

**NOTICE OF PUBLIC HEARING  
FOR PRICKLY PEAR ESTATES MAJOR SUBDIVISION**

Pursuant to the City of East Helena Subdivision Regulations, the East Helena Planning Board will receive public comment on a proposed 359 lot major subdivision to be known as Prickly Pear Estates Subdivision. The application proposes the development of an existing 100-acre parcel into 359 residential lots with streets, water, sewer, and storm water infrastructure. Access is proposed from Highway 518. The applicant proposes to dedicate land to satisfy the parkland dedication requirements. The property is within the City of East Helena. The property is legally described as Tract 4 of COS 3409407 and Tract 3A of COS 3427312 in the SW ¼ and SE ¼ of Section 31, Township 10 North, Range 2 West, Lewis and Clark County, Montana. The applicant and property owner is Prickly Pear Estates, LLC.

Information on the proposed application is available for review at East Helena City Hall main office, 306 East Main Street, East Helena 59635. You may direct questions on the proposed application to the East Helena Contract Planner Jeremy Fadness, WWC Engineering, 1275 Maple Street Suite F, Helena, MT 59601, (406)-443-3962. Written comments may be directed to the City Clerk, Amy Thorngren, 306 East Main Street in East Helena or mailed to P.O. Box 1170, East Helena, Montana 59635. Written comments must be received by March 19, 2026 at 4:00 pm. Interested parties are invited to attend a Public Hearing and make known their views and concerns on the proposed subdivision application. The Planning Board Public Hearing will be held on March 19, 2026 at 6PM in Room 110 at City Hall, 306 East Main St. in East Helena.

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