



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

October 11, 2024

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 2024 to December 2025. The City Commission conditionally approved the West Side Woods Major Subdivision on April 10, 2023, approved commencement of Phase 1 on May 22, 2023, and approved a phasing plan modification for Phase 1 on September 11, 2023. Per the approved phasing plan, Phase 1 was intended to be completed and final platted by December 2023 and the first Phase 1 phasing modification amended this to December 2024. We anticipated receiving City Engineering approvals in 2023, but unfortunately, we did not receive those approvals until September 13, 2024. The hope was that construction could occur during summer of 2024 with final plat to follow at the end of 2024. City Engineering approval was received on September 13, 2024 and we are still working on getting DEQ approval for water and sewer mains. Due to the delay in engineering approval, 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 2024 deadline. Therefore, we are asking for a modification to the phasing plan to allow final plat of Phase 1 no later than December 2025. 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.
Project Manager

JF

cc Sussex Development

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