

The West Side Woods Subdivision was analyzed for compliance with the City of Helena Growth Policy, which outlines goals and objectives for the City of Helena. The West Side Woods Subdivision meets the following goals and objectives.

G.02 - Support provision of housing that is safe, available, accessible, and affordable for all Helena residents. The proposed subdivision will develop an existing vacant parcel with housing of all types from single-family residential to condo style development. Condos are becoming increasingly of interest to younger first-time buyers as well as senior populations due to their lower price as well as minimal maintenance by the homeowner. This allows the homeowner to travel and recreate more without worrying about maintenance of a home. The single-family lots will range in size from smaller more affordable lots on the north end to larger lots on the south end. This will provide for a range of home sizes and prices to cater to a wide range of income levels. Development within the city will require city services such as water, sewer, and streets that meet city requirements. This will provide for more safe and accessible housing within the City of Helena.

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. The subdivision is proposed to be provided with water, sanitary sewer, storm water, and street facilities that meet the City of Helena design standards with a few exceptions. Section 2zcc of the subdivision application outlines project phasing and the necessary infrastructure on and off-site to serve the proposed subdivision. The applicant has worked with the City Engineering Department on the design of infrastructure within and outside of the proposed subdivision. It has been determined, based on engineering analysis, that the City of Helena's existing water and wastewater systems are adequate to serve the proposed subdivision without any off-site improvements. Storm water has been analyzed for the subdivision and on-site storm water treatment is proposed in several ponds located within open space areas of the subdivision. The applicant, working with the City of Helena and the Montana Department of Transportation, has determined that some off-site storm water improvements are necessary in order to route storm water through the existing storm water pond within the Overlook Estates Subdivision to the north. A Preliminary Engineering Report, provided in Section 2p of the subdivision application, has been developed for this project and provides details on the proposed water, sanitary sewer, storm water, and streets on- and off-site. A traffic impact study was prepared for the subdivision that outlines traffic impacts for the proposed subdivision. All streets will be designed to City of Helena standards with the exception to the block lengths which some blocks exceed 600-ft in length. The subdivision regulations allow for an exception to the block lengths for topography, waterways, and to meet road grade requirements. There will be impacts to off-site streets with the proposed subdivision. The traffic impact study indicates that all adjacent city streets including Granite and Euclid can accommodate the increased traffic from the proposed subdivision without need for upgrades. Hauser Boulevard and Park Drive will be annexed into the city with the subdivision and will need to be upgraded to accommodate the proposed subdivision. Hauser Boulevard and Park Drive adjacent to the proposed subdivision will be upgraded to city street standards with curb and gutter, boulevards, and sidewalks on

both sides. Hauser Boulevard and Park Drive to Granite Street, not adjacent to the subdivision, will be paved to the local street width with no curb and gutter, boulevards, or sidewalks.

G.04 - Provide and support Helena's parks and recreational opportunities on pace with growth. The West Side Woods Subdivision proposes to dedicate a 4.49-acre parcel on the south end of the subdivision as open space/parkland. The City of Helena currently owns open space directly south and adjacent to the proposed subdivision. The proposed open space dedication on the south end will expand the City of Helena's existing open space and provide for long-term protection of the existing Le Grande Cannon trail, which is partially located within the subdivision boundary. The applicant will also work with the City of Helena to construct trails within the proposed open space lot to connect to proposed trails throughout the subdivision. The applicant proposes construction of 5,255-ft (1-mile) of trails within the open space lot to connect to the Le Grande Cannon trail and proposed trails throughout the subdivision. Further, four other open space lots are proposed throughout the subdivision to protect drainages and topographic areas. These open spaces will be owned and maintained by the HOA. The applicant proposes construction of 5,255-ft (1-mile) of trails within the open space areas to connect the open space areas and the City of Helena's existing open space on the south side. The applicant is working with Prickly Pear Land Trust (PPLT) to plan and construct the proposed trail system. The applicant will also work with the City of Helena on development of any trails within city dedicated parcels. All proposed trails within proposed open space lots owned by the HOA will be open to the public for public access and will be provided with either blanket easements for the parcels or trail specific easements on the final plat. Further, pedestrians and bicyclists will be able to utilize the proposed sidewalks and streets to access existing open space to the south of the subdivision.

O-12 - Promote and maintain development of diverse housing stock. Annexation of the subdivision into the City of Helena will help conserve natural resources. By utilizing city water and sewer services, the development will protect water quality by not introducing contaminants into the groundwater or utilizing groundwater resources to serve the subdivision. The subdivision is located adjacent to existing residential development and in a transition area between the Helena Valley and the South Hills. The land is currently vacant and not used for agriculture. The proposed subdivision will not take existing agricultural lands out of production and will be able to utilize existing city services such as water and sewer that are directly adjacent. The housing market in Helena and throughout Montana is currently facing shortages of all types of housing. The proposed subdivision will help to boost housing stock in the Helena area that provides for city services and density. The subdivision will help to combat the urban sprawl the Helena Valley has experienced for the last several decades. The subdivision proposes a mix of 92 single-family residential lots and 80 condominium units spread over four condo lots. This will provide for a mix of housing types and densities spread throughout the subdivision. The single-family residential lots range in size from 6,720 square feet to 25,624 square feet providing for a wide range of lots from smaller affordable lot sizes to larger more high-end lots. Condo units are diverse in they provide a housing opportunity for people that do not want to maintain buildings and landscaping such as active families and seniors.

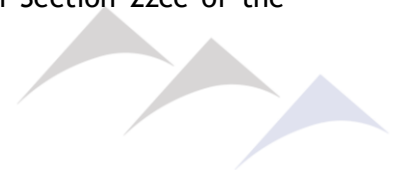
O.14 - Support the development of housing located in proximity to necessary services and quality of life assets, including generalized physical, technological, social, and economic infrastructure. The proposed subdivision is located adjacent to the existing City of Helena



boundary as well as existing City of Helena water, sewer, and street infrastructure which would be considered necessary services and quality of life assets. The subdivision is proposed to be annexed to utilize existing city infrastructure. The subdivision will require some off-site improvements to serve the subdivision including some road and storm water improvements, but existing city water and sanitary sewer infrastructure is adequate to serve the proposed subdivision. The subdivision is also located in close proximity to the existing school system including 0.3 mile from Kessler Elementary School and 1 mile from C.R. Anderson Middle School and Capital High School, which would be considered quality of life assets and necessary services to be located close to the school system. The development is also located directly adjacent to existing City of Helena open space on the south side of the property. Open space would be considered a quality-of-life asset needed for the health and wellbeing of the community and its residents and would be considered a social asset where people get together to participate in outdoor recreation such as hiking and biking with other members of the community. Century Link and Spectrum have service provided directly to the property or adjacent to the property and therefore located adjacent to existing technological assets in the community. The property is also located just south of Highway 12 (Euclid Avenue) which provides a direct link to downtown Helena. Although the subdivision is not located directly adjacent to economic infrastructure i.e., existing businesses or job creation areas, it is located adjacent to the main east/west corridor through the City of Helena that provides access to existing businesses along its entire length through the city as well as downtown Helena businesses.

O.24 - Give priority for future extension of services and annexations to property located within Helena's Urban Standards Boundary (USB) area. The proposed subdivision is located within the Helena Urban Standards Boundary and therefore meets this objective of the Growth Policy.

O.25 - Avoid annexation of undeveloped land until all public facilities are adequate to serve the new development, or an infrastructure plan is in place to assure that such facilities will be provided when needed. The subdivision application has evaluated existing city infrastructure to determine if it is adequate to serve the proposed subdivision. The applicant has worked with the City Engineering Department to evaluate off-site infrastructure to ensure adequate infrastructure exists to serve the proposed subdivision. A preliminary engineering report has been developed and provided in Section 2p of the subdivision application. The preliminary engineering report indicates that existing water and sewer infrastructure for the City of Helena is adequate to provide service to the proposed subdivision without any off-site improvements. Storm water will be treated on-site for the subdivision via detention ponds within the proposed open space lots owned by the HOA. Treated storm water will be conveyed to the existing detention pond in Overlook Estates and a new storm water pipe system will be required to convey storm water from the subdivision to the existing pond in Overlook Estates. No off-site improvements are necessary to the existing Overlook Estates detention pond or downstream from there. The storm pipe in Overlook Estates will be constructed with Phase 1 of the subdivision. A traffic impact study was prepared for the subdivision that shows that the existing City of Helena street network can accommodate the traffic for the subdivision at the full build-out. Hauser Boulevard and Park Drive adjacent to the subdivision and to Granite Street will need to be upgraded to accommodate traffic from the proposed subdivision. Hauser Boulevard and Park Drive directly adjacent to the subdivision will be upgraded to city standards including curb and gutter, boulevards, and sidewalks with the phase that is directly adjacent to that section of road prior to annexation of that phase, see phasing plan in Section 2zcc of the



subdivision application. Hauser Boulevard and Park Drive to Granite Street, that is not directly adjacent to the subdivision, will be upgraded to a paved street section meeting the required width for a local street with no curb and gutter, boulevards, or sidewalks. These are the only off-site street improvements identified to serve the proposed subdivision. The applicant will work with the City of Helena on the conditions of annexation and a subdivision improvements agreement that outlines when any off-site improvements are necessary by phase.

0.33 - Foster open-space connectivity in and around Helena, helping link parks, open spaces, and water bodies, and providing opportunities for pedestrian and bicycle trails. The West Side Woods Subdivision proposes to dedicate a 4.39-acre parcel on the south end of the subdivision as parkland. The City of Helena currently owns open space directly south and adjacent to the proposed subdivision. The proposed open space dedication on the south end will expand the City of Helena's existing open space and provide for long-term protection of the existing Le Grande Cannon trail which is partially located within the subdivision boundary. Further, four other open space lots are proposed throughout the subdivision to protect drainages and topographic areas. These open spaces will be owned and maintained by the HOA. The applicant also proposes construction of several miles of trails within the open space areas to connect the open space areas and the City of Helena existing open space on the south side. The applicant is working with PPLT to plan and construct the proposed trail system. The applicant will also work with the City of Helena on development of any trails within city dedicated parcels.

0.43 - 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. All proposed streets within and adjacent to the proposed subdivision will meet city street standards including sidewalks on both sides of the street. All aspects of the proposed streets will meet the city street standards and will provide for automobile, foot, bicycle, and transit access. An exception for block length is being requested due to topographic constraints of the site as allowed by the subdivision regulations. No variances are being requested for proposed subdivision.

0.46 - 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; and supports non-motorized transportation. The subdivision will connect to an existing street network located adjacent to and east of the subdivision. The subdivision will access these areas with multiple access points, see the preliminary plat. The areas to the east and north are currently developed, and the subdivision will connect to these areas. The City of Helena owns the property to the south as open space and there is existing residential development to the west. The City owned open space located to the west will not be developed as it is currently preserved as open space. There is an existing platted street right-of-way along the south boundary, La Grande Cannon Boulevard, that can be used for access in the future if the City wishes to develop this right-of-way. This right-of-way is currently closed to motorized traffic and is used as a trail to access the open space areas. Property to the west is currently developed into individual residential and some commercial lots with no existing street rights-of-way or easements extending to the west boundary of the property. It is unlikely that these existing residential lots will allow for or grant permission for a new road easement or right-of-way to go through their property to extend to the west, see vicinity map. There is a small area of the



subdivision that abuts Highway 12 (Euclid Avenue) in the northwest corner of the subdivision. An access in this location is not possible as there is a very large 50-ft road cut at this location from the elevation of the subdivision to Highway 12. Due to the existing topography, there is no physical way to connect to Highway 12 with a road in this location. Finally, Overlook Boulevard within Overlook Estates on the north side of the subdivision abuts the development at the north boundary. When Overlook Boulevard was constructed in this location there was a large cut left at the end of the road approximately 15-ft high. Due to topography of the property, it would not be possible to construct a road to connect to the end of Overlook Boulevard to meet City required street grades without a large cut and a lot of existing ground disturbance; therefore, no connection to Overlook Boulevard is proposed. No traffic calming is proposed at this time. The subdivision proposes low volume, low speed streets and traffic calming should not be necessary. Proposed streets will be provided with sidewalks on both sides of the streets for pedestrian accessibility. The applicant is proposing several miles of trails within the proposed open space lots to connect and promote a walkable community.

O.49 - Encourage new development to provide multi-modal access to nearby parks, trails, and green spaces. The City of Helena owns open space land to the south and adjacent to the proposed subdivision. The applicant is proposing to dedicate 4.39 acres of open space to the City of Helena as parkland dedication. This open space lot is directly adjacent to the existing City of Helena open space and would expand existing open space for the city, as well as protect the existing Le Grande Cannon trail, as part of the trail is located on the property. Further, the applicant is proposing 4 other open space lots to protect drainages and aesthetic areas. The applicant is also proposing several miles of trails within the open space lots to connect to existing City of Helena open space to the south. The applicant is working with PPLT to design and construct the trails and will work with the City of Helena for any trail construction or connections within City of Helena open space lands.

O.51 - Protect and sustain irreplaceable natural features such as wetlands, stream corridors, and similar high-value areas that provide wildlife habitat, recreational opportunities, improved water quality and safety values such as flood control. The subdivision is designed to protect an existing drainage corridor on the east side of the development. This corridor is protected by proposed open space that will be owned and maintained by the HOA. The proposed storm water plan also ensures proper routing of storm water through the development to protect downstream properties.

O.55 - Minimize environmental degradation in areas with challenging physical and environmental characteristics, such as steep slopes, watercourses, drainage ways and wetlands. The subdivision has been designed to minimize degradation in the above areas to the greatest extent feasible. The site is challenging due to topography, steep slopes, and several ephemeral drainages that cross through the property. The roads and lots have been laid out in such a way so as to limit cuts and fills as much as possible while still meeting the city street grade requirements. This has resulted in some dead-end roads to avoid areas where large cuts would be required to build roads to meet City standards. All drainage areas will be protected by proposed open spaces lots that will be owned and maintained by the HOA. Some storm water treatment facilities will be located in these drainages, but grading will be completed, and final seeding will blend these ponds into the landscape as much as possible. The two drainages that run through the property are classified as ephemeral drainages that only see water during large





storm events. These drainages do not have continuous water sources and no wetlands are present in either drainage or on the site. No watercourses or wetlands will be affected by the proposed subdivision. Construction storm water best management practices will be utilized throughout the construction of the project to protect drainage ways from sedimentation and steep slopes will be protected from excessive erosion until final stabilization. A Storm Water Pollution Prevention Plan from MDEQ and all erosion control requirements of the city will need to be met during construction.

O-76 - Support land use patterns that: Promote compatible, well-designed development; Foster the long-term fiscal health of the community; and Maintain and enhance resident quality of life. The subdivision is designed to be compatible with city densities and is designed in such a way to minimize impacts of infrastructure development. The development is designed adjacent to existing city infrastructure to utilize existing infrastructure and reduce costs to the City of Helena. The subdivision is proposed with open spaces that maintain large areas around residential tracts that will protect steep areas and drainages. This will preserve and protect the aesthetics of these areas as well as provide recreational opportunities for the City and subdivision residents. Adjacent land uses consist of single-family residential on the west, north, and east. To the west there are existing large single-family residential lots that are in the county. These lots range in size from 0.95 acres to 2.25 acres. Lots on the West Side Woods of the proposed subdivision will be larger lots including a large condo lot. Ample open space is proposed adjacent to the west boundary to provide a buffer between existing large tract residential, to the west, and proposed subdivision densities. To the south is the existing Overlook Estates Subdivision that is within the City of Helena. This subdivision is a mixed-use development with a mix of single-family residential and condo development for multi-family housing very similar to the proposed West Side Woods Subdivision. Overlook Estates is characterized by small single-family lots approximately 8,000 square feet to large condo lots with multiple building units per lot. The densities proposed with the subdivision are compatible with the densities and construction found within the Overlook Estates Subdivision. To the east there are existing single-family residential lots that are located within the county. Although these lots are located within the county, they are smaller urban lots compatible with a density city style development. Lots in this area range in size from approximately 14,000 square feet to 2.5 acres. The proposed subdivision includes a wide range of lot sizes with the smaller lots located on the north end of the proposed subdivision near Overlook Estates and the larger lots located to the south and west of the subdivision. This will provide for more compatibility with existing land uses adjacent to the proposed subdivision.

O.77 - Apply zoning designations with careful consideration of factors including: Future land use mapping; Compatible with surrounding land uses; Existing and future traffic patterns; and Goals and objective of the growth policy. The proposed subdivision zoning designations are in line with the City of Helena future land use map, which identifies this area as Urban. The subdivision and requested zoning allow for urban densities. The surrounding land uses are compatible with the proposed subdivision including an existing city subdivision to the north, Overlook Estates, as well as a city subdivision on southeast corner, Sussex Park Subdivision. Adjacent property to the east is residential as well as larger residential lots to the west. A traffic study is provided with the subdivision application. Based on the traffic study the existing city infrastructure can accommodate the proposed traffic. The city will annex in several sections of street that abut or lead to the proposed subdivision. These sections will need to be



upgraded to accommodate the proposed subdivision. As laid out in this section, the proposed subdivision meets several goals and objectives of the City of Helena Growth Policy.

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 proposed subdivision is located in close proximity to existing infrastructure and will be in harmony with the character of existing neighborhoods adjacent to the subdivision.

O.79 - Encourage development within the Urban Standards Boundary (USB) to use city standards and guidelines to facilitate future annexation. The proposed subdivision is located within the USB and all proposed infrastructure will be designed and constructed to meet City standards with no variances being requested.

O.88 - In making annexation decisions consider the following factors: Master plans for water, sewer, transportation, parks, schools and emergency services; Provision of necessary rights-of-way and easements; Studies that evaluate environmental and public service factors; Timing that supports orderly development and/or coordinated extension of public services; Ability to leverage existing facilities, minimizing expansion or duplication of facilities; The Urban Standards Boundary (USB); and Growth Policy goals and objectives. The preliminary design of the subdivision, included with the subdivision application, considers all city master plans in design of various elements of the subdivision. The subdivision provides required 60-ft rights-of-way for internal access to the proposed subdivision. Several adjacent existing rights-of-way will need to be annexed into the City with the subdivision. These include Hauser Boulevard and Park Drive. These roads are existing and are already provided with existing rights-of-way from past subdivision plats. The subdivision provides for necessary rights-of-way and easements. An EA is provided that evaluates environmental and public service sectors. The subdivision will utilize existing city services that are adjacent to the proposed subdivision including water, sewer, storm water, and streets. The subdivision is located within the USB and all infrastructure will be designed and constructed to meet city standards with exception to a few areas to reduce impacts to the landscape. As outlined in this section, the subdivision meets several of the Growth Policy goals and objectives.

