



**City of Missoula, Montana  
City Council Committee Agenda Item**

**Committee:** Public Works and Mobility

**Item:** South-Sussex Bypass Right-of-Way and Public Utility Easement Vacation

**Date:** June 15, 2022

**Sponsor(s):** Brandt Dahlen

**Prepared by:** Ashley Strayer

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input checked="" type="checkbox"/> Ward 4
<input 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:**

Right of Way and Public Utility Easement Vacation: Informational Item

Remove Sussex from the Urban System in anticipation of the vacation request.:

**Recommended Motion(s):**

I move the City Council: I move the City Council: Adopt a resolution calling for removal of Sussex Ave between South Avenue and Brooks Street from the Missoula Urban Area Highway System; and, Adopt a resolution of intention to vacate the South-Sussex Bypass right-of-way that cuts diagonally through Block 32 of Homevale Addition, and the Public Utility Easement that was created when the alley was vacated, as shown in Exhibit A, and subject to the conditions of approval and set a public hearing time July 18, 2022

**Timeline:**

Committee discussion:	June 15, 2022
Council action (or sets hearing):	June 27, 2022
Public Hearing (if required):	July 18, 2022
Final Consideration	July 25, 2025
Deadline:	N/A

**Background and Alternatives Explored:**

Public Works & Mobility has received a request from Jeff Smith with WGM Group Inc. on behalf of Casa Loma, LLC to vacate the South-Sussex Bypass right-of-way that cuts diagonally through Block 32 of Homevale Addition, along with the Public Utility Easement that was created when the blocks alley was vacated in 1975 as seen in Exhibit B. The applicant proposes to reroute traffic around the 900 block of South Avenue W to free up over 2 acres of land for mixed-use development in midtown Missoula.

The section of Sussex included in the request to vacate is included in the Missoula Urban Highway System, which includes "[h]ighways and streets in and near incorporated cities with populations of over 5,000 and within urban boundaries established by the Department, that have

been functionally classified as either urban arterials or collectors, and that have been selected by the Transportation Commission, in cooperation with local government authorities, to be placed on the Urban Highway System [MCA 60-2-125(6)]. Due to this Urban System designation on Sussex Avenue, a request must be made to the Montana Department of Transportation and the Transportation Commission to remove Sussex Avenue from the Urban Highway System between South Avenue and Brooks Street. This action can be accomplished through adoption of a Resolution to remove the street segments. The request to remove a street from the Urban Highway System must also come from the Missoula Metropolitan Planning Organization, which will be under consideration at the June 21, 2022 meeting of the Transportation Policy Coordinating Committee.

**Financial Implications:**

The addition of 132 housing units and 18,800 square feet of commercial space will bring a blighted property onto the city's tax roll. The site will be updated with landscaping, paving, and site amenities that will add to the value of the property and surrounding properties.

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