



October 18, 2024

Mary McCrea

Land Use Manager

City of Missoula Community Planning, Development and Innovation

435 Ryman St

Missoula, MT 59802

Re: 44 Ranch Phases 16 & 17 Phasing Extension Request

Dear Mary:

The 44 Ranch phased subdivision was originally approved by the City Council on May 16, 2005, and gained approval for a phasing plan amendment on March 12, 2018. This amendment reconfigured the layout for Phases 9 through 19, however the total number of phases and the deadlines for final plat submittal remained the same. The current phasing plan deadlines were approved by the City Council on March 14, 2016. This approval included approving the phasing deadline for Phases 16 & 17 to extend through to December 31, 2024, and Phases 18 and 19 to extend through to December 31, 2025. Since the 2018 phasing plan amendment approval, Phases 9 through 15 have been filed with Missoula County Clerk and Recorder. Phase 15 being the most recently recorded phase as of April 1, 2024.

The developer has opted to have WGM Group provide them with additional scoping for Phases 16 and 17, the City of Missoula should expect to see engineering plans submitted for these phases in 2024. On behalf of our client, WGM Group is requesting a one-year extension of the deadlines for Phases 16 & 17. This would extend the final plat filing deadline for Phases 16 and 17 to conclude on December 31, 2025. Phases 18 and 19 final plat deadlines will remain December 31, 2025.

Based on City of Missoula Subdivision Regulations Article 4.070.3 – Phased Development – Deemed Sufficient for Preliminary Plat Review prior to May 8, 2017, more specifically Article 4.070.3.C – Phasing Plan Extension/Amendment requires this cover letter and narrative as a portion of our request submittal packet.

Our client has shown continued progress and intends to complete all phases as quickly as possible, but due to multiple factors an extension is needed to the phasing plan deadlines. The factors which have caused this need include the housing market crash in 2008, a sale of the property and entitlements to the current developer, and uncertainty brought by Covid-19.

The March 12, 2018, phasing plan amendment approval resulted in three additional conditions of approval. All conditions of approval will be met prior to final filing of each phase. Each phase will be filed sequentially in accordance with the approval. An extension approval will not result in non-compliance with the zoning or comprehensive plan, nor will it add any negative effects on agriculture and agriculture water users. There will be no added effects on local services or the natural environment, wildlife, and wildlife habitat.

The approval of this extension is imperative to ensure that Shindig Drive will be fully extended to Hiwatha Road, providing an additional access point to the development and alleviating some pressure from Chuck Wagon Drive and George Elmer Drive. The phasing plan will also facilitate the completion of the 2.65-acre park in Phase 16 and create additional lots to accommodate homes to add to the overall housing stock in Missoula.

WGM Group thanks you for your time and if any questions or concerns may arise, please do not hesitate to contact Dustin Hover via email at Dhover@wgmggroup.com or by contacting our main office at 406-728-4611.

Sincerely,
WGM Group, Inc.



Dustin Hover, PE
Project Engineer

MG: lja

Encl.
2018 Phasing Plan Amendment Approval (includes the Master List of Conditions and 2018 Approved Phasing Plan)
Modified Phasing Plan



MARCH 12, 2018 APPROVED AMENDED PHASING PLAN
44 RANCH
MISSOULA, MONTANA

PROJECT: 03-02-06
LAYOUT: 160420.1-21
SURVEYED: ---
DESIGN: DH
DRAFT: CEG
APPROVE: RJS
DATE:

1 OF 1



	PHASE NO.	DEADLINE TO FILE PLAT	NO. OF LOTS
	1	FILED	37
	2	FILED	24
	3	FILED	17
	4	FILED	12
	5	FILED	28
	6A	FILED	10
	7A	FILED	21
	7B	FILED	26
	7C	FILED	28
	8	FILED	24
	9	DEC. 31, 2020	18
	10	DEC. 31, 2021	16
	11	DEC. 31, 2021	33
	12	DEC. 31, 2021	31
	13	DEC. 31, 2022	22
	14	DEC. 31, 2022	22
	15	DEC. 31, 2023	32
	16	DEC. 31, 2024	21
	17	DEC. 31, 2024	29
	18	DEC. 31, 2025	19
	19	DEC. 31, 2025	38

PHASE LINE
3 PHASE NO.
C.A. COMMON AREA



PLOTTED: 10/18/24
SAVED: 10/18/24

MISSOULA, MONTANA

PROJECT: 24-05-26
LAYOUT: SHT1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: RJS
DATE:

SHEET

1 OF 1

