



1275 MAPLE STREET SUITE F, HELENA, MT 59601 | 406.443.3962

August 2, 2023

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

Re: West Side Woods Subdivision Phase 1 Final Plat Phase Plan Modification Request

Dear Mr. Brink:

On behalf of Sussex Development, Inc., WWC Engineering is hereby providing this request to modify the phasing plan for the West Side Woods Subdivision to extend the final plat for Phase 1 from December 2023 to December 2024. The City Commission conditionally approved the West Side Woods Major Subdivision on April 10, 2023, and approved commencement of Phase 1 on May 22, 2023. Per the approved phasing plan, Phase 1 was intended to be completed and final platted by December 2023. This date was picked in the original subdivision application and was not modified for the 2nd application to expedite review of the 2nd application package with the City. Further, due to permitting review timeframes with the City and MDEQ infrastructure installation will not start until late fall/early winter of 2023. This does not provide adequate time to install onsite and off-site infrastructure for Phase 1 before submittal of the final plat application materials to the City to meet the December 2023 deadline. Therefore, we are asking for a modification to the phasing plan to allow final plat of Phase 1 no later than December 2024. All other final plat dates for the remaining phases will remain unchanged with the final phase, Phase 4, being final platted in December 2029.

Please feel free to contact me by email at jfadness@wwcengineering.com or by phone at (406) 443-3962 with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy Fadness".

Jeremy Fadness, P.E., AICP
Project Manager

JF

cc Sussex Development

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