



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Land Use and Planning

**Item:** Hellgate Village 5 lot Minor Subdivision

**Date:** September 19, 2019

**Sponsor(s):** Jenny Baker

**Prepared by:** Jenny Baker

**Ward(s) Affected:**

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| <input type="checkbox"/> Ward 1            | <input type="checkbox"/> Ward 4 |
| <input checked="" type="checkbox"/> Ward 2 | <input type="checkbox"/> Ward 5 |
| <input type="checkbox"/> Ward 3            | <input type="checkbox"/> Ward 6 |
| <input type="checkbox"/> All Wards         | <input type="checkbox"/> N/A    |

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**Action Required:**

Refer the Hellgate Village 5 lot Minor Subdivision request to the Land Use & Planning Committee on September 25, 2019 as an action item.

**Recommended Motion(s):**

I move the City Council: 1. **APPROVE** Variance #1, permitting an 80 foot wide right-of-way for Mary Jane Boulevard subject to the conditions of approval. 2. **CONDITIONALLY APPROVE** Variance #2, permitting a 61 foot wide right-of-way for Galway Avenue subject to the conditions of approval. 3. **DENY** Variance #3, requiring the dedication of park/common area or cash-in-lieu or combination of both subject to the conditions of approval. 4. **APPROVE** Variance #4, permitting the block comprised of Lots 2, 3 and 4 to exceed the maximum 480 linear foot block length with the pedestrian access easement between Galway Avenue and Mary Jane Boulevard at the mid-point of the block. 5. **APPROVE** the **Hellgate Village Subdivision**, based on the findings of fact and subject to the recommended conditions of approval in the staff report.

**Timeline:**

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Referral to committee: | September 23, 2019                                 |
| Committee discussion:  | September 25, 2019 (Action)                        |
| Council action:        | October 7, 2019 (Consent Agenda/Committee Reports) |
| Public Hearing:        | N/A                                                |
| Deadline:              | October 10, 2019 (State Law)                       |

**Background and Alternatives Explored:** This subdivision request is an action item for LUP. There is a statutory deadline of October 10, 2019. See report for Background information.

**Financial Implications:** N/A

**Links to external websites:** N/A