

Staff Report

To: Board of Directors

From: Jordan Hess, Darlene Craven, Garin Wally

Date: December 18, 2025

Agenda Item: 5.1 Petitions for Removal

Attachments:

- 5.1.1 Resolution 25-11 approving the petitions for removal.
- 5.1.2 Map showing where individual petitions and subdivisions are located.

Recommendation:

Approve Resolution 25-11 removing properties from urban transportation district tax rolls and filing with the Missoula County Clerk & Treasurer for processing by the Montana Department of Revenue.

Discussion:

On October 1, 2025, House 764 that updated and revised MCA 7-14-219 by establishing two criteria for petitioning for removal from the Missoula Urban Transportation District. HB 764 defined direct transportation services as “the operation of a vehicle that provides general or special service to the public on a regular basis within 1 ½ miles of the property.” In addition, it allowed individual properties to request removal if there had been no service within the last five years.

After the Missoulian published an article about HB 764 and its implications, the agency received numerous calls and visits regarding the removal process. Because the revised statute is ambiguous and does not define specific steps for removal, the staff met with principals from the other entities that are part of the removal process – the elections office, the clerk and treasurer’s office and the state department of revenue. As a result of that meeting, the staff has developed a process that complies with the statute while setting a high threshold for removal.

Since October 1, 2025, the agency has received petitions from four subdivisions, and 19 individual property owners. Based on guidance from the DOR, the remaining petitions must be presented at the December board meeting to meet a January 1, 2026, deadline for assessment to be removed from the 2026 tax rolls. Going forward, the staff will continue to submit resolutions with petitions for removal to the board within the 60-day timeframe established by the statute and record those resolutions with the clerk & recorder. The clerk & recorder will then submit the recorded resolutions (and petitions) to the



DOOR prior to the January 1 assessment deadline. A comprehensive procedure and policy for addressing removal petitions will be presented to the board in January 2026.

Though the statute allows for a 60-day window within which to approve the removal petitions, the Montana Department of Revenue has set a January 1 deadline for reviewing documentation and coordinating with the clerk & treasurer's office to assess the taxes for the 2026 tax year. Consequently, the board must approve petitions submitted since October 1, 2025.

Financial Impact and Funding Source:

The total property taxes for the properties are \$57,282.

DBE Certified:

Not applicable.

RESOLUTION 25-11
Petition for Removal from the
Missoula Urban Transportation District

A RESOLUTION TO REMOVE THE PROPERTIES FROM THE MISSOULA URBAN TRANSPORTATION DISTRICT TO INCLUDE the properties listed as follows:

Name(s)	Address(es)
Bradley & Valerie Veis	4835 Jeff Dr.
Vickie C Reynolds	6070 Le Beau Dr.
Keely Nouveau	7152 Avery Lane
John T Ehrichs & Debra K Anderson	2506 Muirfield Ct.
Kenneth W & Mary S Thompson	8636 Ranch Club Rd.
Deborah L & James E Boyle	8150 Ranch Club Rd.
Laura J Knapp	2957 Bunkhouse Place
Crest Haven Drive Residents	1475-1620
Diane M. McLaverty	6947 Shaver Dr.
Stephen Miller	3650 Duncan Dr.
Phantom Hills Phase 3 Subdivision	8601-8737 Ranch Club Rd. 2614-2650 Tanbark Way
Judith M & William J Edwards	2942 Campsite PI
Thomas M Kalaris	1250 Council Way
Riverwalk Estate & Dino's Estates	W & E Kiki Ct., Angelina Way, Dino Ct.,
Chad S. Magdalik	3065 Loraine Drive
Darryl & Beverly Maas	7034 Max Drive
Kelly Island Estates	Kelly Island Ct., Douglas Drive
Stillwaters on the Clark Fork #1 & #2 Subdivision	Royal Coachman Dr., Wulff Ct.,
Judith Rodin	2507 Muirfield Ct.
Amanda Tish	4850 Jeff Drive
Richard & Marilyn Reep	6037 Gleneagle Way
Kathleen Carl & John F Foley	1217 Landons Way
Larry A & Sandra J Evans	5485 Haugan Dr.

LEGAL DESCRIPTIONS: The legal descriptions are attached as Exhibit A. The subject properties are shown on the attached removal petitions map.

WHEREAS, the property owners listed on the removal petition 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 18th day of December, 2025.

APPROVED:

Sebastian Strauss
Board Chair
Missoula Urban Transportation District

ATTEST:

Amy Cilimburg
Secretary
Missoula Urban Transportation District

EXHIBIT A – Property Legal Descriptions

LINDA VISTA, S13, T12 N, R20 W, Lot 54, 14100 SQUARE FEET, 12TH SUP
S13, T13 N, R20 W, SERIAL KM1Y0071E234811AB, TITLE # AA4833069, MAKE KIT, MODEL CYPRESS, YEAR 2000, SIZE 27X38
LINDA VISTA 14TH - SUPP, S13, T12 N, R20 W, Lot 34, 8446 SQUARE FEET
PHANTOM HILLS - PHASE 1 & 2, S10, T13 N, R20 W, Lot 40
PHANTOM HILLS - PHASE 1 & 2, S10, T13 N, R20 W, Lot 50
THE RANCH CLUB PH 9A, S10, T13 N, R20 W, Lot 241, 12552 SQUARE FEET
THE RANCH CLUB PH 7 & 8, S10, T13 N, R20 W, Lot 176, 9809 SQUARE FEET
RIVER HEIGHTS PHASE 2, LOTS 4, 6, 8, 10, 12, 13
LINDA VISTA 15TH-SUPP, S13, T12 N, R20 W, Lot 8, 13045 SQUARE FEET
STONE HORSE ESTATES, S10, T13 N, R19 W, Lot 1, ACRES 1.21
PHANTOM HILLS PHASE 3
THE RANCH CLUB - PHASE 4 & 5, S10, T13 N, R20 W, Lot 122
S15, T13 N, R20 W, C.O.S. 3781, PARCEL J1, IN NE4 SE4
Riverwalk Estates - E 1/2 Section 14, T13N, R20W
Dino's Estates - E1/2 of the SW1/4 of the NE1/4 Section 14 T13N, R20W
MORTGAGE HEIGHTS, S18, T12 N, R19 W, Lot 4A, ACRES 9.07
LINDA VISTA 18TH SUPP, S13, T12 N, R20 W, Lot 19
Section 14, T13N, R20W
S 1/2 of Section 9, T13N, R20W
SW 1/4 of Section 9, T13N, R20W
PHANTOM HILLS - PHASE 1 & 2, S10, T13 N, R20 W, Lot 10
LINDA VISTA, S13, T12 N, R20 W, Lot 10, 10420 SQUARE FEET, 12TH SUP
WOODBINE, S05, T12 N, R19 W, Lot 14
MALONEY RANCH, S14, T12 N, R20 W, Lot 14, PHASE VIII

Mullan Area Petitions for Removal 2025

