

Missoula County

Wye 2 Targeted Economic Development District (TEDD) Comprehensive Development Plan

**Adopted by the Missoula Board of County Commissioners
2023**



Acknowledgements

Missoula County Board of County Commissioners, Josh Slotnick, Chair

Missoula Consolidated Planning Board, Sean McCoy, Chair

Missoula Land and Economic Development, Emily Brock, Director; Flanna McLarty, Specialist

Missoula Development Authority Board, Dan Neuman, Chair

Missoula County Community and Planning Services Department, Andrew Hagemeyer

Pioneer Technical Services, Inc. and Community Development Services of Montana, Project Consultants

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Chapter 1. Introduction and Overview

Introduction

Missoula County, Montana is interested in fostering the retention, expansion, and development of secondary, value-adding industries within its jurisdiction. This effort is part of Missoula County's overall mission to promote economic development, to improve area employment opportunities, and to expand the community's tax base. Further, the County recognizes the important role that public infrastructure plays in generating economic growth and prosperity for its residents. This is reflected in the Missoula County Mission to "Provide quality public service to protect and enhance the well-being of the people, communities and environment of Missoula County" ([Missoula County, 2023a](#)). The Economic Development Goal of the Mission is to "engage with partners to retain and attract good paying jobs and encourage a diverse economy in Missoula County" (Missoula County, 2023a).

This is supported by Missoula County's Growth Policy (referred to herein as Growth Policy), in the following goal statements ([Missoula County, 2019a](#)):

- *Goal #5 – Promote economic development that creates opportunities throughout Missoula County including people living and working in rural communities and across wage levels.*
- *Goal #6 - Embrace emerging economic trends and new technologies that will prepare Missoula County for the economy that will exist in 20 years.*
- *Goal #7 - Sustain and promote the land- and resource-based industries of agriculture, timber, restoration, and recreation that are part of the local economy and heritage.*
- *Goal #8 - Proactively plan and provide for the logical growth of communities while protecting rural character and sustaining county resources by guiding development to areas most suited for it.*
- *Goal #9 - As part of planning, support the provision of infrastructure and services to and within rural communities" (Missoula County, 2019a).*

To this end, on May 18, 2023, Missoula County launched an effort to create a new Targeted Economic Development District (TEDD) in the vicinity of the Wye intersection of Interstate 90 and Highway 93, adjoining the perimeter of the existing Wye Intersection TEDD established in 2020. This new TEDD is referred to as the Wye 2 TEDD. The Wye 2 area can readily support the development and retention of secondary, value-adding economic development, if infrastructure deficiencies within the area are addressed. The Wye's Intersection proximity to Interstate 90, U.S. Highways 93 and 10, and the Missoula International Airport make it especially well-suited to provide efficient transportation services to manufacturing enterprises.

The TEDDs are authorized under the 2013 Targeted Economic Development District Act, per Montana Codes Annotated (MCA) §7-15- 4279, which allows for the use of Tax Increment Financing (TIF) within a TEDD. As part of its overall strategy to provide much-needed infrastructure in support of value-adding industry, Missoula County intends to use TIF for qualifying activities within the Wye 2 TEDD.

The Purpose of the Comprehensive Development Plan

The MCA §7-15- 4279 Targeted Economic Development Act of 2013 sets forth certain requirements for a local government to create a TEDD. Section MCA §7-15-4279 states that a TEDD "must, prior to its creation,

have in place a comprehensive development plan adopted by the local government that ensures that the district can host a diversified tenant base of multiple independent tenants; and may not be designed to serve the needs of a single district tenant or group of non-independent tenants.” Therefore, the Comprehensive Development Plan (herein referenced as the Plan) is designed to assure that activities undertaken in the TEDD to address infrastructure deficiencies do not benefit a single enterprise.

This Plan sets forth a series of goals and strategies that Missoula County can undertake to rectify the infrastructure deficiencies in support of secondary, value-adding economic development such as manufacturing or technology research, including the development of workforce housing necessary to support these industries. It also links the effort to create a TEDD to the County’s overall vision for itself as defined in the Growth Policy (Missoula County, 2019a), the key land use document, and other associated documents such as plans and studies.

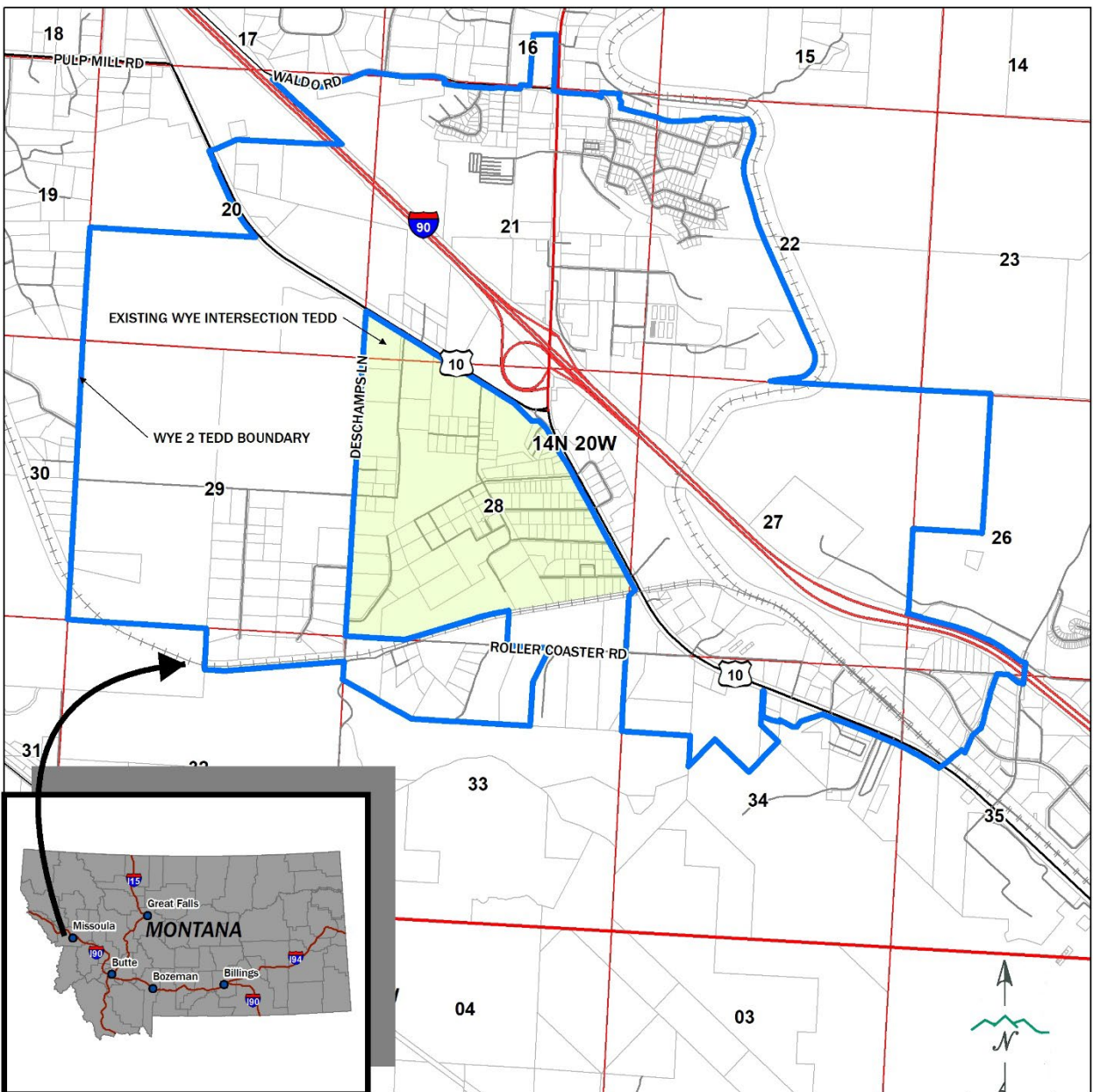
The 2014 Industrial Lands Inventory identified the Wye area as a concentrated area of industrial use. The Wye is described as follows:

“This area is characterized by the intersection of Interstate 90 and Highway 93. It is entirely in the County and has areas zoned Heavy Commercial, Light Industrial, and Un-zoned. It is dominated by transportation related uses including trucking companies, warehouses, and scrapping operations. This area has excellent access and is relatively close to the airport. Blocks 5 and 8 have the potential for an additional rail spur, sewer is available throughout most of the land, but water is all individual wells. Gas, power, and communication lines are available especially close to the Highway 10 corridor. Services include truck stops and a hotel/lounge/casino. This is an area that appears to be Decision Ready, especially for manufacturing that does not have high water pressure requirements. For non-industrial uses, this area does allow some opportunity because it is a mix of Light Industry and General Commercial” ([Missoula County, 2014](#)).

While 9 years have passed since the 2014 Industrial Lands Inventory, the conclusions of the inventory analysis remain the same: the area has potential for industrial and commercial development. Furthermore, since the 2014 Inventory, the Growth Policy (Missoula County, 2019a) has been developed and adopted, most recently in 2019, and zoning in the area has been updated. As explained further in Chapter 4, the Growth Policy and current zoning reinforces these conclusions. Also, peripheral to the areas identified for industrial and commercial development, there are areas designated for residential development, which could allow Missoula County to invest in attainable workforce housing, as defined in the State of Montana Community Reinvestment Plan Act ([State of Montana, 2023](#)). Workforce housing is defined as infrastructure per MCA §7-15-4283, as recognized by the State of Montana Community Reinvestment Plan Act , *“attainable workforce housing is critical to the well-being of individuals, communities, businesses, and organizations of all sizes, and the economy at large”* (State of Montana, 2023).

In accordance with the purpose of a TEDD and the Montana code described above, on November 12, 2020, the Missoula County Commission passed Ordinance No. 2020-104, described as: *“an ordinance of the board of county commissioners of Missoula County, Montana creating the Wye targeted economic development district in support of value adding economic development projects pursuant to Title 7, Chapter 15, parts 42 and 43 of the Montana code annotated”*, approving the Wye TEDD and the Plan. The Wye 2 TEDD addressed by the Plan adjoins this existing Wye TEDD, as shown on Figure 1.

Figure 1. Wye 2 TEDD Site Map



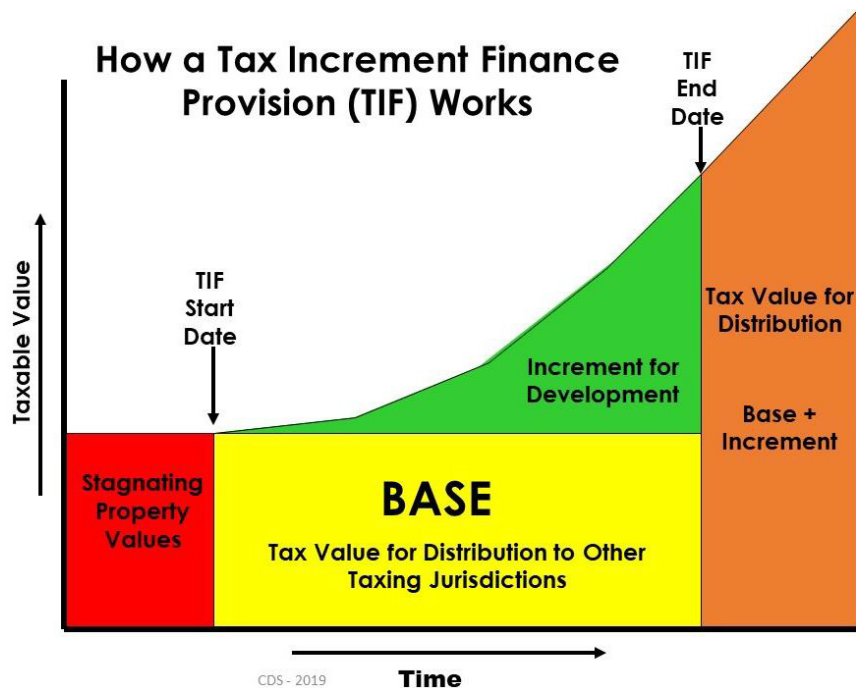
Tax Increment Financing for Targeted Economic Development

Missoula County intends to use TIF within the Wye 2 TEDD. The base year for the purposes of measuring any increase in incremental taxable value is 2023 and the base value will be calculated as of January 1, 2023.

Originally authorized by the Montana Legislature in 1974, TIF is a mechanism that allows communities to use new property tax dollars resulting from increasing taxable value within the geographic area in which they are derived. Tax increments may be used by local governments in two types of districts, urban renewal and TEDDs, which, as noted above, were authorized by the Legislature in 2013. While urban renewal districts are

focused on addressing blighted conditions through redevelopment and revitalization activities, TEDDs are created to address infrastructure deficiencies that have stymied the development of secondary value-adding industries. Urban renewal districts may only be established within the municipal boundaries of cities or towns; however, TEDDs may be created in cities, towns and counties. Figure 2 below is a visual depiction of the TIF concept.

Figure 2. Tax Increment Financing Schematic



In providing for the creation of TEDDs the Legislature declared the following:

1. *"infrastructure-deficient areas exist in the local governments of the state and constitute a serious impediment to the development of infrastructure- intensive, value adding economic development in Montana;*
2. *local governments lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries;*
3. *the creation of infrastructure in support of value-adding economic development is a matter of state policy and state concern because the state and its local governments will continue to suffer economic dislocation due to the lack of value-adding industries; and*
4. *the state's tax increment financing laws should be used to encourage the creation of areas in which needed infrastructure for value-adding industries could be developed"* (MCA §7-15-4278).

The Legislature noted that the State of Montana wishes to encourage value-adding industrial manufacturing that uses Montana forestry, mineral, and agricultural resources in the production of goods in the State. With the passage of the MCA §7-15- 4279 Targeted Economic Development Act of 2013, the Legislature recognized that value-adding industries, to be competitive in today's world economy, require expensive infrastructure that is beyond the means of most Montana communities. The Act enables communities to

assist in value-adding industrial development in areas that are deemed to be infrastructure deficient. Tax increment financing can be used for improvements as defined in MCA §7-15-4288, which includes *“the acquisition, construction, and improvement of public improvements or infrastructure, publicly owned buildings, and any public improvements.”* Infrastructure is then defined in MCA §7-15-4283(4), to include *“tangible facilities and assets related to water, sewer, wastewater treatment, storm water, solid waste, and utilities systems including natural gas, hydrogen, electrical and telecommunications lines, fire protection, ambulance and law enforcement, workforce housing, streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, bridges, and other transportation needs, including but not limited to parking, park and ride facilities and services, and bus, air, and rail service.”*

Montana statutes at MCA §7-15-4283 define secondary value-adding products and value-adding industries as follows:

- a) ***“secondary value-added products or commodities means products or commodities that are manufactured, processed, produced, or created by changing the form of raw materials or intermediate products into more valuable products or commodities that are capable of being sold or traded in interstate commerce;***
- b) ***secondary value-adding industry means a business that produces secondary value-added products or commodities or a business or organization that is engaged in technology-based operations within Montana that, through the employment of knowledge or labor, adds value to a product, process, or export service resulting in the creation of new wealth.”***

To make use of this innovative economic development strategy, Missoula County must adopt a comprehensive development plan, which defines the specific geographic area within which the tax increment will be measured and reinvested. The Plan must outline those activities that the local government intends to undertake to successfully retain, expand and recruit value-adding industrial activity. Finally, the boundaries of the district must ensure that the district can host a diversified tenant base of multiple independent tenants.

Affected Taxing Jurisdictions

The 2017, Montana Legislature amended the state’s urban renewal law to specifically require a local governing body that intends to create a TEDD with a TIF provision or modify a TEDD to include a TIF provision, or to issue TIF bonds, to confer with the affected school taxing jurisdictions that levy mills within the jurisdiction that includes the district. The new requirement, which is included in MCA §7-15-4221 and 4282, calls for the governing body that is establishing the district to provide these jurisdictions with the opportunity to meet and consult at a publicly noticed meeting.

Missoula County has worked closely with taxing jurisdictions that will be affected by the creation of the TEDD. The county is working and will continue to work in concert with the school districts and first responders as this plan is implemented over time. These jurisdictions and their representatives include:

- Missoula Rural Fire District, Chris Newman, Fire District Chief
- Frenchtown Rural Fire District, Joe Calnan, Fire Chief
- Frenchtown School District, Les Meyer, Superintendent
- DeSmet School District, Matt Driessen, Superintendent/Principal

- Hellgate School District, Dr. Molly Blakely, Superintendent

Missoula County staff held an informational meeting with these jurisdictions on July 12, 2023. The meeting was attended by representatives of the Frenchtown Fire District, Frenchtown School District, DeSmet School District, Missoula County Airport Authority and other interested parties.

After the July 12, 2023, meeting, Missoula County staff and project consultants had follow-up conversations with Frenchtown Rural Fire District representatives regarding emergency service needs to serve the proposed development.

Missoula County Land and Economic Development staff met with the superintendents of the Frenchtown, DeSmet, and Hellgate school districts on September 1, 2023. Project consultants also had follow-up conversations with the superintendents of the DeSmet (September 14) and Hellgate (September 15) school districts. Missoula County Planning Department staff and project consultants working on the Wye Infrastructure Plan also met with the superintendents in September/early October 2023. The Board of County Commissioners also met with the superintendents to discuss the TEDD on September 28, 2023.

Also, a notification letter was mailed to all taxing jurisdictions on September 29, 2023, notifying them of the intent to form the Wye 2 TEDD and notifying them of the opportunity to comment in writing or at public meetings with the Missoula Consolidated Planning Board on October 17, 2023, and the Board of County Commissioners on October 26, 2023, and November 9, 2023.

More details regarding engagement with the affected taxing jurisdictions and the public are included in Appendix A.

Community Engagement

In addition to working with and informing the affected taxing jurisdictions, Missoula County undertook additional efforts to inform the community and solicit their input.

An informational presentation was made to the Board of County Commissioners on June 27, 2023, by Land and Economic Development Staff. A similar presentation was made to the Missoula Development Authority Board on June 28, 2023.

County staff have had numerous discussions with large land owners and potential developers in the area. This included a meeting with landowners in the Wye 2 TEDD on September 12, 2023, to discuss infrastructure limitations and development concepts.

Missoula County Land and Economic Development staff attended the West Valley Community Council meeting on October 12, 2023, to inform them of the Wye 2 TEDD plans and solicit their input. This Community Council serves as liaison to the County Commissioners in assisting with issues related to orderly growth and development of the West Valley area.

An informational post was added to the Missoula County Voice ([Missoula County, 2023b](#)) online engagement platform, notifying the general public of the Plans to create the Wye 2 TEDD and informing them of opportunities to learn more and to voice their opinion.

Notice has been published in local newspapers for all public meetings/hearings before the Missoula County

Commission and the Missoula Consolidated Planning Board.

A letter regarding the public hearing before the Missoula County Commission on the ordinance to adopt the Wye 2 TEDD and the Plan was sent to all property owners in the district listed on the Missoula County tax rolls, see Chapter 2 and Appendix B. This letter, which was mailed on September 29, 2023, included notifications for the meetings, Consolidated Planning Board (October 17), and Board of County Commissioners (October 26 and November 9) regarding the creation of the TEDD.

Chapter 2. Portrait of the Wye 2 TEDD

The Context

The US Census estimate of population in Missoula County was 121,042 in 2022 ([US Census Bureau, 2022](#)). According to the US Census, Missoula County has a total area of 2,593 square miles, making it the 25th largest county in Montana.

Missoula County, Washington Territory became part of the United States as a result of Oregon Treaty of June 14, 1846, and was incorporated in 1860. At the time, Missoula County encompassed present-day Missoula and Deer Lodge Counties, as well as a large area of land north and south of present-day Missoula County. Hell Gate Town, the county seat, was located at the confluence of the Clark Fork and Bitterroot Rivers, near modern-day Frenchtown. The Missoula Mills replaced Hell Gate Village as the economic power of the valley and replaced it as the county seat in 1866.

The name "Missoula" comes from the Salish name for the Clark Fork River. By 1866, the settlement had moved 5 miles upstream and renamed Missoula Mills before being shortened to Missoula. The mills provided supplies to western settlers traveling along the Mullan Road. Fort Missoula, established in 1877, further stabilized the economy. The arrival of the Northern Pacific Railway in 1883 was coupled with rapid growth and the development of a robust local lumber industry. Ten years later, the City of Missoula was chosen by the Montana Legislature as the site for the new state's first university. In 1908, the U.S. Forest Service placed its regional headquarters in Missoula, and together with the lumber industry and the university, provided long-term stability to the local economy through most of the 20th Century.

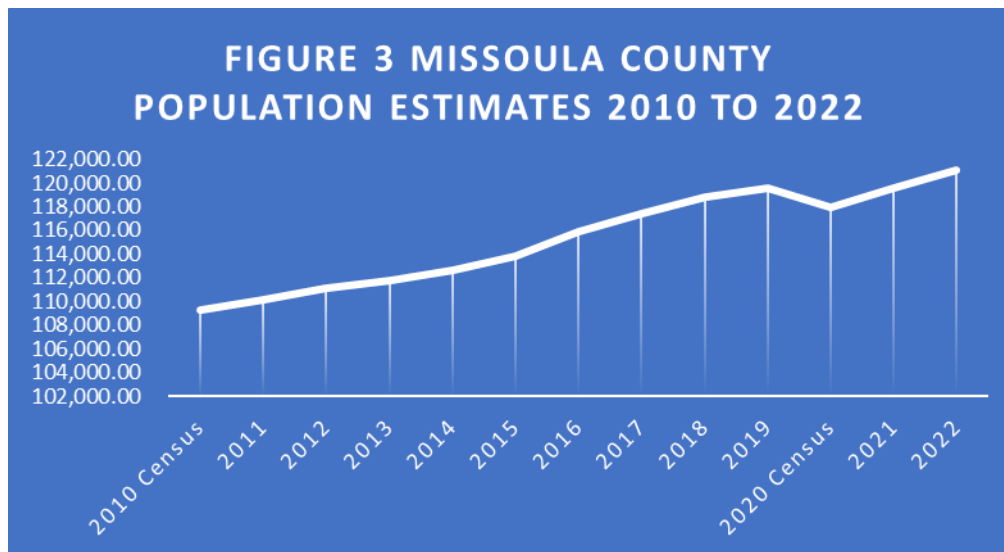
Beginning in 2007, Missoula County experienced significant losses in wood products related-industrial employment associated with the closure of two area mills. After 122 years of continuous operations, the lumber mill at Bonner shut its doors in 2008, laying off the remaining 133 employees, from the over 1,000 workers at the mill in 1976. Over 400 people lost their jobs when Smurfit Stone shut down its Frenchtown pulp mill in 2009. These closures contributed to the loss of more than 1,700 jobs across the state by 2010 and the effects were felt in nearly every sector of the local economy ([Wikipedia, 2020](#)).

Development efforts over the past decade have helped to mitigate these losses, but the county continues to seek ways to diversify and strengthen its economy. The Wye intersection area, including the previously identified Wye TEDD and the WYE 2 TEDD, has been identified as an appropriate place to invest in public infrastructure in support of value-adding businesses ([Professional Consultants, 2003](#)).

Demographic and Economic Information

According to the 2020 US Census, the population of the Wye Census Designated Place (CDP) is 714 ([US Census, 2020](#)). This is a 57% increase over the 2010 American Community Survey (ACS) figure of 455 for the Wye CDP. This is a significantly faster growth rate than the county as a whole. The population estimate for Missoula County grew from 109,467 in 2010 to 121,041 in 2022, an increase of 10.6%, as shown on Figure 3.

Figure 3. Missoula County Population Estimates



According to the US Census Bureau, the 2021 Median Household Income (MHI) in Missoula County is \$61,423, about the same as MHI in Montana of \$60,560, and about 90% of MHI for United States of \$69,021 ([US Census Bureau, 2021a](#)).

Within Missoula County, and as noted on Figure 4 below, the "educational services, and health care and social assistance" sector employed the most people according to the 2021 ACS ([US Census Bureau, 2021b](#)), followed by the "professional, scientific, and management, and administrative and waste management services" and "retail trade" occupations. The total number of jobs in 2021 was 65,497, which was 4.3% less than the 68,413 jobs reported by ACS for 2017. This is likely in part because of the coronavirus pandemic. The Bureau of Economic Research at the University of Montana reported the following in their May 2020 report:

"Using the [US Bureau of Economic Analysis] definition of employment (which includes payroll employment, self-employed, proprietors and non-employee contractors and consultants), the Montana economy is now projected to experience a shortfall of more than 75,000 jobs in 2020 over the entire year, compared to the pre-Covid-19 projection made in December. This is a loss of 25,000 jobs more than was projected last month. The worsening of the employment forecast reflects a reduced projection for health care and transportation employment, and a slower recovery at the end of this year ... Specifically we now estimate: a loss of 75,000 jobs, on average, over the year 2020 for the Montana economy, reflecting worsening prospects for health care, transportation and agriculture industries. Jobs include payroll jobs as well as self-employed, business proprietors and non-employee contractor jobs ... " ([Bureau of Business and Economic Research, 2020](#)).

Figure 4. Industry by Occupation

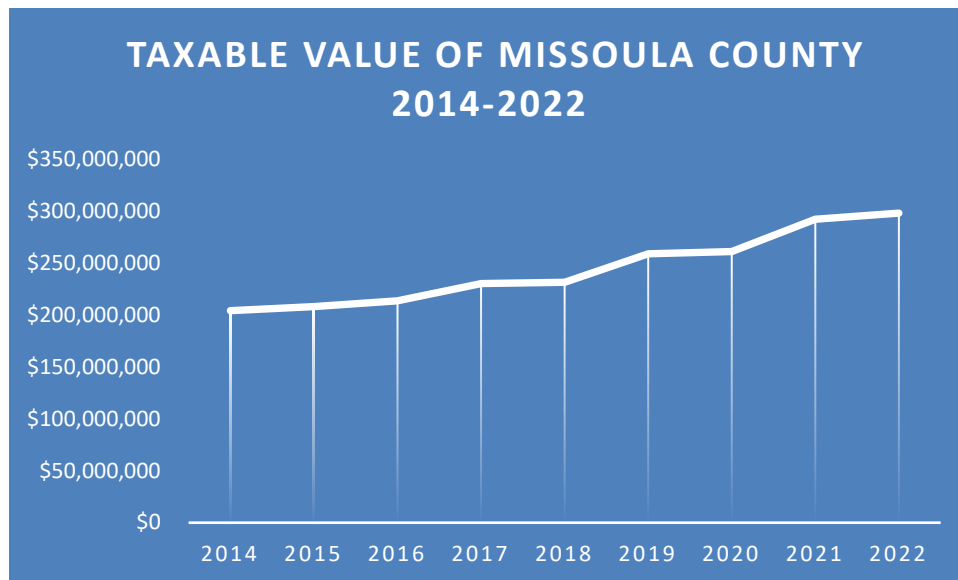
FIGURE 4. INDUSTRY BY OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER		
Label	Estimated Number of Jobs	Margin of Error
Civilian employed population 16 years and over	65,497	±2,620
Agriculture, forestry, fishing and hunting, and mining	1,212	±675
Construction	4,123	±1,047
Manufacturing	2,054	±660
Wholesale trade	2,045	±906
Retail trade	8,131	±1,587
Transportation and warehousing, and utilities	3,063	±1,138
Information	1,955	±933
Finance and insurance, and real estate and rental and leasing	3,304	±895
Professional, scientific, and management, and administrative and waste management services	9,893	±2,505
Educational services, and health care and social assistance	14,892	±2,315
Arts, entertainment, and recreation, and accommodation and food services	7,718	±1,385
Other services, except public administration	3,168	±1,026
Public administration	3,939	±1,269

(US Census Bureau, 2021b).

Taxable Value of Missoula County

According to the Montana Department of Revenue (Figure 5 below), the taxable value of all property within Missoula County has increased from \$204,362,352 in 2014 to \$292,526,081 for the Fiscal Year 2022, an increase of 43% for the 8-year period ([Montana Department of Revenue, 2022](#)).

Figure 5. Taxable Value of Missoula County



Taxable Value in the Wye 2 TEDD

According to the Missoula County Geographic Information System Department, the taxable value of 490 properties in the Wye 2 TEDD is \$3,597,895 for the 2022 assessment year. The total market value for those same properties in the Wye 2 TEDD is \$219,650,908 ([Missoula County, 2023c](#)).

Wye 2 TEDD Area Description

The Wye 2 TEDD area is comprised of industrial, commercial, and residential land use designated properties and encompasses an area of approximately 3,200 acres, generally located in the all quadrants (northeast, northwest, southeast, and southwest) from the intersection of Interstate 90 and U.S. Highway 93, west of the City of Missoula, Montana, in all or portions of Sections 20, 21, 22, 26, 27, 28, 29, 32, 33, 34, and 35, Township 14 North, Range 20 West, Principal Meridian Montana (PMM); Missoula County, Montana, excluding the existing Wye Targeted Economic Development District which occupies the majority of Section 28 and small portions of Sections 21 and 27, Township 14 North, Range 20 West, PMM; Missoula County, Montana.

Wye 2 TEDD Boundary Description

Starting at the intersection of Moccasin Lane and Moccasin Trail in Township 14N Range 20W north to the northwest corner of the property described as PARCEL 2, in S2 & SW4 SE4 of Section 20, T14 N, R20 W, C.O.S. 3917 (Geocode 04-2325-20-2-02-09-0000); then east to OLD US-10; then NW to the northeast property corner of WHEATGRASS ACRES, S20, T14 N, R20 W, Lot 9 (Geocode 04-2325-20-2-02-03-0000) south of O'Keefe Creek; then West to Interstate 90; then northwest to the northwest property corner of the property S20, T14 N, R20 W, PARCEL B IN N½ NE¼ & IN SE¼ NE¼ LESS ROW (Geocode 04-2325-20-1-01-05-0000) south of Waldo Road; then east along Waldo Road to the property intersection of DENBLEYKER, S16, T14 N, R20 W, Lot 1, LESS MTDOT ROW (Geocode 04-2325-16-4-01-01-0000); then north to the northwest

property corner of this same property DENBLEYKER, S16, T14 N, R20 W, Lot 1, LESS MTDOT ROW; then east to the northeast property corner of the same property DENBLEYKER, S16, T14 N, R20 W, Lot 1, LESS MTDOT ROW; then south to Waldo Road; then east across Highway 93 to Ladyslipper Lane; then east along Ladyslipper Lane to intersection of Ladyslipper Lane and Tucker Lane; then easterly along Tucker Lane to the northeast corner of property SPRING MEADOWS, S22, T14 N, R20 W, COMMON AREA (Geocode 04-2325-22-2-01-07-0000); then south and east to the easternmost property corner of this same parcel SPRING MEADOWS, S22, T14 N, R20 W, COMMON AREA; then east along the southern property lines of ROSS HOMESITES # 2, S22, T14 N, R20 W, Lot 2, IN NE¼ NE¼ S OF RR SEC 21 & NW¼ NW¼ IN SEC 22 (Geocode 04-2325-22-2-01-21-0000), ROSS HOMESITES # 2, S22, T14 N, R20 W, Lot 3 (Geocode 04-2325-22-2-01-05-0000), S22, T14 N, R20 W, C.O.S. 5273, PARCEL A31, IN NW¼ (Geocode 04-2325-22-2-01-01-0000), and S22, T14 N, R20 W, C.O.S. 5273, PARCEL A41, IN NW¼ (Geocode 04-2325-22-2-01-03-0000) to the Montana Rail Link Right-of-Way (R/W); then south along the westerly boundary of the Montana Rail Link R/W to the point where the R/W intersects the boundary of Sections 22 and 27, T14N, R20W; then east to the NE corner of property S27, T14 N, R20 W, C.O.S. 6635, PARCEL TRACT 2 (Geocode 04-2325-27-1-01-01-0000); then follow the eastern boundary of this same property S27, T14 N, R20 W, C.O.S. 6635, PARCEL TRACT 2 south until intersection of Interstate 90; then follow Interstate 90 easterly until the intersection of I-90 and Butler Creek Road; then south along Butler Creek Road to the intersection of Butler Creek Road and Interstate Place; then west along Interstate Place to the northeast corner of the property MISSOULA DEVELOPMENT PARK - PHASE 1 BLK 2LT 1,2,2A,3,3A,3B,6, S35, T14 N, R20 W, BLOCK 2, Lot 1, COMMON AREA (Geocode 04-2325-35-4-02-10-0000); then southwest along the easterly boundary of this same property MISSOULA DEVELOPMENT PARK - PHASE 1 BLK 2LT 1,2,2A,3,3A,3B,6, S35, T14 N, R20 W, BLOCK 2, Lot 1, COMMON AREA to the southeast corner of this property; then west along the southern boundary of this same property to the southwest corner of the property MISSOULA DEVELOPMENT PARK - PHASE 1 BLK 2LT 1,2,2A,3,3A,3B,6, S35, T14 N, R20 W, BLOCK 2, Lot 1, COMMON AREA; then southwesterly across the Montana Rail Link R/W to Highway 10 W; then northwesterly along US Highway 10 W across La Valle Creek to the easternmost property corner of S34, T14 N, R20 W, C.O.S. 3965, PARCEL A1, IN SE¼ NW¼ NE¼ (Geocode 04-2325-34-1-02-21-0000); then along the southern property boundary of this same property to the boundary of this property and S34, T14 N, R20 W, C.O.S. 3965, PARCEL A2, IN S½ NW¼ NE¼ (Geocode 04-2325-34-1-02-22-0000); then westerly along the southern boundary of S34, T14 N, R20 W, C.O.S. 3965, PARCEL A2, IN S½ NW¼ NE¼ (Geocode 04-2325-34-1-02-22-0000) until it intersects the property described as FOUGH ADDITION 002, S34, T14 N, R20 W, Lot 1 (Geocode 04-2325-34-2-01-02-0000); then south along the eastern boundary FOUGH ADDITION 002, S34, T14 N, R20 W, Lot 1 (Geocode 04-2325-34-2-01-02-0000) to its southeast property corner; then west, north, west, south, and southeast around the property described as FOUGH ADDITION, S34, T14 N, R20 W, Lot 2 (Geocode 04-2325-34-2-01-04-0000) to its southeast property corner, so as to exclude this property; then southwest to the southeast property corner of property S34, T14 N, R20 W, IN E½ NW¼, W½ NE¼ (Geocode 04-2325-34-2-01-05-0000); then northwesterly and then southwesterly along the southern boundary of this same property to southwest corner of this same property S34, T14 N, R20 W, IN E½ NW¼, W½ NE¼ (Geocode 04-2325-34-2-01-05-0000); then north along the western boundary of the same property S34, T14 N, R20 W, IN E½ NW¼, W½ NE¼ (Geocode 04-2325-34-2-01-05-0000) to the southeast property corner of S34, T14 N, R20 W, TRACT 2 IN W½ NW¼ (Geocode 04-2325-34-2-02-05-0000); then west to the southwest corner of the same property S34, T14 N, R20 W, TRACT 2 IN W½ NW¼; then north until the intersection of Montana Rail Link and US Highway 10W; then northwest along US Highway 10 until the intersection of Deschamps Lane; then south along Deschamps Lane until the southwest corner of property DESCHAMPS LANE IND PK TH, S28, T14 N, R20 W, UNIT TH-1 (Geocode 04-2325-28-2-04-20-5001); then east to the Montana Rail Link R/W; then northeast along the northern boundary of the Montana Rail Link R/W to a point due north of the northeast corner of the property described as S28, T14 N, R20 W, C.O.S. 5924, PARCEL 2 (Geocode 04-2325-28-4-01-01-0000); then south along the eastern boundary of the same property S28, T14 N, R20 W, C.O.S. 5924, PARCEL 2 to Roller Coaster Drive; then east along Roller Coaster Drive to the northeast corner of property S33, T14 N, R20 W, C.O.S.

2586, PARCEL 6, IN W½ NE¼ (Geocode 04-2325-33-1-01-09-0000); then southerly along the eastern boundary of the same property S33, T14 N, R20 W, C.O.S. 2586, PARCEL 6, IN W½ NE¼ to its southeast property corner; then westerly along the southern property lines of properties S33, T14 N, R20 W, C.O.S. 2586, PARCEL 7, IN N½ (Geocode 04-2325-33-1-01-11-0000), S33, T14 N, R20 W, C.O.S. 3116, TRACT 9B IN NW¼ (Geocode 04-2325-33-2-01-03-0000), S33, T14 N, R20 W, C.O.S. 6808, TRACT A-1 (Geocode 04-2325-33-2-01-07-0000), and S33, T14 N, R20 W, C.O.S. 2978, PARCEL 10A, IN NW¼ NW¼ (Geocode 04-2325-33-2-01-09-0000) to Deschamps Lane; then north to intersection Montana Rail Link R/W near Roller Coaster Drive; then west along the southern boundary of the Montana Rail Link R/W until it intersects the eastern property boundary of S32, T14 N, R20 W, N½ NW¼ LESS R/W (Geocode 04-2325-32-2-01-01-0000), then north to the northeast property boundary of the same property S32, T14 N, R20 W, N½ NW¼ LESS R/W (Geocode 04-2325-32-2-01-01-0000); then west along the northern property boundary of the same property S32, T14 N, R20 W, N½ NW¼ LESS R/W (Geocode 04-2325-32-2-01-01-0000) to its northwest property corner; then north along the western property boundaries of properties S29, T14 N, R20 W, SW¼ LESS COS 6325 PORTION B (Geocode 04-2325-29-3-01-01-0000) and S29, T14 N, R20 W, C.O.S. 6325, PARCEL C, IN SW¼ (Geocode 04-2325-29-3-01-02-0000) to Moccasin Trail; and then north to the intersection of Moccasin Trail and Moccasin Lane and the point of beginning. Including all adjacent rights-of-ways. Along with and subject to all easements of records or apparent on the ground.

THE Wye 2 TEDD Map

The map of the Wye 2 Targeted Economic Development District is shown on Figure 1.

Mobile Homes and Other Auxiliary Property Not Attached to Real Property

There are many parcels with auxiliary property, such as mobile homes, within the Wye 2 TEDD area. The mobile home ownership data are listed in Appendix B.1. Mail notices have been sent to these property owners.

Property Owner Names and Addresses

A list of parcels and properties within the district was obtained from the Montana Cadastral records ([Montana Cadastral, 2023](#)) to help meet the requirements for mail notice and Montana Department of Revenue recognition of the district. The compilation of all parcels can be found in Appendix B.2 and includes identifying geocodes and tax identification numbers.

Businesses that Lease Property from Tax Exempt Entities

No businesses that lease property from tax exempt entities, and pay a beneficial use tax, were identified in the Wye 2 TEDD area.

Centrally Assessed Property

There are approximately 5.5 miles of railroad right-of-way within the Wye 2 TEDD. Montana Rail Link is the Owner according to the Montana Department of Revenue cadastral records, while Burlington Northern is identified as the Owner of the actual tracks. Therefore, notices were sent to both entities at the addresses listed below. The following addresses were found for railroad(s) in Missoula County.

MONTANA RAIL LINK
ATTN REAL ESTATE DEPARTMENT
PO BOX 16624
Missoula, MT
59808-6624

MONTANA RAIL LINK
ATTN REAL ESTATE, Montana Rail Link, Inc.
PO BOX 16624
Missoula, MT
59808-6624

Burlington Northern
Mail to BNSF Railway
Fort Worth, TX 76161-0089

Burlington Northern
Mail to Montana Rail Link
Missoula, MT 59808-6390

No other centrally assessed properties within the Missoula County Wye 2 TEDD have been identified.

This information is intended to help document notice requirements and assist the Montana Department of Revenue with recognition. The veracity of this information, obtained from the Montana Department of Revenue cadastral records, will not affect, impair or nullify this plan or the adoption process for this TEDD.

Affected Taxing Jurisdictions

Missoula County contacted the affected taxing jurisdictions and their representatives to attend a July 12, 2023, planning meeting about the possibility of creating the Wye 2 TEDD. Missoula County also sent letters to the affected taxing jurisdictions noticing them of the opportunity to meet and consult at the public hearings regarding the creation of the TEDD and met with representatives of the taxing jurisdictions on other occasions as described in Chapter 1. Letters were sent to the following addresses:

Missoula Rural Fire District
Chris Newman, Chief
2521 South Ave West
Missoula, MT 59804

DeSmet School District #20
Matt Driessen, Superintendent/Principal
6355 Padre Lane
Missoula, MT 59808

Frenchtown Rural Fire District
Joe Calnan, Fire Chief
16875 Marion Street
Frenchtown MT 59834

Missoula County Public School District #1
Micah Hill, Superintendent
215 South Sixth Street West
Missoula, MT 59801

Frenchtown School District #40
Les Meyer, Superintendent
17620 Frenchtown Frontage Rd
PO Box 117
Frenchtown, MT 59834

Hellgate Elementary School District #4
Dr. Molly Blakely, Superintendent
2385 Flynn Lane
Missoula, MT 59808

Chapter 3. Infrastructure Analysis – Statement of Infrastructure Deficiencies and Area Eligibility

On August 24, 2023, the Missoula Board of County Commissioners adopted a Resolution of Infrastructure Deficiency (Resolution #2023-065) designating the Wye 2 area as infrastructure deficient. This action establishes the need for the creation of a TEDD with a TIF provision, and the rationale for investing public funds for economic development activities associated with the retention, expansion, and recruitment of value-adding businesses. In meeting this requirement, the following infrastructure deficient conditions in the Wye 2 area have been identified.

Transportation Infrastructure

- **Roads** - Many local streets in the area are gravel roads that do not accommodate multi-modal transportation, and specifically cannot accommodate the heavy truck traffic associated with value-adding industrial development. Existing streets also lack associated improvements such as curbs, gutters, and sidewalks. The area is served by Highway 93, Interstate 90, and U.S. Highway 10. These major transportation corridors, along with the railroad, act as barriers when trying to connect industrial, commercial, and residential uses. Many parcels are not connected to the road network and would benefit from an expanded collector road network that would help remove existing barriers and facilitate orderly development.
 - Also, the roadway network needs to consider the movement of various goods, services, pedestrians, bicycles, and vehicles while providing corridors for utilities such as water, wastewater, storm water, and broadband. Many existing roadways set the stage for a well-connected grid roadway network but need improvement to accommodate all modes of travel (WGM Group, 2022).
 - The area lacks transit infrastructure, such as park and ride locations and other limitations to accessing public transit.
- **Pedestrian/Non-Motorized Transportation Access** - The area lacks sidewalks, multi-modal transportation corridors, and controlled crossings. Students from the planned residential areas may need to cross through industrial and commercial areas to get to school; safe routes to schools need to be planned and established.
- **Highways** - U.S. Highways 93 and 10 are currently constructed to "urban" highway standards with traffic control devices at the intersections with West Broadway Street and Cartage Road. As the Wye 2 (and adjacent Wye Intersection TEDD) area develops over time, this highway design may become inadequate. Design upgrades might include acceleration and/or deceleration lanes, additional traffic lanes, traffic control devices at strategic locations, pedestrian facilities, pedestrian crossing control devices, and/or lighting.
- **Safety** – The intersection of Deschamps Lane and U.S. Highway 10/West Broadway Street does not have a traffic control light, making increased use by new manufacturing and other industrial uses problematic. Furthermore, the intersections of other roads, e.g., Roller Coaster Road with Deschamps Lane and U.S. Highways 10/West Broadway Street, do not have traffic control lights (Figure 6). As noted above, the area does not have adequate non-motorized transportation corridors and controlled crossings. Some railroad crossings lack adequate safety controls needed to support the desired level of development and associated increased traffic (Figure 7). Improvements are needed to ensure students have safe routes to and from schools.

Figure 6. Intersection of Deschamps Lane and US-10



Figure 7. Uncontrolled Railroad Crossing on Deschamps Lane



Water Infrastructure

Water for users within the area is predominantly provided by private wells. In addition, more recently developed properties have been required to provide static cisterns for fire protection water, but overall adequate supply for required fire flows and volumes does not exist to serve the types of buildings associated with the targeted value-adding industries that will likely be located within the WYE 2 TEDD. The City of Missoula's water main system extends to and serves a small portion of the southeast portion of the area. To support value-adding economic development both drinking water and the water supply for firefighting purposes need to be addressed. As the area grows, a centralized water system may be desirable. A centralized system would have the potential to address both types of water supply needs.

Currently, many parcels in the area have deficient water service for a variety of reasons, including:

- No reasonable access to existing water mains.
- No system for disbursing or sharing water improvement costs.
- No documented water availability commitments.
- Lack of water company capital to implement system improvements to proactively facilitate desired development.
- Lack of water system capacity to meet domestic, industrial, and fire flow water requirements to facilitate desired development.

Wastewater Infrastructure

While some of the area has access to adequate sewer service, there are parcels that are limited or underserved for the following reasons:

- Location outside the utility service area boundary has, so far, prevented the City of Missoula from allowing sewer main extensions or connections.
- Service requires new or upgraded lift stations that are cost prohibitive for a single development project to undertake.
- No reasonable access to existing sewer mains exists. Soil drainage in the area makes on-site treatment systems difficult and limits the density available to maintain groundwater quality.
- Centralized treatment for the area does not yet exist.

Historically, uses in this area are served by on-site septic systems; however, the soils in the area are problematic for these types of systems, and likely they would not support the level of development desired in the growth policy while still protecting groundwater quality. The City of Missoula has extended some pressurized and gravity sewer mains to the district, but much of the area still does not have access to the City of Missoula wastewater collection system. The retention, expansion, and recruitment of value-adding economic development in Wye 2 area may require the expansion of the City of Missoula centralized sewer system and connecting service lines or some other means of wastewater collection and centralized wastewater treatment.

Storm Water/Drainage

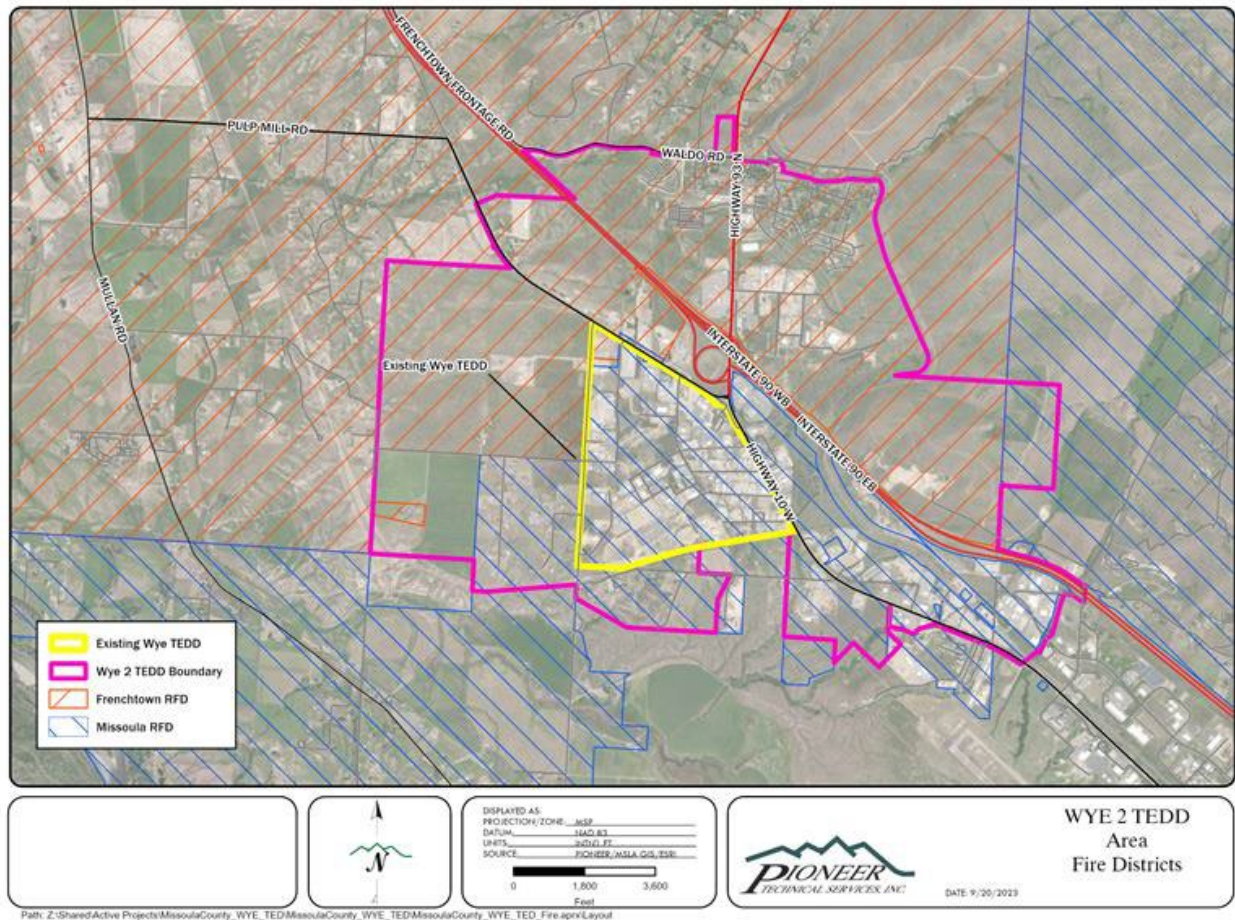
The imperviousness of the clay soils in the area creates drainage and runoff issues which might be best addressed on an area scale, as there is some indication that this situation may not be able to be adequately addressed on-site by individual properties. Much of the area is underserved by storm water infrastructure, including developed parcels that have known drainage issues or lack adequate detention, treatment, and/or conveyance, and undeveloped parcels that have poor or non-existent access to a receiving drainage.

Many already developed parcels have known drainage issues or lack adequate detention, treatment, and/or conveyance. Also, there are many undeveloped parcels that have poor or non-existent access to a receiving drainage, such as O'Keefe Creek, La Valle Creek, or an established tributary with stable bed and banks. Most parcels in the Wye 2 area drain to ephemeral streams which only flow during large flood events, typically do not have defined bed and banks, and often are not suitable receiving waters for concentrated storm water runoff from development (WGM Group, 2022).

Life Safety

Fire Services – The Wye 2 area is served by the Frenchtown and Missoula County Rural Fire Districts (RFDs). As shown on Figure 8, most of the area of the Wye 2 falls within the jurisdiction of the Frenchtown RFD, while a smaller portion is covered by the Missoula RFD. The existing fire-services infrastructure, including water infrastructure, equipment and staffing for inspection and fire suppression is not adequate to serve the desired development of the Wye 2 area, and a potential obstacle to growth, and will need to be upgraded.

Figure 8. Wye 2 TEDD Area Fire Districts



Currently, fire protection water is provided by static cisterns, which leads to Frenchtown RFD having to haul water to the vast majority of fires in the area. A central, pressurized system (hydrants) with sufficient fire flows would significantly improve the fire protection water capabilities.

The Frenchtown RFD's Station 7 is located at 9350 Ladyslipper Lane, in the northeast section of the area and currently houses a structure engine, water tender, light rescue, ambulance, and wildland engine. Based on the intended industrial development targeted for the area, Frenchtown RFD will most likely need to procure a ladder truck to ensure required fire suppression capabilities, which will also trigger a need to expand, modify, or rebuild the fire station (Calnan, 2023).

The Missoula RFD's Station 2 is located at 6550 US Highway 10 West, in the southeast portion of the area being considered for the Wye 2 TEDD. The Department may face similar needs to add equipment and staff based on the level of development.

Finally, the potential growth in the area will create an increased workload for the fire departments, including response staffing and fire code inspection services. Land use and buildings require a significant amount of fire marshal/bureau attention to ensure life safety, and development increases emergency calls for service.

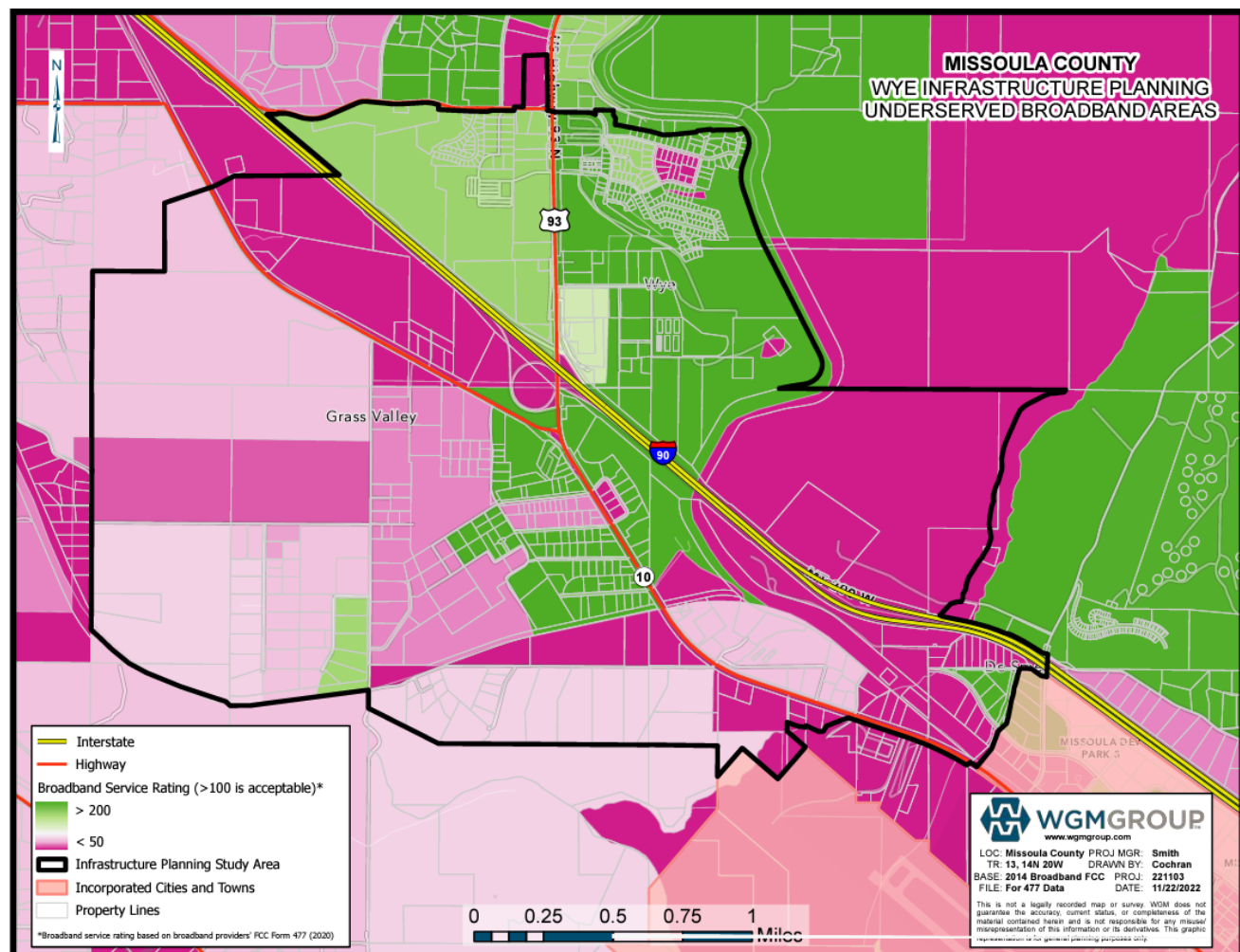
Frenchtown RFD expects additional staffing to fulfill these requirements will be necessary.

Law Enforcement - The Wye 2 area is served by the Missoula County Sheriff's Office, located in the City of Missoula. Services provided by the Sheriff's Office include patrols, detention, search and rescue, and E911 Emergency Dispatch, among others. In addition, traffic laws are enforced by the Montana Highway Patrol. E911 services are provided by Century Link. Additional law enforcement staff and facilities are likely needed to support the intended growth in the area.

Broadband

Much of the area lacks adequate broadband. Based on the preliminary analysis done by WGM Group, a large portion of the area has a broadband rating below 100 (Figure 9), considered the acceptable level to support the desired level of development for this area (WGM Group, 2022). Improvements to broadband service will be needed to support the industrial and commercial development of the area, and it will also be necessary to support the education of students that will be living in the area.

Figure 9. Broadband Service Rating



Workforce Housing

The area lacks adequate attainable workforce housing, to support the desired industrial and commercial development. Workforce housing is considered infrastructure per MCA §7-15-4283(4), and therefore is an allowable use of TIF funds, MCA §7-15-4288. Adopted by the 2023 Montana Legislature and signed into law by the Governor on June 13, 2023, the Montana Community Reinvestment Plan (HB819) defines attainable workforce housing as *“housing of a cost that an eligible household would spend no more than 30% of gross monthly income for a mortgage payment, property taxes, and insurance”*, and an eligible household as *“a household earning between 60% and 140% of median household income for the county in which the person resides or the state, whichever is less”* (State of Montana, 2023).

Investment in workforce housing is needed to create affordable homes for the workforce. Additional workforce housing in the area will lead to additional school-age children, so schools will also need to plan and possibly expand. Safe routes to ensure children can get safely to and from schools will need to be planned and established.

General Improvements

Additional infrastructure and public service deficiencies will be identified and addressed over time. These might include, for example, electric vehicle charging stations, public transit hubs, and innovative communication infrastructure. Planning for the additional students at the local schools will also be necessary, and planning for and developing safe routes to get children to and from schools will be critical.

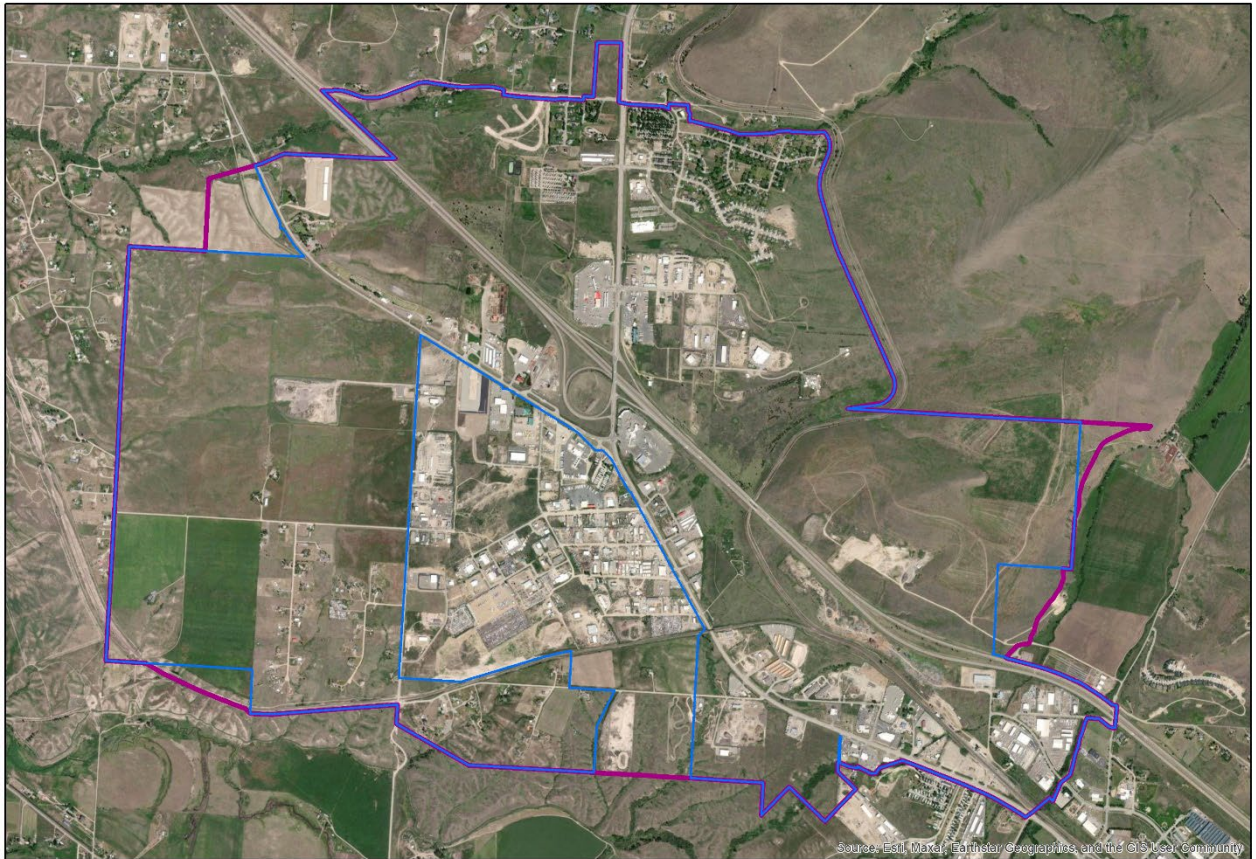
Eligibility for TEDD Designation

In addition to establishing infrastructure deficiencies, there are additional conditions that must be met for an area to be eligible for TEDD designation. According to MCA §7-15-4213, the local governing body must submit the Plan for the TEDD to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy or parts of the growth policy for the development of the municipality if a growth policy has been adopted pursuant to Title 76, Chapter 1. In addition, the area must be zoned for uses by a local government under Title 76, Chapter 2, Part 2 and 3, in accordance with the area growth policy, as defined in Title 76, Chapter 1 per MCA §7-15-4279.

The growth policy itself must include language in support of secondary, value-adding economic development. In addition, the Missoula Area Land Use Designation Map, which was effective on June 6, 2019, must show industrial and commercial land use designated properties within the final TEDD boundary. These designations include “Industrial Center”, “Heavy Industrial Center” and/or “Commercial Center.”

Finally, the final TEDD boundary must include whole parcels. Given these requirements for TEDD designation, the area that was determined to be eligible for designation as a TEDD constitutes a subset of the entire area that was reviewed. The area reviewed for infrastructure deficiencies is outlined in the solid purple line on Figure 10, while the “TEDD Ready” area is denoted by the blue line.

Figure 10. Wye 2 Area Reviewed for Infrastructure Deficiencies (noted by the purple boundary) and TEDD Eligible Area (noted by the blue boundary)



Conclusion

Based on the information presented in this Chapter, *Statement of Infrastructure Deficiencies*, a finding can be made that the Wye 2 area exhibits conditions that constitute impediments to the development of infrastructure-intensive, value-adding economic development in Missoula County. Further, the area noted within the blue line on Figure 10 above, meets the land use criteria set forth in the statutes governing the creation of TEDDs, and is therefore eligible for inclusion in a TEDD.

Chapter 4. Planning Consistency and Zoning in Accordance with the *Missoula County Growth Policy*

The Montana Urban Renewal statute requires the Wye 2 TEDD Plan to be in conformance with the Growth Policy ([Missoula County, 2019a](#)) per MCA §7-15-4213. In addition, the statute requires, per MCA §7-15-4279, that a TEDD be zoned for uses by a local government under Title 76, Chapter 2, Part 2 and 3, in accordance with the area growth policy, as defined in §76-1-103, MCA. Therefore, in accordance with MCA §7-15-4213 and MCA §7-15-4279, prior to its approval of the ordinance establishing a TEDD, the local governing body will:

- Submit the Plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy.
- Request a review and recommendation as to whether the zoning within the TEDD is in accordance with the Growth Policy.

On October 17, 2023, the Missoula Consolidated Planning Board found that the area of the Wye 2 TEDD was zoned in accordance with the Growth Policy (Missoula County, 2019a) per statutory requirements and reviewed the Wye 2 TEDD Comprehensive Development Plan and found it to be in conformance with the Growth Policy (Missoula County, 2019a) per statutory requirements.

The Growth Policy (Missoula County, 2019a) was adopted July 13, 2016, by Resolution 2016-098 and amended June 6, 2019, by Resolution 2019-090.

This Wye 2 TEDD Plan is an “area and issue” plan as defined in Chapter 4 of the Growth Policy (Missoula County, 2019a). Area and issue plans follow the guidance provided in Chapter 4 and are assessed for consistency with the growth policy using the goals and objectives provided in Chapter 2 of the Growth Policy (Missoula County, 2019a). Plans are not required to address all the goals and objectives, but they must not contradict those that apply.

This Plan falls within the definition of the following three types of area plans defined in the Growth Policy:

- *“Commercial and/or industrial development area plan - Provides opportunities for commercial and/or industrial development designed to serve the local community and results in additional employment and a reliable tax base.*
- *“Public services and infrastructure area plan - Addresses how appropriate types of public services, infrastructure and transportation options will be provided, and sets goals and actions to achieve an appropriate level of service delivery.*
- *“Housing – Provide for an adequate supply and variety of housing types” (Missoula County, 2019a).*

Missoula County Growth Policy

The Growth Policy (Missoula County, 2019a) contains guiding principles, goals and objectives for how the county plans to address community challenges in the coming years. The following guiding principles from the Growth Policy are applicable to preparing and implementing this Comprehensive Development Plan:

- ***“Sustainability:*** Local government should strive to make decisions that are environmentally sound, fiscally responsible, and supportive of healthy communities over the long term.
- ***Agriculture:*** A healthy agriculture sector is essential to the well-being of our community due to benefits such as food security, open space, wildlife habitat, economic activity, health promotion and quality of life.
- ***Economic development:*** Economic measures should focus on long term economic development that is fiscally responsible and does not unduly compromise quality of life or the natural environment.
- ***Public health and safety:*** Missoula County will strive to protect public health, safety, and welfare in a fiscally responsible manner.
- ***Balancing interests and minimizing regulation:*** The public interests of promoting economic development, conserving natural resources, maintaining community character, protecting public health and safety, and supporting private property rights should be weighed and balanced in decision-making. The use of regulatory and voluntary measures will be evaluated with an effort to employ the minimum amount of regulation necessary to protect public interests.
- ***Partnerships:*** Efforts by non-governmental groups, private individuals, tribal government, and state and federal agencies to achieve community goals are as vital to community development as local governmental actions. Partnerships among these groups, individuals and local government are essential.
- ***Diversity of communities and citizenry:*** The diversity, integrity and unique values of neighborhoods, communities and rural areas are important and should be protected. Diversity among the county’s population is also valued. A wide variety of housing and transportation choices is necessary to serve all communities and all of the population.
- ***Infrastructure:*** Investing in infrastructure, as part of implementing planning, is one of the most effective ways to build enduring communities” (Missoula County, 2019a).

Specific goals and objectives provided in Chapter 2 of the Growth Policy are provided below followed by analysis demonstrating this Plan’s conformance with the Growth Policy.

- ***“Goal #5 - Promote economic development that creates opportunities throughout Missoula County including people living and working in rural communities and across wage levels.***
 - *Objective 5.2 Expand economic opportunities in rural areas of the county.*
 - *Objective 5.3 Facilitate well-designed commercial and industrial development that is located appropriately, served by necessary infrastructure, conducive to public health and the environment, and reduces buyer and developer financial and legal risks.*
 - *Objective 5.4 Facilitate the re-use of former industrial sites and previously developed, under-utilized parcels of land to revitalize blighted and infrastructure deficient areas and spur private investment.*

- **Goal #6** - Embrace emerging economic trends and new technologies that will prepare Missoula County for the economy that will exist in 20 years.
 - Objective 6.1 Support initiatives to expand digital communications and develop clean technologies throughout the county.
- **Goal #7** - Sustain and promote the land- and resource-based industries of agriculture, timber, restoration, and recreation that are part of the local economy and heritage.
 - Objective 7.2 Support local agriculture and businesses involved with wood products and encourage value-added operations.
- **Goal #8** - Proactively plan and provide for the logical growth of communities while protecting rural character and sustaining county resources by guiding development to areas most suited for it.
 - Objective 8.3 Guide new subdivisions and development to areas that have the least impact on natural resources and are most suited for development.
- **Goal #9** - As part of planning, support the provision of infrastructure and services to and within rural communities.
 - Objective 9.1 Support increased infrastructure capacity, services and amenities in and around existing communities where appropriate” (Missoula County, 2019a).

As discussed in Chapter 9 of the Growth Policy: “Conditions, Trends, and Projections – Economic Development (Missoula County, 2019a), one of the implementation actions is to work closely with economic development agencies to develop a TEDD. Goals 5, 6, and 7 in Chapter 2 of the Growth Policy describe Missoula County’s approach to address economic development challenges and opportunities.

The goals of the Wye 2 TEDD as described in Chapter 5 are:

- **Goal #1** - Promote Economic Development in Support of Secondary Value- adding Industry
- **Goal #2** - Invest in Efficient Delivery of Public Infrastructure
- **Goal #3** - Support Development of Attainable Workforce Housing
- **Goal #4** – Enhance Public Safety Services

Evaluation of the Wye 2 TEDD Comprehensive Development Plan for conformance with Overall Principles and Goals of the Growth Policy:

In conformance with the Growth Policy, the Wye 2 TEDD Plan seeks to provide long term economic stability, and to use planning and the development of public infrastructure as tools for managed growth.

The Wye 2 TEDD Plan does not suggest any revision to the Growth Policy.

Missoula Area Land Use Element

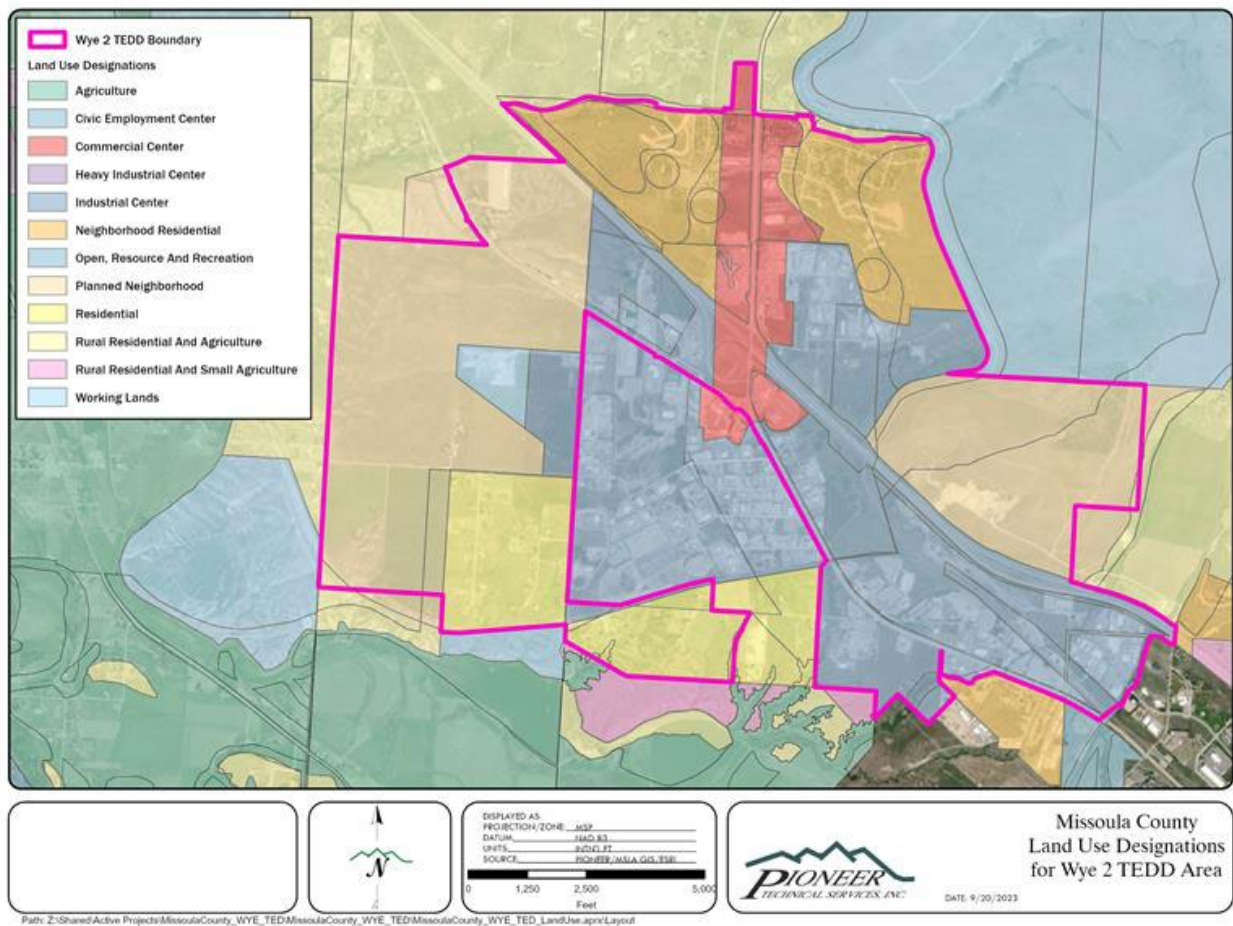
The Missoula Area Land Use Element ([Missoula County, 2019b](#)), a 2019 amendment to the 2016 Missoula County Growth Policy which contains the Missoula Land Use Designation Map (The Map), is a long-range planning tool, guiding growth over a 20-year horizon. It is a visual and written description of the desired

future character of land use in the community. While the land use element is a policy document, it contains a list of actions such as zoning amendments and infrastructure improvements as recommended implementation steps.

The Map is an important piece of the growth policy, used as the policy foundation for making decisions on land use issues. This Map was updated with the adoption of the Missoula Area Land Use Element on June 6, 2019 (Missoula County, 2019b). Land use designations and mapping are intended to reflect the desired future land use and development pattern for local communities and the county. The Map provides an overarching guide for any regulations that address land use and/or development patterns such as zoning and subdivision regulations.

The Map (Figure 11) illustrating the Growth Policy land use designations for the TEDD area follows:

Figure 11. Missoula County Land Use Designations for Wye 2 TEDD Area



The Wye 2 TEDD area includes the following designated land uses:

- Industrial Center
- Commercial Center
- Working Lands

- Residential
- Planned Neighborhood
- Neighborhood Residential
- Residential

These land use designations are addressed in the following goals identified in the 2019 Missoula Area Land Use Element (Missoula County, 2019b):

Industrial Center Goal

- *“Contributes to the county’s economic base by providing places where people work, create, build, store, and distribute goods and services.*
- *“Land use is a mix of office, research, studios, manufacturing, warehousing, and distribution.”*

Commercial Center Goals

- *“Provides opportunities for retail, service, and employment.*
- *“Provides for a mix of primarily commercial and higher intensity residential choices in a well-connected, walkable pattern.*
- *“Land uses primarily consist of auto-oriented retail, lodging, offices, food service, and automobile service.”*

Working Lands Goals

- *“Provide opportunities for rural lifestyles and generating income from natural amenities.*
- *“Protect the continuing function of natural landscapes and waterways, fish and wildlife habitat and movements corridors, and water quality and quantity.*
- *“Protect public health and safety in areas with identified hazards, such as floodplains and areas with elevated wildfire risk.*
- *“Land uses may include residential, agricultural, activities incidental to agriculture, grazing, and natural resource-based industries.”*

Residential Goals

- *“Accommodate a range of housing options that contribute to countywide housing diversity.*
- *“Preserve and enhance the residential character of existing neighborhoods.*
- *“Provide for compatible in-fill housing where land uses are in transition.*
- *“Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.”*

Neighborhood Residential Goals

- *“Accommodate a range of housing options that contribute to countywide housing diversity.*
- *“Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.”*

Planned Neighborhood Goals

- *“Preserve development potential that accommodates a substantial portion of future growth until infrastructure is in place or planned.*
- *“Accommodate a wide range of residential options that contribute to countywide housing diversity.*
- *“Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations. Master planning the area may be necessary to determine location of facilities, such as parks, open space, agriculture, roads, non-motorized facilities, storm water, water, and sewer.”*

These land use designations align with the Plan, which endeavors to develop infrastructure to support industrial and commercial value-adding enterprises, as well as the workforce housing needed to support these enterprises.

Existing land uses within the area of the Wye 2 TEDD, which includes a mix of retail commercial, manufacturing, warehousing, distribution, agricultural, and some residential, also align with the Growth Policy (Missoula County, 2019a).

The *Missoula Area Land Use Element* is also used to help guide development of public infrastructure, plan for delivery of local services, and signal to the private sector where certain kinds of development are preferred. The *Missoula Area Land Use Element* states that “where appropriate, Missoula County must become proactive in planning for and developing infrastructure to successfully implement the Land Use Designation Map” (Missoula County, 2019b). It is imperative for Missoula County to utilize infrastructure already in place to ensure a better economic use of those prior investments, as recognized in the *Missoula Area Land Use Element*.

Furthermore, it is imperative for Missoula County to work with public- and private-sector partners to identify strategies and develop the missing infrastructure pieces in underserved areas. Infrastructure improvements are large investments that require the county to carefully consider the fiscal impact and maintenance obligations over time. With sound planning and fiscal responsibility, infrastructure is a fundamental tool for implementing this plan. The *Missoula Area Land Use Element* (Missoula County, 2019b) provides a strong basis for the establishment of a TEDD, notably in the following statements of policy from the Land Element document.

Plan for the Physical Framework Needed to Facilitate Unique Neighborhoods

“Missoula County’s role is to enable the evolution of existing and emerging neighborhoods to capture their distinct identity and sense of place” (Missoula County, 2019b). The Wye 2 is both an existing and emerging neighborhood, having higher levels of infrastructure and services than other locations in the county, enabling a greater variety of services. However, the area is limited by infrastructure deficiencies, limiting their ability to fully reach the land uses identified in the Land Element document (Missoula County, 2019b).

Working with residents, the county's role is to enable the growth and development of neighborhoods through the implementation of the Land Use Designation Map (Figure 11). In some neighborhoods, like those incorporated in this TEDD, it could be transformational. In all cases, investment in infrastructure through a variety of sources, including private-public partnerships, will be necessary. The county will need to assure neighborhoods are well-connected with other parts of the community with roads, through non-motorized connections, and in some cases through transit.

Planning and Building infrastructure to proactively guide where and how growth occurs. Inherent in this policy (Missoula County, 2019a) is the need to increase capacity for funding capital projects and ongoing maintenance. Potential infrastructure outcomes include:

- **The expansion or development of water service to the Wye**
“The lack of public water at the Wye, both north and south of Interstate 90, is constraining the development potential of an area long planned for future growth. Extending existing water systems and/or developing new water systems are needed to address the constraints. Options for new or expanded water service exist and could be developed through a variety of alternatives that need greater analysis.
- **Improvements to the existing road network south of the Wye**
“Roads such as Roller Coaster Road and Deschamps Lane need to be brought to a higher standard to accommodate future growth.”

Potential infrastructure funding sources include the creation of districts that allow the use of TIF to maximize opportunities for developing infrastructure, including sewer, drainage, workforce housing, life safety, school, and other infrastructure in addition that the water and roads identified above, to support value-adding industry. As noted in the Land Use Element Plan (Missoula County, 2019b), many of the areas designated for value-adding industrial use lack “shovel-ready” sites due to infrastructure constraints. The TIF can fund the infrastructure necessary to get lands “shovel-ready” for projects aligned with the Growth Policy (Missoula County, 2019a). With the right infrastructure in place, the efficiency of the land use increases, bringing more value-adding industrial lands online. For example, the efficiency of developing industrial, commercial, and other lands by the Wye 2 could be improved through the extension of infrastructure financed by TIF districts, or the development of infrastructure needed to support the value-adding industry, such as workforce housing, life safety (e.g., fire protection) services, and schools.

Evaluation of the Wye 2 TEDD Comprehensive Development Plan for conformance with the *Missoula County Growth Policy*, as amended by the *Missoula Area Land Use Element*

In conformance with the Growth Policy, the Wye 2 TEDD Plan seeks to address infrastructure deficiencies that constitute a serious impediment to the promotion of secondary, value-adding economic development. The Plan contributes to the Land Use Element goal to be “proactive in planning for and developing infrastructure in order to successfully implement the land use map” (Missoula County, 2019b). Furthermore, the Land Use Element document states that it is “clear that the infrastructure in place today will need to be expanded” (Missoula County, 2019b). These infrastructure deficiencies are also identified in the Missoula Area Land Use Element as critical components for industrial, commercial, and residential growth over the long term (Missoula County, 2019b).

This Wye 2 TEDD Plan provides a plan for redevelopment and additional development of existing “Industrial

Center” and “Commercial Center” designated areas to grow the economic base and attract new secondary value-adding industry. It also includes areas designated for residential development in the Growth Policy (Missoula County, 2019a); these areas can be developed as infrastructure by satisfying requirements to be considered attainable workforce housing.

The *Missoula Area Land Use Element* specifically identifies the Wye area, including this Wye 2 TEDD area, as an optimal location for a targeted economic development district. Thus, the original Wye TEDD was established in 2020. This TEDD, adjacent to the existing TEDD, will expand the area for targeted development (Missoula County, 2019b).

This TEDD Plan does not suggest any revision to the *Missoula Area Land Use Element* or the existing land use designations, and instead will help implement the *Missoula Area Land Use Element*.

Wye 2 TEDD Area Zoning

The area included within the TEDD is zoned under the Missoula County Zoning Regulations ([Missoula County, 2023d](#)) most recently adopted September 14, 2023, by Resolution #2023-067.

As noted in the introduction to the Missoula County Zoning Regulations:

“These regulations are adopted to preserve, protect, and promote the public health, safety, and general welfare of residents, businesses, and property owners within the County in a manner that meets the criteria and guidelines established in MCA §76-2-203. The intent of these regulations is to implement the goals and policies contained within the Missoula County Growth Policy and to achieve the following objectives.

- A) Improve the built environment.*
- B) Protect and promote community character.*
- C) Conserve and protect the County’s natural beauty and cultural and historic resources.*
- D) Promote the conservation of energy, land, and natural resources.*
- E) Improve sustainability and resiliency through best practice in environmental design.*
- F) Promote development patterns that support safe and efficient infrastructure and public services.*
- G) Promote multi-modal transportation through a mix of uses and compact community form, where appropriate.*
- H) Encourage innovations in use and design, especially regarding residential development and renewal, so that the needs of the community may be met by greater variety, type, and design.*
- I) Provide open space for mobility, habitat, light, air, and recreation.*
- J) Establish clear and efficient development review procedures” (Missoula County, 2023d).*

The area of the Wye 2 TEDD includes areas zoned as follows:

- Industrial Center, Light (ICL)
- Commercial Center (CC)
- Neighborhood Residential (NR)

The ICL zone *“is to provide opportunities for light industrial, artisan, and limited commercial activities with minimal off-site impacts, but which require more physical space or have unique site design considerations. The character of this district is varied with small shops to large building footprints and development sited away from sensitive natural environments but in close proximity to the transportation network, including rail service, and with connectivity to other areas in the community by transit and non-motorized facilities. Buildings may be single use or incorporate a mix of uses”* (Missoula County, 2023d).

The CC zone *“is to provide opportunities for retail, services, and employment in auto-orientated patterns transitioning to walkable mixed-use patterns over time. District character is almost exclusively commercial but may support higher intensity residential development both in a horizontal as well as vertical mixed-use development pattern”* (Missoula County, 2023d).

The NR zone *“is to provide a mix of homes and neighborhood-scale professional and commercial services in urbanizing areas of the county where public water and sewer service is available”* (Missoula County, 2023d).

The RM zones are *“to provide a mix of higher density residential housing options including multi-household dwellings that reflect the traditional character of existing residential neighborhoods. The intent is to promote compatible infill opportunities and support county-wide housing diversity...mobility and access is characterized by a “Complete Street” network that includes protected or buffered bike lanes, sidewalks, and enhanced crossings”* (Missoula County, 2023d).

The R zones are *“to provide a range of small-scale housing options that reflect the traditional character of existing residential neighborhoods. The intent is to promote compatible infill opportunities while supporting countywide housing diversity. While the character of the district is predominantly residential, limited neighborhood-scale commercial services may be appropriate where suitable infrastructure is available”* (Missoula County, 2023d).

The AGRR zones *“are to balance rural residential development with the preservation of natural landscapes in areas where infrastructure may exist and services are proximal”* (Missoula County, 2023d).

The AGW zones *“to conserve the integrity and quality of the rural character. This district provides opportunities for a rural residential lifestyle that may include income generation from agriculture and natural resource-based industries”* (Missoula County, 2023d).

Evaluation of the Wye 2 TEDD Areas Zoning in Accordance with the *Missoula County Growth Policy*

As noted in the Growth Policy, the Land Use Designation Map *“should include similar general land use designations such as residential or commercial, but it is not necessary for a zoning map to be a perfect replica of the Land Use Designation Map or have identical districts, densities, or other designations. The zoning text should be designed to help carry out the applicable goals and policies of the Plan, but zoning is not required to address all of the goals and policies”* (Missoula County, 2019a).

The Growth Policy also states, *“When assessing accordance with the growth policy, reviewers should list the applicable goals and policies and evaluate whether and how the zoning regulations and map either comply with the Plan or do not”* (Missoula County, 2019a).

Evaluating this Wye 2 TEDD Plan in the context of the Missoula County Zoning Regulations (Missoula County, 2023d) and the Growth Policy (Missoula County, 2019a) leads to the following observations.

- The Wye 2 TEDD Plan supports the purpose of the Missoula County Zoning Regulation.
- The Wye 2 TEDD Plan supports “industry” as defined in Chapter 13 of the Missoula County Zoning Regulations (Missoula County, 2023d).
- The area of the Wye 2 TEDD Plan that is zoned ICL has a Missoula Area Land Use Element designation of “Industrial Center.”
- The area of the Wye 2 TEDD Plan that is zoned CC has a Missoula Area Land Use Element designation of “Commercial Center.”
- Most of the area of the Wye 2 TEDD Plan that is zoned NR has a Missoula Area Land Use Element designation of “Neighborhood Residential.” Some of the areas zoned as NR have a Missoula Area Land Use Element designation of “Planned Neighborhood.”
- The area of the Wye 2 TEDD Plan that is zoned RM has a Missoula Area Land Use Element designation of “Neighborhood Residential.”
- The area of the Wye 2 TEDD Plan that is zoned R has a Missoula Area Land Use Element designation of “Residential.”
- The area of the Wye 2 TEDD Plan that is zoned AGRR has a Missoula Area Land Use Element designation of “Residential.” When the Missoula County Zoning Regulations were last updated, the AGRR zoning in this area was intentionally applied, in recognition of the fact that the infrastructure necessary for residential development was not yet in place. This was done “to prevent land fragmentation that would make the desired future land use density and intensity difficult or impractical to achieve. Once infrastructure is coming online, the areas will be rezoned to come into alignment with the growth policy” (A. Hagemeyer, Senior Planner, Missoula County, in personal communication [email] to B. Archibald, June 13, 2023). Therefore, the current zoning is considered to be in accordance with Growth Policy.
- Most of the area of the Wye 2 TEDD Plan that is zoned AGW has a Missoula Area Land Use Element designation of “Planned Neighborhood.” As noted in the Land Use Element, part of the Growth Policy a goal of the Planned Neighborhood area is to “Preserve development potential that accommodates a substantial portion of future growth until infrastructure is in place or planned (Missoula County, 2019a). These areas were deliberately zoned in this manner to prevent development that was not aligned with the Growth Policy. When adequate infrastructure is in place to support the intended land use per the Growth Policy, the areas will be rezoned accordingly. These areas were zoned deliberately in this manner as a mechanism to ultimately achieve the vision and goals of the Growth Policy. There is one portion of the area zoned as AGW that has a Missoula Area Land Use Element designation of “Working Lands”, which are aligned.
- The Wye TEDD Plan does not suggest any revision to the Growth Policy (Missoula County, 2019a), Missoula Area Land Use Element (Missoula County, 2019b), existing land use designations or zoning classifications.

Conclusion

Based on these findings and as documented in the Missoula Consolidated Planning Board's resolution of recommendation and the minutes of October 17, 2023:

- Area and issue plans follow the guidance provided in Chapter 4 of the Growth Policy and are assessed for consistency using the goals and objectives provided in Chapter 2 of the Growth Policy. Plans are not required to address all the goals and objectives, but they must not contradict those that apply (Missoula County, 2019a).
- An evaluation of conformance and accordance must consider the Growth Policy document as a whole and a combination of all factors included in the entire Growth Policy such as relevant principles, goals, objectives, land use designations, and implementation as described above.
- The Wye 2 TEDD Plan follows the guidance provided in Chapter 4 of the Growth Policy.
- The Wye 2 TEDD Plan addresses the goals and objectives described in this chapter above, and it does not contradict those that apply.
- The Wye 2 TEDD Plan is consistent with the Growth Policy using the goals and objectives provided in Chapter 2 of the Growth Policy.
- The Wye 2 TEDD Plan does not suggest any revision to the Growth Policy, Missoula Area Land Use Element, existing land use designations or zoning classifications.
- The Wye 2 TEDD Plan acknowledges that in the future those land banked properties will need to be rezoned in accordance with the Growth Policy when infrastructure becomes available for denser residential development.
- The Wye 2 TEDD Plan can be described as being in conformance with the Growth Policy pursuant to MCA §7-15-4213.
- The zoning within the area of the Wye 2 TEDD can be described as zoned for use in accordance with the Growth Policy demonstrating adherence to MCA §7-15-4206, 4208, and 4209.

Conclusions of Law:

- The Wye 2 TEDD Plan has been evaluated against the relevant goals, policies and objectives of the Growth Policy, and the Wye 2 TEDD Plan is in conformance with the Growth Policy.
- The zoning in the area of the Wye 2 TEDD Plan has been evaluated against land use designations of the Missoula Area Land Use Element, and the zoning in the area of the Wye 2 TEDD Plan is in accordance with the Growth Policy.

Chapter 5. Goals and Strategies of the Wye 2 TEDD

As stated above, Missoula County, Montana is interested in fostering the retention, expansion and development of secondary, value-adding industries within its jurisdiction. The creation of the TEDD will help the County to realize the vision of its Growth Policy, which states, in part that:

“Missoula County residents have access to good jobs in new and emerging industries, high quality services, and a variety of affordable housing choices for a diverse citizenry. Natural resources, including public lands, rivers, lakes, streams, wildlife, mountains, clean air and agriculture will continue to flourish, support an active lifestyle, and create opportunities for economic prosperity” ([Missoula County, 2019a](#)).

The Growth Policy also recognizes the roles that transportation and manufacturing play in the livelihoods of Missoula County’s residents:

“Missoula County has always been fortunate to enjoy access to the larger region that ushered in new waves of economic development. First the railroad was constructed through the area in mid to late 19th century, followed later by Interstate 90. Now the very same alignment that accommodated these two transportation facilities provides the route for a major backbone of the digital highway between the Midwest and the West Coast. In the transitioning economy, the manufacturing sector continues to be strong while the University provides new opportunities with a steady stream of graduates. Opportunities in restoration, renewable energy, re-development and re-use of older commercial sites, and positioning the county to capitalize on recreational opportunities and a high quality of life have great promise” (Missoula County, 2019a).

The Growth Policy also recognizes the need for affordable housing in the community, including an Affordable Housing Incentive in Chapter 9. Furthermore, the public has identified the need for affordable workforce housing during the public engagement process for the Growth Policy (Appendix B of the Growth Policy; Missoula County, 2019a).

This Wye 2 TEDD Plan provides a framework for activities that will be undertaken by a variety of public and private entities. It suggests a variety of strategies that may be employed by the local government, in response to those infrastructure deficiencies set forth in Chapter 3 to encourage investment in the district. The Wye 2 will promote economic development, improve area employment opportunities, aid in the development of attainable workforce housing, and expand the community’s tax base. With the establishment of the TEDD, Missoula County is directing its resources to rectify infrastructure deficiencies and promote economic development that will help sustain and improve the County’s quality of life.

Goals of the Wye TEDD Plan

The following are the goals of this Plan and associated strategies. These goals support the overall purpose and intent of the Wye 2 TEDD as presented in Chapter 1.

Goal # 1 - Promote Economic Development in Support of Secondary Value-adding Industry

- *Rationale:* Retention and expansion of value-adding commerce including manufacturing strengthens the community, opens investment opportunities, enables livable wage jobs, and

supports the sound growth of the community. This allows the community to invest in infrastructure to improve safety, streetscape design, affordability, and overall quality of life, which in turn attracts businesses.

Goal #2 - Invest in Efficient Delivery of Public Infrastructure

- *Rationale:* Infrastructure is the backbone of the community. Private development typically requires a corresponding public investment in infrastructure. Capital improvements in transportation, water, sewer, public safety and other public infrastructure will help achieve economic vitality and support the delivery of public services.

Goal #3 – Support Development of Attainable Workforce Housing

- *Rationale:* Affordable, attainable housing for the workforce is necessary to support the value-adding industries targeted for the Wye 2 TEDD and will be critical to achieving the goals of this Plan and the Growth Policy. To achieve the goals of the Growth Policy, workforce housing will need to be developed in close proximity to the places of employment, along with the infrastructure needed for this development, including water, sewer, and multi-modal transportation.

Goal #4 - Enhance Public Safety Services

- *Rationale:* Growth and development within the Wye 2 TEDD will place additional burdens on existing public safety services such as police, fire, and emergency services. This also includes the planning and development of safe transportation routes to assure students and workers in the area have safe routes to school and work. Investing in the infrastructure needed to provide these services is necessary to public safety.

Strategies

Achieving the TEDD goals will depend on a strategic approach that includes both well-planned and well-designed projects and significant capital investment. The actions outlined below provide a set of basic approaches, which are key to sustainable economic development and address infrastructure deficiencies that constitute a serious impediment to the retention, expansion and recruitment of infrastructure-intensive, secondary value-adding commerce in the County.

The following strategies are intended to provide a framework for decision-making and are intentionally general in nature. The strategies for each goal include Planning strategies and Implementation strategies.

Goal #1 - Promote Economic Development in Support of Secondary Value - adding Industry

- Planning
 - Support area and issue specific to planning such as:
 - Targeted marketing to:
 - Further the production of secondary, value-adding commodities that can be exported outside the state.

- Support technology-based businesses that, through the employment of knowledge or labor, add value to a product, process, or export service resulting in the creation of new wealth.
 - Facilitate the opportunity for a diversified economic base of multiple independent secondary value-adding businesses.
- Sustainable approaches or technology advances.
- Complementary and interdependent activities and commerce.
- Linkages to other sectors to take advantage of associated workforce training programs, research and development, and technology transfer.
- Further public-private and other partnerships such as:
 - Participants in potentially symbiotic commerce and/or activities.
 - Local, regional, state and federal entities, e.g., the Missoula Armed Forces Reserve Center.
 - Workforce housing developers and affordable housing organizations.
 - Economic development organizations.
 - Schools to develop workforce training and education.
- Examine the usefulness of incentive programs such as:
 - Targeted commerce recruitment.
 - Workforce training.
- Implementation
 - Establish incentive programs determined to be useful.
 - Implement existing incentive programs like the Affordable Housing Incentive in the Missoula County Zoning Regulations (Missoula County, 2023d).

Goal #2 - Facilitate Efficient Development of Public Infrastructure

- Planning
 - Support area and issue specific planning, such the Wye Area Infrastructure Development Plan currently being prepared by the Missoula County Planning Department. Periodically update planning documents, as priorities may change based on technology, regulations, and other factors. Plan in accordance with the County's vision of *One Missoula*.
 - Water, storm water, wastewater, broadband.
 - Infrastructure to support attainable housing/workforce housing.
 - Schools and transportation infrastructure to support safe routes to schools.
 - Open spaces including parks and school yards.
 - Plan for development of infrastructure that reflects good urban design principles that will help to attract further value-adding economic development.
 - Multi-Modal Transportation, including safe routes to schools.
 - Emergency Services (public safety).

- Communication Technology, e.g., broadband.
- Regional and local storm water/drainage.
- Water.
- Wastewater.
- Attainable Workforce Housing.
- Other capital improvements.
- Develop public-private partnerships such as:
 - Landowners, Missoula County, emergency service providers, school districts.
 - Local, regional, state, and federal entities.
 - Public, quasi-public and private infrastructure providers.
 - Affordable workforce housing organizations and developers.
- Implementation
 - Foster public infrastructure projects, including workforce housing, supporting secondary value-adding commerce.
 - Invest in implementation of county capital improvement plans.
 - Invest in development of infrastructure that reflects good urban design principles.
 - Invest in life safety and hazard mitigation, including safe routes to schools.
 - Leverage public and private funds for public infrastructure.
 - Invest in transportation proximity projects determined to be of benefit to the community.
 - Support the extension and expansion of technological advances.
 - Employ economies of scale and sustainability to enhance efficiency and reduce individual costs of installing and extending public infrastructure.
 - Invest in access to sustainable energy sources.

Goal #3 - Support Attainable Workforce Housing

- Planning
 - Complete Attainable Workforce Housing Plan or Study.
 - Identify external funding options.
 - Consider affordability, proximity to workplaces and schools, sustainability.
 - Public/Private Partnerships with housing authorities, housing co-ops, land trusts, affordable housing organizations.
 - Develop methods to maintain affordability, e.g., covenants, deed restrictions.
 - Coordinate with Schools (safe routes, capacity, planning).
- Implementation

- Clearly define “Attainable Workforce Housing” for Missoula County’s purposes, ensuring that the definition satisfies all State of Montana requirements and any local requirements.
- Invest in public infrastructure needed to serve the workforce housing development, including water, wastewater, multi-modal transportation.
- Apply methods to ensure affordability is sustained in the long-term.
- Use available funds to leverage other affordable housing funds.
- Foster relationships and agreements with public and/or private entities to plan and construct attainable workforce housing units.
- Foster relationships and agreements with schools to plan for and serve the additional students from workforce housing developments.

Goal #4 - Improve public safety services

- Planning
 - Undertake planning study for first responder needs, including equipment, personnel, and facility requirements, within the Wye 2 TEDD and other areas served by the emergency service providers (e.g., fire districts).
 - Identify emerging technology and equipment trends.
 - Encourage public/private partnerships.
 - Identify funding options.
- Implementation
 - Develop means to provide fire protection inspections as development occurs, while additional funding from tax increment is not yet directly available to the fire districts.
 - Invest in public infrastructure needed to serve the Wye 2 TEDD, including facilities, personnel, and equipment, commensurate with level of services provided to the Wye 2 TEDD relative to the rest of the area served.

Chapter 6. Targeted Economic Development Activities

Secondary, value-adding industries

Missoula County will work with other public entities and private enterprises to establish an industrial and economic development framework to target and recruit secondary, value-adding industries. This effort will be multifaceted and will include investments in public infrastructure and industry retention and recruitment. Industries that could be targeted for development or expansion within the Wye TEDD are presented on Figure 13, by North American Industry Classification System (NAICS) code ([NAICS, 2023](#)).

Figure 13. Potential/Existing Industries – Wye TEDD	
NAICS CODE	INDUSTRY
31-33	<p>Manufacturing</p> <p>The Manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified in Sector 23, Construction.</p> <p>Establishments in the Manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and material handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.</p>
48-49	<p>Transportation and Warehousing</p> <p>The Transportation and Warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. The type of equipment depends on the mode of transportation. The modes of transportation are air, rail, water, road, and pipeline.</p> <p>The Transportation and Warehousing sector distinguishes three basic types of activities: subsectors for each mode of transportation, a subsector for warehousing and storage, and a subsector for establishments providing support activities for transportation. In addition, there are subsectors for establishments that provide passenger transportation for scenic and sightseeing purposes, postal services, and courier services.</p>

	<p>A separate subsector for support activities is established in the sector because, first, support activities for transportation are inherently multimodal, such as freight transportation arrangement, or have multimodal aspects. Secondly, there are production process similarities among the support activity industries.</p> <p>One of the support activities identified in the Support Activities for Transportation subsector is the routine repair and maintenance of transportation equipment (e.g., aircraft at an airport, railroad rolling stock at a railroad terminal, or ships at a harbor or port facility). Such establishments do not perform complete overhauling or rebuilding of transportation equipment (i.e., periodic restoration of transportation equipment to original design specifications) or transportation equipment conversion (i.e., major modification to systems). An establishment that primarily performs factory (or shipyard) overhauls, rebuilding, or conversions of aircraft, railroad rolling stock, or ships is classified in Subsector 336, Transportation Equipment Manufacturing, according to the type of equipment.</p> <p>Many of the establishments in this sector often operate on networks, with physical facilities, labor forces, and equipment spread over an extensive geographic area.</p> <p>Warehousing establishments in this sector are distinguished from merchant wholesaling in that the warehouse establishments do not sell the goods.</p> <p>Excluded from this sector are establishments primarily engaged in providing travel agent services that support transportation and other establishments, such as hotels, businesses, and government agencies. These establishments are classified in Sector 56, Administrative and Support and Waste Management and Remediation Services. Also, establishments primarily engaged in providing rental and leasing of transportation equipment without operator are classified in Subsector 532, Rental and Leasing Services.</p>
44-45	<p>Retail Trade</p> <p>The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.</p> <p>The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and nonstore retailers.</p> <p>1. Store retailers operate fixed point-of-sale locations, located and designed to attract a high volume of walk-in customers. In general, retail stores have extensive displays of merchandise and use mass-media advertising to attract customers. They typically sell merchandise to the general public for personal or household consumption, but some also serve business and institutional clients. These include office supply stores, computer and software stores, building materials dealers, plumbing supply stores, and electrical supply stores. Catalog showrooms, gasoline stations, automotive dealers, and mobile home dealers are treated as store retailers.</p>

	<p>In addition to retailing merchandise, some types of store retailers are also engaged in the provision of after-sales services, such as repair and installation. For example, new automobile dealers, electronics and appliance stores, and musical instrument and supplies stores often provide repair services. As a general rule, establishments engaged in retailing merchandise and providing after-sales services are classified in this sector.</p> <p>The first eleven subsectors of retail trade are store retailers. The establishments are grouped into industries and industry groups typically based on one or more of the following criteria:</p> <p>(a) The merchandise line or lines carried by the store; for example, specialty stores are distinguished from general-line stores.</p> <p>(b) The usual trade designation of the establishments. This criterion applies in cases where a store type is well recognized by the industry and the public, but difficult to define strictly in terms of merchandise lines carried; for example, pharmacies, hardware stores, and department stores.</p> <p>(c) Capital requirements in terms of display equipment; for example, food stores have equipment requirements not found in other retail industries.</p> <p>(d) Human resource requirements in terms of expertise; for example, the staff of an automobile dealer requires knowledge in financing, registering, and licensing issues that are not necessary in other retail industries.</p> <p>2. Nonstore retailers, like store retailers, are organized to serve the general public, but their retailing methods differ. The establishments of this subsector reach customers and market merchandise with methods, such as the broadcasting of "infomercials."</p>
72	<p>Accommodation and Food Services</p> <p>The Accommodation and Food Services sector comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.</p> <p>Excluded from this sector are civic and social organizations; amusement and recreation parks; theaters; and other recreation or entertainment facilities providing food and beverage services.</p>

Further research and analysis will be required to determine which of these value-adding industries can be retained, expanded and/or recruited based on market conditions and the Wye 2 TEDD's unique position in the marketplace. Issues such as energy costs related to operations and transportation, distance from markets and overall industry trends, as well as infrastructure requirements will help determine industries to be targeted.

Capital Improvements Planning and Implementation

Missoula County has undertaken the necessary planning required to more specifically identify the infrastructure required to support the development of targeted value-adding industries. The Wye Infrastructure Development Plan project is currently underway and is scheduled for completion in 2024. This planning effort will address necessary capital improvements and the associated costs. Infrastructure design and development could include multi-modal transportation, including roads, transit, bike and pedestrian ways; water and sewer systems; storm drains; utilities; street lighting; workforce housing; communication infrastructure such as cell towers and additional fiber cable; fire protection facilities and equipment; and public buildings.

Industry Retention and Recruitment

Once the Wye 2 TEDD is established, local staff and resources and/or consultant services could be used to assist in the development of business plans, market studies and general research to retain, expand and recruit secondary, value-adding industries to the TEDD. As the district starts generating TIF revenue, these funds may be directed to these activities as well.

Partnerships

The implementation of the Wye 2 TEDD program will require cooperation between the public and private sectors. Missoula County, to encourage private enterprise, will afford maximum opportunity consistent with the sound needs of the community as a whole, to foster the development of the TEDD by private enterprise. Property and business owners should acknowledge the advantage of the investment within the TEDD of property tax dollars generated within the district and make corresponding private investments to further economic activity.

Financing

Once targeted secondary value-adding industries and required capital improvements have been more clearly identified, the next step will be to develop the mechanisms to implement the overall TEDD program. Private development will generate the new property taxes (TIF dollars) necessary to finance public infrastructure development, which supports secondary value-adding economic activities. Therefore, enterprise development and public investments must occur hand in hand. In some cases, the construction of public infrastructure will be financed through a combination of TIF and other private, local, state, and federal funding sources.

The TIF revenues may only be used for infrastructure projects as allowed under MCA §7-15-4288 for the development of value-adding industries as defined in MCA §7-15-4279. If both value adding and non-value adding enterprises would benefit from TIF investments in infrastructure, the amount of TIF revenues invested may only be in proportion to the resulting benefit to value-adding businesses.

The TIF can be used to service the debt for a TIF bond. Tax increment revenues can be pledged to pay bond principal and interest annually. The size and term of the bond would depend on tax increment revenues available from private sector taxpayers within the TEDD. While Montana law provides that urban renewal districts utilizing a tax increment financing provision may only be authorized for 15 years, the time period may be extended to coincide with the term of a tax increment bond, but no longer than 30 years from the adoption of the original tax increment provision (MCA §7-15-4292).

It may be necessary for the private taxpayer(s) to enter into an agreement with Missoula County to assure, for the term of the bond, the annual payment of all property taxes due or an equivalent amount if the taxpayer no longer holds property in the district. The amount of tax increment realized each year must exceed the amount of the bond payment to be made each year, and initially by as much as two times the annual bond payment to enable the county to establish and maintain an adequate reserve of TIF in an amount determined at the time of the bond issuance.

- A project for which tax increment will be used for bond payments must be a specifically approved TEDD project and in keeping with the goals of the district to support value-adding economic development. The bond issuance must be authorized by the County Commission, through a resolution or ordinance, as required by bond counsel procedure.
- **Annual Tax Increment Appropriations** – The county may finance public infrastructure improvements from its annual tax increment receipts. Funds available for projects each year would be determined by the size of the annual increment and any prior commitments (such as bond debt service requirements and administrative costs).
- **TIF Revolving Loans** – The Montana urban renewal statutes provide for the establishment of loan programs, whereby TIF funds may be loaned for the construction of private infrastructure or other activities in support of the goals of the urban renewal or targeted economic development district. As principal and interest payments are made, the funds may be loaned again, even after the TIF provision terminates but the funds must be used within the TEDD for purposes identified in the Plan. The county may establish a revolving loan program, based on the availability of TIF funds as well as other financial resources.
- **Other Debt Financing** – The county may borrow funds from commercial lending institutions or loan funds to the district to finance public infrastructure improvements. Annual tax increment revenues will pay principal and interest on the loan.

Other Local Debt Financing Mechanisms

County governments can make use of various kinds of debt financing to fund programs and projects. These include general obligation bonds, rural special improvement district bonds, sewer and water district bonds and revenue bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue.

General Obligation Bonds

Under MCA §7-7-2201, the board of county commissioners of a county may issue, negotiate, and sell coupon bonds on the credit of the county, as more specifically provided in this part, for any of the following purposes:

- 1) *“acquiring land for sites and grounds for a public building or buildings of any kind within the county and under its control, which the county has lawful authority to acquire or erect, control, and maintain except that if the bonds are sold to fund a multicounty jail facility, funds may be used in the county in which the multicounty jail facility is located;*
- 2) *acquiring land for any other public use or activity within the county, under its control and authorized by law;*
- 3) (a) *constructing, erecting, or acquiring by purchase necessary public buildings within the county, under its control and authorized by law;*
(b) *making additions to and repairing buildings; and*

- (c) furnishing and equipping the buildings except that if the bonds are sold to fund a multicounty jail facility, funds may be used in the county in which the multicounty jail facility is located;*
- 4) *building, purchasing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water.”*

The local government incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law.

Rural Special Improvement Districts

Under MCA §7-12-2102 a board of county commissioners may order and create special improvement districts outside of the limits of incorporated towns and cities for the purpose of building, constructing, or acquiring by purchase one or more of the improvements of the kind described in MCA §7-12-4102 for the benefit of the special improvement district. The board of county commissioners may also order and create a special improvement district upon the receipt of a petition to create a special improvement district that contains the consent of all of the owners of property to be included in the district.

Improvements can include:

- The acquisition, construction, or reconstruction of public streets;
- The acquisition, construction or reconstruction of sidewalks, culverts, bridges, gutters, curbs, steps, and parks including the planting of trees;
- The construction or reconstruction of sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances;
- The construction of sewer and water systems including fire hydrants;
- The acquisition and improvement of land to be designated as public park or open-space land;
- The conversion of overhead utilities to underground locations in accordance with §69-4-311 through MCA §69-4-314; and
- The purchase, installation, maintenance, and management of alternative energy production facilities.

To defray the cost of construction, acquiring and/or maintaining any of the improvements provided for this part, including incidental expenses, the board of county commissioners shall assess the entire cost of the improvements against benefited lots, tracts, or parcels of land in the district, based upon the benefits received, and will adopt one or any combination of methods of assessment for each improvement made or acquired for the benefit of the district.

All costs and expenses incurred in any improvement district in the acquisition, construction, or maintenance of any improvement specified in this part or incurred in the issuance of bonds or warrants of the district, including incidental expenses, will be paid for by special improvement district bonds or warrants. Under MCA §7-12-2167, rural special improvement assessments may be collected for a term, not to exceed 30 years. If federal loans are available, the term may not exceed 40 years.

County Water and/or Sewer Districts

Under MCA §7-13-2203 a county water and/or sewer district may be organized and managed. A petition, which may consist of any number of separate instruments, must be presented at a regular meeting of the board of county commissioners of the county in which the proposed district is located, signed by at least 10% of the qualified electors of the territory included in the proposed district.

A district that is incorporated as provided in this part may *“construct, purchase, lease, or otherwise acquire and operate and maintain water rights, waterworks, sanitary sewer works, storm sewer works, canals, conduits, reservoirs, lands, and rights useful or necessary to store, conserve, supply, produce, convey, or drain water or sewage for purposes beneficial to the district. Beneficial purposes include but are not limited to flood prevention, flood control, irrigation, drainage, municipal and industrial water supplies, domestic water supplies, wildlife, recreation, pollution abatement, livestock water supply, and other similar purposes”* (MCA §7-13-2203).

Under MCA §7-13-2221, a County Water and/or Sewer District incorporated as provided in this part has various powers related to a district’s finances, including to:

- *“accept funds and property or other assistance, financial or otherwise, from federal, state, and other public or private sources for the purposes of aiding the construction or maintenance of water or sewer development projects;*
- *cooperate and contract with the state or federal government or any department or agency of the state or federal government in furnishing assurances for and meeting local cooperation requirements of any project involving control, conservation, and use of water;*
- *borrow money and incur indebtedness and issue bonds or other evidence of indebtedness and refund or retire any indebtedness or lien that may exist against the district or property of the district;*
- *cause taxes to be levied in the manner provided for in part 23 and this part for the purpose of paying any obligation of the district and to accomplish the purposes of part 23 and this part in the manner provided in part 23 and this part;*
- *levy special assessments against property located in the district and benefited by any of its improvements, ..., and pledge the collections of the special assessments in whole or in part, with any other revenue of the district, to the payment of bonds issued pursuant to part 23; and*
- *enter into covenants and agreements as to the establishment and maintenance of reasonable rates and charges for the use of its systems or improvements or any part of the systems or improvements as required, in the judgment of the board of directors, for the favorable sale of bonds issued pursuant to part 23, including, without limitation, a covenant to establish and maintain rates and charges sufficient, with the collection of any special assessments, to pay debt service and operating, maintenance, and replacement costs of the system or improvement and fund necessary reserves or a covenant to establish and maintain rates and charges sufficient, with the collection of any special assessments, to pay operating and maintenance costs of the system or improvement, fund necessary reserves for the system or improvement, and pay debt service on bonds and to provide additional funds necessary for the purposes of the system or improvement or to provide assurance to the holders of bonds as to the sufficiency of the revenue.”*

The payment of the assessment to defray the cost of constructing any improvement may be spread over a term, not to exceed 40 years (per MCA §7-13-2333).

Revenue Bonds

Under MCA §7-7-2501, a county may issue county revenue bonds to finance any project or activity enumerated in Chapter 16, Part 21, of this Title or in Title 75, Chapter 10, Part 1. The TIFF bonds are considered revenue bonds, but other types of revenue may be directed to debt service as well.

State and Federal Funding Resources

In addition, the county may pursue other state and federal funding sources. The availability of funds is dependent on a number of factors that include:

- The number of applicants in any particular funding cycle.
- The priorities set forth by funding entities, reflecting state and federal policy.
- The actual dollars available for particular types of projects and programs.
- The ability of the local community to provide matching funds.

Financing strategies for addressing individual projects will likely include combining various funding sources. Additional program information is available through various federal agencies and the Montana Departments of Commerce, Transportation, U.S. Environmental Quality, Natural Resources and Conservation, and the Governor's Office. Funds to support attainable workforce housing development available from the 2023 Montana Community Reinvestment Plan may be pursued.

Chapter 7. Program Administration

Missoula County will be responsible for managing the Wye 2 TEDD program. All decisions regarding budgeting, program design, and related actions will be made ultimately by the Board of County Commissioners. The Commissioners may make use of Missoula County Development Authority Board, County Staff, and/or contractor(s) at its discretion.

Each year the Commission (in conjunction with County staff and Missoula County Development Authority Board) will adopt an annual TEDD budget and work plan for the following fiscal year (July 1 to June 30). Each annual work plan will include the following elements:

- Anticipated Increment Revenue for the Year.
- Project and Program Priorities and Associated/Projected Costs.
- Financing Strategies Anticipated.
 - Direct Increment Revenue.
 - Debt Financing including Tax Increment Revenue Bonds.
 - Other Sources of Funding.
- Administrative Budget including staff and consulting services (as appropriate).

Once the work plan and the associated budget are adopted, the Board of County Commissioners (in conjunction with county staff and/or the Missoula County Development Authority Board) will be responsible for:

- Developing financing strategies.
- Working with property owners and private enterprises to identify public infrastructure projects for the future.
- Setting project priorities.
- Following all local government procurement rules with respect to:
 - Preparing bid and proposal requests.
 - Reviewing proposals from engineers, contractors, and other vendors.
- Monitoring projects.
- Accepting, reviewing, and approving project applications submitted by eligible program applicants in keeping with program criteria and guidelines (if applicable).
- Conducting market analyses, engineering studies, and project feasibility analyses.
- Providing technical assistance.
- Preparing the draft annual report as described below.

In accordance with MCA §7-15-4237, the county will prepare an annual report of its activities for the preceding fiscal year, no later than September 30. The report must describe how expenditures comply with

the approved comprehensive development plan for the district.

TEDD Program Eligibility

Missoula County will use TIF in conjunction with other funding mechanisms to support the development of secondary value-adding industry within the Wye TEDD. In order to be eligible to receive assistance, projects must:

1. Be located in the TEDD or provide connectivity.
2. Support value-adding economic development projects, per MCA §7-15-4279.

Additional required and suggested criteria to be used in further evaluating eligible infrastructure projects includes the following:

1. Required Criteria
 - a) **Consistency with adopted plans** – The project must be consistent with county planning documents, including the Missoula County Growth Policy and the Wye 2 TEDD Comprehensive Development Plan. Projects should reflect the vision, goals and objectives set forth in the county’s guiding documents.
 - b) **Compliance with adopted regulations** – Projects must meet the requirements of all adopted regulations.
2. Suggested Criteria
 - a) **Job Creation** – Developments will be evaluated based upon the number of direct jobs created. Advantage will be given to developments where the wages and benefits for the jobs meet or exceed the current average Per Capita Personal Income in Missoula county.
 - b) **Taxable Valuation** – In most cases, private enterprises who contribute more to the community’s tax base will be eligible for greater assistance.
 - c) **Leverage Ratios** – TIF will be used to construct infrastructure in support of value-adding economic development. Investments of tax increment financing which result in a larger infusion of private or other public capital will generally be viewed more favorably, compared to those which result in smaller infusion of private or other public capital.
 - d) **Readiness** –The development of the Wye 2 TEDD will occur as resources become available and opportunities present themselves. In some cases, public projects will occur in support of private investment that would otherwise not occur without that corresponding investment in infrastructure. Private enterprises that have secured public approvals and/or project funding have demonstrated a level of readiness. Program initiatives or funding opportunities may help bring certain TEDD projects forward.
 - e) **Health and Safety Concerns** – Projects that address urgent conditions that endanger the “health, safety....and welfare” of the people of Missoula County and support the purposes of the TEDD may be given greater consideration.
 - f) **Sustainability, one-time infusion of funds versus on-going need for funding** – Projects

that feature sustainable funding strategies will generally be ranked higher than those that require on-going funding.

- g) **Opportunity to use one-time or innovative funding** – A project or program that enables the county to take advantage of a one-time opportunity or innovative funding strategy may be given greater consideration.
- h) **Critical infrastructure** – Projects that address a critical infrastructure need and support the purposes of the TEDD may be given greater consideration.
- i) **Linkages** – Project/programs that expanding linkages to other sectors such as education may be given greater consideration.

Each project will be analyzed individually to determine the amount of financial assistance available based upon the factors stated above, and other factors that may be determined important by the Board of County Commissioners. Final decisions are made by the Board of County Commissioners.

How the Criteria are Used

The extent to which these criteria are applied will depend on the specific project or program being considered. They are intended to provide a decision-making framework to set priorities. In most cases, only some of the criteria would apply for a specific project or program. For instance, some projects might rank higher with respect to job creation, while others may result in greater private investment. Through the process of preparing annual work plans, the county may assign more specificity to some or all the criteria, based on changing priorities.

Given the wide range of potential activities, the criteria will be particularly effective in evaluating similar project proposals, such as multiple proposals to install public infrastructure. The criteria can also be used to develop more specific guidelines for financing programs, such as a revolving loan program established under this plan.

The criteria become particularly important as recommendations are made to the Board of County Commissioners regarding the funding of projects and programs during the budget approval process. Demonstrating how each proposed activity meets the criteria will assist the Commissioners in evaluating its appropriateness with respect to the goals and objectives of the Wye TEDD Plan as well as of the county overall.

Funding Mechanisms

Eligible infrastructure projects selected for funding may receive funding through any of the following mechanisms:

- Direct investments in public infrastructure, including planning and construction.
- Participation in private infrastructure development through the use of TIF loans.
- Assistance in the preparation of grant and loan applications for additional funding from other sources as described above.
- Technical Support.

Chapter 8. Plan Amendments

The Plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Plan. If required, amendments will be made by ordinance and will be subject to the same review and hearing process as the original plan. Changes to the district boundary will require certification by the Montana Department of Revenue with respect to TIF.

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Appendix A

Public Input

Meetings with Affected Taxing Jurisdictions

Meeting with Affected Taxing Jurisdictions regarding proposed Wye Intersection Targeted Economic Development District (TEDD) with a Tax Increment Financing (TIF) Provision July 12, 2023, at 10:00 a.m.

Hybrid Meeting: In-person at the Sophie Moiese Room, Missoula County Courthouse, and via Microsoft Teams

Participants:

Dan Neuman, Missoula County Airport
Joe Calnan, Frenchtown Rural Fire District
Josh Hinrichs, Frenchtown Rural Fire District
Matt Driessen, DeSmet School District
Stacy Mether, Frenchtown School District
Angie Gibbs, Frenchtown School District
Emily Brock, Missoula County
Flanna McLarty, Missoula County
Brad Archibald, Pioneer Technical Services, Project Consultant
Janet Cornish, CDS of Montana, Project Consultant

Missoula County presented the concept of the Wye 2 TEDD and then asked for input on the following topics. The discussion led to the following takeaways from the meeting:

Concerns raised by the Affected Taxing Jurisdictions:

- Taxing jurisdiction needs are increased due to accelerated growth in industry/businesses in the TEDD districts.
- Taxing jurisdictions need support for planning, not just infrastructure. They do not have the capacity or expertise to address long-term planning the way other local governments, like the County, do. They do not want to be caught flat footed when growth occurs. Once the TEDD sunsets, the City of Missoula could annex, preventing taxing jurisdictions from collecting additional increment.

The following possible ways to address concerns were discussed:

- County and school districts to partner on a schools- infrastructure plan as schools are considered infrastructure.
- An infrastructure plan could address funding options for school districts and fire districts. The TIF funding could pay for consultants to assist with this, however, efforts will need to be driven by jurisdictions that have expertise in these areas. County led efforts will mostly focus on infrastructure the County has expertise in.
- Creating a local water/wastewater system could prevent annexation with the City of Missoula.

Missoula County requested the following from the taxing jurisdictions to help establish Comprehensive Development Plan:

- Think in terms of assigning a percentage of additional cost of infrastructure associated with the TEDD, so TEDD dollars could be used to cover these additional expenses, e.g., if a portion of an

area a new ladder truck serves is in the TEDD, a relative percentage of the total cost of that truck could be funded through TEDD.

- Description of the role that school districts play in educating the workforce.
- Description of the role that fire districts play in providing services for businesses and industries.
- Specific needs of school districts and fire districts.

After the July 12, 2023, meeting, Missoula County staff and project consultants had follow-up conversations with Frenchtown Rural Fire District representatives regarding emergency service needs to serve the proposed development; information provided by the Chief of the Frenchtown Rural Fire District, Joe Calnan, was included in the Statement of Infrastructure Deficiency and the Comprehensive Development Plan.

Meeting with School Superintendents, September 1, 2023, at 10:30 a.m.

Hybrid Meeting: In-person at the Planning, Development, and Sustainability Conference Room, 127 W. Main Street, Missoula, MT, and via Microsoft Teams

Participants:

Matt Driessen, DeSmet School District
Les Meyer, Frenchtown School District
Dr. Molly Blakely, Hellgate School District
Emily Brock, Missoula County
Flanna McLarty, Missoula County
Brad Archibald, Pioneer Technical Services, Project Consultant
Janet Cornish, CDS of Montana, Project Consultant

Missoula County Land and Economic Development staff met with the superintendents of the Frenchtown, DeSmet, and Hellgate school districts on September 1, 2023. Matt Driessen read a letter from the superintendents expressing their opposition to the new TEDD. There was a discussion regarding their concerns and possible mitigations. The project consultants then had follow-up conversations with the superintendents of the DeSmet (September 14) and Hellgate (September 15) school districts about what steps were taken in the Comprehensive Development Plan to address their concerns. Matt Driessen expressed remaining concerns about the zoning and growth policy in the area, which in his opinion will make it difficult to get children in the vicinity safely to and from schools. There was confusion about the level of detail expected in the Comprehensive Development Plan versus the Wye Infrastructure Plan (a parallel effort led by the Planning Department). The schools expected the Comprehensive Development Plan to be the more in-depth project and so were surprised by the lack of attention to detail thus far. It was clarified that the plan for the TEDD is a higher level, while the Wye Infrastructure Plan will actually identify specific preferred alternatives. There was also a misunderstanding about by whom and when decisions would be finalized for the TEDD. It was clarified that the commissioners are the final decision makers. Missoula County Planning Department staff and project consultants working on the Wye Infrastructure Plan also met with the superintendents in September/early October 2023.

**Board of County Commissioners meeting with School Superintendents, September 28, 2023,
at 11:00 a.m.**

**Administrative Building
199 W. Pine St.
Commissioner Conf. Room 206
Missoula, Montana**

Participants:

Matt Driessen, DeSmet School District
Les Meyer, Frenchtown School District
Dr. Molly Blakely, Hellgate School District
Aaron Foster, DeSmet School District Board
Josh Slotnick, Chair, Missoula Board of County Commissioners
Juanita Vero, Missoula Board of County Commissioners
Emily Brock, Missoula County
Flanna McLarty, Missoula County
Karen Hughes, Missoula County
Chris Lounsbury, Missoula County
Andrew Hagemeyer, Missoula County
Brad Archibald, Pioneer Technical Services, Project Consultant

The school representatives voiced their concerns regarding the need to plan for additional capacity to serve the needs of the new development in the TEDD and the need to establish safe routes to schools. They also expressed concerns regarding the zoning and land use designations in the area.

There were discussions regarding how school districts are established, difficulty in amending boundaries, and how school districts can partner to meet the needs of the community. There was also discussion about the content of the TEDD Comprehensive Development Plan, and the fact that it will not specify where roads, schools, and other infrastructure will be placed, only that they will be needed and includes methods to plan for the needed improvements to infrastructure.

The fact that the superintendents will have an opportunity to contribute to and influence the development of the area through their input to the Infrastructure Development Plan was discussed. Meetings with the lead consultant for that plan, WGM Group, and the superintendents are planned in the near future. Andrew Hagemeyer explained that the work on the Infrastructure Development Plan is just now coming into public view, and the plan should be finalized in the summer of 2024.

The meeting ended at approximately 12:30 p.m.

[Other Community Engagement Activities](#)

An informational presentation was made to the Board of County Commissioners on June 27, 2023, by Land and Economic Development Staff. A similar presentation was made to the Missoula Development Authority Board on June 28, 2023.

County staff have had numerous discussions with property owners, representatives, and potential developers in the area. This included a meeting with large landowners and potential developers in the

Wye 2 TEDD on September 12, 2023, to discuss infrastructure limitations and development concepts.

Missoula County Land and Economic Development staff attended the West Valley Community Council meeting on October 12, 2023, to inform them of the Wye 2 TEDD plans and solicit their input. This Community Council serves as liaison to the County Commissioners in assisting with issues related to orderly growth and development of the West Valley area.

An informational post was added to the Missoula County Voice (Missoula County, 2023), Missoula County's online engagement platform, notifying the general public of the plans to create the Wye 2 TEDD and informing them of opportunities to learn more and how to submit comments, either in person or in writing. All relevant documents were included on that page. Additionally, staff included two graphics. Figure 1 explained how the tax increment will work at the Wye, and Figure 2 explained relevant efforts to implement the growth policy at the Wye.

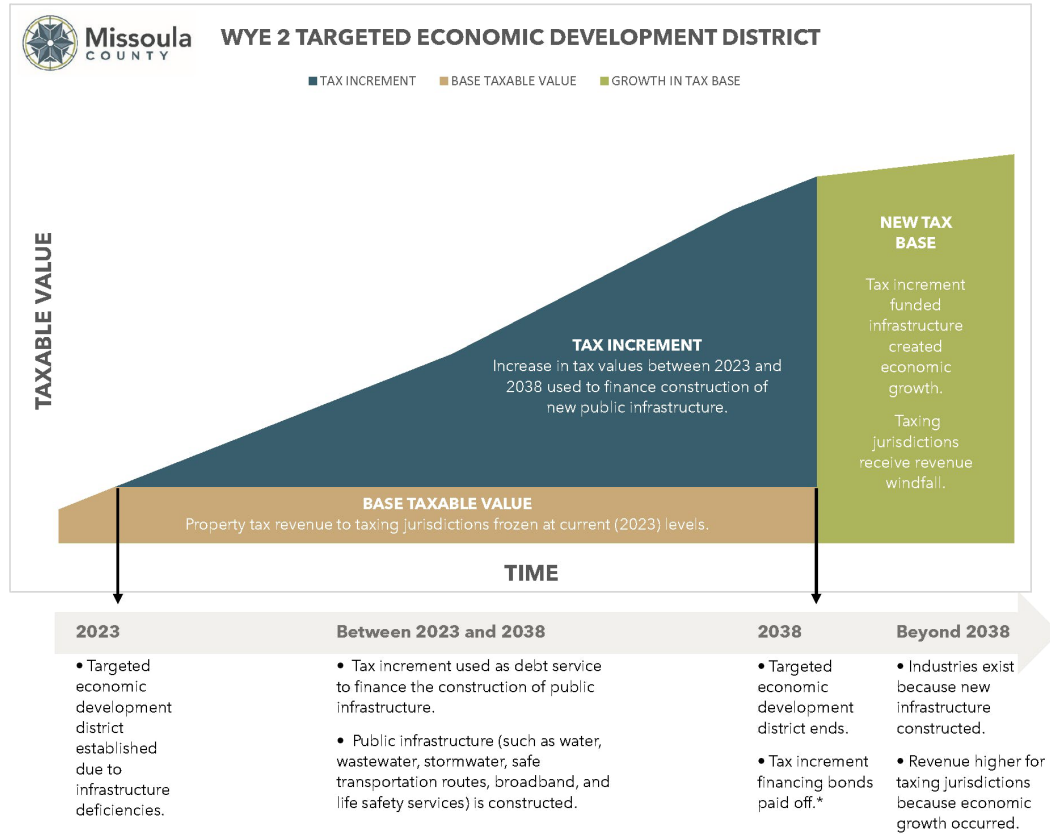
Notice has been published in local newspapers for all public meetings/hearings before the Missoula County Commission and the Missoula Consolidated Planning Board.

A letter regarding the public hearing before the Missoula County Commission on the ordinance to adopt the Wye 2 TEDD and Comprehensive Development Plan was sent to all property owners in the district listed on the Missoula County tax rolls, see Chapter 2 and Appendix B. This letter, which was mailed on September 29, 2023, included notifications about the Consolidated Planning Board (October 17) and Board of County Commissioners (October 26 and November 9) regarding the creation of the TEDD.

References

Missoula County, 2023. Missoula County Voice. Accessed September 2023. Available at [Missoula County Voice](#)

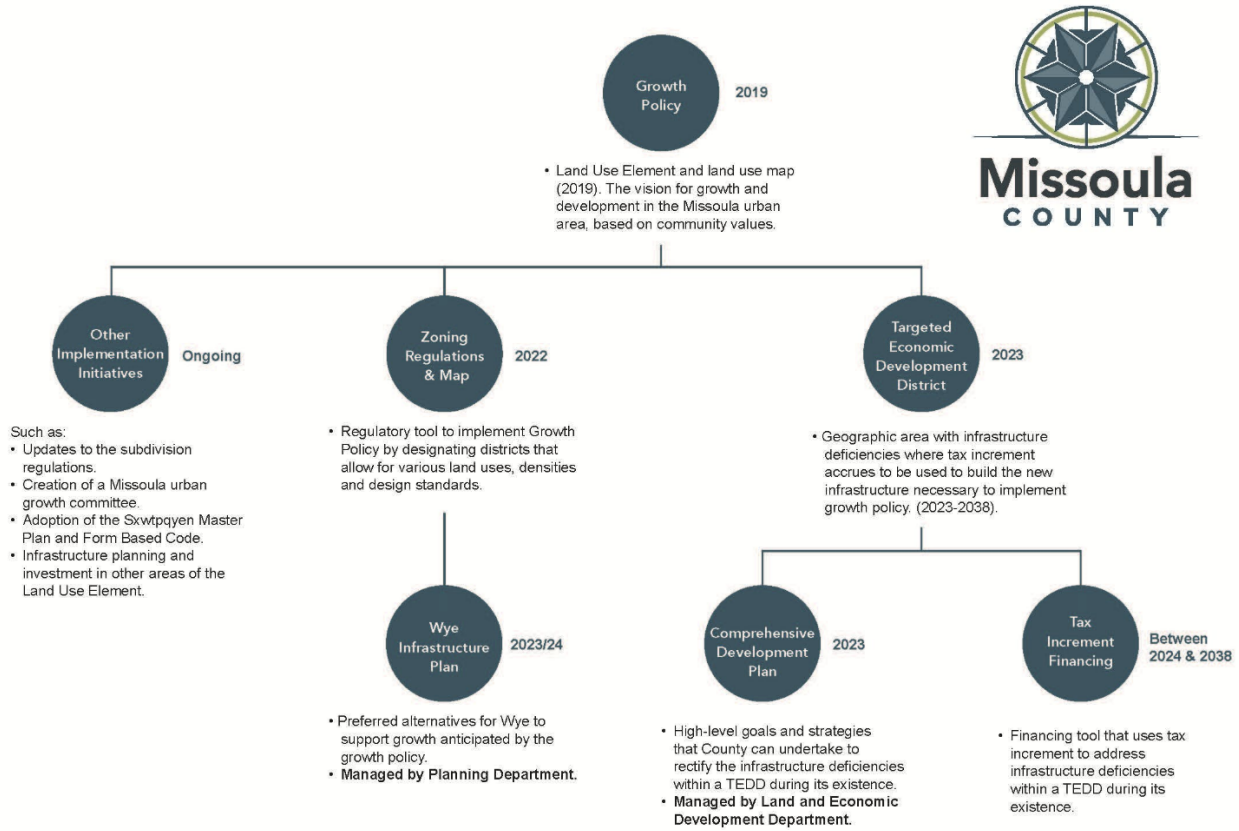
Figure 1. Wye 2 TEDD Taxable Value



*May extend an additional 15 years to pay off TIF bonds.

Figure 2. Hierarchy & Description of Growth Policy Implementation Initiatives

Hierarchy & Description of Growth Policy Implementation Initiatives





DeSmet ISD #20

Matthew Driessen Ed.S



Hellgate ISD # 4

Molly Blakely, Ed. D.



Frenchtown ISD # 40

Les Meyer, Superintendent

Missoula West Valley School Districts, 1911 S. Higgins Ave, Missoula, MT 406-542-1300

RE: Response to Deficiency Wye TEDD

September 1, 2023

County Commissioners,

Please accept this letter as notification that the DeSmet Public School District, Frenchtown School District and Hellgate School District superintendents are in opposition to the proposed TEDD at the WYE for the reasons stated below. Our number one priority is to ensure that our school districts can continue to provide first rate educational services to our children, and there are several issues that believe have not been addressed by the Community Development Services of Montana, Missoula Development Authority, and the County Planning Services.

First and foremost, the failure to include the impacted school communities in the planning discussion has created an inherent barrier to an open and collaborative process to ensure that growth in the greater Missoula area considers the many needs of school aged children. Appropriate facilities and the necessary space to accommodate the needs of public school children should have been considered along with the anticipated growth impacting future facilities and their placement in the community.

Second, we have identified specific issues that, as co-equal municipal taxing authorities, should concern everyone:

- Workforce housing fails to recognize nationally accepted standards of school zoning and housing elements that require safe routes to the school and community development.
- There were no preplanning discussions with any school district on the elements of housing development regarding the health and safety of the students as they travel to and from the school facilities. Due to this omission, the proposed zoning for the area creates health and safety concerns for the students in the school attendance areas as they travel to and from the schools.

- There were no preplanning discussions with any school district on the elements of housing development for future facilities planning.
- Failure to understand and address the elements necessary for the creation and sustainability of new school facilities has further exacerbated school facilities concerns with all the school districts in the west valley of Missoula.
- Workforce housing is insufficient for the proposed light industrial area. This failure to properly address the housing requirements of housing required will result in transportation issues on the roads and highways that the students rely on for safe travel to and from the school facilities.
- Workforce housing is too far removed from the school facilities for proper, safe and healthy student access. The zoning in and around the DeSmet School District and the Wye failed to recognize the concerns of the area's population when the county planning created their zoning map in 2019. This failure to understand nationally accepted standards of proper school zoning and safe routes to schools will need to be addressed prior to the creation of any TEDD District that purports to address workforce housing.
- Storm Water Drainage will need to have a FEMA Flood Plan Analysis completed prior to zoning workforce house in the proposed TEDD, due to health and safety concerns of the students and families.
- Transportation infrastructure has not been adequately addressed to ensure safe routes to and from school for students on the school bus, in a family vehicle or public transportation prior to the start of the TEDD, during the TEDD or addressing issues when the TEDD expires.
- The Montana Supreme Court has ruled that children have a constitutional right to a healthy environment. Disconnected housing randomly placed within an industrial area is not a healthy environment. Community development will require rigorous discussions with the other taxing authorities of the proposed TEDD District to ensure that the children have a healthy environment, local safety services of fire and police imbedded in the area, and proper green space set asides for continuous safe routes of travel for the students.

In addition, concerns of taxing jurisdictions, as stated by Missoula County, to include planning not just infrastructure has not happened in a meaningful way. To establish a Comprehensive Development Plan these items were listed by the County as important needs assessments:

- "Assign a percentage of additional costs associated with the TEDD so TEDD dollars could be used to cover these additional expenses.
- Description of the roll that school districts play in educating the workforce.
- Description of the roll that fire districts play in providing services for businesses and industries.
- Specific needs of school districts and fire districts."

We hope it is not too late to start a meaningful dialogue. The first meeting for the school districts is scheduled on the same day as the completed recommendation by the Missoula Development Authority (MDA) is scheduled for a vote by the County Commissioners—September 28, 2023. We believe this timeline created by the County is unrealistic and should be postponed ensuring meaningful participation from the school communities. There is no possible way the proper discussions of the stakeholders can be addressed, and their concerns implemented by the MDA Completed Recommendation on the same day.

From: [Emily Brock](#)
To: [Molly Blakely](#); [Les Meyer](#)
Cc: [Juanita Vero](#); [Josh Slotnick](#); [Flanna McLarty](#); [Andrew Hagemeyer](#); [Matthew Driessen](#)
Subject: RE: The 28th
Date: Thursday, October 5, 2023 3:07:10 PM
Attachments: [image001.png](#)

Hello,

I wanted to follow up on our discussion last week with four important pieces.

1. Missoula County tracks all data we collect related to Land Use and Zoning on a dashboard at the bottom of this page <https://www.missoulacounty.us/government/community-development/lands-and-communities/development-review>. We think it is possible to start collecting and publishing bedroom data during the building permit process (not subdivision process). We are working on it now and will follow up when we know more.
2. I confirmed that as of 2022, GO Bonds are not included in the TEDD per statute 7-15-16.

7-15-4286. Procedure to determine and disburse tax increment -- remittance of excess portion of tax increment for targeted economic development district. (1) Mill rates of taxing bodies for taxes levied after the effective date of the tax increment provision must be calculated on the basis of the sum of the taxable value, as shown by the last equalized assessment roll, of all taxable property located outside the urban renewal area or targeted economic development district and the base taxable value of all taxable property located within the area or district. The mill rate determined must be levied against the sum of the actual taxable value of all taxable property located within as well as outside the area or district.
(2) (a) Except as provided in subsections (2)(b), (2)(c), and (3), the tax increment, if any, received in each year from the levy of the combined mill rates of all the affected taxing bodies against the incremental taxable value within the area or district must be paid into a special fund held by the treasurer of the local government and used as provided in 7-15-4282 through 7-15-4294.
(b) For targeted economic development districts in existence prior to July 1, 2022, and urban renewal areas, the combined mill rates used to calculate the tax increment may not include mill rates for:
(i) the university system mills levied pursuant to 15-10-109 and 20-25-439; and
(ii) a new mill levy approved by voters as provided in 15-10-425 after the adoption of a tax increment provision.
(c) For targeted economic development districts created after June 30, 2022, the combined mill rates used to calculate the tax increment may not include mill rates for:
(i) the university system mills levied pursuant to 15-10-109 and 20-25-439;
(ii) one-half of the elementary, high school, and state equalization mills levied pursuant to 20-9-331, 20-9-333, and 20-9-360;
(iii) a new mill levy approved by voters as provided in 15-10-425 after the adoption of a tax increment provision; and
(iv) any portion of an existing mill levy designated by the local government as excluded from the tax increment.

3. You will each be receiving an email from Jeff Smith and Andrew Hagemeyer about the Wye infrastructure planning (WIP) process. Given that you have unique infrastructure needs, and it has been difficult to hear all voices in large meetings, these meetings will be held with individual districts. Please feel free to include from your staff! As a reminder this is the beginning of a long process to implement our community's vision for Missoula at the Wye.
4. Speaking of community visions, in 2019 Missoula County engaged with over 2000 residents and dozens of community groups to articulate their vision for land use in Missoula. The Land Use Element can be found at <https://www.missoulacounty.us/home/showpublisheddocument/70802/637102791243200000>. This document is approachable and lays out a vision for one Missoula. I encourage you to curl up with it. It is very easy to read and is mostly pictures and maps, so don't be overwhelmed by its length. Principal Driessen was involved in that process. His concerns were heard by County staff, unfortunately the community as-a-whole did not agree with his vision for adding more housing in the already industrial area near Desmet, which has led to hard feelings. During that process, the development community, agricultural preservation community, business community, and residents came to agreement for the first time in decades as to where Missoula County should develop: the Wye and East Missoula/Bonner. Although no one got 100% of what they wanted, they praised the effort for its relentless commitment to engaging residents. The people of West Valley asked that Frenchtown maintain its rural character and development stop at the Wye, which was added to the plan. Another main aspect of the Land Use Element is that it doesn't sit on a shelf but is implemented by the County - which we are doing through zoning, the TEDD, and infrastructure planning.

Andrew will get into much more detail with you about the Land Use Element, Zoning and the Wye Infrastructure Plan in your small meetings. We truly enjoy doing this work when conversations and correspondence are collegial, as our meeting last week and this chain has been. Thank you for that. We look forward to working with you further on this process as well as beginning discussions about what a school planning effort could look like utilizing TEDD funding. You can also find much more information about the current Wye processes on [MissoulaCountyVoice.com](https://www.missoulacounty.us/home/showpublisheddocument/70802/637102791243200000).

Em

From: Emily Brock <ebroch@missoulacounty.us>
Sent: Friday, September 29, 2023 11:37 AM
To: Molly Blakely <mblakely@hellgatesd4.k12.mt.us>; Les Meyer <lesmeyer@ftbroncs.org>
Cc: Juanita Vero <jvero@missoulacounty.us>; Josh Slotnick <jslotnick@missoulacounty.us>; Flanna McLarty <fmclarty@missoulacounty.us>; Andrew Hagemeyer <ahagemeyer@missoulacounty.us>; Matthew Driessen <mdriessen@desmetschool.org>
Subject: Re: The 28th

Same!

I'm working on an email with some follow up information. Look for it next week.

Em

Emily Brock
Missoula County Director of Land and Economic Development

From: Molly Blakely <mblakely@hellgatesd4.k12.mt.us>

Sent: Friday, September 29, 2023 10:32:21 AM

To: Les Meyer <lesmeyer@ftbroncs.org>

Cc: Juanita Vero <jvero@missoulacounty.us>; Josh Slotnick <jslotnick@missoulacounty.us>; Flanna McLarty <fmclarty@missoulacounty.us>; Emily Brock <ebrock@missoulacounty.us>; Andrew Hagemeyer <ahagemeyer@missoulacounty.us>; Matthew Driessen <mdriessen@desmetschool.org>

Subject: Re: The 28th

I echo Les's comments!

I know all of you are extraordinarily busy and we really appreciated the time to meet.

Molly

Molly Blakely, Ed.D.

Superintendent

Hellgate Elementary

2385 Flynn Lane

Missoula, MT. 59808

mblakely@hellgatesd4.k12.mt.us

406-728-5626

On Fri, Sep 29, 2023 at 8:42 AM Les Meyer <lesmeyer@ftbroncs.org> wrote:

Hello all,

I want to thank everyone for the time yesterday. It was nice to get together and talk about our future. I learned a ton and hopefully we can continue to make time and to have dialogue.

Have a great Friday and a great weekend!

Les Meyer

Superintendent

Frenchtown School District



Why is the Wye are being targeted? - It is not urban nor at all near that CBD. For industry there are many underutilized interstitial zones closer to town.

The LRTPs' and the community over the recent 15 years has very clearly expressed "Focus Inward" guidance as a far better option and desire.

Envision Missoula LRTP showed that satellite development infrastructure requirements would be considerably more expensive than focus inward infrastructure, not even accounting for their ability to be productive enough to pay for their own long term infrastructure upkeep (satellites cannot).

And in the 2008 report Envision Missoula even had to ask the question:

"Are There Ways to Make Suburban Satellites Work?"

The Suburban Satellites concept was consistent with the ideas of half the participants in the public workshops, however the travel demand model did not find this land use scheme was as effective as Focus Inward. Is it possible that some type of Interstate BRT on I-90 might improve I-90's performance and also support Town Centers better than would the Multi-Modal corridor along the rail line?"

That would cost more money than we can ever dream of attaining.

Stop this newly cast version of suburban sprawl.

John Wolverton, about 1 month ago

From: [Flanna McLarty](#)
To: [Heather Powers](#)
Subject: Fwd: Wye
Date: Monday, October 16, 2023 1:35:41 PM

Flanna McLarty
Economic and Land Development Specialist

From: Emily Brock <ebrock@missoulacounty.us>
Sent: Wednesday, October 11, 2023 9:28:00 AM
To: Candace Andersen <clsamsla@gmail.com>
Cc: Flanna McLarty <fmclarty@missoulacounty.us>
Subject: RE: Wye

Thanks Candace. I'll your comments for the commissioners to consider.

From: Candace Andersen <clsamsla@gmail.com>
Sent: Tuesday, October 10, 2023 4:27 PM
To: Emily Brock <ebrock@missoulacounty.us>
Subject: Wye

Why the Wye??

Light industry we can handle, workforce housing we'd rather not have, not interested in some cheesy low grade housing as a backdrop to our farmland and acreage.

Spending money on infrastructure is not needed if the population doesn't increase.

I understand that you want input from the residents affected by this, but soliciting feedback from county residents is a legal technicality so I won't waste any more of your time with resident concerns.

We chose not to live in the city, but here it comes.

Thanks for your kind consideration of my thoughts.

From: [Flanna McLarty](#)
To: [Heather Powers](#)
Subject: Fwd: Wye TEDD
Date: Monday, October 16, 2023 1:34:57 PM

Flanna McLarty
Economic and Land Development Specialist

From: Emily Brock <ebrock@missoulacounty.us>
Sent: Monday, October 16, 2023 12:54:42 PM
To: KRIS FLETCHER <flet1982@msn.com>
Subject: Re: Wye TEDD

Thanks for your comment!
I'll add it to the public record.

Emily Brock
Missoula County Director of Land and Economic Development

From: KRIS FLETCHER <flet1982@msn.com>
Sent: Monday, October 16, 2023 12:35:30 PM
To: Emily Brock <ebrock@missoulacounty.us>
Subject: Wye TEDD

After reviewing the plans for the Wye TEDD2, I would prefer the future planning in this area not develop with a TEDD. The area is developing quite fast on it's own and the future taxes should be kept in the school, fire department etc and not siphoned off for infrastructure. I understand we might have future need for traffic lights, etc. but I can't see the need for curb and gutter and bike lanes out in the area southeast of the interstate. You say it will not affect our taxes, but it will if the housing increases too much in the area and not enough new taxes are brought in because they are going to the TEDD and so tax rates will need to go up. I have property southeast of the interstate in the more industrial area, skeet club, gas station and do not want to be included in the TEDD.

Thank you,

Kris and Cliff Fletcher
8545 Robbins Road

Sent from [Mail](#) for Windows

From: [Stefanie Menjivar](#)
To: [Emily Brock](#)
Cc: [Flanna McLarty](#)
Subject: RE: Wye Tedd 2 Question
Date: Monday, October 23, 2023 12:10:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Emily,

Thanks for the response. That does make sense. We would not be requesting maintenance necessarily, but basically a new improvement to the existing road because the county has not had budget to make it up to code. It is the entrance to the neighborhood off hwy 93 that Waldo Williams developed and now the rest of it is being developed by Jason Sucheki (I believe). Not sure if you're familiar or not. I think the whole area is 20 acres and given the zoning, we anticipate the rest of the area to have multi-family homes, apartments, green space and commercial space. So, in my mind I wonder if it could end up being eligible for those dollars since the area will be bustling.

In general, if residents of the Wye 2 area want to request funding for a capital project, will they have the ability to and if so, who would they request that through? I am curious on that process compared to the RSID process.

Thanks!

Stefanie

From: Emily Brock <ebrock@missoulacounty.us>
Sent: Monday, October 23, 2023 11:48 AM
To: Stefanie Menjivar <smenjivar@missoulacounty.us>
Cc: Flanna McLarty <fmclarty@missoulacounty.us>
Subject: RE: Wye Tedd 2 Question

Hi Stephanie,

I'm not 100 percent sure I am following your question here. I'm also hesitant to answer because I'm not familiar with the road. I think you are asking if your road is eligible for TEDD funding. The answer is that it depends on the circumstances. Are you asking if TEDD funds could be used for maintenance of a road that serves one neighborhood? The answer to that is probably no. By state law TEDD dollars can only be used for capital projects (not maintenance) to generate additional development in an orderly fashion. However, a NEW road could be eligible if it would lead to more workforce housing or industry. Would that be the case?

I will make sure this email makes it into the public record, so the commissioners will see it for sure.

Em

From: Stefanie Menjivar <smenjivar@missoulacounty.us>

Sent: Thursday, October 12, 2023 10:45 AM

To: Emily Brock <ebrock@missoulacounty.us>

Subject: Wye Tedd 2 Question

Hi Emily,

I have a question about the Wye 2 TEDD, I was hoping I could submit for you and your team's consideration.

I live in the Wye and my home falls within the TEDD 2 area. While I know there is development and improvements occurring already to provide new roadways in the area, a convenient and heavily trafficked access road to my home is on Snapdragon Drive off Hwy 93. The area of Snapdragon Dr up until Lady Slipper Road is a County Road but has no improvements and is not maintained by the county. Not plowed or street swept. Despite this being a school bus route, which is a bummer. There are no sidewalks, curbs, gutters. The property owners there did not, nor did any of the developers in the area, complete this road to have any improvements done, unfortunately.

The road is exceptionally narrow for the traffic that comes in and out daily. The townhomes on that stretch have little to no parking to support the residents so they use what should be a sidewalk as angled parking, though this is not paved. It's a muddy makeshift parking lot. The lack of proper drainage on this block has caused it to develop massive pot holes that are detrimental to vehicles, a safety issue for a pedestrian, and certainly not pleasant for the Frenchtown School bus drivers that traffic it with children aboard. Given there's no sidewalk there, kids have had to line up for the bus on street.

No matter what good Samaritans in the neighborhood do to fill these holes, they only continue to worsen with the traffic and the heavy erosion. Neighbors in this area have brought this to the attention of County Public Works several times and they advised the only way to rectify this is an RSID. While we understand that, and know it is frustrating, as it is not our "fault" that this occurs but an oversight of the developer who didn't properly mitigate the drainage off the properties there. It is frustrating to have to pay the price to fix it. My question is that given the insufficiencies of the area have been addressed in these reports already, would a permanent improvement to this road be possible at some point with taxpayer dollars through the TEDD? That way it is spread throughout more property taxes and not such a burden on the homes that it is supposed to benefit, per an RSID. We know that it benefits more than just those that live there as I mentioned with a school bus coming in there day in and out.

Full disclosure, I am on the HOA board of my neighborhood up there and the pothole situation on Snapdragon is on the county radar and has been for a while. It's been discussed often with Jason Suchecki, Shane Stack and his team, I have even discussed with Joh Hart, county attorney. I just know that the residents are hesitant to move towards an RSID and now with this TEDD we just want to know more of our options and what it means for roads like ours to ensure they're safe for everyone, and also improved to keep our property values high as this economic development begins in the Wye. We know it would be hard to know as well, but what could a timeline look like for

projects like this? I do hope to attend your meeting on the 17th.

I look forward to hearing thoughts on this. Thanks so much for all you do!



Stefanie Menjivar

Workers' Compensation Coordinator

Missoula County

☎ 406.258.3272 **Fax:** 406-258-4730

✉ smenjivar@missoulacounty.us

Mail: 200 W Broadway Missoula, MT 59802

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From: [Flanna McLarty](#)
To: [Jeri Delys](#)
Subject: RE: Wye 2 TEDD Engagement Page
Date: Friday, September 29, 2023 8:26:00 AM
Attachments: [Letter to interested parties.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Jeri,

If residents in the area don't want another TEDD, they need to submit this feedback as public comment through one of these channels: written comments may be submitted through the Missoula County Voice page (link below), mailed to the Land and Economic Development Department, 200 W Broadway, Missoula, MT 59802, or emailed to Emily Brock, ebrock@missoulacounty.us. I've attached a letter which is being mailed today to property owners in the proposed area. It has information regarding public feedback and the scheduled public meetings.

Let me know if I can help with anything else.

Thanks,
Flanna

From: Jeri Delys <jeri@centric.net>
Sent: Thursday, September 28, 2023 8:25 PM
To: Flanna McLarty <fmclarty@missoulacounty.us>
Subject: Re: Wye 2 TEDD Engagement Page

Hi,
Feedback from residents out my way. What happens if the residents out here don't want an additional TEDD?

Jeri

On Sep 28, 2023, at 4:07 PM, Flanna McLarty <fmclarty@missoulacounty.us> wrote:

Hi Jeri,

I wanted to let you know that the engagement website for the Wye 2 TEDD is up, so please share with anyone you think would be interested. Here is the link: <https://missoulacountyvoice.com/wye-2-targeted-economic-development-district>. The public can submit questions or comments directly on the page.

Thanks,

Flanna McLarty (she/her/hers)
Land and Economic Development Specialist
Development Authority|Fairgrounds|Finance



406.258.3175

fmclarty@missoulacounty.us



missoulacounty.us

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October 8, 2023

Emily Brock
Land and Economic Development
Missoula County Government

RE: PROPOSED WYE 2 TEDD

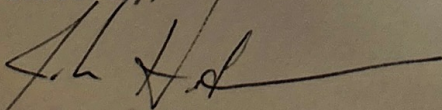
Thank you for the information regarding the proposal for the Wye 2 TEDD

Missoula Trap and Skeet Club (MTSC) would be within the proposed boundaries of the Wye 2 TEDD. MTSC is a 501-C7 entity with over 500 members. We have been at our current location, 8650 Highway 10 West, since 1967. As a shooting range in the state of Montana we enjoy protection under the Montana Shooting Range Protection Act, (Montana Code Annotated, Title 76, Chapter 9, Part 1).

We have no plans on relocating nor do we see any decrease in our activities. We enjoy active membership participation in shooting activities as well as general club maintenance. We are open to the public Sunday afternoons, we have league activities on several weekday evenings, and the club is open to members 7 days a week. We host the annual State Trapshooting Association State shoot every 4 years which brings hundreds of participants and their families into the Missoula economic area for 5 days. We also host a large annual trap shoot in May known as the Ron Hoppie Memorial shoot which also brings hundreds of participants and their families into the area. Additionally, we host several skeet shoots throughout the year which brings shooters and their families into the Missoula economic area for several days each year. MTSC is one of only two facilities in the northwest that has an Olympic trap facility available. We have an active 4-h club participation in several of our leagues.

We would like to know how the Wye 2 TEDD proposal will affect MTSC and our members and would appreciate a response from you with any insight you may have on the matter.

Sincerely,



John Hightower
President
Missoula Trap and Skeet Club
jh.mtsc.skeet@gmail.com (406)546-7003

From: [Flanna McLarty](#)
To: jh.mtsc.skeet@gmail.com
Cc: [Emily Brock](#)
Subject: Proposed Wye 2 TEDD
Date: Monday, October 23, 2023 12:07:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Growth Policy Hierarchy.pdf](#)
[Wye TIF Diagram.pdf](#)

Hi John,

Thank you for your letter. The proposed Wye 2 TEDD should not affect the Missoula Trap and Skeet Club, as a TEDD is a tool that utilizes tax increment financing to address infrastructure deficiencies in a defined geographic area. I've attached a couple of documents that help explain how a TEDD fits in with the Missoula County Growth Policy as well as how TIF works. More information can also be found at <https://missoulacountyvoice.com/wye-2-targeted-economic-development-district>.

Did you have other specific questions regarding the TEDD?

Thanks,



Flanna McLarty (she/her/hers)
Land and Economic Development Specialist
Development Authority|Fairgrounds|Finance
☎ 406.258.3175
✉ fmclarty@missoulacounty.us
🌐 missoulacounty.us

*** Proof of Publication ***

THE MISSOULIAN
2291 W Broadway, Suite 5A
Missoula, MT 59801
Phone: (406) 523-5236

Missoula County Land and Economic Development

200 W BROADWAY
MISSOULA MT 59802

ORDER NUMBER 173066

The undersigned, being duly sworn, deposes and says. That she is the principal clerk of The Missoulian, a newspaper of general circulation published daily in the City of Missoula, in the County of Missoula, State of Montana, and has charge of the Advertisements thereof.

Mark below if certification for the State of Montana
_____ I hereby certify that I have read sec. 18-7-204 and 18-7-205, MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$_____ is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

Mandy Schilling
STATE OF MONTANA
County of Missoula

On this day of Oct. 30, 2023 before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mandy Schilling known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Section: Legal

Category: 0703 Legals Government MNAXLP

PUBLISHED ON: 10/05/2023

TOTAL AD COST: 26.00

FILED ON: 10/30/2023

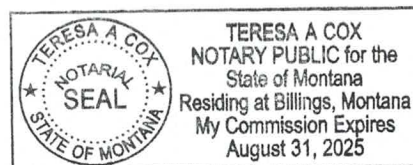
Teresa A Cox
NOTARY PUBLIC for the State of Montana
Residing at Billings, MT

My commission expires: 8/31/2025

NOTICE

The Missoula Consolidated Planning Board will be reviewing conformance of the Wye 2 TEDD plan, including area zoning, with the Missoula County Growth Policy on Tuesday, October 17, 2023, at 6:00 p.m. Should you wish to attend, this meeting will occur in person at the Missoula City Council Chambers, 140 W. Pine St., Missoula, MT 59802 or virtually. Information on how to view the hearing, submit comments and a Citizen Participation Guide are available at <https://www.ci.missoula.mt.us/1149/AgendasWebcastsMinutes>.

The Board of County Commissioners will hold the first public hearing on Adoption of the Ordinance Creating the Wye 2 TEDD on Thursday, October 26, 2023 at 2:00 p.m. and the second public hearing on Thursday, November 9, 2023 at 2:00 p.m. Both public hearings will occur in person at the Sophie Moiese Room at the Missoula County Courthouse Annex, 200 W. Broadway, Missoula, MT 59802 or virtually. Information on how to view the hearing and submit comments are available at <https://www.missoulacounty.us/government/administration/commissioners-office/commissioners-meeting-minutes-agenda-portal>. If anyone attending any of these meetings needs special assistance, please provide 48 hours' notice by contacting the commissioners' office at 406-258-4877 or bcc@missoulacounty.us.
October 5, 2023 173066



*** Proof of Publication ***

THE MISSOULIAN
2291 W Broadway, Suite 5A
Missoula, MT 59801
Phone: (406) 523-5236

MISSOULA COUNTY OFFICE OF LANDS & COMMUNITIES

Heather Powers
200 W Broadway
MISSOULA, MT 59802

ORDER NUMBER 171887

The undersigned, being duly sworn, deposes and says. That she is the principal clerk of The Missoulian, a newspaper of general circulation published daily in the City of Missoula, in the County of Missoula, State of Montana, and has charge of the Advertisements thereof.

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_____ I hereby certify that I have read sec. 18-7-204 and 18-7-205, MCA, and subsequent revisions, and declare that the price or rate charged the State of Montana for the publication for which claim is made in printed copy in the amount of \$_____ is not in excess of the minimum rate charged any other advertiser for publication of advertisement, set in the same size type and published for the same number of insertions, further certify that this claim is correct and just in all respects, and that payment or credit has not been received.

Mandy Schilling
STATE OF MONTANA
County of Missoula

On this day of Oct. 31, 2023 before me, the undersigned, a Notary Public for the State of Montana, personally appeared Mandy Schilling known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Section: Legal

Category: 0703 Legals Government MNAXLP

PUBLISHED ON: 10/07/2023, 10/14/2023, 10/21/2023

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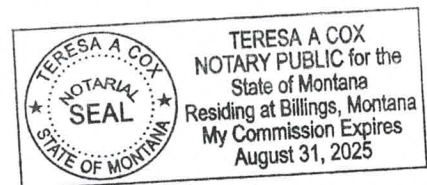
FILED ON: 10/31/2023

Teresa A Cox
NOTARY PUBLIC for the State of Montana
Residing at Billings, MT

My commission expires: 8/31/2025

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Appendix B

Ownership Data

Appendix B.1
Mobile Home and Other Auxiliary Property Ownership Data

taxid	geocode	fullname	address1	address2	address3	city	state	zip
8900303	04232520102054001	GTP ACQUISITION PARTNERS II LLC	PROPERTY TAX DEPT	PO BOX 723597		ATLANTA	GA	31139-0597
90214860	04232521301018001	JONES NORMAN	8518 US HIGHWAY 10 W			MISSOULA	MT	59808-8707
90411610	04232521101039001	D B A JIM & MARYS RV PARK	MAIL TO GRAVES JENNIFER	9800 US HIGHWAY 93 N		MISSOULA	MT	59808-8989
90414900	04232521301028002	DATISMAN DOUGLAS & RANDI	8420 US HIGHWAY 10 W			MISSOULA	MT	59808-9319
90086900	04232529402058001	DORSETT SANDRA	6905 MEADOW DR			MISSOULA	MT	59808-9793
90429094	04232529401018001	DUNLAP WALTER G & JEANA	7199 GRASS VALLEY DR			MISSOULA	MT	59808-8506
90356600	04232529401028001	STRATTON LES	7301 GRASS VALLEY DR			MISSOULA	MT	59808-9799
90139000	04232520102058001	WAGES RUSS	8650 US HIGHWAY 10 W			MISSOULA	MT	59808-9374
491523001	04232529402098001	BURG RANDALL T	6805 MEADOW DR			MISSOULA	MT	59808-9738
90120550	04232529401038001	ANDERSON BRUCE A	141 W MAIN ST			MISSOULA	MT	59802-4311
90263650	04232533201108001	WOLFF SCOTT	6593 US HIGHWAY 10 W			MISSOULA	MT	59808-9086
3013907	04232534101210099	LAFARGE CORPORATION	LAFARGE CANADA INC ATTN: REAL PROPERTY MANAGER	200 7455-132 STREET		Surrey	BC	
90327300	04232529403078001	SCHMIDT ROBERT H	7050 MEADOW DR			MISSOULA	MT	59808-9765
90329150	04232529405078001	SCHULDHEISZ KEITH D	16805 SCHAFFER LN			FRENCHTOWN	MT	59834-8501
90429749	04232529404018001	BOBKO MIKHAIL	7157 GRASS VALLEY DR			MISSOULA	MT	59808-8506
90413320	0423253410117M001	FRANCIS JOHN	6520 US HIGHWAY 10 W			MISSOULA	MT	59808-9086
90315150	04232522301098002	MAY BRADLEY J	8535 CARTAGE RD			MISSOULA	MT	59808-9448
90310380	04232521301028001	MISSOULA LIVESTOCK EXCHANGE	8598 ROBBINS RD			MISSOULA	MT	59808-5517
90418570	04232529404038001	STOLZ GARY	1806 E CENTRAL AVE			SPOKANE	WA	99208-2833
90019750	04232529402098002	LARSON ANTHONY	1100 W BROADWAY ST			MISSOULA	MT	59802-3918
2011102400	04232521202054001	CAT SCALE	PO BOX 630			WALCOTT	IA	52773-0630
415026001	04232521402074001	CAT SCALE	PO BOX 630			WALCOTT	IA	52773-0630
415014001	04232528102054001	CAT SCALE	PO BOX 630			WALCOTT	IA	52773-0630
90425730	04232529405118001	VANHALEN MICHELE BRIGITTE	6745 GRASS VALLEY DR			MISSOULA	MT	59808-9783
90347665	04232533101098001	SPENCER VIKKI A HARTMAN	9675 ROLLER COASTER RD			MISSOULA	MT	59808-8545
90429195	04232521101068001	LONG JASON C	7360 PEREGRINE CT			MISSOULA	MT	59808-5826
90313390	04232529401018002	AXTELL ANTHONY DANIEL	7289 GRASS VALLEY DR			MISSOULA	MT	59808-9778
90028850	04232534202038001	PRAIRIE GRASS LLP	PO BOX 777			FRENCHTOWN	MT	59834-0777
90429476	04232521101039002	GRAVES ALLEN & JENNIFER	9800 HIGHWAY 93 N			MISSOULA	MT	59808
90413840	04232522301098003	MAY BRADLEY J	8535 CARTAGE RD			MISSOULA	MT	59808-9448
90415100	04232533101118001	RASMUSSEN JOE E	MAIL TO MARY RASMUSSEN	9800 ROLLER COASTER RD		MISSOULA	MT	59808-9750

Appendix B.2

Parcel Ownership Data

Geocode	Tax ID	Owner Name	OwnerAddress	OwnerAdd_1	OwnerAdd_2	Owner City	Owner State	Owner Zip	CareOfTaxp
04232534201030000	371284	MISSOULA COUNTY	200 W BROADWAY ST			MISSOULA	MT	59802-4216	
04232535202110000	360253	EBMC LLC	PO BOX 220			BOZEMAN	MT	59771-0220	
04232534101180000	373689	MISSOULA RURAL FIRE DISTRICT	2521 SOUTH AVE W			MISSOULA	MT	59804-6407	MELISSA SCHNEE
04232534101290000	1474057	KIMBER PROPERTIES LLC	6574 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232534101150000	350788	RICHARDS MISSOULA LLC	8790 US HIGHWAY 10			BUTTE	MT	59701-7431	
04232533201110000	354180	MILLESON TERRY L	PO BOX 16404			MISSOULA	MT	59808-6404	
04232534202010000	370328	SHADOW ASPHALT MAINTENANCE LLC	PO BOX 17380			MISSOULA	MT	59808-7380	
04232526301110000	361876	GRIZZLY REAL ESTATE HOLDINGS LLC	1511 S 9TH ST W			MISSOULA	MT	59801-3436	
04232533201100000	354179	WOLFF SCOTT	6593 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232527401070000	353752	K & E LLC	PO BOX 7817			KALISPELL	MT	59904-0817	
04232529402070000	340970	LEMEZA NIKOLAY	202 BIRCHWOOD CT			KALISPELL	MT	59901-5952	
04232529405050000	336439	MELLINGER LARRY S & PAMELA J	6895 DESCHAMPS LN			MISSOULA	MT	59808-9473	
04232521402160000	1590307	MTB WYE LLC	1515 E BROADWAY ST			MISSOULA	MT	59802-4931	
04232521301030000	341884	JR PROPERTY HOLDINGS LLC	8360 US HIGHWAY 10 W			MISSOULA	MT	59808-9368	
04232521301060000	354534	HWY TEN LLC	PO BOX 17123			MISSOULA	MT	59808-7123	
04232521301070000	354535	AIRWAY FLEET FUEL LLC	3665 GRANT CREEK RD			MISSOULA	MT	59808-1431	
04232521402050000	328636	JARRETT MONTANA INVESTMENTS LLC	24 N BENTON ST			KENNEWICK	WA	99336-3803	
04232521401170000	352307	LUCICH BROTHERS PROPERTIES LLC	2205 PACIFIC HWY E			TACOMA	WA	98424-1004	
04232522207690000	1447205	LAVOIE TERRY L	8880 CHURCHILL DOWNS DR			MISSOULA	MT	59808-3803	
04232522207550000	1447190	BENDER DOROTHA D	8929 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207590000	1447194	GIBSON CRAIG	PO BOX 801			FRENCHTOWN	MT	59834-0801	
04232522207560000	1447191	WOOD JOSHUA	8949 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207460000	1447180	VETTER JANINE	9037 SNAPDRAGON DR			MISSOULA	MT	59808	
04232522207410000	1447175	LUNKWITZ KATHLEEN W	24658 S 194TH ST			QUEEN CREEK	AZ	85142-7343	
04232522207380000	1447172	SMITH CHRISTOPHER	9030 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207360000	1447167	PINE PAIGE OLIVIA	9044 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207290000	1447161	GRONKE CODY B	8668 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232521301020000	373906	FIVE VALLEYS LIVESTOCK AUCTION LLC	8598 ROBBINS RD			MISSOULA	MT	59808-5517	
04232522207300000	1447162	MCGRAW CHRISTOPHER	8654 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207200000	1447152	HOLLERAN CALLIE A	8667 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207190000	1447151	KOHLER KENNETH JAMES	8653 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522204050000	371859	MAGNUSON KELLY	8875 MARIGOLD CT			MISSOULA	MT	59808-8553	
04232522204070000	371829	RUGG RYANN M	8925 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232521102230000	358414	CHRISTIANSEN DAVID J	9201 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102240000	358415	THOMPSON JUSTIN L	9233 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102220000	358413	WEISSER RYAN	117 ERIKA CT			MISSOULA	MT	59803-3379	
04232521102250000	358416	RODDA DAVID S	9277 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102170000	358408	THOMPSON BRET A	9286 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232522205030000	371825	HAGAN COLBY W	9555 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232522203060000	354006	WINTER CHRISTOPHER P	2604 PARK ST			MISSOULA	MT	59801-8051	

04232522203040000	354007	TADEO RAUL	8775 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232522205040000	353992	DUHAME DAVID M & JACQUELINE	9585 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232522206170000	371835	THOMAS KIMBRA L	9600 HONEYSUCKLE LN			MISSOULA	MT	59808-8551	
04232522205050000	371824	BROOKS DAVID	9625 HONEYSUCKLE LN			MISSOULA	MT	59808-8551	
04232522206030000	371837	ROBINSON BRIAN J	9005 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232522202100000	354013	BERG MARVIN JR & SHAWNA M	8750 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232522206020000	354000	ZARLING JANICE B & RORY J	9025 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232522202120000	354012	LIEDLE DANIEL S & DEBRA F	8670 PAINTBRUSH LN			MISSOULA	MT	59808-8527	
04232522202110000	371848	OWEN DAVID JAMES	8700 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232521102070000	358398	CANTRELL JERRY E	9141 PAINTBRUSH LN			MISSOULA	MT	59808-9607	
04232521102040000	358395	VOLD RUEBEN	9233 PAINTBRUSH LN			MISSOULA	MT	59808-9623	
04232522201180000	354018	SIMS LEE	8990 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232522201190000	371854	KELLY WILLOW J	8960 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232522202040000	354016	FISHER STEVEN	9745 GLACIER LILY CT			MISSOULA	MT	59808-8555	
04232522202060000	354015	ADAMS JAMES L	9760 CLACIER LILY CT			MISSOULA	MT	59808	
04232522201110000	371858	MCNEES JAMES H	9160 PAINTBRUSH LN			MISSOULA	MT	59808-9607	
04232516401010000	367954	TLK PROPERTIES LLC	4014 LINCOLN RD			MISSOULA	MT	59802-3047	
04232527303090000	358576	HAYES MICHAEL C	2735 S 7TH ST W			MISSOULA	MT	59804-2025	
04232535202120000	360254	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232534101110000	329137	BURTON TOMOTHY B	MAIL TO: WWW INVESTMENTS LLC	1301 SCOTT ST		MISSOULA	MT	59801	
04232533201190000	364095	HUNT TYLER	6557 CHAPARRAL LN			MISSOULA	MT	59808-8721	
04232526301040000	361883	WEST VALLEY PROPERTY LLC	15940 LEMAZION PL			FRENCHTOWN	MT	59834-9573	
04232533201030000	370326	DIBBLE JOHN S	6361 CHAPARRAL LN			MISSOULA	MT	59808-8754	
04232535202040000	353399	EBMC LLC	PO BOX 220			BOZEMAN	MT	59771-0220	
04232533201040000	354181	CHEFF LEVI M	6705 COPTER LN			MISSOULA	MT	59808-9753	
04232533201150000	364093	DUGGINS JOEL T	6701 CHAPARRAL LN			MISSOULA	MT	59808-8751	
04232533101090000	370323	SPENCER VIKKI A	9675 ROLLER COASTER RD			MISSOULA	MT	59808-8545	
04232526301050000	361882	SARDOT ALDO TRUSTEE	PO BOX 1074			FLORENCE	MT	59833-1074	
04232526301090000	361878	PFAHLER LLC	11963 PASSION VIEW DR			MISSOULA	MT	59808-8717	
04232526301080000	361879	PALMER INVESTMENTS LLC	PO BOX 18310			MISSOULA	MT	59808-8310	
04232529403070000	350859	SCHMIDT BERNICE	7050 MEADOW DR			MISSOULA	MT	59808-9765	
04232529405090000	338824	CHINIKAYLO STEPAN	2340 PARTRIDGE CT			MISSOULA	MT	59808-1014	
04232529402010000	350864	FARNUM LOWELL R	7171 MEADOW DR			MISSOULA	MT	59808-8927	
04232528102120000	361717	BLUE RIBBON XL LLC	1450 CEDAR ST			MISSOULA	MT	59802-3940	
04232528102180000	359664	WRATISLAW NATHAN	3124 US HIGHWAY 93 N			STEVENSVILLE	MT	59870-6533	
04232528102190000	355446	PARGE TODD	PO BOX 342			POLSON	MT	59860-0342	
04232522301090000	369870	PETERSON LANDHOLDING LLC	MAIL TO: BRADLEY J MAY	8535 PEACH LN		MISSOULA	MT	59808	
04232521402010000	352306	CARTAGE WAREHOUSE LLC	2829 GREAT NORTHERN LOOP STE 200			MISSOULA	MT	59808-1752	
04232521402070000	326621	TREASURE STATE ENDEAVORS LLC	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232522207240000	1447156	THURMAN RUSSELL W	8721 SNAPDRAGON DR			MISSOULA	MT	59808	
04232520202090000	353508	CUMMINS LINDA L & ROBERT D	9500 US HIGHWAY 10 W			MISSOULA	MT	59808-9375	
04232521202010000	369274	HARBINE MICHAEL J	9700 HARBINE LN			MISSOULA	MT	59808-9298	
04232522207570000	1447192	WATSON RYAN J	8953 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207420000	1447176	SHIPLEY ROBERT	8979 SNAPDRAGON DR			MISSOULA	MT	59808-9511	

04232522207430000	1447177	VERLANIC TYLER W	9005 SNAPDRAGON DR			MISSOULA	MT	59808-9519	
04232522207370000	1447171	SMITH JANUARY L	9038 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207320000	1447163	DRAKE MARI	8626 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207250000	1447157	YOUNGS DANIEL ROY	3635 PASS CREEK RD			BELGRADE	MT	59714-8045	
04232522207210000	1447153	HARRIS PEGGY	8675 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207110000	1447100	MCGILL JARED	9155 SNAPDRAGON DR			MISSOULA	MT	59808-9616	
04232522207140000	1447139	SHORT KAREN	9144 SNAPDRAGON DR			MISSOULA	MT	59808-9638	
04232522207120000	1447101	BIGHOUSE LUCAS	9159 SNAPDRAGON DR			MISSOULA	MT	59808-9616	
04232522204100000	353994	DUNHAM KYLE L	9015 MARIGOLD CT			MISSOULA	MT	59808-8552	
04232521102290000	358420	JOHNS DARREN	9747 LADYSLIPPER LN			MISSOULA	MT	59808-9639	
04232521102300000	358421	BURKLUND SHAE M	9713 LADYSLIPPER LN			MISSOULA	MT	59808-9639	
04232521102210000	358412	ALDRIDGE LUCAS H	PO BOX 641			HOT SPRINGS	MT	59845-0641	
04232522205020000	353993	WILKERSON CALEB	9535 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232521101010000	1431802	STATE OF MONTANA DEPT OF MILITARY AFFAIRS	CFMO 1956 MT MAJO ST	PO BOX 4789		FORT HARRISON	MT	59636	
04232521102180000	358409	ROBINSON VICKI K	9268 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102160000	358407	SZWEDKOWICZ JONEAL	9304 SNAPDRAGON DR			MISSOULA	MT	59808-9603	
04232521102120000	358403	MORGAN KATHLEEN A	9243 POPPY CT			MISSOULA	MT	59808	
04232522202180000	354009	DILLON TIMOTHY W	9660 ELDERBERRY CT			MISSOULA	MT	59808-8414	
04232522206040000	354001	HALL ROGER A TRUSTEE	8975 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232521203240000	361661	YARMOLICH MIKHAIL N	7409 AZALEA DR			MISSOULA	MT	59808-8472	
04232522205070000	371823	KROENKE GORDON R	9685 HONEYSUCKLE LN			MISSOULA	MT	59808-8551	
04232521201050000	335689	MIRAMONTE MANLEY LLC	9655 US HIGHWAY 93 N			MISSOULA	MT	59808-9221	
04232521102050000	358396	MATT CORT B	9211 PAINTBRUSH LN			MISSOULA	MT	59808-9623	
04232522202140000	354011	CHINIKAYLO VITALIY I	9755 ELDERBERRY CT			MISSOULA	MT	59808-9785	
04232522201130000	371857	MOORE DONALD E	9100 PAINTBRUSH LN			MISSOULA	MT	59808-9607	
04232522201120000	354021	CRIGER LAURIE	9130 PAINTBRUSH LN			MISSOULA	MT	59808-9607	
04232521101050000	370315	EIGHT ACRE WOODS LLC	9800 HWY 93 N			MISSOULA	MT	59806-5005	
04232521101030000	371290	EIGHT ACRE WOODS LLC	MAIL TO JENNIFER BALLENGE	9800 US HIGHWAY 93 N		MISSOULA	MT	59808-8989	
04232527303250000	1588930	MT CAVANAUGH RENTALS LLC	1315 KELLY ISLAND CT			MISSOULA	MT	59808-1205	
04232527303210000	1588928	HAYES MICHAEL C	2207 E VISTA DR			MISSOULA	MT	59803-2619	
04232533201130000	364092	DUGGINS ROSS WAYNE	6759 CHAPARRAL LN			MISSOULA	MT	59808-8751	
04232534101050000	351649	WWW INVESTMENTS LLC	1301 SCOTT ST			MISSOULA	MT	59802-2428	
04232534101090000	343635	WWW INVESTMENTS LLC	1301 SCOTT ST			MISSOULA	MT	59802-2428	
04232534201050000	333750	KIM JOSIAH	W140S9329 BOXHORN DR			MUSKEGO	WI	53150-4605	
04232534201090000	371911	KIM JOSIAH	W140S9329 BOXHORN DR			MUSKEGO	WI	53150-4605	
04232533201060000	354182	BISHOP ROBERT P & ANNETTE M	6715 COPTER LN			MISSOULA	MT	59808-9753	
04232534101190000	335228	KEPA MANUFACTURING COMPANY	3660 GRANT CREEK RD			MISSOULA	MT	59808-1430	
04232526301010000	368823	CITY OF MISSOULA	1345 W BROADWAY ST			MISSOULA	MT	59802-2239	DENISE
04232529405010000	334834	REINER DEBRA A	6728 GRASS VALLEY DR			MISSOULA	MT	59808-9783	
04232527401050000	351931	DESMET PROPERTIES LLC	3800 LINCOLN RD			MISSOULA	MT	59802-3039	
04232529405070000	334250	SCHULDHEISZ KEITH D JR	16805 SCHAFER LN			FRENCHTOWN	MT	59834-8501	
04232529404030000	338823	MCBETH SETH	7043 GRASS VALLEY DR			MISSOULA	MT	59808-9777	
04232529301050000	370904	NICHOLSON CHAD L & BARBARA A	7355 MEADOW DR			MISSOULA	MT	59808-8930	
04232528102130000	355443	SCHUETT DAVID E	2955 CARRIGAN LN			DILLON	MT	59725-8542	
04232528102170000	355445	TEN LLC	PO BOX 17123			MISSOULA	MT	59808-7123	

04232528102200000	359665	WRATISLAW NATHAN	3124 US HIGHWAY 93 N			STEVENSVILLE	MT	59870-6533	
04232521301080000	354536	CARUSO KEN	19800 SIX MILE RD			HUSON	MT	59846-9675	
04232521402030000	370287	TREASURE STATE ENDEAVORS LLC	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232534201020000	373834	OLSON BERNARD L III & CARRIE M	PO BOX 16046			MISSOULA	MT	59808-6046	
04232534102210000	347644	LS LANDHOLDINGS LLC	6575 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232534201010000	333466	WOLFF SCOTT ALEXANDER	6593 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232534101130000	330931	INDUSTRIAL SERVICES CO OF THE ROCKIES	PO BOX 749			FRENCHTOWN	MT	59834-0749	
04232535202060000	360249	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232534201070000	371558	SMITH TERRY LEE	PO BOX 18097			MISSOULA	MT	59808-8097	
04232534202030000	370330	PRAIRIE GRASS LLP	PO BOX 777			FRENCHTOWN	MT	59834-0777	
04232526301120000	361875	GRIZZLY REAL ESTATE HOLDINGS LLC	1511 S 9TH ST W			MISSOULA	MT	59801-3436	
04232533101110000	370324	RASMUSSEN STANLEY	9800 ROLLER COASTER RD			MISSOULA	MT	59808-9750	
04232526301100000	361877	JENNE CHUCK & ROSANN	228 SURREY LN			FLORENCE	MT	59833-6654	
04232529405030000	343990	GEORGIEV GEORGI I	6801 DESCHAMPS LN			MISSOULA	MT	59808-9473	
04232529404070000	339263	LAKE GARY L	6853 GRASS VALLEY DR			MISSOULA	MT	59808-9611	
04232528102270000	357277	S R MISSOULA LLC	11010 TUKWILA INTERNATIONAL BLVD			TUKWILA	WA	98168-1942	
04232528102070000	371556	TORGERSONS REAL ESTATE HOLDINGS LLC	4701 RIVER DR N			GREAT FALLS	MT	59405-1017	
04232528102290000	357699	THORN10 LLC	PO BOX 17123			MISSOULA	MT	59808-7123	
04232528102110000	355442	VANNOY ISAAC MURRAY	PO BOX 249			SAINT IGNATIUS	MT	59865-0249	
04232528102090000	373961	TA OPERATING LLC	24601 CENTER RIDGE RD			WESTLAKE	OH	44145-5634	
04232528102030000	370211	J L K CONSTRUCTION INC	6706 DEATONHILL DR # B			AUSTIN	TX	78745-4726	
04232528102010000	366449	SATURN HOSPITALITY 2 LLC	101 BLACK PINE TRL			MISSOULA	MT	59803-1305	
04232527201030000	355080	BROTHERS HOLDING LLC	9400 INSPIRATION DR			MISSOULA	MT	59808-5400	
04232521301040000	353238	HARBINE ELWIN K	7211 PEREGRINE CT			MISSOULA	MT	59808-5825	
04232521301010000	341886	MORGENSTERN HOLDINGS LLC	PO BOX 16537			MISSOULA	MT	59808-6537	
04232522301010000	370908	LUCICH BROTHERS PROPERTIES LLC	2205 PACIFIC HWY E			TACOMA	WA	98424-1004	
04232521401150000	335024	HAGAN PAUL W	9200 CARTAGE RD			MISSOULA	MT	59808-9704	
04232522207600000	1447195	ROBERTS MORGAN	8926 CHURCHILL DOWNS DR			MISSOULA	MT	59808-3801	
04232522207610000	1447197	BASS HAL NORRIS	8912 CHURCHILL DOWNS DR			MISSOULA	MT	59808-3801	
04232522207630000	1447199	ASJ VENTURES LLC	PO BOX 16475			MISSOULA	MT	59808-6475	
04232522207520000	1447187	SNAPDRAGON PROPERTY LLC	MAIL TO: DIRK STEWART	PO BOX 321		FRENCHTOWN	MT	59834-0321	
04232522207450000	1447179	HUNT ANDREW	9027 SNAPDRAGON DR			MISSOULA	MT	59808-9519	
04232522207490000	1447183	ERHART SCOTT A	8964 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207260000	1447170	HILL JOHN M III	8728 SNAPDRAGON DR			MISSOULA	MT	59808-9512	
04232522207270000	1447159	GUSE JENNIFER	8678 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207160000	1447141	MOUA KOU	8627 SNAPDRAGON DR			MISSOULA	MT	59808	
04232522207040000	1447092	MONAGHAN LINDA	9244 THISTLEDOWN WAY			MISSOULA	MT	59808	
04232522207030000	1446719	HOBSON ISAAC LEE	9268 THISTLE DOWN WAY			MISSOULA	MT	59808-5729	
04232520102020000	354261	GIFFIN KIMBERLY D	9080 MT HIGHWAY 10 W			MISSOULA	MT	59808	
04232522203070000	371840	FISCHER CARRIE	9550 GLACIER LILY DR			MISSOULA	MT	59808-8518	

04232522206130000	371833	CATHEY RANDY & ANNIE	9000 MARIGOLD CT			MISSOULA	MT	59808-8552	
04232522203030000	371842	HASTIE GERALD V	8755 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232522203020000	354008	ANDERSON ALICIA	8725 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232522206070000	371839	REILLY TIMOTHY J & ROXANNA M	8875 PAINTBRUSH LN			MISSOULA	MT	59808-8556	
04232522206060000	354002	MURDOCK MAX E	8915 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232521102140000	358405	HOWEY DOUGLAS A	9287 POPPY CT			MISSOULA	MT	59808-9626	
04232520201020000	362843	CUMMINS ROBERT D JR	9344 US HIGHWAY 10 W			MISSOULA	MT	59808-8713	
04232522202090000	371849	GROFF LEON	9650 GLACIER LILY CT			MISSOULA	MT	59808-8554	
04232522205060000	353991	CHINKILAYLO AVENIR I	9655 HONEYSUCKLE LN			MISSOULA	MT	59808-8551	
04232522202020000	354017	HALSTEAD DANIEL W & MAUREEN L	9685 GLACIER LILY CT			MISSOULA	MT	59808-8554	
04232521102080000	358399	HANKEL SCOTT A	9578 LADYSLIPPER LN			MISSOULA	MT	59808-9627	
04232522202030000	371852	LONG ZACHARY W	9705 GLACIER LILY CT			MISSOULA	MT	59808-8555	
04232522201170000	371855	HARDEE FRANCES P	9020 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232521203190000	361655	MENTZER DAVID L	3005 E PINE ST			ARLEE	MT	59821-9603	
04232522201090000	371822	ISAACS GEORGE WASHINGTON	9200 PAINTBRUSH LN			MISSOULA	MT	59808-9628	
04232521203150000	361651	WILSON DARREL	2239 N FARM ROAD 213			STRAFFORD	MO	65757-8235	
04232522201070000	371821	SPRING MEADOWS HOMEOWNERS	9275 SPRINGFIELD CLOSE			MISSOULA	MT	59808-9018	
04232534102220000	353599	LS LANDHOLDINGS LLC	6575 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232535202130000	360255	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232535202090000	360252	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232534101070000	343634	WWW INVESTMENTS LLC	1301 SCOTT ST			MISSOULA	MT	59802-2428	
04232534101270000	1474056	KIMBER PROPERTIES LLC	6574 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232535202010000	360248	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232533201010000	370325	ANDERSEN HARRY E	6516 CHAPARRAL LN			MISSOULA	MT	59808-8721	
04232527303050000	335227	SOHLBERG PROPERTIES LLC	5255 ELK RIDGE RD			MISSOULA	MT	59802-5227	
04232533201170000	364094	MAAS LESTER E	6623 CHAPARRAL LN			MISSOULA	MT	59808-8752	
04232534201100000	353960	COGAR INVESTMENTS LLC	2677 GRASSLAND DR			MISSOULA	MT	59808-5835	
04232534101170000	350786	FRANCIS JOHN R	6520 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232534101250000	1474055	WYEMT LLC	MAIL TO: BURR & TEMKIN	380 FRONT ST S		ISSAQUAH	WA	98027-3804	
04232527302050000	344623	JHAWK HOLDING INC	3690 BIG FLAT RD			MISSOULA	MT	59804-9727	
04232529404060000	361050	ROSS TRACI A	6987 GRASS VALLEY DR			MISSOULA	MT	59808-9776	
04232529402050000	350862	DORSETT SANDRA LEE	6905 MEADOW DR			MISSOULA	MT	59808-9793	
04232529403050000	350860	TROTTER MICHAEL L	7000 MEADOW DR			MISSOULA	MT	59808-9765	
04232529402030000	350863	GRIB YURI Y	7005 MEADOW DR			MISSOULA	MT	59808-9797	
04232529301070000	327135	HURRELBRINK STACEY	7105 MEADOW DR			MISSOULA	MT	59808-8927	
04232529401070000	348511	CHRISTIANSEN CRAIG E	7100 MEADOW DR			MISSOULA	MT	59808-9735	
04232528102230000	357275	TORGERSONS REAL ESTATE HOLDINGS LLC	4701 RIVER DR N			GREAT FALLS	MT	59405-1017	
04232527401010000	369393	JOHNSON BROTHERS CONTRACTING INC	MAIL TO: JOHNSON BROTHERS FOREST RESOURCES	6575 WIMMETT LN		MISSOULA	MT	59808-9543	
04232528102150000	355444	BSK PROPERTIES LLC	7550 THORNTON DR			MISSOULA	MT	59808-8441	
04232527303190000	1588927	HAYES MICHAEL C	2207 E VISTA DR			MISSOULA	MT	59803-2619	

04232521401130000	352299	WESTERN LAND INVESTMENTS LLC	PO BOX 671			SHERIDAN	WY	82801-0671	
04232522207640000	1447200	MCCHESNEY SHAUN	9187 CALDER RD			MISSOULA	MT	59808-8767	
04232522207400000	1447174	BREHM DYLAN	9010 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207350000	1447166	CHAVEZ JIM STANLEY	9056 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207310000	1447168	LANG CAROLYN P	8628 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207230000	1447155	LIBERATORI FREDERICK J	8693 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232520102010000	341885	DENNING RICHARD C	9050 US HIGHWAY 10 W			MISSOULA	MT	59808-9353	
04232522207220000	1447154	RAUSCH RACQUEL MARIA WILLIAMS	8677 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522204060000	353996	SCHEURING ERIKA LEE	8905 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232521102280000	358419	HABECK BRETT A	9766 LADYSLIPPER LN			MISSOULA	MT	59808-9640	
04232522204090000	371828	KOBAYASHI KENJI M	8975 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232521102260000	358417	MAGNUSON JO ELLEN T	9295 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232522205010000	371826	DILLER AMANDA L	9515 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232522206100000	353997	RHODES PRESTON	9525 GLACIER LILY DR			MISSOULA	MT	59808-8518	
04232522206150000	371834	PERINO MICHAEL J	9560 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232522206090000	371830	SPRING MEADOWS HOMEOWNERS	9275 SPRINGFIELD CLOSE			MISSOULA	MT	59808-9018	
04232521102110000	358402	KELLEY GARY L	9219 POPPY CT			MISSOULA	MT	59808-9626	
04232521203070000	369273	LOLO PEAK LLC	250 NW FRANKLIN AVE STE 401			BEND	OR	97703-2814	
04232522206010000	371836	KEELAND ROBERT E	9670 HONEYSUCKLE LN			MISSOULA	MT	59808-8551	
04232522202080000	354014	RASMUSSEN SCOTT R	9690 GLACIER LILY CT			MISSOULA	MT	59808-8554	
04232521203230000	361660	BJORGUM ADRIENNE	9531 MAHLUM LN			MISSOULA	MT	59808-8712	
04232521203220000	361659	MARINO VANESSA J	9537 MAHLUM LN			MISSOULA	MT	59808-8712	
04232521201070000	327444	MIRAMONTE MANLEY LLC	9655 US HIGHWAY 93 N			MISSOULA	MT	59808-9221	
04232522202130000	371847	PARK MICHAEL S	9725 ELDERBERRY CT			MISSOULA	MT	59808-9785	
04232521203200000	361656	CARLOS PHILIP C	9552 MAHLUM LN			MISSOULA	MT	59808-8712	
04232521102020000	358393	SHATTO BRUCE	9277 PAINTBRUSH LN			MISSOULA	MT	59808-9623	
04232522201160000	354019	PEACOCK BRYDON	9040 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232522201150000	371856	DOMBROSKY SHAUN M	9060 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232521202070000	335690	MISSOULA 7 RE LLC	600 S MAIN ST			BUTTE	MT	59701-2534	
04232522301110000	356672	PETERSON LANDHOLDINGS LLC	8505 PEACH LN			MISSOULA	MT	59808-8739	
04232521301090000	354537	FLETCHER CLIFTON M & KRIS L	PO BOX 857			FRENCHTOWN	MT	59834-0857	
04232520202070000	353507	GRUTSCH GEORGE A	6455 S MEADOWWOOD LN			MISSOULA	MT	59803-3227	
04232522207620000	1447198	ASJ VENTURES LLC	PO BOX 16475			MISSOULA	MT	59808-6475	
04232522207530000	1447188	SCHWINDT ROBERT W	8923 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207580000	1447193	EVANS MICHELLE	8965 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207650000	1447201	WOOD EMILIA C	9207 CALDER RD			MISSOULA	MT	59808-3800	
04232522207440000	1447178	MANZANARES KATIE JO	9013 SNAPDRAGON DR			MISSOULA	MT	59808-9519	
04232522207500000	1447184	BROWN JENNY	PO BOX 8005			MISSOULA	MT	59807-8005	
04232522207480000	1447182	BAUGHMAN BRETT A	8978 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232520102050000	341887	MISSOULA TRAP & SKEET CLUB	PO BOX 16152			MISSOULA	MT	59808-6152	
04232522207340000	1447165	MENJIVAR CHRISTIAN J	9080 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207080000	1447097	LOVELACE KATY	9105 SNAPDRAGON DR			MISSOULA	MT	59808-9616	
04232522207060000	1447094	MITTLESTADT KIMBERLY	9226 THISTLE DOWN WAY			MISSOULA	MT	59808-5729	
04232522207150000	1447140	MARKS WILLIAM D	8625 SNAPDRAGON DR			MISSOULA	MT	59808-9510	

04232522207170000	1447142	UMBACK ANN KRIJNS	8637 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207180000	1447150	ROBBINS LISA K	8645 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207130000	1447138	COTY CHRISTY	9158 SNAPDRAGON DR			MISSOULA	MT	59808-9638	
04232522207020000	1446718	MORGAN CONRAD	9280 THISTLEDOWN WAY			MISSOULA	MT	59808	
04232522204080000	353995	NEFZGER LAURIE	8955 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232521102190000	358410	KEATING WAYNE D	9240 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102200000	358411	BAINTER SHEA RYAN	9222 SNAPDRAGON DR			MISSOULA	MT	59808-9624	
04232521102310000	358422	SALOIS RICHARD L	9331 SNAPDRAGON DR			MISSOULA	MT	59808	
04232521102150000	358406	HEGGE VICKI	9644 LADYSLIPPER LN			MISSOULA	MT	59808-9632	
04232522206080000	354003	MOUA BOUN	9585 GLACIER LILY DR			MISSOULA	MT	59808-8518	
04232520102070000	354262	M AND M LAND HOLDING LLC	9400 INSPIRATION DR			MISSOULA	MT	59808-5400	
04232521201090000	335470	MAHLUM DALE INC	10955 US HIGHWAY 93 N			MISSOULA	MT	59808-9208	
04232521102360000	358427	DAVIS STEPHEN D	9563 LADYSLIPPER LN			MISSOULA	MT	59808-9631	
04232521102100000	358401	FORSHEE JOSHUA R	9254 POPPY CT			MISSOULA	MT	59808-9625	
04232521102030000	358394	RADMER RONALD R	PO BOX 5836			MISSOULA	MT	59806-5836	
04232521102010000	352302	HETTMAN CHRISTINE	9299 PAINTBRUSH LN			MISSOULA	MT	59808-9623	
04232522201140000	354020	MCELROY JOSEPH P	9080 PAINTBRUSH LN			MISSOULA	MT	59808-8549	
04232522202050000	371851	CHEFF SCOTT	9775 GLACIER LILY CT			MISSOULA	MT	59808-8555	
04232522207710000	1447207	CROMWELL CORY	8893 CHURCHILL DOWNS DR			MISSOULA	MT	59808-3803	
04232522207730000	1447209	HASLETT MICHAEL K	8931 CHURCHILL DOWNS DR			MISSOULA	MT	59808	
04232521101080000	359453	ALL IMPORTS LLC	PO BOX 16780			MISSOULA	MT	59808-6780	
04232522204110000	371827	PIER AIMEE	9045 MARIGOLD CT			MISSOULA	MT	59808-8552	
04232534101210000	353109	MONTANA RAIL LINK	ATTN: REAL ESTATE, MONTANA RAIL LINK INC	PO BOX 16624		MISSOULA	MT	59808-6624	
04232527303067200	1451221	ALADAN RENTALS LLC	PO BOX 18321			MISSOULA	MT	59808-8321	HOLLENBACK JEFF
04232521102330000	358424	KNIGHT PHOEBE W	9635 LADYSLIPPER LN			MISSOULA	MT	59808-9312	
04232521102320000	358423	CAHALL TOBY	9332 SNAPDRAGON DR			MISSOULA	MT	59808-9603	
04232521101045010	1572559	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572551	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572554	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572547	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572552	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232529402090000	333094	BURG RANDALL T	6805 MEADOW DR			MISSOULA	MT	59808-9738	
04232533201020000	371910	BOEHLKE RONALD R & SHANON M	10105 ROLLER COASTER RD			MISSOULA	MT	59808-9779	
04232521402140000	353328	KLE LLC	5533 EXPEDITION DR			LOLO	MT	59847-9633	
04232521101045000	1572546	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232529403010000	338347	ANDERSEN HAMPTON A JR	6750 MEADOW DR			MISSOULA	MT	59808-8409	
04232529404010000	348928	BOBKO MARIA	7157 GRASS VALLEY DR			MISSOULA	MT	59808-8506	
04232521203170000	361653	THORNES DENNIS	9640 MAHLUM LN			MISSOULA	MT	59808-8711	
04232522202190000	371844	GRANT CREEK RANCH LLC	101 INTERNATIONAL DR	ATTN: JOHNNA EISENMANN		MISSOULA	MT	59808-1549	
04232522301080000	355081	PETERSON LANDHOLDING LLC	8505 PEACH LN			MISSOULA	MT	59808-8739	
04232521202030000	344038	MISSOULA 8839 HWY 93N RE LLC	600 S MAIN ST			BUTTE	MT	59701-2534	

04232521202050000	327099	MISSOULA 7 RE LLC	600 S MAIN ST			BUTTE	MT	59701-2534	
04232535402110000	356702	CITY OF MISSOULA	1345 W BROADWAY ST			MISSOULA	MT	59802-2239	DENISE
04232527101100000	1569065	BNB ENTERPRISE LLC	PO BOX 655			FLORENCE	MT	59833-0655	
04232528201010000	377245	STATE OF MONTANA	CAPITOL BUILDING			HELENA	MT	59601	
04232522207700000	1447206	YEATER FIONA	8885 CHURCHILL DOWNS DR			MISSOULA	MT	59808	
04232521203050000	1580910	JOHNSON LARRY R	41340 FLATHEAD VIEW DR			POLSON	MT	59860-7448	
04232521402130000	373704	NEPTUNE AVIATION SERVICES INC	4301 CORPORATE WAY			MISSOULA	MT	59808	
04232522301057030	1419890	ORBE DAVID R	8000 W FORK PETTY CREEK RD			ALBERTON	MT	59820-9420	
04232522301057010	363107	DODDS MARLIS JEAN TRUSTEE	4300 NICOLE CT			MISSOULA	MT	59803-2790	
04232521402230000	1580085	WESTERN STATES EQUIPMENT COMPANY	3858 N GARDEN CENTER WAY STE 300			BOISE	ID	83703-5008	MCKINNON DAVID
04232522301057010	363104	HASTIE GERALD V	8755 PAINTBRUSH LN			MISSOULA	MT	59808-8519	
04232522301057010	363108	NOONEY WILLIAM J	PO BOX 7578			MISSOULA	MT	59807-7578	
04232522301057400	1516944	AKB INVESTMENTS LLP	8571 RUNNING W RD			MISSOULA	MT	59808-5357	
04232529401010000	349730	DUNLAP JEANA L	7199 GRASS VALLEY DR			MISSOULA	MT	59808-8506	
04232521203120000	361648	WATT KENDRICK D	9778 MAHLUM LN			MISSOULA	MT	59808-8710	
04232527303030000	377116	FEDERAL AVIATION ASSOCIATION	JOHNSON BELL FIELD	5225 W BROADWAY ST		MISSOULA	MT	59808	
04232521102370000	358428	WILLIAMS ADDITION HOMEOWNERS	8571 RUNNING W RD			MISSOULA	MT	59808	
04232522301150000	1543029	AKB INVESTMENTS LLP	PO BOX 7818			MISSOULA	MT	59807-7818	
04232529301020000	357156	REMINGTON E ALLEN & MARY ANN	11733 MOCCASIN LN			MISSOULA	MT	59808-8460	
04232521101045000	1572550	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045010	1572556	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572553	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232527303067100	1451219	ALADAN DEVELOPMENT CORP	PO BOX 18321			MISSOULA	MT	59808-8321	
04232527303067200	1451222	PRENTICE RYAN	8404 EL WAY #2C			MISSOULA	MT	59808	
04232521102340000	358425	THOMAS CHRISTOPHER P	9647 LADYSLIPPER LN			MISSOULA	MT	59808-9312	
04232522207720000	1447208	KITZAN TYLER B	8909 CHURCHILL DOWNS DR			MISSOULA	MT	59808-3801	
04232522207740000	1447210	TRACT 2 COS 6492 LLC	PO BOX 16475			MISSOULA	MT	59808-6475	
04232521401070000	370227	PATINELLA DONNA A	8266 PATINELLA CT			MISSOULA	MT	59808-9197	
04232527303110000	358994	WILCOX WALES S	829 LEESE LN			STEVENSVILLE	MT	59870-6219	
04232529403090000	350858	EMRICH BENJAMIN	PO BOX 4533			MISSOULA	MT	59806-4533	
04232529405110000	358554	NELSON WAYNE CLAIR	6725 GRASS VALLEY DR			MISSOULA	MT	59808-9783	
04232533201080000	354178	SORENSEN JHAN	6735 COPTER LANE			MISSOULA	MT	59808	
04232527302030000	350494	RYS-SIKORA JOHN & KAMILA J	204 GLENWOOD RD			BEL AIR	MD	21014-5535	
04232521402150000	373801	HIGH WIDE & HANDSOME LLC	129 W FRONT ST			MISSOULA	MT	59802-4303	
04232521101045010	1572557	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045010	1572558	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232529401130000	348505	WILLCOX JOAN M	2815 OLD FORT RD APT 312			MISSOULA	MT	59804-7409	
04232521203110000	361647	KNOELLER JUERGEN	9777 MAHLUM LN			MISSOULA	MT	59808-8710	
04232522301057030	363123	JACOBSEN DOUGLAS L	2205 FLYNN LN			MISSOULA	MT	59808-5607	
04232522204010000	352305	TRACT 2 COS 6492 LLC	PO BOX 16475			MISSOULA	MT	59808-6475	

04232521203130000	361649	KOWALSKI RON & DIANE C	9726 MAHLUM LN			MISSOULA	MT	59808-8710	
04232520101050000	352301	HENDRICKSEN STANLEY C	MAIL TO 1327 HOME & LAND LLC - CB	PO BOX 1327		LOLO	MT	59847	
04232522301057030	364507	MARBUT DEBRA J TRUSTEE	8501 HAVEN HEIGHTS RD			MISSOULA	MT	59808-5013	
04232522301057030	363122	MEUCHEL DENNIS A	8820 GROUSE DR			MISSOULA	MT	59808-1047	
04232522301057000	363091	8640 SPARKLER LANE #A2 LLC	PO BOX 1930			MISSOULA	MT	59806-1930	
04232522301057300	1516943	MCPAHON MICHAEL R	1480 DOUGLAS DR			MISSOULA	MT	59808-1217	
04232521101020000	359454	FAITH BIBLE CHURCH OF MISSOULA VALLEY INC	MAIL TO: REDEMPTION CHURCH OF MSLA	1551 S 5TH ST W		MISSOULA	MT	59801-2221	
04232527303067100	1451220	ALADAN DEVELOPMENT CORP	PO BOX 18321			MISSOULA	MT	59808-8321	
04232527303067200	1451223	PRENTICE RYAN	8404 EL WAY #2C			MISSOULA	MT	59808	
04232521101045010	1572560	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232527301010000	326614	WYE 93 DEVELOPMENT LLC	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232527303130000	358995	ROCKY MOUNTAIN BEVERAGE OF MONTANA	MAIL TO: COPPERSTONE DEVELOPMENT LTD -CB	8720 ROLLER COASTER RD		MISSOULA	MT	59808-8498	
04232527303150000	358996	ROCKY MOUNTAIN BEVERAGE OF MONTANA	MAIL TO: COPPERSTONE DEVELOPMENT LTD -CB	8720 ROLLER COASTER RD		MISSOULA	MT	59808-8498	
04232529401110000	329874	STEWART CASSIA	7250 MEADOW DR			MISSOULA	MT	59808-9736	
04232522202170000	371845	MARSH JACQUELYN E	9700 ELDERBERRY CT			MISSOULA	MT	59808-9785	
04232522202160000	354010	LITTLE LEVI SCOTT	9740 ELDERBERRY CT			MISSOULA	MT	59808-9785	
04232522202150000	371846	SIMMERT ALBERT JAMES	9770 ELDERBERRY CT			MISSOULA	MT	59808-9785	
04232527303010000	370453	SCHUETT DAVID E	2955 CARRIGAN LN			DILLON	MT	59725-8542	
04232529301010000	351647	BIDLAKE STEVE	15955 MULLAN RD			MISSOULA	MT	59808-9417	
04232521402190000	374086	MURALT SUSAN J	13300 125TH AVE NE			KIRKLAND	WA	98034-5415	
04232535202070000	360250	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232535402100000	357303	MISSOULA COUNTY AIRPORT INDUSTRIAL DISTRICT	200 W BROADWAY ST			MISSOULA	MT	59802-4216	
04232521101045000	359456	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521402250000	1580086	WESTERN STATES EQUIPMENT COMPANY	3858 N GARDEN CENTER WAY STE 300			BOISE	ID	83703-5008	MCKINNON DAVID
04232522301057020	363110	TABISH FRANK X	1002 E BROADWAY ST			MISSOULA	MT	59802-4930	
04232522301057000	363096	INGALLS JAMES P	5500 PROSPECT DR			MISSOULA	MT	59808	
04232522301057000	363097	SCHULTZE GEORGE E JR	4520 EDWARD AVE			MISSOULA	MT	59804-5004	
04232522301057100	1516941	MCPAHON MICHAEL R	1480 DOUGLAS DR			MISSOULA	MT	59808-1217	
04232521201030000	327443	MIRAMONTE MANLEY LLC	9655 US HIGHWAY 93 N			MISSOULA	MT	59808-9221	
04232521101070000	370316	STATE OF MONTANA DEPT OF MILITARY AFFAIRS	CFMO 1956 MT MAJO ST	PO BOX 4789		FORT HARRISON	MT	59636	
04232521402090000	342996	SEVENTEEN LANDS COMPANY LLC	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232521203010000	352300	JOHNSON LARRY R	41340 FLATHEAD VIEW DR			POLSON	MT	59860-7448	
04232527303170000	358997	COPPERSTONE DEVELOPMENT LTD	8720 ROLLER COASTER RD			MISSOULA	MT	59808-8498	
04232522301057000	363093	BUSH CLYDE T JR TRUSTEE	677 ANGLERS BEND WAY			MISSOULA	MT	59802-5572	
04232522301057020	363114	KELLEY OWEN III	4716 LARCH AVE			MISSOULA	MT	59802-5236	
04232527101010000	372883	HANSON PAUL ALLEN	8255 BUTLER CREEK RD			MISSOULA	MT	59808-9305	
04232522301057000	363089	TABISH GREGORY PATRICK	PO BOX 8448			MISSOULA	MT	59807-8448	
04232522301057020	363112	NEWMAN GEORGE	12 HOLIDAY LN			MISSOULA	MT	59801-1432	
04232522301057000	363094	AQUINO JOSEPH	2664 BUNKHOUSE PL			MISSOULA	MT	59808-5430	

04232522301057000	363095	LABRIE RICHARD	11150 HORSEBACK RIDGE RD			MISSOULA	MT	59804-5864	
04232522301057020	363117	WILLIAMS KENNETH W - TRUSTEE	2739 CARNOUSTIE WAY			MISSOULA	MT	59808-5413	
04232522301057020	363116	WILLIAMS KENNETH W - TRUSTEE	2739 CARNOUSTIE WAY			MISSOULA	MT	59808-5413	
04232522301057200	1516942	AKB INVESTMENTS LLP	8571 RUNNING W RD			MISSOULA	MT	59808-5357	
04232522301057010	363103	WILLIAMS ALAN	48901 US HIGHWAY 93 STE A #257			POLSON	MT	59860-7472	
04232522301057000	363098	STORUD MARK A	2520 KLONDIKE CT			MISSOULA	MT	59808-9066	
04232522301057020	363118	BRAUER BRETT R	2605 STRAND AVE			MISSOULA	MT	59804-4719	
04232521101060000	359455	LONG JASON C	7360 PEREGRINE CT			MISSOULA	MT	59808-5826	
04232527303070000	357746	CASH 1 DEVELOPMENT LLC	8720 ROLLER COASTER RD			MISSOULA	MT	59808-8498	
04232522301057010	363102	AKERS JAMES W	823 FLOUNDER AVE			NEW SMYRNA BEACH	FL	32169-4829	
04232521201170000	1580526	DURFLINGER WILLIAM R	9755 WALDO RD			MISSOULA	MT	59808	
04232522301057000	363092	KW &MW LLC	342 GALLATIN PARK DR			BOZEMAN	MT	59715-7909	
04232522301057030	363121	TRUST FBO CHRISTIN D WILLIAMS U/W DORIS WILLIAMS	2739 CARNOUSTIE WAY			MISSOULA	MT	59808-5413	
04232522301057010	363101	KRETSCHMAR NORMAN E TRUSTEE	2201 GLACIER CREEK RD			CONDON	MT	59826-8966	
04232521402210000	1580084	KLE LLC	5533 EXPEDITION DR			LOLO	MT	59847-9633	
04232522301057030	364508	WINGFIELD GARY	1300 SPEEDWAY AVE			MISSOULA	MT	59802-5566	
04232522301057030	363124	SCHAFER MARGARET S	6235 MARIAS ST			MISSOULA	MT	59803-2940	
04232522301057030	363120	KLE LLC	5533 EXPEDITION DR			LOLO	MT	59847-9633	
04232522301057030	363119	CLIZBE MERLE	1105 HAAGLUND DR TRLR 18			MISSOULA	MT	59802-9562	
04232522301057020	363109	AKERS JAMES W	823 FLOUNDER AVE			NEW SMYRNA BEACH	FL	32169-4829	
04232522301057040	363113	DODDS MARLIS JEAN TRUSTEE	4300 NICOLE CT			MISSOULA	MT	59803-2790	
04232522301057500	1516945	WALDO WILLIAMS DEVELOPMENT LLC	8571 RUNNING W RD			MISSOULA	MT	59808	
04232529401020000	1579971	AXTELL JESSICA	7289 GRASS VALLEY DR			MISSOULA	MT	59808-9778	
04232521402170000	374085	4M FAMILY LIMITED PARTNERSHIP	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232527303230000	1588929	MT CAVANAUGH RENTALS LLC	1315 KELLY ISLAND CT			MISSOULA	MT	59808-1205	
04232535301010000	352451	WINES MICHAEL C	PO BOX 203			HARRINGTON	WA	99134-0203	
04232534202050000	370329	NORTHWEST INDUSTRIAL SUPPLY INC	PO BOX 30637			BILLINGS	MT	59107-0637	
04232529401050000	348507	MOBLEY KEITH N	7150 MEADOW DR			MISSOULA	MT	59808-9735	
04232535202080000	360251	BMC WEST CORPORATION	C/O MARVIN F POER & CO, SPS RE	PO BOX 52427		ATLANTA	GA	30355-0427	
04232534101200000	373946	P3 PROPERTIES LLC	5219 LAREE CT			MISSOULA	MT	59803-2429	
04232534101230000	1433639	WYEMT LLC	MAIL TO: BURR & TEMKIN	380 FRONT ST S		ISSAQUAH	WA	98027-3804	
04232526301030000	369392	QUINN DEVELOPMENT LLC	15940 LEMAZION PL			FRENCHTOWN	MT	59834-9573	
04232526301060000	361881	HUGHES WATER & SEWER LTD	CORE & MAIN	C/O RYAN LLC	PO BOX 460069 DE	HOUSTON	TX	77056-8069	
04232526301070000	361880	HUGHES WATER & SEWER LTD	CORE & MAIN	C/O RYAN LLC	PO BOX 460069 DE	HOUSTON	TX	77056-8069	
04232529403030000	350861	HEREFORD ROBERT L	6900 MEADOW DR			MISSOULA	MT	59808-9792	
04232529404050000	349729	DAVIS BETTE K	6955 GRASS VALLEY DR			MISSOULA	MT	59808-9776	

04232529401090000	348515	STEWART CASSIA	7250 MEADOW DR			MISSOULA	MT	59808-9736	
04232529401040000	354330	HARDY CRAIG	7380 MEADOW DR			MISSOULA	MT	59808-8929	
04232529301030000	335600	FORD DOUGLAS JR	11205 MOCASSIN LN			MISSOULA	MT	59808	
04232529301040000	353191	WIDHALM TAMRA D	11295 MOCCASIN LN			MISSOULA	MT	59808-9780	
04232528102220000	360652	ACCESS STORAGE LLC	PO BOX 17123			MISSOULA	MT	59808-7123	
04232528102210000	355447	HANSON PROPERTIES LLC	10597 FIRE BUCKET LOOP			MISSOULA	MT	59808-9658	
04232528102050000	348659	TA OPERATING LLC	24601 CENTER RIDGE RD			WESTLAKE	OH	44145-5634	
04232529201010000	353509	HALDER BONNIE JEAN	11348 MOCCASIN LN			MISSOULA	MT	59808-9781	
04232521401110000	369275	WESTERN LAND INVESTMENTS LLC	PO BOX 671			SHERIDAN	WY	82801-0671	
04232522207680000	1447204	MANCILLA JESSIE	9060 CALDOR RD			MISSOULA	MT	59808-3802	
04232522207670000	1447203	CUMMINGS JOLANDA	5116 N PERRY ST			SPOKANE	WA	99207-4135	
04232522207540000	1447189	BENDER DENNIS	8929 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207660000	1447202	EVANS TONI M	9096 CALDOR RD			MISSOULA	MT	59808-3802	
04232520102030000	337098	9000 US HWY 10 LLC	2616 ARCADIA ST			MISSOULA	MT	59803	
04232522207510000	1447186	LAFONTAINE MELISSA EMILY	8944 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522207470000	1447181	BAKER WILLIAM E	2414 AGNES AVE			MISSOULA	MT	59801-7638	
04232522207390000	1447173	KLETTE CRYSTAL M	9020 SNAPDRAGON DR			MISSOULA	MT	59808-9615	
04232522207070000	1447096	DAY BRYAN	9093 SNAPDRAGON DR			MISSOULA	MT	59808-9519	
04232522207330000	1447164	GAUNT MARK	8612 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207280000	1447160	HORODYSKI STEPHEN	8676 SNAPDRAGON DR			MISSOULA	MT	59808-9510	
04232522207090000	1447098	PETERSON DERIK W	9123 SNAPDRAGON DR			MISSOULA	MT	59808-9616	
04232522207100000	1447099	KRUSCHKE SCOTT T	9147 SNAPDRAGON DR			MISSOULA	MT	59808-9616	
04232522207050000	1447093	CROMWELL ERIC	9232 THISTLE DOWN WAY			MISSOULA	MT	59808-5729	
04232522207010000	1446717	TORGERSON DONALD L	9308 THISTLEDOWN WAY			MISSOULA	MT	59808	
04232521102270000	358418	COOK CARSON	9800 US HIGHWAY 93 N			MISSOULA	MT	59808-8989	
04232522203080000	354005	MORI DANIEL W TRUSTEE	9530 GLACIER LILY DR			MISSOULA	MT	59808-8518	
04232522206110000	371831	BASALYGA JEFFREY J	8940 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232522206140000	353999	PERINO MICHAEL J	9560 HONEYSUCKLE LN			MISSOULA	MT	59808-8550	
04232522206120000	353998	HOGUE MATHEW T	8960 MARIGOLD CT			MISSOULA	MT	59808-8547	
04232522203050000	371841	CLEVELAND RACHEL N	2615 MUIRFIELD CT			MISSOULA	MT	59808-9472	
04232522203010000	371843	ZEIGLER CHAD T	8685 PAINTBRUSH LN			MISSOULA	MT	59808-8527	
04232520102090000	364535	RED QUILL RANCH LLC	PO BOX 1074			FLORENCE	MT	59833-1074	
04232521102130000	358404	FOILES EDWARD C	9261 POPPY CT			MISSOULA	MT	59808-9626	
04232522206050000	371838	PETERSEN WENDELL A	8945 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232522202010000	371853	VELASQUEZ KATHALEEN	8900 PAINTBRUSH LN			MISSOULA	MT	59808-8548	
04232521102090000	358400	PRICE LAWRENCE DEWAYNE	9276 POPPY CT			MISSOULA	MT	59808-9625	
04232522202070000	371850	WEAR ARTHUR CAI	9730 GLACIER LILY CT			MISSOULA	MT	59808-8555	
04232521102060000	358397	CROSBY NANCY L	9169 PAINTBRUSH LN			MISSOULA	MT	59808-9607	
04232521203210000	361658	BLOWERS DANIEL J & MOLLY A	9553 MAHLUM LN			MISSOULA	MT	59808-8712	
04232521203180000	361654	LANE RANDY	9595 MAHLUM LN			MISSOULA	MT	59808-8712	
04232521203250000	361662	MAHLUM MEADOWS HOME OWNERS ASSOCIATION	MAIL TO JELLYSTONE PARKS OF	MONTANA LLC	10955 US HIGHWAY	MISSOULA	MT	59808-9227	
04232521203140000	361650	EGELSTON CAROL L	9725 MAHLUM LN			MISSOULA	MT	59808-8710	
04232522208110000	1597338	OLIVER ANDREW A	8850 SNAPDRAGON DR			MISSOULA	MT	59808-9575	
04232521205510000	1606238	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	

04232521205360000	1606223	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205630000	1606250	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205340000	1606221	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205330000	1606220	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205500000	1606237	HAYDEN HOMES LLC	2464 SW GLACIER PL			REDMOND	OR	97756-7731	
04232521205490000	1606236	MCCORMICK ALAN	10175 SIENNA LOOP			MISSOULA	MT	59808-5824	
04232521205010000	1606215	HAYDEN INCOME PROPERTY LLC	963 SW SIMPSON AVE STE 110			BEND	OR	97702-3487	
04232522208090000	1597334	ASJ PHASE 2A LLC	PO BOX 16475			MISSOULA	MT	59808-6475	
04232522208050000	1597330	FLUM LOGAN	8885 SNAPDRAGON DR			MISSOULA	MT	59808	
04232521203030000	352308	OO LAND HOLDING LLC	16309 E MARIETTA AVE			SPOKANE VALLEY	WA	99216-1837	
04232522208120000	1597337	GREAT SPACES INC	PO BOX 344			STEVENSVILLE	MT	59870-0344	
04232522208130000	1597336	HASKINS DARIN	8808 SNAPDRAGON DR			MISSOULA	MT	59808-9575	
04232528101030000	373705	WESTERN STATES EQUIPMENT COMPANY	3858 N GARDEN CENTER WAY STE 300			BOISE	ID	83703-5008	MCKINNON DAVID
04232521205600000	1606247	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205570000	1606244	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205530000	1606240	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205370000	1606224	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205450000	1606232	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205400000	1606227	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205480000	1606235	HAYDEN HOMES LLC	2464 SW GLACIER PL			REDMOND	OR	97756-7731	
04232521205030000	1606217	HAYDEN HOMES LLC	2464 SW GLACIER PL			REDMOND	OR	97756-7731	
04232521205470000	1606234	HAYDEN HOMES LLC	2464 SW GLACIER PL			REDMOND	OR	97756-7731	
04232521205020000	1606216	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232528101010000	1580124	4M FAMILY LIMITED PARTNERSHIP	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232521205550000	1606242	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205540000	1606241	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205350000	1606222	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205640000	1606251	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205310000	1606218	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	

04232521205390000	1606226	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232522208080000	1597333	EDGELL BUILDING INC	316 EXPRESSWAY			MISSOULA	MT	59808-1560	
04232522208070000	1597332	CURL MERRI	8911 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522208040000	1597329	ROBERTSON TAYLOR	8869 SNAPDRAGON DR			MISSOULA	MT	59808-9575	
04232522208030000	1597328	CROWE IAN CONNER	8857 SNAPDRAGON DR			MISSOULA	MT	59808	
04232522208020000	1597327	REID LOGAN B	8831 SNAPDRAGON DR			MISSOULA	MT	59808	
04232522208010000	1597326	CRAIG STEVEN J	8767 SNAPDRAGON DR			MISSOULA	MT	59808-9512	
04232521205610000	1606248	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205620000	1606249	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205560000	1606243	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205320000	1606219	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205420000	1606229	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205410000	1606228	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205460000	1606233	HAYDEN HOMES LLC	2464 SW GLACIER PL			REDMOND	OR	97756-7731	
04232521205650000	1606214	RYN BUILT HOMES LLC	16309 E MARIETTA AVE			SPOKANE VALLEY	WA	99216-1837	
04232522208060000	1597331	ROSENBAUM AUSTIN	8907 SNAPDRAGON DR			MISSOULA	MT	59808-9511	
04232522208100000	1597339	BOWERS KASSANDRA W	8876 SNAPDRAGON DR			MISSOULA	MT	59808-9575	
04232521402110000	329429	4M FAMILY LIMITED PARTNERSHIP	8800 TRUCK STOP RD			MISSOULA	MT	59808-9708	
04232521205440000	1606231	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205430000	1606230	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205580000	1606245	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	
04232521205520000	1606239	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232521205380000	1606225	HAYDEN HOMES LLC	2464 SW GLACIER PL STE 110			REDMOND	OR	97756-7731	
04232522301030000	370907	SAUERS K DAVID	PO BOX 16231			MISSOULA	MT	59808-6231	
04232521301050000	351646	DECKER MONTANA LAND COMPANY LLC	4000 5TH AVE S			FORT DODGE	IA	50501-6450	
04232521203090000	351648	MISSOULA 7 RE LLC	600 S MAIN ST			BUTTE	MT	59701-2534	
04232535202140000	360256	MISSOULA COUNTY	200 W BROADWAY ST			MISSOULA	MT	59802-4216	
04232521401090000	329442	WYE PROPERTY LLC	9550 CARTAGE RD			MISSOULA	MT	59808-9759	
04232534101222000	358551	MONTANA RAIL LINK	ATTN REAL ESTATE DEPARTMENT	PO BOX 16624		MISSOULA	MT	59808-6624	
04232521102350000	358426	BAERTSCH CLINTON S	9591 LADYSLIPPER LN			MISSOULA	MT	59808-9631	
04232521101045010	1572555	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572548	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	
04232521101045000	1572549	TOLLEFSON PROPERTIES LLC	15311 TYSON WAY			FRENCHTOWN	MT	59834-8535	

04232527303067000	1451218	ALADAN DEVELOPMENT CORP	PO BOX 18321			MISSOULA	MT	59808-8321	
04232529101010000	372940	RIVERSIDE CONTRACTING INC	5571 ALLOY S			MISSOULA	MT	59808-9622	
04232529401030000	346242	ANDERSON BRUCE A	141 W MAIN ST			MISSOULA	MT	59802-4311	
04232529401060000	357241	JONES DUANE G	7364 MEADOW DR			MISSOULA	MT	59808-8929	
04232533201090000	370327	LOWER ZANE B	10425 ROLLER COASTER RD			MISSOULA	MT	59808-9752	
04232521203160000	361652	PRINTZ ARAM DOVID	9682 MAHLUM LN			MISSOULA	MT	59808-8711	
04232528401010000	350501	RASMUSSEN STANLEY	9800 ROLLER COASTER RD			MISSOULA	MT	59808-9750	
04232526301130000	361874	GRUTSCH GEORGE A	6455 S MEADOWWOOD LN			MISSOULA	MT	59803-3227	
04232527201010000	366456	WESTERN STATES EQUIPMENT COMPANY	3858 N GARDEN CENTER WAY STE 300			BOISE	ID	83703-5008	
04232522301057000	1517132	WALDO WILLIAMS DEVELOPMENT LLC	8571 RUNNING W RD			MISSOULA	MT	59808	
04232521201010000	335026	DURFLINGER WILLIAM R	9755 WALDO RD			MISSOULA	MT	59808	
04232521201150000	1580525	MIRAMONTE MANLEY LLC	9655 US HIGHWAY 93 N			MISSOULA	MT	59808-9221	
04232522301057010	363100	BOULEY ROBERT	PO BOX 524			FRENCHTOWN	MT	59834-0524	
04232521101100000	1543032	WALDO WILLIAMS DEVELOPMENT LLP	8571 RUNNING W RD			MISSOULA	MT	59808-5357	
04232522301057010	363105	MARBUT DEBRA J TRUST	8501 HAVEN HEIGHTS RD			MISSOULA	MT	59808-5013	
04232522301057030	363111	ZINKE DAVID K CO-TRUSTEE	435 GAME TRL			MISSOULA	MT	59802-3200	
04232522301057010	363106	WOLGAMOT THOMAS	3661 BRANDON WAY			MISSOULA	MT	59803-2965	
04232522301057020	363115	WILLIAMS KENNETH W - TRUSTEE	2739 CARNOUSTIE WAY			MISSOULA	MT	59808-5413	
04232533201070000	371109	WOLFF SCOTT A	6593 US HIGHWAY 10 W			MISSOULA	MT	59808-9086	
04232533201050000	371557	HILL LOUELLA I	10255 ROLLER COASTER RD			MISSOULA	MT	59808-9751	
04232522208140000	1597335	TR GROUP LLC	PO BOX 4306			MISSOULA	MT	59806-4306	
04232522204030000	371560	TRACT 2 COS 6492 LLC	PO BOX 16475			MISSOULA	MT	59808-6475	
04232521402270000	1580115	WESTERN STATES EQUIPMENT COMPANY	3858 N GARDEN CENTER WAY STE 300			BOISE	ID	83703-5008	MCKINNON DAVID
04232521203020000	371294	RYN BUILT HOMES LLC	16309 E MARIETTA AVE			SPOKANE VALLEY	WA	99216-1837	
04232521205590000	1606246	HDP OKEEFE RANCH LLC	1316 SHERMAN AVE STE 215			EVANSTON	IL	60201-4361	