



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

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