

SOUTH WOODLAND/GREENACRES

NEIGHBORHOOD PLAN

AN AMENDMENT TO

THE KALISPELL CITY-COUNTY MASTER PLAN

Adopted by

Kalispell City Council

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SOUTH WOODLAND.GREENACRES NEIGHBORHOOD PLAN

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EXHIBITS

- I. Exhibit A - Neighborhood Plan Boundaries
- II. Exhibit B - Existing Zoning
- III. Exhibit C - Existing Water and Sewer Facilities
- IV. Exhibit D - Land Use Map

SOUTH WOODLAND/GREENACRES

NEIGHBORHOOD PLAN

I. Introduction

The South Woodland/Greenacres neighborhood is located in the southeast area of Kalispell. This neighborhood plan area is generally bounded on the east by Willow Glen Drive, but includes an approximately 30 acre parcel east of Willow Glen Drive which is planned for an urban density residential development. Lower Valley Road forms the southern boundary of the neighborhood. Highway 93 to Kelly Road and the (Stillwater) Slough form the western boundary. Fourteenth Street/South Woodland Avenue form the northern boundary. Major roadways within the plan area are Kelly Road, South Woodland Drive as well as Willow Glen Drive and Highway 93. Approximately 430 acres lie within in the neighborhood plan area.

Uses within the neighborhood plan area are a mix of residential, commercial and light industrial uses. Most of the commercial uses are located along Highway 93, with some light industrial uses along Kelly Road. Residential development has taken place between Highway 93 and Willow Glen Drive. The majority of the plan area has been developed and is residential.

Both Flathead County and the City of Kalispell have recognized the need for a neighborhood plan for this area. The Flathead Regional Development Office provides planning assistance to both the City and the County; and neighborhood plan for this area has been on the office work program for at least two years. Development pressures in this area have continued through the years, placing increased demands on the natural and built environment.

The Flathead Regional Development Office has mailed a survey to approximately 423 property owners in the plan area and has undertaken a series of neighborhood meetings which have been held at the Alpine Auction on Kelly Road. The purpose of the survey and the neighborhood meetings is to gather information and involve the community in identifying important issues in the neighborhood which will be used to develop a neighborhood plan which reflects the goals and desires of the community.

The neighborhood plan attempts to define the issues and infrastructure in the neighborhood, and then to develop goals and policies for providing the recommended improvements.

II. Neighborhood Setting:

The South Woodland/Greenacres Neighborhood lies within the jurisdiction of the Kalispell City-County Master Plan. Approximately 54 acres of the neighborhood plan area lies within the city limits, the remaining portion is in the county. The Kalispell City-County Master Plan does not specifically address issues in the neighborhood area. Land development in the area is guided by city and county zoning regulations which have been in effect in this area since 1960s and 1970s. Land near Highway 93 has been zoned for business and light industrial uses; land between the highway and Willow Glen Drive has been generally zoned for residential development.

The South Woodland/Greenacres area is located in close proximity in the city of Kalispell with a portion of the neighborhood plan area extending into the southeast corner of the city. This neighborhood is ideally located for easy access to Kalispell, good schools and urban services while still remaining a rural character. The neighborhood has mountain views to the east and west, large residential lots with expansive yards and lawns, rural streets and community parks. There are several well-maintained mobile home parks in the area; two north of Kelly Road along South Woodland Drive and two or three south of Kelly Road off of Willow Glen Drive.

A distinguishing feature of the area is an old oxbow slough, a remnant of the Stillwater River, which is approximately one mile long and winds its way through the heart of the neighborhood. The old oxbow river meander now exists as a slough and is identified as a wetland area which provides a rich nesting and breeding habitat for waterfowl and other birds. Over the years the slough has been greatly abused, and the function and value of the slough has been a subject of intense controversy and debate since this area first started experiencing real growth. The debate continues to date.

III. Neighborhood History:

Prior to the real development of this area in the 1960s and 1970s, most of the land was used agriculturally for dry land crops such as alfalfa and barley. Some limited grazing of livestock was also a common practice. The earliest subdivision was Greenacres Original, Blocks One and Two, which was platted in 19009. Subsequent to that other subdivisions were platted. Grennacres Northwest was platted in 1940, Knolls Addtion in 1946, Twin Road Acres in 1948, LeDuc Addition in 1968. French Subdivision in 1974.

More intensive development of the area occurred under Mark III Corporation, a group of local developers. Greenacres West was born and with it a host of problems associated with high groundwater and water quality in the slough. Mark III developers platted Greenacres Unit One in December of 1976, Greenacres Unit Two in September of 1977, Greenacres Unit Three in October of 1978, Greendale Subdivision in July 1978 and Green Acres Unit Four in July 1981. A community water system was installed by the developer to serve the Greenacres subdivision. This community water system has been maintained and operated by the homeowners association, and continues to provide good service to the residents in the area. Community sewer would not be extended to the area until the late 1970s.

Greenacres Units One and Two were developing when property owners began experiencing high groundwater problems in the area of Unit Two. When Greenacres Unit Three was proposed a short time later, the Flathead City-County Health Department recommended that the State Department of Health and Environmental Sciences deny the proposed subdivision which was to be served by on-site septic systems. Non-permeable soils and high groundwater problems in the area were cited for recommending that the subdivision be denied.

In spite of some basic evidence of potential groundwater problems and soil permeability problems in Greenacres Unit Three, the subdivision was approved by the State in 1978. By 1982, the State Department of Health and Environmental Sciences was issuing a partial revocation of the Certificate of Subdivision Approval because of high groundwater problems in the area and problems with saturated septic systems. The State revoked their approval of 22 undeveloped lots in the Greenacres Unit Three subdivision. During that same period of time, a lawsuit was filed against the developer by a group of homeowners in the area. This lawsuit was eventually settled out of court in 1987 with the property owners each receiving a moderate settlement.

In order to develop the remaining lots in Greenacres Unit Three, the developer negotiated an agreement with the city of Kalispell which allowed them to construct a private sewer system which connected to the city of Kalispell's sewer system. Effluent would be pumped to the City's sewer plant for treatment then discharged into Ashley Creek. Subsequent subdivisions in the area were all required to be placed on community sewer which have included Greenacres Unit Four, Southgate Unit No. 1, Southgate Villas, all done by Mark III developers. In 1991, Mark III defaulted on payments to the City for sewer treatment and the City ultimately took over the operations and maintenance of the Greenacres sewer system. Meadow Park Subdivision and Meadow Park Unit No. 2 are more recently developed subdivisions and are connected to City water and sewer.

Problems with rising water in the slough began as the area continued to develop. The level of the water in the slough was rising at an alarming rate and the water quality was deteriorating as new homes with on-site septic systems entered the area. Additionally, over the years the slough was used as a dumping ground for a variety of debris, including old tires, construction debris, concrete and asphalt, among other things. In seeking ways

to develop around the slough, proposals have been made to fill the slough, drain the slough, divert the slough and use it as a landfill.

Greater awareness among the community has led to the realization that the slough is not an enemy to be conquered, but rather a valuable community asset and amenity which needs to be protected. Of great concern to the community is the recent creation of a subdivision in the area of the slough. Meadow Park Unit No. 2, required the creation of two crossings in the slough which were approved by the Army of Engineers under a nationwide permit. The nationwide permit program does not require close review of proposals with generally minor impacts, and when issued does not require wetland mitigation. The Army of Engineers is currently reviewing the work which has been done in the slough and is evaluating whether the work complies with the permit which was issued. Non-compliance may require wetland mitigation.

Commercial development in the area has been somewhat slow, but steady. Small businesses exist along Highway 93 which include a local tavern and restaurant which has been part of the neighborhood for more than 30 years, professional offices, retail sales along with some warehousing and distribution activities and other light industrial businesses. Swartzenberger's wrecking yard, which is located along Highway 93 to the south, has been part of the commercial development for over 30 years. Many of the businesses have not paved their parking lots which contribute to air quality problems in the Kalispell area. There are some large commercial and industrial sites which have not yet been developed.

IV. Land Use:

The neighborhood has a broad mix of commercial land uses which includes the local National Forest Service Office, professional offices, a foundry, bulk distribution and sales, an auction barn, boat sales, a wrecking yard, automobile sales and repair and other types of commercial/industrial businesses. Approximately 76 acres of land zoned for commercial and industrial uses are in the plan area, all located in the western portion of the neighborhood plan area, generally to the east along Highway 93, of that approximately 25 acres remains undeveloped.

Most of the residential areas in the neighborhood are zoned for single-family homes, and the area has developed accordingly under Greenacres West, Greendale and other subdivisions. Generally, the residential lots are suburban size lots with a density of approximately one to three dwelling units per acre. Some of the property within the plan area is zoned for duplex development which allows for the creation of smaller lots.

These lots have also been developed with single-family homes. From the survey results and meetings with the community, it appears that the neighborhood would like to limit the residential development to single-family homes.

There are mobile home parks north of Haven Drive which contain a total of approximately 74 units. There are also two mobile home parks south of Twin Acres Drive which contain a total of approximately 45 units. These parks were developed during the early stage of development in the area and operate as a grandfathered use. All of the mobile home parks currently use on-site sewage disposal systems which would not be approved under current State and County Health Department regulations.

Two new subdivisions are being developed in the area. A subdivision known as Woodland Court which lies on the east side of South Woodland Drive, north of Haven Drive approximately 1,000 feet, at the southern limits of the city boundaries in that area. Twenty two will be sold to qualifying working people and families through the Glacier Affordable Housing Program. Meadow Park Unit No. 2 which is a 25 lot subdivision south of Kelly Road is also currently being developed with single family homes.

There are some undeveloped properties within the neighborhood plan area. The largest portion of undeveloped commercially zoned property lies at the southern tip of the neighborhood plan which contains approximately 11 acres, and has been zoned B-2, General Commercial. Several acres of industrially zoned property along Kelly Road and Highway 93 remain undeveloped. There are approximately 30 acres east of Willow Glen Drive, which has been included in the plan area which are proposed for residential development. This property is zoned R-3, a single-family residential district with a 10,000 square foot minimum lot size requirement. Compact development of this type would be required to be served by city water and sewer.

V. Public Facilities and Infrastructure

The South Woodland/Greenacres Neighborhood is served by both the city of Kalispell and Flathead County. Approximately 54 acres of the plan area is in the city. County residents have expressed concerns about annexation into the city of Kalispell and the resulting increase in taxes or special improvement districts assessments. Potential annexation have been an issue in this area since the City of Kalispell began extending city water and sewer service to the unincorporated areas in the early 1980s for Green acres Units Three and Four. In order to receive those services, the City has required a waiver to protest annexation. Many lots in the area now receive either city water or sewer or both, and annexation appears more imminent.

A South Woodland Facilities Plan was prepared by the firm of Thomas, Dean and Hoskins in 1994 with Community Development Grant monies to assess the water, sewer and drainage in the area. Three alternatives have been developed for each of facilities, but no formal adoption of the plan or specific alternative has taken place.

Roads: Roads within the neighborhood plan are a mix of those which are owned and maintained by the State, County, City and those which are privately owned and maintained. Those roads in the plan and their status are listed alphabetically and are as follows:

<u>Roadway</u>	<u>Status</u>	<u>Length</u>
Bison Drive	County	1,520 feet
Condor	Private	420 feet
Eagle Drive	County	1,215 feet
Eighth Avenue East	County	1,600 feet
Fifth Avenue East	City	750 feet
Greendale Court	City	250 feet
Haven Court	County	130 feet
Haven Drive	County	1,310 feet
Highway 93	Federal/State	7,500 feet
Kelly Road	County	3,125 feet
Lehi Lane	City	500 feet
Mallard Drive	Private	680 feet
Russell Drive	Private	1,650 feet
South Woodland Drive	City and County	2,505 feet
Stag Lane	County	2,625 feet
Twin Acres Road	County	1,720 feet
Willow Glen Drive	County	8,500 feet
Woodland Avenue	City	2,125 feet

Highway 93 is a federal highway maintained by the State of Montana. There are plans for the redesign and reconstruction of Highway 93 in the neighborhood plan area as part of the U.S. 93 Somers to Whitefish Reconstruction Project. The project segment known as the “Ashley Creek to Kalispell” segment is in the neighborhood plan area which is approximately 2.9 miles. Preliminary design on the roadway reconstruction has started. The project as tentative proposed is to widen the roadway from the current three lanes to five lanes. A contract date has been set for Spring of 1999. The environmental assessment has been completed and the construction design is approximately 55 percent complete. Right-of-way acquisition has not begun.

Willow Glen Drive runs along the eastern boundary of the neighborhood plan area. Willow Glen Drive is a County owned and maintained roadway, and is a minor arterial for the Kalispell area. This road provides a line from south Kalispell to the Evergreen area. Residents along Willow Glen Drive have expressed concerns about the high speeds along Willow Glen Drive. Additionally, extremely poor sight visibility exists at the intersection of Woodland Avenue and Willow Glen Drive.

There has been considerable discussion about potential improvements to Willow Glen Drive which currently experiences traffic volumes estimated to be in excess of 4,000 vehicle trips per day. The 1993 Kalispell Area Transportation Plan recommends that Willow Glen Drive be upgraded. Willow Glen Drive from Lower Valley Road to Conrad Drive is listed as third on the list of "first priority projects" for the Kalispell area. This plan recommends that Willow Glen be widened from Lower Valley Road to Conrad Drive which would include paved shoulders, improved sight distance and left turn lanes at Woodland Avenue and Conrad Drive.

A major priority of the Kalispell Area Transportation Plan is to extend Conrad Drive north to the intersection of U.S. 2 and Montana Highway 35. This extension would then create a direct link between south U.S. 93 and U.S. 2 and Highway 35. While this link will greatly improve traffic circulation throughout the community if complete, there is the concern that Willow Glen is now substandard and future traffic generation will have severe negative impacts on the neighborhood.

Kelly Road is classified as a collector for the Kalispell area and experience intense use. Kelly Road is the primary link between Highway 93 and Willow Glen Drive. Because of this connection, heavy trucks as well as residential traffic use this roadway. Highway 93 is at the western most end of Kelly Road. Kelly Road has several problems because of the heavy use. Access from Kelly Road onto Highway 93 is poor because of the fast moving traffic in both directions.

The Highway 93 upgrade will greatly improve north bound access onto Highway 93 because of the additional lanes. However, southbound turning traffic onto Highway 93 will be further restricted because of multiple lane crossings. Consideration should be given to the feasibility of placing a traffic light at this intersection which will continue to experience additional traffic. Additionally, Kelly Road has several low spots which create problems with water ponding on the roadway. Particularly bad areas exist in front of Billmeyer Drilling and at the end of South Woodland Drive.

The type and speed of traffic along Kelly Road creates safety problems for residents in the area. With the potential subdivision development east of Willow Glen Drive, Kelly Road will continue to experience more intensive use because it provides a main link to Kalispell from Willow Glen Drive. Kelly Road has not been listed as a priority project for upgrading in the 1993 Transportation Plan, but consideration should be given to giving this roadway a higher priority status. Kelly Road should be reconstructed to a standard which is able to accommodate existing and future traffic volumes.

Twin Acres Drive also provides a link between Willow Glen Drive and Highway 93, but is not as heavily used as Kelly Road primarily because there are fewer businesses and residents located along Twin Acres Drive as well as the fact that Twin Acres Drive is simply not as conveniently located.

Flathead County provides maintenance for all of the County roads with the exception of the roads south of Kelly Road in the Greenacres Unit Four subdivision. Because these roads were not built to an acceptable standard, the County has not assumed maintenance of them although the roads have been dedicated as County roads. Mallard Drive is a private road and is privately maintained. Eagle Drive, South Woodland Drive and Condor Drive south of Kelly Road have received little or no maintenance of those roads. Recent construction in the subdivision to the south of Greenacres Unit Four has placed severe burdens on these roadways because of heavy trucks traveling on them in the spring. The Kalispell Public Works Department provides maintenance on the roads within the city limits.

Some of the roads in the plan area warrant upgrading. Some obvious roadways include Kelly Road, South Woodland Drive and Willow Glen Drive. Some of the local roads which appear to be in poor shape include portions of Bison Drive, Stage Lane, Eagle Drive north and south of Kelly Road and Condor Lane.

Sewer Service: Sewer service in the plan area is provided by a combination of on-site septic systems and the City of Kalispell's sewer system. City sewer mains run along Kelly Road and South Woodland Drive. City sewer also serves subdivisions to the north and south of Kelly Road. The City of Kalispell extended sewer service to a portion of Greenacres Unit Three and all of Greenacres Four in the early 1980s under an Extension of Service Agreement with Mark III, the developer of the Greenacres subdivisions.

In 1982, because of high groundwater in the area which resulted in on-site septic system problems, the State Department of Health and Environmental Sciences issued a partial revocation of the Certificate of Approval for Greenacres Unit Three. This partial revocation required that the remaining 22 undeveloped lots within the subdivision be placed on community sewer in order to be sold and developed.

In 1991, the city obtained the Greenacres sewer system which served a portion of Greenacres Unit Three and all of Greenacres Unit Four because of a default on payments by the developer, and has assumed the operation and maintenance of the system. The city also has provided water and sewer service to Meadow Park Subdivision and Meadow Park Unit No. 2 with a provision that the subdivider waive the right to protest annexation into the City of Kalispell. Because the City of Kalispell has provided sewer and/or water service to some of these areas, annexation of a portion or all of these areas to the city of Kalispell has been an issue for many years.

Most properties in the area are served by on-site septic systems. On-site septic systems have contributed to the surface drainage problems in the area, high groundwater problems and increased water levels in the slough. Septic systems in the Greenacres Unit Three and to the septic systems in the area to the north continue to experience high groundwater problems during the spring and early summer. In the spring and summer of 1996 eight residences along Haven Drive and Willow Glen Drive experienced failing septic systems. The City of Kalispell has been working with the property owners to extend city sewer to serve the lots with the failed septic systems.

The mobile home parks to the north have experienced some septic problems. Work is being done by the property owner to plan for the future extension of sewer to serve these units. A sewer main lies along South Woodland Drive to serve the units. However, the property owner is not required by the State or County Health Department to connect to public sewer until septic systems fail. Several businesses along Kelly Road, although outside of the city limits, have also received city sewer service and it is available for new development along Kelly Road.

A sewer facility plan to extend sewer to areas which are currently experiencing high groundwater problems is warranted. Sewering of problem areas would likely reduce if not eliminate problems with high groundwater, water quality in the slough and the water levels in the slough. However, the property owners in the area do not want to bear the expense of extending sewer service, and would like to see the improvements done with grant monies.

Water Service: The neighborhood plan area is served by a combination of a community water system, the City of Kalispell's water system and private wells. Greenacres Units One, Two, Three and Four are all served by a privately owned and maintained community water system. The community water system is served by three well sites; one located on the northwest corner of Eagle Drive and South Woodland Drive, another located on the northeast corner of Green Acres Unit One and one located at the park on the southwest corner of Stag Lane. It is reported that property owners experience low water pressure at times, however, the residents are generally satisfied with the system and take great pride in its ownership, operation and maintenance.

The City of Kalispell provides water service to a number of users in the area. A one to two inch water line runs down Eighth Avenue East which was put in place approximately 40 years ago and provides service to approximately 20 residents in the area. The city also has a small water line which runs along Woodland Drive and to the south, providing water service to some residents outside the outside city limits. Because of the size of these lines, they are not able to provide for adequate fire flows.

A 12-inch water main runs through south of Woodland Avenue along South Woodland Drive, providing service to residents inside the city limits. The city has plans to extend a main from Kelly Road to the existing main on South Woodland Drive, completing a loop. City water service has also been extended to serve Meadow Park Subdivision and Meadow

Park Unit No. 2 with a provision that the current and future property owners waived the right to protest annexation into the city.

Upgrades to the City's water service in the area are currently underway. There are plans to connect the existing 12 inch water main at the north end of South Woodland Drive to the water main running along Kelly Road. This would provide a full loop in the water system in the area. Some upgrading of community water system may also be warranted, but there are questions regarding to what extent and how the upgrades would be financed.

Storm Sewer: There are no storm drains in the neighborhood plan area. Drainage plans for the area were developed as part of the initial approval for the Greenacres West subdivision and subsequent Southgate subdivisions. Drainage was supposed to be provided by a series of drainage ditches and culverts which ultimately would discharge into the slough after being filtered with grasses and sand. Over the years, culverts have been filled or crushed and ditches have been filled leaving the drainage system in poor shape.

Surface damage is an urgent need in the area particularly along Kelly Road and for properties in the Greenacres Unit Three area. There has been discussion and evaluation of possible alternative to address drainage in the area. The most promising low cost alternative appears to be to provide a series of culverts and drainage ditches which would provide for treatment of storm water runoff with grasses, gravel and sand which would be either absorbed into the ground or would be discharged directly into the slough after treatment.

Other alternatives to addressing drainage problems in the area have also been considered which include filling or draining the slough. The merits of these proposals are questionable, and the property owners are adamantly opposed to any more filling in the slough. The property owners are also opposed to draining the slough which they appropriately view as a resource which provides a rich habitat for wildlife and as a natural amenity in the area. Biological treatment of the water in the slough with grasses and other specialized plant life is a preferred alternative which provides a less drastic and more predictable outcome. The ultimate solution to addressing drainage, groundwater problems and water quality in the area appears to be the sewerage of areas north of Kelly Road.

Fire: The South Kalispell Fire District provides service to County residents and the Kalispell Fire Department serves the city. Residents of the neighborhood plan area have expressed great satisfaction with service they have received from the South Kalispell Fire District. This district and its volunteers are a source of community pride and ownership. One of the greatest concerns the residents of the area have about being annexed is the loss of the service by the district and the impact that the reduced revenues the district would receive would have on the district itself.

The Greenacres community water system does not have adequate pressure to accommodate flows for fire hydrants. The community relies on the district's use of a tanker pumper. There has been discussion between the owners of the community water system and the City of Kalispell regarding upgrades to the system to provide for adequate fire flows. In order to accomplish this, it would appear that the Greenacres community water system would have to be integrated into the City of Kalispell's system. Forming a full loop in the area would provide adequate pressure for the Greenacres community as well as increasing the efficiency of the City of Kalispell's capacity for fire flows. It appears that the abandonment of the community well sites would be required if the community water system was to connect with the City of Kalispell's water system.

Police: Most of the neighborhood plan area is served by the Flathead County Sheriff's Department except those areas lying within the city limits. Through a mutual aid agreement, the city does provide emergency response to areas within the greater Kalispell area. Under the present conditions, County roads within the neighborhood receive little or no routine patrolling from the sheriff's office. Animal control services are also provided by the County, although that is on a limited basis. The public opinion survey indicates that people in the neighborhood are concerned about too many loose dogs running free in the neighborhood. More patrolling by animal control appears warranted as well as the pet owners assuming more responsibility for confining their dogs.

Schools: School District #5, Kalispell, provides educational service to the South/Woodland/Greenacres Neighborhood. Elrod Elementary school serves most of the area. Some children attend Cornelius Hedges Elementary but these boundaries are not dictated by local jurisdiction boundaries. The school district offers optional bus service for a fee because this area is within their tree mile bussing limit. These schools are at capacity.

Parks and Recreation: There are two parks in the plan area. One is a private homeowners park which is maintained by the Greenacres Homeowners Association. This park is located on the southwest corner of Stag Lane in Greenacres Unit Three which contains 1.209 acres and also serves as a well site for the community water system. The other park is owned by the County and is located at the west end of Haven Court in Greenacres Unit Two. The County park is actually comprised of two lots, one park in Unit Two which contains approximately 1.54 acres and the other park is in Unit One which contains 1.01 acres. Should the area containing these parks be annexed into the city, the city would assume ownership and maintenance of the County park. The community park would be retained by the homeowners association. The County park currently lacks any substantial amenities and warrants some improvements.

Solid Waste: The City of Kalispell provides solid waste pick-up service for those properties inside the city limits. Additionally, the City Parks and Recreation Department provides routine pick-up of downed tree branches after windstorms, leave removal during the fall and at other times of the year.

Properties located in the county rely on a private solid waste hauler or the garbage can be removed by the owner hauling it to the landfill or greenboxes in the county.

Other services: County residents living close to the city receive the benefits provided by the city such as convenient access to parks, pool, and maintenance of the county library. As new subdivisions develop in the planning area and the city provides services, it is likely that the City will initiate annexation of those areas to help cover the costs of those services.

VI. Issues:

As part of the neighborhood plan process, five public meetings were held to help identify issues. Additionally, a public opinion survey was mailed to property owners within the plan area. Approximately 30 percent of the surveys were returned to the Flathead Regional Development Office which were used to identify neighborhood concerns. Through these avenues, the neighborhood identified issues are important to them and they were ranked in a general order of importance. A highlight of the most important issues in each group is listed below:

Likes/Positive Aspects

- County taxes are lower relative to higher city taxes and associated services.
- Rural character of the area with larger lots, gardens, trees.
- Ownership of community water system and good water quality.
- Slough and wildlife habitat it provides.
- Safe place for children.
- Being part of the South Kalispell Fire District.

Dislikes/Negative Aspects

- Surface drainage and high ground water which effect the water quality and level of the slough as well as septic systems in the area.
- Annexation pressure and resulting higher taxes.
- Traffic problems in the area particularly high speeds along Kelly Road, South Woodland Drive and Willow Glen Drive.
- Lack of accountability for developers and government agencies.
- Continued filling of the slough.

Want/Expectations

- Plans to correct drainage problems and improve water quality in the slough.
- Improve traffic safety in the area.
- Upgrade Kelly Road, South Woodland Drive and Willow Glen Drive to an acceptable standard for the service they provide.
- Limit the use of Kelly Road by heavy trucks and through traffic.
- Good communication between the local government and residents.

See option survey summary at the end of the plan document. Some issues which were cited by a significant number of respondents at the neighborhood meetings and through the survey were:

Other Issues:

- Dangerous access onto Highway 93 from Kelly Road.
- Poor and damaged intersection at Kelly Road and South Woodland Drive.
- Lack of County maintenance on roads in the area.
- Ponding water near Culligan on Kelly Road and at Kelly Road and South Woodland Drive.
- Lack of signage to slow for pedestrians and children.
- Residents do not want any more filling of the slough.
- Require developer(s) of future subdivisions which impact the slough to provide wetland mitigation.

When the property to the east of Willow Glen Drive is developed, require the developer to provide a park in lieu of cash.

- Traffic congestion at the corner of Twin Acres Road and Willow Glen during morning and afternoon school hours.

Summary:

A majority of the property owners in the plan area are most concerned about the increased cost of property taxes or costs associated with special improvement districts if they are annexed into the city. The majority of property owners are also concerned about the water quality in the slough, high groundwater problems and failing septic systems. Although many property owners acknowledge they need special assistance in addressing their problems, the neighborhood is skeptical about the commitment the City of Kalispell would make to helping them solve their problems with improving the water quality in the slough, improving the septic system and providing road upgrades if and when the area is annexed. Property owners do not want to have to pay for the costs of the improvements through special improvement districts or other property assessments, and it appears as though the majority would rather live with the existing problems than pay for the improvements.

Property owners are also concerned about the status of the community water system. They have taken pride in the ownership and maintenance of the system for many years and it has served them well. They do not want to have to pay for upgrades, and are uncertain as to the direct benefits they would receive if the improvements were made.

The community is also concerned about the high density residential developments currently taking place in the area, and would like to encourage lower density developments. Commercial and industrial development and the associated heavy traffic in the area is a concern among some property owners and it appears they would like to limit the commercial development to existing areas. Traffic problems associated with high density residential development and commercial development as well as the impacts to the rural character of the area concern many residents in the area.

The neighborhood plan should help the neighborhood identify issues which are important to them and ways in which they can be addressed. The plan should also serve as a policy document to assist the neighborhood in communicating their concerns with the County Commissioners, City Council and other government agencies who would be involved with making decisions which affect this area.

VII. The Plan - Goals and Policies

The following are the Goal statements and Policies that are incorporated into the Kalispell City/County Master Plan amendment, as part of the South Woodland/Greenacres Neighborhood Plan.

Issue 1:

Surface drainage and high ground water which affect the water quality and level of the slough as well as septic systems in the area.

Goal 1:

To reduce surface drainage and high groundwater flows into the slough density thereby improving the water quality and maintaining the water in the slough at an acceptable level.

Policies:

- a. Encourage the use of existing storm water detention areas on individual properties.
- b. Improve the existing culvert and drainage system on individual lots by replacing damaged, filled or non-functional culverts.
- c. Treat stormwater runoff by providing grasses, gravel filtration or other vegetation prior to discharge into the slough.
- d. Evaluate the feasibility of reestablishing the natural drainage flow of the slough to the east thereby increasing the holding capacity of the slough and increasing the water quality.
- e. Explore the feasibility of the extension of sanitary sewer to parcels whose on-site septic systems are in danger of failure through potential grant programs.
- f. Adopt a development policy that promotes the installation of adequate sanitary sewers, water mains and storm sewers during development.
- g. Encourage property owners in the area to connect to the sanitary sewer system thereby reducing the amount of effluent going into the groundwater.
- h. Explore and obtain grant financing to improve infrastructure to eliminate potential increased costs to property owners.
- i. Explore incentives with the City of Kalispell that would encourage property owners to hook-up to City sewer prior to septic system failure.

Issue 2:

Annexation pressure and resulting higher taxes without the equivalent increase in services. Special assessment for improvements which would increase costs to property owners.

Goal 2:

Obtain a commitment from the City of Kalispell that good faith efforts will be made to address the concerns of the neighborhood relating to drainage, sewer and roadways.

Policies:

- a. Provide timely and accurate information to members of the neighborhood regarding decisions which would affect the area and provide an opportunity for property owners to participate in the decision-making process.
- b. Encourage the City Council to adopt a plan which addresses surface drainage and stormwater runoff in the area and timetable for the implementation of the improvements.
- c. Implement low cost, low impact measures which can be taken to alleviate problems in the area such as providing stop signs, striping, and traffic signs.
- d. Do not initiate improvements to the area which would result in increased costs to property owners.
- e. Encourage the City to attempt to mitigate the impact of the transfer of the portion of the Greenacres area from the South Kalispell Fire District to the Kalispell Fire Department.

Impact 3:

Traffic volumes and safety along Kelly Road, South Woodland Drive, Willow Glen Drive, and Highway 93.

Goal 3:

Create a street system that can safely accommodate existing and anticipated traffic volumes in the area.

Policies:

- a. Consider upgrading the status of Kelly Road in the 1993 Transportation Plan to a priority level for improvements to be made to urban collectors to bring it up to a standard appropriate for a collector street.
- b. Consider providing a stop sign and street light at the intersection of Kelly Road and South Woodland Drive if traffic counts warrant.
- c. Post adequate 25 mile per hour speed limit signs along Kelly Road.
- d. Work with the Department of Transportation to upgrade the access at Kelly Road and Highway 93 as part of the Highway 93 upgrade and consider installing a traffic light.
- e. Reduce traffic along Kelly Road Highway 93 and Willow Glen Drive by considering the upgrade of Twin Acres Road when appropriate.
- f. Post signs along Kelly Road which prohibit through truck traffic and provide adequate police enforcement in the area.
- g. Place rumble strips at the intersection of Kelly Road and South Woodland Drive and at the intersection of Kelly Road and Willow Glen Drive to slow traffic.
- h. Consider upgrading substandard roads within the plan area to an acceptable standard which include South Woodland Drive, Stag Lane and Bison Drive.
- i. Enforce speed limits and other traffic controls in the area.
- j. Reduce speed limits along Willow Glen Drive to 35 miles per hour.
- k. Install traffic light at Highway 93 and Lower Valley Road.
- l. Consider providing bike paths/pedestrian paths by using striping rather than sidewalks or some other separated pathway along Kelly Road, South Woodland Drive and Willow Glen Drive.

Issue 4:

Loss of rural character of the area because of the development of urban size lots, increased traffic and increased businesses.

Goal 4:

Maintain the rural character of the residential areas by limiting duplexes, apartment and businesses to established areas.

Policies:

- a. Rezone residential areas south of Kelly Road from existing duplex zoning to single-family residential zoning.
- b. Rezone residential areas west of the slough from the existing duplex and multi-family zoning to single-family residential zoning.
- c. Promote the improvement of the appearance of businesses along Highway 93 and Kelly Road by encouraging buffering and landscaping along the roadways and between the business/industrial areas and residential areas and by installing curbing to control access.
- d. Allow wetland areas and other natural areas to serve as a portion of parkland requirements.

Issue 5:

Community water system or private wells and how they may be utilized in conjunction with the city's water system to provide adequate service to the neighborhood.

Goal 5:

Maintain an adequate water system which will insure good quality drinking water and insure an adequate water supply for domestic and emergency needs.

Policies:

- a. Explore alternatives for the integration of the existing Greenacres community water system into the city's system without the loss of autonomy by the owners, or explore other possible uses of the existing wells such as community park and residential irrigation.
- b. Provide an adequate water supply for domestic and emergency needs by extending the existing water main along South Woodland Drive to connect to the water main along Kelly Road.
- c. Maintain a quick response time by emergency service providers.
- d. Ensure sufficient infrastructure is constructed and maintained for wastewater treatment.

VI. Adoption and Implementation:

Neighborhood plans become official public policy as addendum to the Kalispell City-County Master Plan. The South Woodland/Greenacres Neighborhood Plan is adopted as an addendum. The adopting ordinance amends the Master Plan and thus takes precedent in any policy decision affecting the area as it relates to infrastructure improvements, subdivisions or other development.

Prior to adoption of a neighborhood plan, at least one public hearing is required before the Kalispell City-County Planning Board. The Board will then forward a recommendation to the Kalispell City Council and County Commissioners who will take final action on the proposed plan.

VII. Implementation

A neighborhood plan is intended to serve as a policy document to guide public or private action within the neighborhood. For example, when evaluating priorities for infrastructure improvements in the area, action should be taken which further the goals and policies outlined in this plan.

**SOUTH WOODLAND/GREENACRES NEIGHBORHOOD PLAN
OPINION SURVEY RESULTS**

TABULATION OF RESPONSES RECEIVED

Of the 425 surveys which were mailed, 125 surveys were returned, a 30 percent return. Not all of the questions were answered by every respondent, therefore, some percentages do not equal 100%.

1. How long have you lived in the South Woodland/Greenacres area?

<u>34% (42)</u>	less than 5 yrs	<u>24% (29)</u>	5 to 10 yrs
<u>41% (50)</u>	more than 10 yrs		
<u>1% _____</u>	no response		

2. What size is your parcel?

<u>48% (59)</u>	less than ½ acre	<u>30% (37)</u>	½ acre to 1 acre
<u>15% (19)</u>	1 acre to 5 acre	<u>3% (4)</u>	over 5 acres
<u>4% _____</u>	no response		

3. Would you subdivide your property if you could?

<u>4% (5)</u> yes	<u>93% (115)</u> no
<u>3% _____</u> no response	

4. Would you place a second dwelling on your property if you could?

<u>7% (8)</u> yes	<u>88% (108)</u> no
<u>1.6% (2)</u> maybe	<u>3.4% _____</u> no response

5. Are any of the following areas of concerns? Check any that apply.

<u>31% (38)</u>	junk	<u>22% (27)</u>	dust	<u>13% (19)</u>	noise	<u>12% (15)</u>	fire safety
	pedestrian		school		too much		
<u>35% (43)</u>	safety	<u>11% (13)</u>	bussing	<u>32% (39)</u>	traffic	<u>20% (24)</u>	sidewalks
	traffic		police		lack of		storm drains
<u>35% (43)</u>	controls	<u>8% (13)</u>	protection	<u>8% (10)</u>	privacy	<u>37% (46)</u>	and drainage
	old		commercial		slough		loose
<u>5% (6)</u>	buildings	<u>17% (21)</u>	uses nearby	<u>49% (60)</u>	water quality	<u>37% (45)</u>	dogs
	park				garbage		
<u>11% (13)</u>	maintenance			<u>4% (5)</u>	pick-up		
	inadequate		mixed		home		
<u>34% (42)</u>	roads	<u>5% (6)</u>	uses	<u>6% (7)</u>	business	<u>8</u>	other

9. Do you think duplexes, apartments and businesses should be allowed:
3% (4) in more areas 37% (46) in limited areas 48% (55) no more
15% no response

Where?

- Only in commercial zones (near highway) and multi-family only in several limited areas
- South Woodland
- Eagle Drive
- In this area
- Why ask - they will be built where they are most cost effective for the developers
- poorly done mostly

10. Do you consider traffic study a problem in your area:
48% (59) Yes 46% (56) no 6% no response

- South Woodland Drive
- Kelly Road
- Haven Drive
- Willow Glen Drive
- Highway 93
- Stag Lane
- 8th Avenue East
- 14th Street
- 13th & 1st East
- Eagle Drive
- Speeding, big trucks and needed stop signs
- Kelly Road and South Woodland Drive

11. Do you consider your road to be:
16% (20) good 43% (53) adequate 27% (33) inadequate 14% no response

Where?

- Everywhere
- The whole road
- Eagle Drive
- Willow Glen
- Kelly Road
- South Woodland Drive
- Haven Drive
- Heavy traffic, ruts, holes, service line installations not repaired properly, depth of asphalt cannot withstand extra traffic
- Woodland Street, lots of holes in spring
- At sewer junctions
- Whole division
- All of Greenacres #1, 2 & area

12. If your road is inadequate, would you be willing to participate in financing the reconstruction off your road by:
- 0% full financing by property owners (if only an option)
6% (7) financing by property owners and grant monies
47% (58) would not want to participate in financing
47% no response
13. Do you consider road reconstruction in the neighborhood area to be:
16% (20) very important 33% (41) important 37% (46) not very important
Where?
- Everywhere
 - Kelly Road
 - Willow Glen
 - South Woodland
 - Stag Lane
 - Bison Drive
 - Eagle Drive
 - Entire Greenacres area
 - New homes under construction on South Woodland & Russell Drive - New road & utilities
 - Lower section of South Woodland new utilities and road; some for Condor
 - At sewer connection sites
 - I think we've done a good job of building up the neighborhood to city standards
 - Whole division
 - All Greenacres
14. Do you consider your water system to be:
61% (75) good 32% (39) adequate 4% (5) inadequate 6% no response
15. If water system is inadequate, would you be willing to participate in financing necessary upgrades by:
- 0% full financing by property owners (if only option)
2% (2) financing by property owners and grant monies
24% (30) would not want to participate in financing
74% no response
16. Do you consider your sewer system to be:
56% (69) good 31% (38) adequate 7% (9) inadequate 6% no response
17. If sewer system is inadequate, would you be willing to participate in financing necessary upgrades by:
- .08\$ (1) full financing by property owners (if only option)
8% (10) financing by property owners and grant monies
32% (39) would not want to participate in financing
59% no response

18. Do you oppose annexation to the City of Kalispell?
66% (81) yes 26% (32) no 8% no response

If yes, state your concerns.

- Higher taxes
- Increased water bill
- Zoning
- More taxes nothing to show for it
- Taxes increases & if annexed more cost for no better or less services
- The fees for hooking up to sewer & water
- Sewer plant inadequate
- High hook-up fees
- More government control
- City taxes and regulations - if we had to start paying city taxes on our 5+ acres we wouldn't be able to afford to stay here
- We are happy with things just the way they are
- Do not want city services crammed down our throats with high costs and limited need
- We are within city limits
- I'm concerned about what we'll get for our money. Do we get sidewalks, street lights, and how much will we be paying?
- Cost versus service inequality
- Highway 93 will be coming through our front yard - we might have to sell and move
- Need better drainage
- Do not want sewer hookup
- As long as there's a fair deal
- Higher taxes, no regulations, water's fine now, no added benefits
- I think legally one could have a case for the way in which the city has proposed to annex (i.e., the waivers). However, I think it is in the best interest of everyone to get hooked into city sewer, even this means annexation. I do insist that we have conditions that the city must comply with upon annexation. Such conditions include issues such as the slough, park maintenance, street improvements, sidewalks, and that nobody loses their homes as a direct result of annexation!!
- I live on Bison Drive and we have no drainage problems, no sewer problems, our basement has never had a drop of water from any source. We are very satisfied with our present water system. We fear the higher taxes, SID's, sewer hook up fees, sewer bills, water bills, and costs associated with annexation
- Kinda - we are retired, on fixed income and do not forward to higher property taxes. Our's is a semi-rural setting and with normal maintenance, our streets are adequate. We don't need sidewalks. On the other hand, the city seems willing to help us deal with sewer/drainage problems, far more than the county. If we could keep taxes under control, we could accept annexation
- Extra costs, not adequate offer by the city to fully correct the water drainage problem. We need either connected drainage ditches or underground pipes to the

slough. None of what the city has to offer is of any great value to us in the subdivision unless the city also takes great measures to solve our water problems.

- I was forced to sign a waiver to protest before the city would allow me to hook up to sewer. Higher taxes without any extra services, i.e., road repair or construction. South Kalispell Fire Department does a very good job already, no need for a new water system since ours is currently supplying all necessary water demands, police protection is adequate.

19. Please discuss other concerns, if any.

- There is something extremely wrong, when the taxes inside city limits are higher than outside the city limits
- We don't need low income housing. Junk rentals like the one located next to Youngs Lane is an eyesore and extremely loud at night especially.
- Any new lots should not be smaller than ½ acre. Small lots on Kelly cause people to park on street. New development should require sidewalk and curbs. Willow Glen needs sidewalk or bike path or both.
- Street light on corners of Kelly and South Woodland/South Woodland and Stag Lane
- I am very concerned about the speed of vehicles traveling Kelly Road - Private cars as well as the businesses that are located on the west end. Sometimes vehicles are traveling 45 to 50 mph. I have two young children and if I had been aware of the traffic, I would not have purchased a home on Kelly Road.
- I would oppose annexation mostly due to the way the city council/mayor spend money. I would personally like to see sewer on 8th Avenue East. Also grandfathered businesses need to be addressed.
- Just people not adhering to the speed limit on our narrow street. We have several small children in our area whose safety might in jeopardy if the traffic speed is not adhered to and to me this is very crucial concern.
- Large diesel trucks parking on 1st Avenue East blocking corner vision for drivers and pedestrians and blocking business drive way.
- Our water, sewer, and streets are fine. Our police protection is also fine, the same goes for fire service. So far it doesn't look like annexation would benefit us in any way at this time.
- We don't want to be forced on the city sewer. We feel the county should have to pay for the majority of the water problems. They were the one who allowed it to happen...anything for a buck!
- Roads are a small concern/someday a bigger one. The reason the roads are so rough in winter and spring is there is too much clay under the roads that gets saturated with water and raise when its frozen. The low places are where utilities cross the road, their full of gravel preventing those spots from retaining so much water, therefore, they do not swell when they're frozen. I would support fixing roads if they are excavating down to replace with a good base of gravel to prevent this.

- Greenacres West is able to supply adequate water to homeowners. We have our own water system, fire department. If we become annexed we would only end up with higher taxes, SIS's and a bigger financial burden. I like my neighborhood the way it is - that's why I moved here. Please don't change it.
- I do not believe that I should be forced to hook up to city water. My water supply will be fine considering I do intend to live here all my life.
- No fire hydrants in area.
- Must check water quality and level of water in the sloughs. Lots of wildlife use it.
- Time frame of annexation, street and yard excavation, can we retain our water system (with improvements if needed), a lot of investment there to just throw away, and would homeowners still be in charge/own the park(s)?
- I am concerned about my taxes going off the Ritcher Scale and getting minimal results in return if we get annexed, our roads better be fixed, sidewalks put in and a drainage system enacted sooner than the year 2000!
- I am very concerned about the quality of the water in the slough. There is an obvious odor of sewage emitted from the ponds. In addition, I am greatly concerned about the loss of wetlands and habitat for ducks, geese, otters, and other wildlife that call the slough home. Can't we find a way to continue to provide habitat and clean up the crud that is contaminating the water in the slough?
- I feel all efforts should be directed toward 1) drainage problem, water level, etc., and 2) having the entire area on sewer. The two problem areas are related and need to be solved concurrently. Roads are not a concern when they are in poor shape - at least people slow down! The Greenacres water Greenacres water system is very adequate, there is absolutely no need for water hookups.
- I oppose any annexation to the city to generate taxes without seeing immediate access to all city amenities such as sewer and water. If we are to be annexed it should happen as we are hooked up to these services and not a day sooner.
- Annexation without representation or consideration. Cities actions are morally wrong. Neighborhood plan is a moot question and a waste of taxpayer time and money as half the area is to be annexed and we already have zoning.
- Traffic concerns - as subdivisions to the south increase the use of South Woodland Drive increases.
- I am very concerned with the development allowed by the city that has caused major problems and now we are expected to fix it. 1) filling the sloughs; 2) heavy hauling to the South Woodland development tearing up the roads and 3) improper drainage designs around and south of Kelly Road. It also concerns me that the city allowed the lower elevations of the area to be developed and now annexation waivers have to be signed in order to operate the toilets. In any other endeavor this would constitute blackmail.
- We need a stop light at Four Corners to slow down traffic.
- We live on social security and can't afford these things.
- Access to Highway 93 off Kelly Road.
- If annexation occurs despite our opinion, would appreciate the city working some compromises and/or compensation to Greenacres West Homeowners Association

for our wells and water systems. Would also appreciate freezing of water and sewer hook-up fees at date of annexations for the new area annexed, no matter when in the future a homeowner connects to these services.

- Would like to be fully informed of any proposed facility (i.e. road, water, sewer) changes especially if it is going to be accompanied by a SID or other financial charge. I think property owners should have final vote on any financial increases in taxes or SID's. Also city staff should make every effort to get grants to subsidize any upgrades or improvements.
- 1. I feel the Greenacres area is fully developed and doesn't need to be allowed to grow any larger. Truthfully, it probably should have never been developed at all with its water problems, it isn't prime residential property. Now the cost of solving the persistent problems that plague the area are going to be serious - sewers/groundwater distribution, drinking water and fire control water are the big three in this area with sewers/groundwater being very high on the list. Our drinking water system, while not perfect, is adequate to satisfy community needs.
 2. What I feel we don't need, and what I hear the city wants to force us to accept (and therefore pay for) are new roads, sidewalks, parks, street lights, etc. Obviously, all the roads in Kalispell need maintenance, ours are no better or worse than some most. We live in a semi-rural setting because we want to. If we wanted sidewalks, we would move into downtown. They are expensive and not necessary in this setting. The same can be said for street lights, more parks, etc.
 3. Our main problem by far is water drainage and its effect upon septic systems. 99% of the effort/money spent by the city, if they annex us, should be directed toward solving this problem. Once it is handled correctly, we can move on to dealing with lesser problems.
- The area of Haven Drive and south of it should have never been used for homes as that very area was a wet area to some extent, however, the situation was grossly intensified when they closed off the old Dry Bridge water outlet. Then when they closed the water outlet by Culligans, the situation became intolerable in most of the area. There are houses out there that have basements and they have never been usable because they have water in them most all the time and have a terrible musty odor all the time. Yet if this area is annexed they will put on an exorbitant appraised value without considering deplorable basement conditions. On some places the siding on the houses has drawn so much moisture from the basement "swimming pools", that the siding is rotting and wavy. The back ¼ acres of one place is marshy at all times and so bad during high water that you can't walk out there, i.e. they put planks across it this spring so kids could get to the school bus. I feel Marquardt, Billmeyer, Borden & corporation of engineers and County Commissioners are responsible for entire mess and should be totally financially responsible.
- 1. Too many cars are being parked on the sides of the main roads, especially Kelly Road and the new development south of Kelly Road. This makes a very dangerous situation. Cars that continually park on the road should be ticketed.

2. There are more and more houses that are in various stages of decay. The house on the NE corner of Kelly & Stag is atrocious. So is a green house on Willow Glen between Haven & Kelly Roads. These people should be made to keep them up.
 3. The water drainage is atrocious also. Water in the streets. sump pumps in yards. This continuing problem needs to be addressed immediately.
 4. Loose dogs. Every summer there are more dogs, most of them large at running around. This is an inconvenience for homeowners (cleaning up after them) and a danger to small children.
 5. Housing developments (south of Kelly Road) are too dense with lots that are too small. No more apartment buildings or duplexes in area please.
 6. Overall, I like living in Greenacres, but some sort of neighborhood policy needs to be enforced better and the area better taken care of.
- You have suggested in a couple previous questions i.e. #15 & #17, that the homeowners join the city in paying for new water and sewer. I think you would find the homeowners in the Greenacres Subdivision much more willing to join the city in the building of drainage ditches and helping pay for this. Please do not annex this area into the city without helping correct the water drainage problem. Solve the drainage problem first. Ask the homeowners to jointly help pay for it. Then ask us about helping to pay for water and sewer. We'll be more open to it. Thank you very much.
 - Since I have already paid the \$1,750 to hook up to city sewer I do not feel obligated to pay additional R.S.I.D. to extend services to my neighbors. Our water system is performing all necessary needs of Greenacres Unit 1, 2, and 3. The exception is fire hydrants but South Kalispell uses pumper trucks and has always responded to all fire in this area without a problem using the existing equipment. Drainage is a major concern to all homeowners and although I have never had water in the basement, enough owners have had a problem which results in lower property values. The slough will become the problem child of the city if annexation occurs. If the city expects the homeowners in the area to fund a SID to clean up the problems allowed to occur through development for the last 30 years without anyone assuming responsibility (developers, county and city inspectors), you may find the city in a long legal battle.
 - Cost for hooking up to water and sewer plus additional costs of using the water and sewer plus more taxes. Plus we have no say in the annexation, the government comes in and wants to make more money so they just do what they want. Yes, your having the meetings to give us a chance to say what we want to say, but in the end you get to do just exactly what you choose to do, not what is best for the neighborhood. I hated what you did to Evergreen and I hate what you are doing to me and my family.
 - The noise level and the traffic on South Woodland Drive was bad before construction started on the 1500 block, but is worse now. The dump trucks with trailers which have 22 wheels make the most noise. When they hit a bump in the road the rattley-bang can be heard a block away. There is a hole in the road at the intersection of Kelly and Woodland. South Woodland is a short-cut between Highway 2 and 93 and the traffic is incredible. Exhaust fumes come floating in to

the house and we breath carbon monoxide. South Woodland is also a race track. When the subdivision is built in the 1500 block the traffic will increase. Cars and trucks already speed down the street at 50 mph. Some have no mufflers and the noise is unbelievable i.e. Harp Construction, Culligan, Frito Lay, etc.

There is a need for another north-south street in order to eliminate some of the incredible traffic on the few existing north-south streets. Fifth Avenue East should be put through. Traffic is steady in both directions on Woodland. It is hazardous to back up out of the garage. Please read the enclosed "Traffic In Waterhouse" article. I am familiar with the subdivision in Beaverton, Oregon and it is very nice - not much like Greenacres. A few years ago in ths there was an owl, red wing blackbirds, and flocks of geese going over morning and night,; now humans have moved into the area once inhabited by birds and wildlife. The second of 6 four-plexes is being built in this area now and it is a dirty dusty area to live in.

- Like fact that it is a somewhat rural area, like school buses, like Elrod School, like \$10/water/mo, large yards, country feel, reasonable housing prices and taxes.
- Higher taxes, forced to be put on city water and sewer and getting nothing for the cost of everything.
- We have our own septic system, it works just fine! To pull us all in for 7 households is ridiculous.
- You would plan on having us all pay for our own road; water system, sewer system, even if pulled into the city. After all, if those 3 questions on your survey didn't concern annexation into the city, what business is it of yours to ask them? And if being pulled into the city is to our benefit, why should we pay for it all!
- The influx of people into the valley has not made the city any bigger really, so those expenses should not have gone that much. You obviously have not driven around town to see how many homes are for sale. Before you prejudge this last statement, yes people come and go. But I have lived here all my life and there are a lot of homes for sale. Maybe they can't afford to live within city limits either.
- Just because Kalispell killed the downtown areas; first by having it pay taxes and letting Gateway West Mall off the hook, then you let t he Center Mall off the tax hook for awhile while downtown and Gateway Mall made up the taxes, then you couldn't get the Evergreen business strip (tax base) separate from the people living there (good for them)!
- So why should we shoulder more taxes because you can't attract more lucrative businesses, even with the projected Center Mall expansion? NO THANKS!!!!
- There are many folks in Greenacres who are on limited incomes, and many who are raising families. The additional costs of taxes, SID's, sewer water, etc. due to annexation would work a real hardship on many retirees, and families. However we do realize that in some areas of Greenacres there are drainage problems and a few homes with sewer problems.

- If annexation does come the City of Kalispell and Greenacres must work together to find ways to keep the costs down. I believe these costs should mostly be absorbed by the city, and also there may be federal grants available for the sewer system. I would suggest that you not try and ram annexation costs down Greenacres throat. You will only make the residents angry and hostile. To find the best solution, the city and Greenacres residents must work together in harmony and I believe the end result will be hopefully satisfying to each party.
- Must add those I've spoken with wish to keep the present water system. We have large lots, and to use city metered water would be more than most could afford. We wish to keep our own water system.
- Since we are within the city limits and do pay city taxes, feel we do not receive the police protection we should. In years past a nightly check up was made down Lehi Lane, past few years no check has been made.
- Since a sewer hookup will be costly, feel septic tanks could still be adequate if all property owners would have same pumped on occasion. Since we are within the city limits and pay city taxes, wonder why when septic tanks are pumped, same must be hauled to Olney, which is a great expense? Why don't we get the same treatment at the Kalispell plant, as we formerly did.
- Also, too much fast traffic for a so-called city street.
- It appears that Woodland Avenue, which joins our street, receives far more traffic and police protection than Woodland Drive.
- This report late, due to dealing with a broken leg and surgery. Since we have no family locally, this accident has been very stressful.
- We have many concerns. Especially the depth and quality of water in the slough behind our house and the depth of water in our crawlspace. It is now sending a foul smell throughout the house. The improved drainage in other areas directly affects the water level up to our fence, the fence was purposely set 2 ½ to 3 feet above the average water level. Due to several circumstances, that "average level" has been raised. I am also concerned about the arbitrary 150 ft. boundary for notification. If it isn't supposed to affect us (the subdivisions) outside 150 ft. why are we being so greatly affected? We are being affected by not only water level but by additional traffic, which causes safety concerns, by noise at 7: am, by considerable shaking of the ground, by inadequate road width and depth. (road damage caused by large trucks.) I'm sorry this is the same over and over. We are really looking for any help we can get. We want to cooperate with the city wherever possible but we want to be able to afford to keep our houses (the first for some of us) and be able to live in our neighborhood. Thank you for offering us some opportunities for help with our drainage and other problems.