



**City of Missoula, Montana
Final Plat Approval
City Council Consent Agenda Item**

Item: 44 Ranch Subdivision Phase 14 Final Plat approval

Date: April 14, 2022

Sponsor(s): Mary McCrea, CPDI, Development Services

Initiated by: Ryan Salisbury, WGM Group

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"/> N/A |

Recommended Motion(s):

I move the City Council: APPROVE the 44 Ranch Subdivision, Phase 14 Final Plat, subject to the filing of the Phase 13 final Plat before the Phase 14 final plat.

Timeline:

City Council consent agenda:	April 18, 2022
Final plat submittal deadline:	December 31, 2022

Background:

At its regularly scheduled meeting of May 16, 2005 the Missoula City Council approved the 44 Ranch Subdivision. City Council approved Phasing Plan amendments in 2006, 2010, 2014, 2016 and 2018. The 2018 Phasing Plan includes nineteen (19) phases with a December 31, 2025 final plat submittal deadline for Phase 19, the last phase of the subdivision (See Exhibit 1). Phases 1 through 12 final plats have been filed between 2006 and 2022.

The Phase 13 final plat for 44 Ranch Subdivision has been submitted on the same approval schedule as Phase 14. City Staff has confirmed that all conditions of approval applicable to Phase 13 and Phase 14 have been satisfied and all agencies have signed off. City subdivision regulations require that final plats for phases are filed sequentially. Therefore, the recommended motion for the Phase 14 final plat includes the requirement that the Phase 13 final plat be filed prior to the Phase 14 final plat.

Attachments:

44 Ranch Subdivision - 2018 Phasing Plan Amendment Approval Letter