



# MEMO No. 1

To: Missoula City Council

From: Dave DeGrandpre, AICP, Planning Supervisor

Copy: Eran Pehan / Walter Banziger / Mary McCrea, CPDI Staff  
Ryan Sudbury, City Attorney for Civil Services  
Ellen Buchanan / Annie Gorski, MRA Staff  
Jeff Smith, WGM Group, Inc.  
Ellen Porter, Roseburg Resources Co.  
Alan F. McCormick, Garlington, Lohn & Robinson

Date: January 24<sup>rd</sup>, 2025

**Subject: Postponement Request on Motion to Annex 3300 Raser Drive; Modification of a 30-foot wide trail easement**

Jeff Smith of WGM Group, representing Roseburg Resources Co., has requested City Council to postpone its motion / decision on annexation of the 235-acre property at 3300 Raser Drive. In his request, Mr. Smith states current legislative initiatives impact the benefit to the property owner of annexing into the City of Missoula. Mr. Smith states that Senate Bill 2 and Senate Bill 117, which seek to modify tax increment finance law and local taxation, would preclude the City of Missoula's ability to expand the North Reserve / Scott Street Urban Renewal District (URD) boundary to include the Roseburg property, so it would be more beneficial for the property owner to keep the land in the county at this time.

However, Mr. Smith requests that City Council hold a public hearing on annexation during its January 27, 2025 meeting as scheduled, with the hearing to be continued at a yet-to-be-determined date after the outcome of the legislative bills become apparent. City CPDI staff do not oppose this approach. Ellen Buchanan, Director of the Missoula Redevelopment Agency, confirmed that Senate Bill 2 would make it difficult for the City to decide to amend the URD boundary to incorporate the Roseburg property. Ms. Buchanan plans to be present at the January 27 public hearing to provide more insight.

Mr. Smith also requested that a potential 30-foot wide public trail easement near Interstate 90, highlighted in yellow on Exhibit B of the staff report, not be required to be dedicated to the City of Missoula. Mr. Smith provided a new Exhibit B that includes the same street, utility, and trail easements, minus the spur near Interstate. The proposed Exhibit B is attached to this memo.

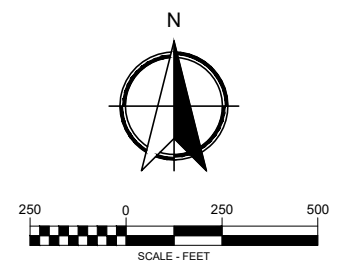
The idea is if the property is annexed into the City and into the North Reserve / Scott Street URD, future master planning for the site and district will include details related to sewer, water, streets, storm water, and trails that are not known at this time, and Roseburg would like to not further encumber the property with the additional easement until further study and planning takes place. City staff do not oppose this request, but suggest findings of fact in the staff report

be modified to reflect the request as shown below. New proposed text is underlined and text to be deleted is struck.

## **Staff Recommended Amendments to Findings of Fact and Conclusions of Law**

### **VIII. ROAD IMPROVEMENTS, TRANSIT, AND PUBLIC SAFETY SERVICES**

9. The petitioner provided a Conceptual Easement Alignment diagram to attach to this report as Exhibit B. The diagram shows the prospective locations of 'backbone' easements for future collector streets, utilities, and trails. ~~However, the exhibit did not include a trail easement that could eventually connect a trail from the Grant Creek Trail to the Northside and Heart of Missoula neighborhoods, as shown in Figure 4-1 of the current NR/SS Plan and Figure 21 of the 2045 Our Missoula Land Use Plan. City Parks & Recreation staff commented that the proposed trail connection to Howard Raser Drive is helpful but not sufficient because the existing offsite Howard Raser Drive easement is only 60 feet wide in some locations so will not support a trail in compliance with City standards. Further, an additional trail connection to the northwestern corner of property would better help to meet several Environmental Quality and Climate Resilience and Health and Safety policy objectives of the 2045 Our Missoula Land Use Plan and better help to implement the current NR/SS Plan. Therefore, staff recommend an additional 30-foot wide trail easement as shown in yellow on Exhibit B.~~ City CPDI, Public Works & Mobility, and Parks & Recreation Department staff generally support the locations of the proposed easements, with the understanding a more detailed site and regional planning process for the North Reserve / Scott Street Urban Renewal District is forthcoming that will more closely evaluate alignments for necessary easements, as stated in the proposed conditions of annexation approval.



**WGM GROUP**  
WWW.WGMGROUP.COM

**PRELIMINARY**

PLOTTED: 12/27/24  
SAVED: 12/27/24

**EXHIBIT B - CONCEPTUAL EASEMENT ALIGNMENTS**  
**ROSEBURG FOREST PRODUCTS**  
**MISSOULA COUNTY, MONTANA**

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT: 23-12-08  
LAYOUT: SHT1  
SURVEYED: --  
DESIGN: --  
DRAFT: CEG  
APPROVE: KRJ  
DATE:

**DECEMBER 2024**

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