

Staff Report

To: Board of Directors
From: Jordan Hess
Date: November 20, 2025

Agenda Item: 5.2 Petitions for Removal

Attachments:

- Resolution 25-XX – Petitions for Removal – 1000 Council Way, 8635 Pheasant Drive, and 8660 Pheasant Drive

Recommendation:

Approve Resolution 25-XX removing the above-reference properties from urban transportation district tax rolls and filing with the Missoula County Clerk & Recorder for processing.

Discussion:

On October 1, 2025, House Bill 764 took effect, revising the certain provisions in MCA 7-14-241 to allow individual properties to petition for removal from the Missoula Urban Transportation District if they have not received direct transportation service within the last five years. The service area was defined as being within a mile and a half from a direct service route. MUTD has received numerous petitions since the effective date of the legislation. Staff recommend the board take action on the three attached petitions to meet the 60-day timeline prescribed in statute.

Financial Impact and Funding Source:

The total property taxes for the three properties are \$909.60.

DBE Certified:

Not applicable.

RESOLUTION 25-XX
Petition for Removal from the
Missoula Urban Transportation District

A RESOLUTION TO REMOVE THE PROPERTIES FROM THE MISSOULA URBAN TRANSPORTATION DISTRICT TO INCLUDE: 1000 Council Way, 8635 Pheasant Drive, and 8660 Pheasant Drive, in Missoula, Montana.

LEGAL DESCRIPTIONS: 1000 Council Way – S15, T13 N, R20 W, C.O.S. 1884, PARCEL H2, ACRES 5.02. 8635 Pheasant Drive – EL MAR ESTATES - PHASE 1, S15, T13 N, R20 W, BLOCK 004, Lot 001. 8660 Pheasant Drive – EL MAR ESTATES - PHASE 1, S15, T13 N, R20 W, BLOCK 002, Lot 002

The subject properties are shown on the attached Exhibit One.

WHEREAS, the property owners, Peter & Vickie Born Ropp, Robert & Wendy Neal and Carl Murphy, have petitioned to remove their properties from Missoula Urban Transportation District; and

WHEREAS, effective October 1, 2025, MCA 7-14-241 established the criteria for removing individual properties from the Missoula Urban Transportation District; and

WHEREAS, it is the considered and deliberate judgment of the Missoula Urban Transportation District that the properties be removed from the District because they have not received direct service within the last five years and are not located within a mile and a half of direct transportation service as defined by MCA 7-14-241; and

WHEREAS, the Missoula Urban Transportation District has determined that compliance with MCA 7-14-241 dictates that individual properties may be removed from the Missoula Urban Transportation District if they do not receive direct transportation services; and

NOW, THEREFORE, BE IT RESOLVED by the Missoula Urban Transportation District to remove the properties described herein from the urban transportation district tax rolls.

BE IT FURTHER RESOLVED that the CEO & General Manager is hereby instructed to file this resolution with the Clerk and Recorder of Missoula County. These removal petitions shall become effective at the start of the tax year following the date of the filing of said document.

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

APPROVED:

Jordan Hess
General Manager
Missoula Urban Transportation District

Sebastian Strauss
Board Chair
Missoula Urban Transportation District

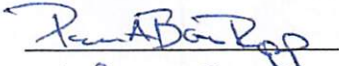
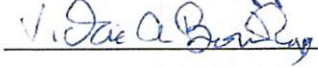
\$431.40

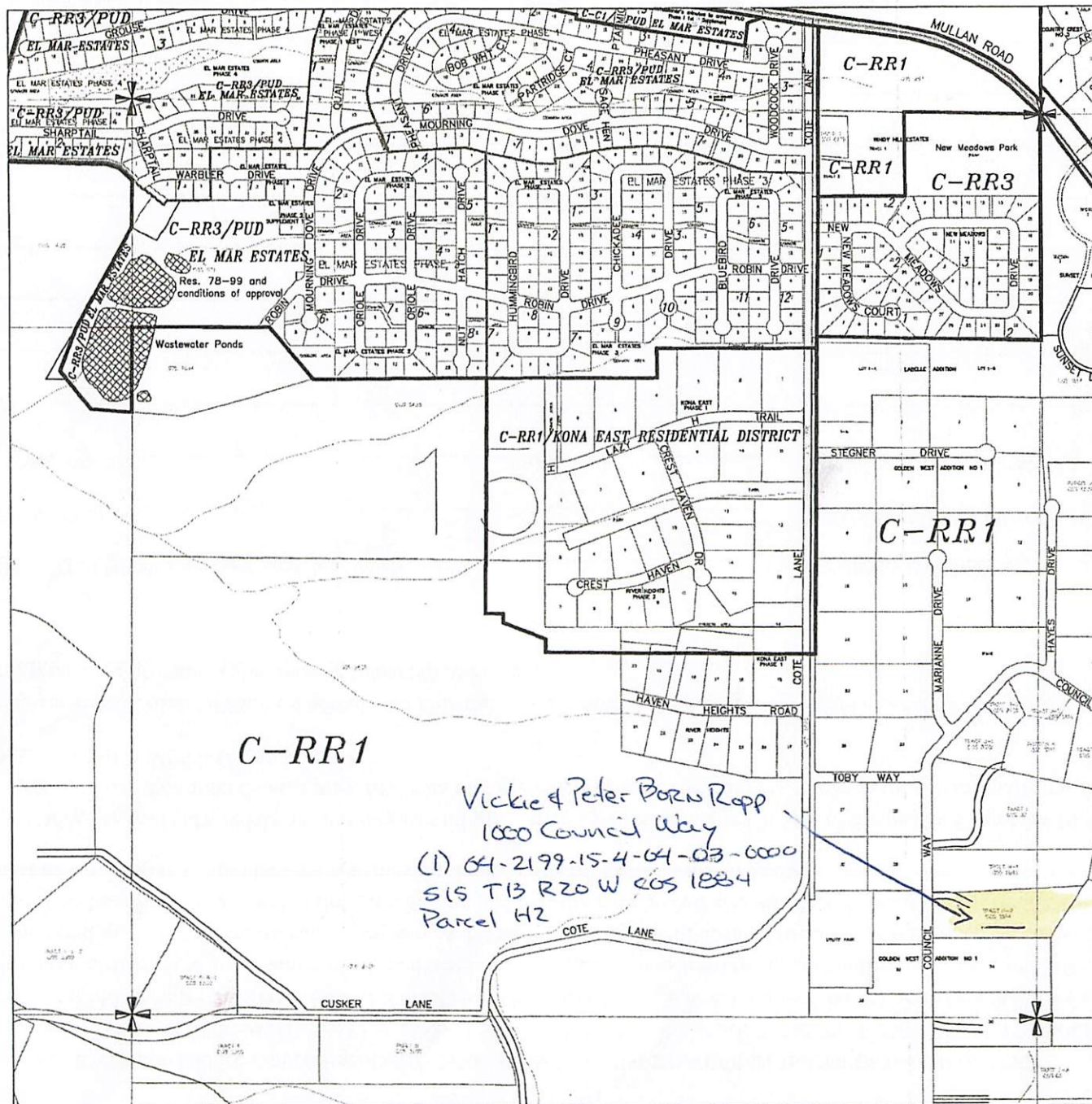
PETITION TO REMOVE 1000 Council Way, Missoula MT, 59808 FROM THE MISSOULA URBAN TRANSPORTATION DISTRICT

MCA 2025: TITLE 7. LOCAL GOVERNMENT; CHAPTER 14. TRANSPORTATION; PART 2. URBAN TRANSPORTATION DISTRICTS; PROCEDURE TO BE INCLUDED IN DISTRICT OR TO REMOVE ADDITION TO OR EXISTING PROPERTY FROM DISTRICT. (3) A real property owner or owners that are part of the existing district may be removed from the district if the area has not received direct transportation services from the district in the last 5 years and 51% of the qualified voters in the area to be removed sign a petition requesting to be removed from the district. The removal of the area is effective 60 days after submission of the petition to the transportation board unless within that time, it is determined that the petition contains insufficient signatures for removal of the area. An insufficient petition must be returned to the petitioners, who may resubmit a corrected version within 90 days.

1000 Council Way, Missoula MT, 59808 has not received transportation services since 2017. If 51% of the qualified voters of **1000 Council Way, Missoula MT, 59808** sign this petition, then **1000 Council Way, Missoula MT, 59808** will be removed from the Missoula Urban Transportation District (and its associated indebtedness, as cited in MCA 7-14-241 (4)(b)(ii)).

Note: Any person who purposefully signs a name other than the person's own to this petition, who signs more than once for the same issue, or who signs when not a legally registered Montana voter, may be subject to penalties.

<u>REGISTERED VOTER NAME (print Last, First, MI)</u>	<u>SIGNATURE</u>	<u>DATE</u>	<u>RESIDENCE ADDRESS</u>	<u>RESIDENCE COUNTY</u>
1. _Born Ropp, Peter, A, _____		<u>9-29-25</u>	_1000 Council Way, Missoula MT, 59808	Missoula
2. _Born Ropp, Vickie, A, _____		<u>9-28-25</u>	_1000 Council Way, Missoula MT, 59808	Missoula
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____
10. _____	_____	_____	_____	_____
11. _____	_____	_____	_____	_____



Section 15
Township 13N
Range 20W

Legend

Zoning Lines ———
Ownership ———
Subdivision Lot Lines ———
Lot Numbers ———
Certificate of Survey ———

Applicants should check covenants prior to any construction in El Mar Estates. Project must be approved by review committee president.
El Mar Estates Phase 3: Mobile homes of any age permitted.
El Mar Estates Phase 4: No mobile homes or manufactured homes allowed.

SUBDIVISION PHASE BOUNDARY ———

Sections in a Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

For detailed descriptions of county and city zoning designations, see County Zoning Resolution 76-113 and City Zoning Ordinance Title 19 available at the Office of Planning and Grants.

0 400 800
1" = 400'

The data that is represented here is the property of Missoula County. The base map information is furnished by the Missoula County Surveyors Mapping Department. Zoning information was compiled from mylars at the scale of 1" = 400', and descriptions from resolutions and ordinances. If there is a discrepancy in information displayed, please contact the Office of Planning & Grants Mapping Department at 523-4628 or 523-4708.

MISSOULA COUNTY OFFICE OF PLANNING & GRANTS
MISSOULA, MONTANA
APRIL 15, 1993
CARTOGRAPHIC DEPARTMENT



filename: 13-20p15.plt

10/2 \$304.76

PETITION TO REMOVE {AREA or ADDRESS} FROM THE MISSOULA URBAN TRANSPORTATION DISTRICT

MCA 2025: TITLE 7. LOCAL GOVERNMENT; CHAPTER 14. TRANSPORTATION; PART 2. URBAN TRANSPORTATION DISTRICTS; PROCEDURE TO BE INCLUDED DISTRICT OR TO REMOVE ADDITION TO OR EXISTING PROPERTY FROM DISTRICT. (3) A real property owner or owners that are part of the existing district removed from the district if the area has not received direct transportation services from the district in the last 5 years and 51% of the qualified voters in area to be removed sign a petition requesting to be removed from the district. The removal of the area is effective 60 days after submission of the petition to the transportation board unless within that time, it is determined that the petition contains insufficient signatures for removal of the area. An insufficient petition must be returned to the petitioners, who may resubmit a corrected version within 90 days.

{Area or address} has not received transportation services since {YEAR}. If 51% of the qualified voters of {area or address} sign this petition, then {area or address} will be removed from the Missoula Urban Transportation District (and its associated indebtedness, as cited in MCA 7-14-241 (4)(b)(ii)).

Note: Any person who purposefully signs a name other than the person's own to this petition, who signs more than once for the same issue, or who signs who is not a legally registered Montana voter, may be subject to penalties.

REGISTERED VOTER NAME (print Last, First, MI)	SIGNATURE	DATE	RESIDENCE ADDRESS	RESIDENCE COUNTY
45. NEAL Robert J	Robert J Neal	10-1-2025	8635 Pheasant Dr.	MISSOULA
46. Neal Wendy A	Wendy Neal	10-1-2025	8635 Pheasant Dr	Missoula
47. _____	_____	_____	_____	_____
48. _____	_____	_____	_____	_____
49. _____	_____	_____	_____	_____
50. _____	_____	_____	_____	_____
51. _____	_____	_____	_____	_____
52. _____	_____	_____	_____	_____
53. _____	_____	_____	_____	_____
54. _____	_____	_____	_____	_____
55. _____	_____	_____	_____	_____



Current



Facts	Taxes	Per...	Vote	Doc
Flood	Water	Sept...	Air	Cam

Tax ID: 2105567 Tax Year: 2025

PLSS: T13NR20W-15 Levy: 04-4586-4-5

Geocode: 04-2199-15-2-03-14-0000

[Copy Link](#)

Legal:

EL MAR ESTATES - PHASE 1,
S15, T13 N, R20 W, BLOCK

Owner(s):

NEAL ROBERT J TRUSTEE
NEAL WENDY A TRUSTEE

Mail: 8635 PHEASANT DR MISSOULA, MT 59808-1010

Prop: 8635 PHEASANT DR MISSOULA, MT 59808

Physical Address(es): (Click address to zoom)

8635 PHEASANT DR 59808

Survey Info: (Based on Cadastral) [\(Report Issue\)](#)

El Mar Estates, Phase 1



Property Type: Improved Property

10/3 211,72

PETITION TO REMOVE {AREA or ADDRESS} FROM THE MISSOULA URBAN TRANSPORTATION DISTRICT

MCA 2025: TITLE 7. LOCAL GOVERNMENT; CHAPTER 14. TRANSPORTATION; PART 2. URBAN TRANSPORTATION DISTRICTS; PROCEDURE TO BE INCLUDED DISTRICT OR TO REMOVE ADDITION TO OR EXISTING PROPERTY FROM DISTRICT. (3) A real property owner or owners that are part of the existing district removed from the district if the area has not received direct transportation services from the district in the last 5 years and 51% of the qualified voters in area to be removed sign a petition requesting to be removed from the district. The removal of the area is effective 60 days after submission of the petition to the transportation board unless within that time, it is determined that the petition contains insufficient signatures for removal of the area. An insufficient petition must be returned to the petitioners, who may resubmit a corrected version within 90 days.

{Area or address} has not received transportation services since {YEAR}. If 51% of the qualified voters of {area or address} sign this petition, then {area or address} will be removed from the Missoula Urban Transportation District (and its associated indebtedness, as cited in MCA 7-14-241 (4)(b)(ii)).

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REGISTERED VOTER NAME (print Last, First, MI)	SIGNATURE	DATE	RESIDENCE ADDRESS	RESIDENCE COUNTY
45. <u>Murphy Carl D.</u>	<u>Carl D. Murphy</u>	<u>10-2-25</u>	<u>8660 Pleasant Dr</u>	<u>Missoula</u>
46. _____	_____	_____	_____	_____
47. _____	_____	_____	_____	_____
48. _____	_____	_____	_____	_____
49. _____	_____	_____	_____	_____
50. _____	_____	_____	_____	_____
51. _____	_____	_____	_____	_____
52. _____	_____	_____	_____	_____
53. _____	_____	_____	_____	_____
54. _____	_____	_____	_____	_____
55. _____	_____	_____	_____	_____



Geocode: 04-2199-15-2-09-02-0000

Tax ID: 2019703

Owner:
MURPHY CARL D

Physical Address:
8660 PHEASANT DR 59808

Legal Description:
EL MAR ESTATES - PHASE 1, S15, T13 N, R20 W, BLOCK 002, Lot
002



Missoula
COUNTY

Date: 10/1/2025

Map Center: X: -114.11786 - Y: 46.89248

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