Outlook

Sussex

From Debbie Esposito <debbiesposito@gmail.com>
Date Sun 9/27/2026 4:12 PM
To citycommunitydevelopment <citycommunitydevelopment@helenamt.gov>

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I am against the proposed changes to the Westside Woods conditions. The changes are vaguely worded and leave too much room for subjective interpretation and argument. Also, the lack of a timeline or completion date leaves our neighborhood in disarray for an unknown period or time. In April 2023, when the City Commission conditionally approved annexation and preliminary plat of Westside Woods, the City documented the negative impacts of the subdivision and outlined the conditions required to mitigate those negative impacts. Nothing has changed since then that would justify delaying or altering any of those conditions. In fact, the negative impacts have already been felt in the surrounding area during the past three years. Please deny the developer's request to defer and alter the required conditions and ensure that all previously-required conditions be completed prior to annexation.

Debbie Esposito
900 Granite Ave
Helena, MT 59601

Outlook

Proposed Changes in Conditions for Westside Woods

From Frankie <frankie.shields3@gmail.com>
Date Sun 9/27/2026 3:04 PM
To citycommunitydevelopment <citycommunitydevelopment@helenamt.gov>
Cc Christopher Brink <CBRINK@helenamt.gov>; Rebecca Dockter <RDOCKTER@helenamt.gov>; Emily Dean <EDEAN@helenamt.gov>; Julia Gustafson <jugustafson@helenamt.gov>; Sean Logan <SLOGAN@helenamt.gov>; Melinda Reed <MREED@helenamt.gov>; Ben Rigby <brigby@helenamt.gov>; David Knoepke <DKNOEPKE@helenamt.gov>; Mark Young <MYOUNG@helenamt.gov>

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Hello,

My wife and I are against the proposed changes to the Westside Woods conditions. The changes are vaguely worded and leave too much room for subjective interpretation and argument. Also, the lack of a timeline or completion date leaves our neighborhood in disarray for an unknown period or time. In April 2023, when the City Commission conditionally approved annexation and preliminary plat of Westside Woods, the City documented the negative impacts of the subdivision and outlined the conditions required to mitigate those negative impacts. Nothing has changed since then that would justify delaying or altering any of those conditions. In fact, the negative impacts have already been felt in the surrounding area during the past three years. Please deny the developer's request to defer and alter the required conditions and ensure that all previously-required conditions be completed prior to annexation.

Frankie and Remi Shields
840 Silverette St.
Helena, MT 59601

Outlook

PROPOSED CHANGES IN CONDITIONS FOR WESTSIDE WOODS

From MIMI WOLOK <mwoloklaw@gmail.com>
Date Mon 9/28/2026 12:55 PM
To citycommunitydevelopment <citycommunitydevelopment@helenamt.gov>

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TO City of Helena Community Development:

Please make this email part of the record.

I own two properties along Granite Avenue.

First, it appears Sussex represented that the affected landowners received notice but they did not until yesterday.
I had been wondering why and how I did not receive notice when the Westside Woods project generally and the proposed improvements along Granite Ave. were up for consideration and decision by City Planning and City Council. It is entirely possible the reason is that Sussex represented it had notified affected landowners when in fact it had not. When a project such as was proposed for Westside Woods on Granite Ave directly affects landowners, direct notice and an opportunity to be heard is constitutionally required. When I brought this up previously to the Transportation Division, I was told it was advertised in the newspaper. When private property rights are directly affected by a City proposal, advertising in the paper is insufficient under both the state and federal constitution.

Second, I am against the proposed changes to the Westside Woods conditions. As I have brought up repeatedly to no avail, the stormwater drainage plan devised by the developer's engineering firm and adopted by the City is woefully inadequate to capture major stormwater flows, or likely even minor stormwater flows. It consists solely of a shallow diversion, raised significantly higher in elevation than the ground elevation of my properties. Inevitably, water will flow to the lowest point, which appears to be outside the easement and against/into the duplex I am building.

Now that Sussex has covered up, raised and compacted the lowest points on the properties along Granite, and removed or covered up drainage pipes including 2 on my property, there is NO and NEGATIVE stormwater protection until some vague time in the future.

My experience with developers informs me that at some point in the future, Sussex will hand over responsibility for finishing the sidewalk and drainage project to the homeowners association, or simply claim lack of money to finish the improvements.

Third, the developer has not been asked to pay impact fees, which would have been much, much higher than the cost of improvements it has been asked by the City to pay. It should count itself lucky that it is not bearing the new costs of police patrol in the neighborhood, fire response (in a fire-prone area), schools and underground stormwater drainage systems. We the taxpayers are paying for the services (and disasters) that Westside Woods will generate. But instead, this developer is complaining that the few improvements it is being asked to install are still more than it wants to pay. If it is claiming financial hardship this early in the project, it never should have undertaken a major residential development, and the City should never have accepted inadequate financial assurances.

Please deny the developer's request to defer and alter the required conditions and ensure that all previously-required conditions be completed prior to annexation.
Thank you
Mimi Wolok
2424 Hauser Blvd and 909 Granite Ave
Helena

Outlook

More Westside Woods.

From Cory Chenoweth <cory.chenoweth@gmail.com>
Date Sun 9/27/2026 9:50 PM
To citycommunitydevelopment <citycommunitydevelopment@helenamt.gov>
Cc Christopher Brink <CBRINK@helenamt.gov>; Rebecca Dockter <RDOCKTER@helenamt.gov>; Emily Dean <EDEAN@helenamt.gov>; Julia Gustafson <jugustafson@helenamt.gov>; Sean Logan <SLOGAN@helenamt.gov>; Melinda Reed <MREED@helenamt.gov>; Ben Rigby <brigby@helenamt.gov>; David Knoepke <DKNOEPKE@helenamt.gov>; Mark Young <MYOUNG@helenamt.gov>

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I am writing to express my opposition to the proposed changes to the Westside Woods conditions. The vague wording leaves far too much room for subjective interpretation, disagreement, and, frankly, another round of arguments over what was supposedly agreed to in the first place.

At this point, none of this should come as a surprise. Three years ago, when the City Commission conditionally approved the annexation and preliminary plat of Westside Woods in April 2023, the City clearly documented the negative impacts of the subdivision and identified the conditions necessary to mitigate those impacts. Those concerns were obvious then, and they certainly haven't magically disappeared since.

In fact, the surrounding area has already experienced many of the impacts that were identified three years ago. Yet here we are, three years later, apparently revisiting conditions that were established precisely because these problems were anticipated from the beginning.

The entire Westside Woods process has been a complete circus, and the proposed changes only seem to prolong it. There is also no clear timeline or completion date, leaving the neighborhood to deal with continued uncertainty and disruption for an indefinite period of time.

Nothing has changed that justifies delaying or weakening the conditions the City previously determined were necessary. If anything, the past three years have reinforced why those conditions were put in place to begin with.

Please deny the developer's request to defer or alter the required conditions and require that all previously established conditions be completed before annexation. Three years ago, the City identified the problems and established the conditions to address them. It's time to follow through.

Cory Chenoweth

Sent from my iPhone

Outlook

Proposed Changes to Conditions for Westside Woods

From Dick Josephson <dickj3@gmail.com>
Date Sun 9/27/2026 2:55 PM
To citycommunitydevelopment <citycommunitydevelopment@helenamt.gov>

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The question before you is should Sussex be allowed to withdraw from their acceptance of the City's conditions which enabled the City to approve their subdivision project and its annexation into the City.

The two concepts in play here are responsibility and integrity, both of Sussex and the City.

Sussex had every opportunity to investigate and analyze the requirements of the City and the existing conditions for their application. The existing conditions remain. Why should the requirements not likewise remain?

To now allow any one of their requests for deviation would compromise the responsibility of the City to assure adherence to what their professional staff and elected officials determined necessary to the imposition of the subdivision upon the adjacent neighborhood.

Please do not waiver from this!

Respectfully-
Richard Josephson
2550 Mayrowan Court