS
 LEGAL AND PHYSICAL ACCESS IS PROVIDED FROM TWILIGHT AVENUE, ALPINE VIEW DRIVE AND RUNKLE PARKWAY.

ASPEN PARK BLOCK 9 MINOR SUBDIVISION				
1/2	SECTION	TOWNSHIP	RANGE	DATE PREPARED:
EAST	35	10N	3W	APRIL 30, 2021

PREPARED BY:

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 SCALE IN FEET

SHEET 1 OF 1