



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

**Committee:** Public Works and Mobility

**Item:** Right-of-Way Vacation at 601 West Broadway

**Date:** December 7, 2022

**Sponsor(s):** Brandt Dahlen

**Prepared by:** Brandt Dahlen

**Ward(s) Affected:**

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

Set a public hearing and preliminarily adopt a resolution of intention to vacate public right-of-way adjacent to 601 West Broadway, as shown in Exhibit A, and subject to the conditions of approval, and set a public hearing for January 9<sup>th</sup>, 2023.

**Recommended Motion(s):**

I move the City Council: Set a public hearing on January 9, 2023 and preliminarily adopt a resolution declaring it to be the intention of the City Council of the City of Missoula, Montana, to close and vacate a portion of Front Street public right-of-way in WJ McCormick's Addition, Blocks 51 and 56, and subject it to two (2) conditions of approval.

**Timeline:**

Committee discussion:	December 14, 2022
Council action (or sets hearing):	December 19, 2022
Public Hearing (if required):	January 9, 2023
Final Consideration	January 23, 2022
Deadline:	N/A

**Background and Alternatives Explored:**

Public Works & Mobility has received a request from Nick Kaufman with WGM Group Inc. on behalf of Carl Posewitz with Paradigm 3 Architecture to vacate the last remaining portion of platted Front Street right-of-way lying between Owen Street and West Broadway, formally described as:

"Front Street lying northwesterly of the northeasterly prolongation of the southeasterly line of Lot 48 in Block 56 of W.J. McCormick's Addition to the Town of Missoula, a recorded subdivision in Missoula County, Montana and lying between the southwesterly right-of-way line of West Broadway and the northeasterly lines of Block 56 and Block 51 or said W.J. McCormick's Addition to the Town of Missoula, located in the Northeast  $\frac{1}{4}$  of Section 21, Township 13 North, Range 19 West, P.M., M."

The previously vacated portion of Front Street between Owen Street and West Broadway was done in 2017 per City of Missoula Resolution No. 8157. Vacating this remaining portion of Front

Street relieves a pinch point in the adjoining property allowing for a more useable area for any future improvements, completing the vacation of Front Street in the planned area of the "Riverfront Triangle".

A list of conditions is attached with this document that explain in detail the easements and ROW improvements that will be required as part of this ROW vacation. These conditions must be completed prior to the vacation being recorded with the Missoula County Clerk and Recorder.

**Financial Implications:**

The addition of 2,628 square feet of commercial space will bring additional 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:** None

**Attachments:**

Resolution – 601 W. Broadway