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September 23, 2022

Christopher Brink, AICP, Director
City of Helena Community Development Department
316 North Park Avenue
Helena, MT 59601

Re: West Side Woods Major Phased Major Subdivision Completeness Review Comment Responses

Dear Mr. Brink:

In response to your letter dated September 22, 2022, we have prepared additional information for the above-referenced project to address your comments and concerns. The following information reiterates your comments and our specific responses to each comment as follows:

1. 21(b): While you have stated that the PPLT has indicated their willingness to assist with trail design and construction, has the PPLT provided documentation with a more concrete commitment? If available, a copy of that commitment along with an estimated cost of development and construction would need to be provided. If there is no concrete commitment from the PPLT, an estimated cost associated with park land improvements will still be required.

Response: PPLT has not committed in writing to assist with the trail construction. Up until now the applicant has only had discussions with PPLT about assisting with trail construction throughout the open space lands within the proposed subdivision. The applicant estimates that trail construction will cost \$59,332.35 for all trails within the proposed open space and parkland.

2. 21(b): You have also indicated that park land maintenance would be under the responsibility of an HOA. What is the anticipated yearly maintenance cost of the park land that will be under their maintenance purview?.

Response: The subdivision proposes 4 open space lots throughout the development. Only one lot is proposed to be dedicated to the City for parkland dedication, Lot 12, Block 7. If accepted as parkland dedication for the subdivision, the City will own and maintain this parcel. The remaining 3 open space lots will be owned and maintained as open space by the HOA. The yearly maintenance costs for the parkland dedicated lot is \$1,680 per year and maintenance for the remaining 3 open space lots maintained by the HOA would be \$5,040 per year.

Mr. Christopher Brink, Planner

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3. 21d: This item does not appear to have been addressed or included in the application materials. A statement included under the parkland tab or a separate narrative/statement is needed..

Response: The applicant is not proposing the establishment of an SID to finance park improvements at this time. The applicant is open to the idea if this is something the City would like to setup or would be willing to sign a waiver of right to protest the creation of an SID to finance park improvements. The parkland narrative has been updated to reflect this statement and is attached to this submittal.

It is our sincere hope that these comments have been adequately addressed and that the **West Side Woods Major Phased Subdivision Preliminary Plat** can proceed to sufficiency review as soon as possible. Please do not hesitate to contact us should you have any further questions or require additional clarification.

Sincerely,



Jeremy Fadness, P.E., AICP
Project Manager

JF/mh

cc Sussex Development, Derek Davis

