

Memo

To: Tara Porcari, Senior Planner, Community Planning, Development & Innovation Development Services Division, City of Missoula

From: Kyle Gauthier, Civil Engineer & Project Manager, DJ&A, P.C.

Date: February 9, 2026

Re: MOAB Annexation Application

Purpose

The purpose of this memorandum is to formally request annexation of the newly acquired 18.5-acre property owned by Mountain Line, operated by the Missoula Urban Transportation District (MUTD), and located on Whippoorwill Drive in Missoula, Montana. The property is currently within Missoula County and had a “Workplace” (W) neighborhood unit type under the County’s Sx^wtpqyen Neighborhood Form Based Code; upon annexation, MUTD is requesting City zoning of Industrial-1 (I-1), which aligns with the recommendations and intent of the Land Use Plan (LUP). The intended use of the site, anticipated to include a combination of freight operations, motor vehicle repair, an EV charging hub, and administrative office space, is consistent with the permitted uses within the I-1 zoning district. MUTD is pursuing annexation to allow for development of the site as its new Maintenance, Operations, and Administration Base (MOAB) facility. Preliminary coordination regarding the site has occurred among DJ&A engineers, Wendel Architects, and City staff in design review team (DRT) meetings, as well as during scoping discussions.

Summary of Roads

Current access to the property is provided via Whippoorwill Drive, a Missoula County-maintained, asphalt-surfaced roadway with no existing curb, gutter, or sidewalk improvements. Whippoorwill Drive currently has a typical travel way width of approximately 24 feet.

In conjunction with site development, DJ&A has advanced the roadway design for the project in coordination with the adjacent Prolo Subdivision developer’s engineer, 406 Engineering, Inc., and the City of Missoula Public Works and Mobility Department. The roadway plans are currently at approximately 90 percent preliminary design, have completed City of Missoula Stage 3 review, and are anticipated to advance to Stage 4 (Ready for Construction) in spring 2026. As part of this effort, Whippoorwill Drive will be reconstructed within the existing right-of-way as a complete street, with the exception of a required drainage easement to be acquired from properties along the north side of Whippoorwill Drive to accommodate a roadway swale. The proposed improvements include two 12.5-foot travel lanes, concrete “L” curb and gutter, 9-foot landscaped boulevards on both sides, and 6-foot concrete sidewalks on both sides.

In addition, two new public roadways are proposed to provide access to the MOAB site and serve adjacent developments. These roadways are preliminarily referred to as Lion Lane and Unnamed Road, with final naming subject to City approval as the project progresses. Lion Lane is proposed to include two 12.5-foot-wide travel lanes, concrete “L” curb and gutter, 9-foot landscaped boulevards on both sides, and 6-foot concrete sidewalks on both sides. Unnamed Road is proposed to include two 11-foot-wide travel lanes, a 10-foot-wide two-way bicycle lane on one side, and 8-foot-wide on-street parking on the opposite side, along with concrete “L” curb and gutter, 10.5-foot-wide

landscaped boulevards on both sides, and 6-foot concrete sidewalks on both sides. An exhibit illustrating the roadway network and typical roadway sections is attached.

Summary of Non-Motorized Facilities

The subject property is uniquely situated adjacent to the ongoing Grant Creek realignment project, which includes a greenway corridor with mixed-use trails directly adjacent to the development. In addition, the roadway improvements associated with this project, as described previously, will include new sidewalks and bicycle facilities. Together, these improvements are consistent with and supportive of the broader non-motorized transportation master planning efforts associated with the Mullan BUILD project. The proposed facilities will further expand and strengthen connectivity to the existing and planned non-motorized network within the surrounding area.

Summary of Municipal Facilities

This project includes construction of offsite municipal infrastructure necessary to serve both the Mountain Line property and the adjacent Prolo property. Improvements include new public roadways, sidewalks, landscaped boulevards, and utility infrastructure constructed as part of the overall development.

As reflected in the Stage 3 design plans for the broader development area, new water and sanitary sewer mains are being extended to the site in close coordination with the City of Missoula Public Works and Mobility Department. The Stage 3 infrastructure plans include extension of 12-inch and 20-inch diameter water mains within the roadway corridors identified herein, with connection to the existing City of Missoula 20-inch diameter water main located within the shoulder of West Broadway Street. Sanitary sewer improvements include construction of a new gravity sewer collection system consisting of 8-inch diameter mains throughout the site, as well as a new sanitary sewer lift station. The lift station is sized to serve both the proposed MOAB facility and the adjacent Prolo Subdivision currently under development by 406 Engineering, with a force main connection to the existing sewer force main located along West Broadway Street.

Stormwater runoff will be collected via curb inlets along the proposed roadways and conveyed by gravity piping to the south, where it will discharge into a new regional stormwater facility consisting of an underground detention system designed and constructed as part of this project, prior to outfall into Grant Creek. Portions of the MOAB site stormwater conveyance system will connect to this offsite public conveyance infrastructure.

Zoning, Growth Policy and Annexation

Under Missoula County's Sxwtpqyen Neighborhood Form-Based Code, the subject property is designated as a "Workplace" (W) neighborhood unit type. The Workplace designation is intended to support a mix of employment-focused, industrial, and supporting commercial uses, while allowing limited residential development in appropriate transitional contexts. Consistent with the Sxwtpqyen Area Master Plan and associated development standards, the Workplace designation generally allows for manufacturing, warehousing, wholesaling, and other light-to-moderate industrial services; office and business services; supportive commercial uses such as retail and eating or drinking establishments intended to serve employees; and limited residential or live-work uses in select areas. Development within the Workplace designation is guided by form-based principles, emphasizing building form and site design over strict separation of land uses.

The applicant is requesting zoning upon annexation to the City of Missoula as Industrial-1 (I-1), which is the preferred zoning district and is consistent with the recommendations and intent of the Land Use Plan (LUP). Under the City of Missoula's updated Unified Development Code (UDC), the Industrial-1 (I-1) zoning district, generally characterized as light industrial, is intended to accommodate manufacturing, assembly, packaging, and distribution uses. The UDC provides increased flexibility within industrial districts, including allowance for select supportive uses such as childcare centers, and establishes specific standards for uses such as data centers or digital asset mining, which may require conditional use review. Parking minimums have been removed for industrial districts to support efficient development and adaptive reuse. Typical permitted uses within the I-1 district include manufacturing and processing activities (such as food and beverage production, storage, plastics, and welding), light industrial and service uses, packaging and distribution facilities, limited supportive commercial uses, and digital infrastructure uses subject to applicable performance standards. The I-1 zoning district also functions as a transition between heavier industrial areas and adjacent residential or mixed-use districts, with an emphasis on mitigating potential impacts such as noise.

As described herein, the proposed Maintenance, Operations, and Administration Base (MOAB) facility is consistent with the I-1 zoning district, the LUP, and applicable master plans for the surrounding area. The anticipated site uses, including freight operations, motor vehicle repair, an electric vehicle charging hub, and administrative offices, are permitted and well suited to the I-1 zoning district. Mountain Line (Missoula Urban Transportation District) is proposing the MOAB facility to support its transition to a 100 percent electric bus fleet by 2035. The facility, supported by a \$39 million federal grant, will include indoor storage for up to 28 electric buses, dedicated charging infrastructure, four maintenance bays, and administrative office space.

The applicant believes the proposed annexation and zoning support the vision for a vibrant employment-focused and mixed-use area as identified in applicable planning documents for the greater Mullan area. The proposal advances City goals by expanding municipal services, enhancing transportation infrastructure for both motorized and non-motorized users, and directing growth to an area planned for commercial and mixed-use development. Upon approval by City Council, the subject property would be annexed into the City and zoned Industrial-1 (I-1) under the newly adopted UDC, a designation that is comparable to the existing County Workplace (W) designation. When considered in its entirety, the applicant believes the proposed annexation and development will benefit the surrounding community without jeopardizing public health, safety, or welfare.

All required annexation materials, including the annexation petition and supporting exhibits, are included herein. If you have any questions or require additional information, please contact me at 406.721.4320 or via email at kyle@djanda.com.

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PETITION NO. _____

BEFORE THE CITY COUNCIL

CITY OF MISSOULA

PETITION FOR ANNEXATION TO CITY

GeoCode# 04219901401110000

Dated this _____ day of _____, _____.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula, under Title 7, Chapter 2, Part 46, Montana Code Annotated ("MCA"), requesting annexation of the following real property into the City of Missoula.

By filing the petition for annexation, the Petitioner(s) agree that only those City services which are available to the general area shall be provided to Petitioner, and that additional services as may become available to the general area shall be made available to Petitioner(s) in the same manner as said services are made available to other residents of the City. Petitioner(s) specifically waive the right to the report and plans for extension of services as provided in MCA Title 7, Chapter 2, Part 47.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to municipal utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

S01, T13 N, R20 W, C.O.S. 7043, PARCEL TRACT 1-A-1, ACRES 18.5

OWNER(S)

Mountain Line, operated by Missoula Urban Transportation District (MUTD)

Jordan Hess, CEO & General Manager
Mountain Line, operated by Missoula Urban Transportation District (MUTD)

STATE OF MONTANA)
) ss.
County of Missoula)

On this _____ day of _____, _____, before me the undersigned, a Notary Public for the State of Montana, personally appeared _____, as _____ for Mountain Line, operated by Missoula Urban Transportation District (MUTD), known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.

(SEAL)

(Printed name required)
Notary Public for the State of Montana.
Residing at _____
My Commission Expires: _____ MM/DD/YY

Supplemental Project Information

Proposed MOAB Site Layout



Mountain Line

**MOUNTAIN LINE
1221 SHAKESPEARE STREET,
MISSOULA, MT 59802**

MOAB (MAINTENANCE OPERATIONS ADMINISTRATION BUILDING) CONSTRUCTION DOCUMENTS



Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 tf:877.293.6335

Wendel WD Architecture, Engineering, Surveying and
Landscape Architecture, P.C

DJ
& Q

**DJ&A , P.C
2000 MAPLE STREET
MISSOULA, MT 59808**

PROGRESS PRINT

12.11.2025

NOT FOR
CONSTRUCTION

NOTE:
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN,
AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE
ARCHITECT AND ENGINEER AND IS NOT TO BE USED IN WHOLE OR IN PART,
FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE
ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADDITION TO
ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS
PROHIBITED IN ACCORDANCE WITH STATE LAW, CODE AND RULES.

SITE PLAN OVERVIEW

	
0	40'
GENERIC SCALE BAR	
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.	
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY	
DATE	12.11.2025
SCALE	1" = 40'
WN.	KD
COJ. No.	630101
VG. No.	
C200	

SITE PLAN OVERVIEW

PARKING TABULATION

TOTAL PARKING SPACES	ADA PARKING SPACES	MOTORCYCLE (MC) PARKING
79	5	9

SITE PLAN OVERVIEW GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CIVIL-RELATED WORK.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO COMPLETE AN 811 TICKET PRIOR TO SITE WORK IN ORDER TO VERIFY LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS.
- PARKING LOT DIMENSIONS ARE TAKEN FROM FACE OF CURB TO FACE OF CURB, RADII ARE TAKEN FROM FACE OF CURB.
- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- PROVIDE CONCRETE CEMENT AND ASPHALT MATERIAL THAT MEETS SPECIFIED SOLAR REFLECTIVE VALUES AS FOLLOWS:

ASPHALT: INITIAL SR = 0.05 AND A THREE YEAR AGED SR = 0.10
GRAY CEMENT: INITIAL SR = 0.26 AND A THREE YEAR AGED SR = 0.18

SITE PLAN OVERVIEW GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CIVIL-RELATED WORK.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE, CONTRACTOR TO COMPLETE AN 811 TICKET PRIOR TO SITE WORK IN ORDER TO VERIFY LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS.
3. PARKING LOT DIMENSIONS ARE TAKEN FROM FACE OF CURB TO FACE OF CURB, RADII ARE TAKEN FROM FACE OF CURB.
4. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
5. PROVIDE CONCRETE CEMENT AND ASPHALT MATERIAL THAT MEETS SPECIFIED SOLAR REFLECTIVE VALUES AS FOLLOWS:

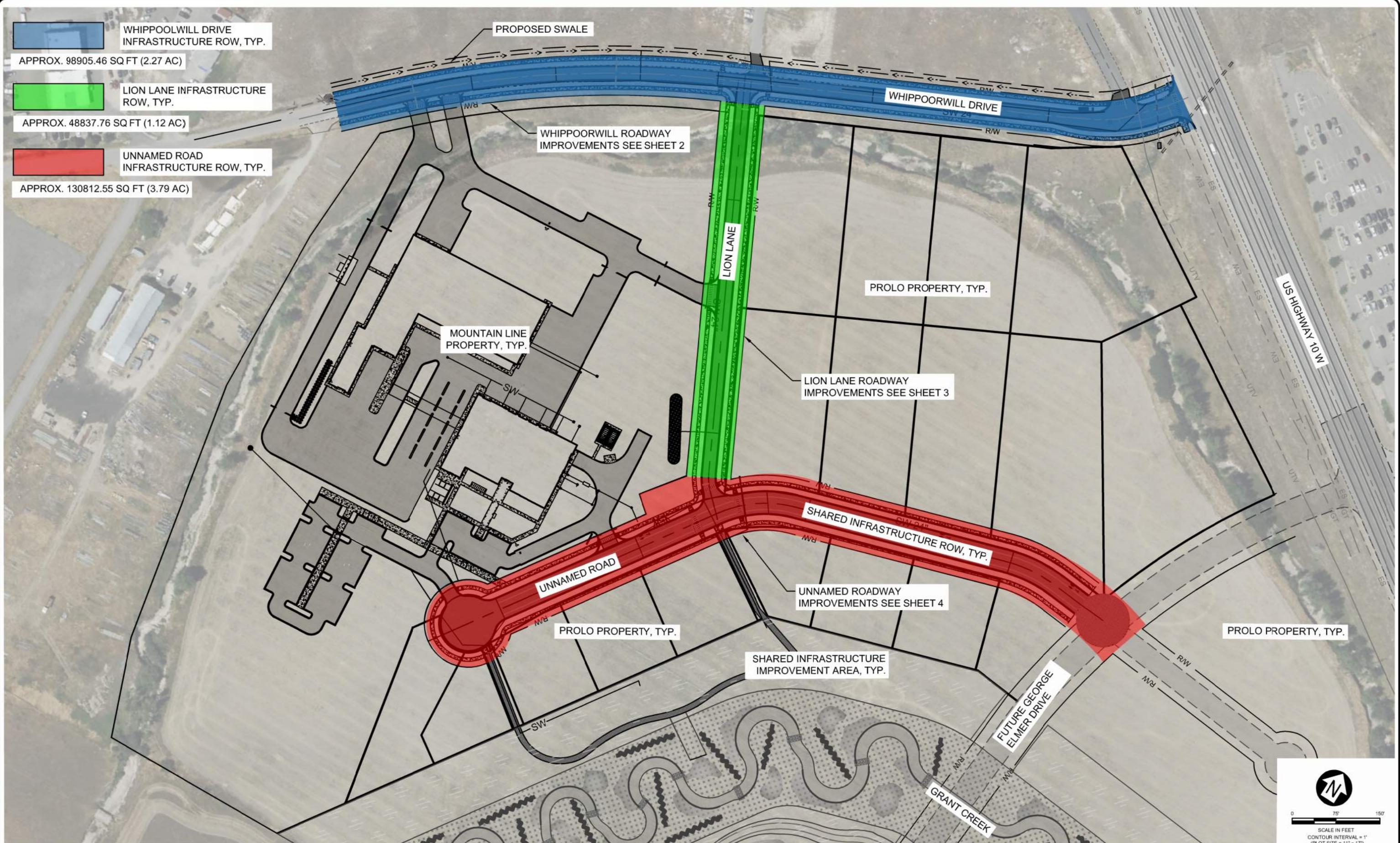
PARKING TABULATION		
TOTAL PARKING SPACES	ADA PARKING SPACES	MOTORCYCLE (MC) PARKING
79	5	9

NOTE:

SITE PLAN OVERVIEW

	
0	40'
GENERIC SCALE BAR	
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.	
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY	
DATE	12.11.2025
SCALE	1" = 40'
WN.	KD
COJ. No.	630101
VG. No.	
C200	

WG. No.



REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER	KK	PROJ. NO.	7486
DRAWN	KK	DATE	02.04.2026
CHECKED	KD	SURVEYED	DUSA, P.C.

DJ & C

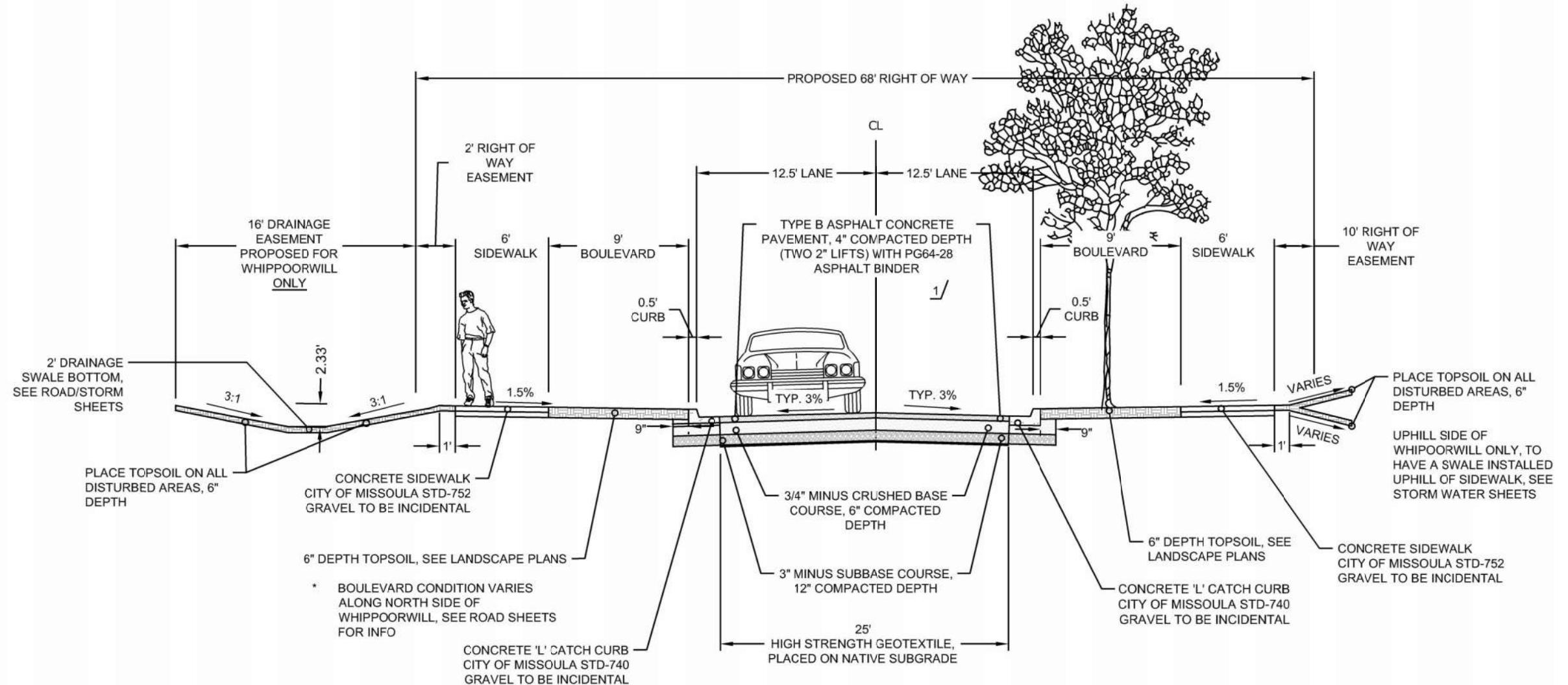
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

OFFSITE EXHIBIT
ROADWAY IMPROVEMENT
EXHIBIT A

SHEET
OF
1 4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND
SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.



**WHIPPOORWILL DRIVE - TYPICAL SECTION B
INDUSTRIAL STANDARD**

NOT TO SCALE

STA 100+00 - 114.+59.34 (ROADWAY SECTION TRANSITIONS FOR APPROACH TO BROADWAY)

REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER	KK	PROJ. NO.	7406
DRAWN	KK	DATE	02.04.2026
CHECKED	KD	SURVEYED	D.J.A. P.C.

DJ
& D

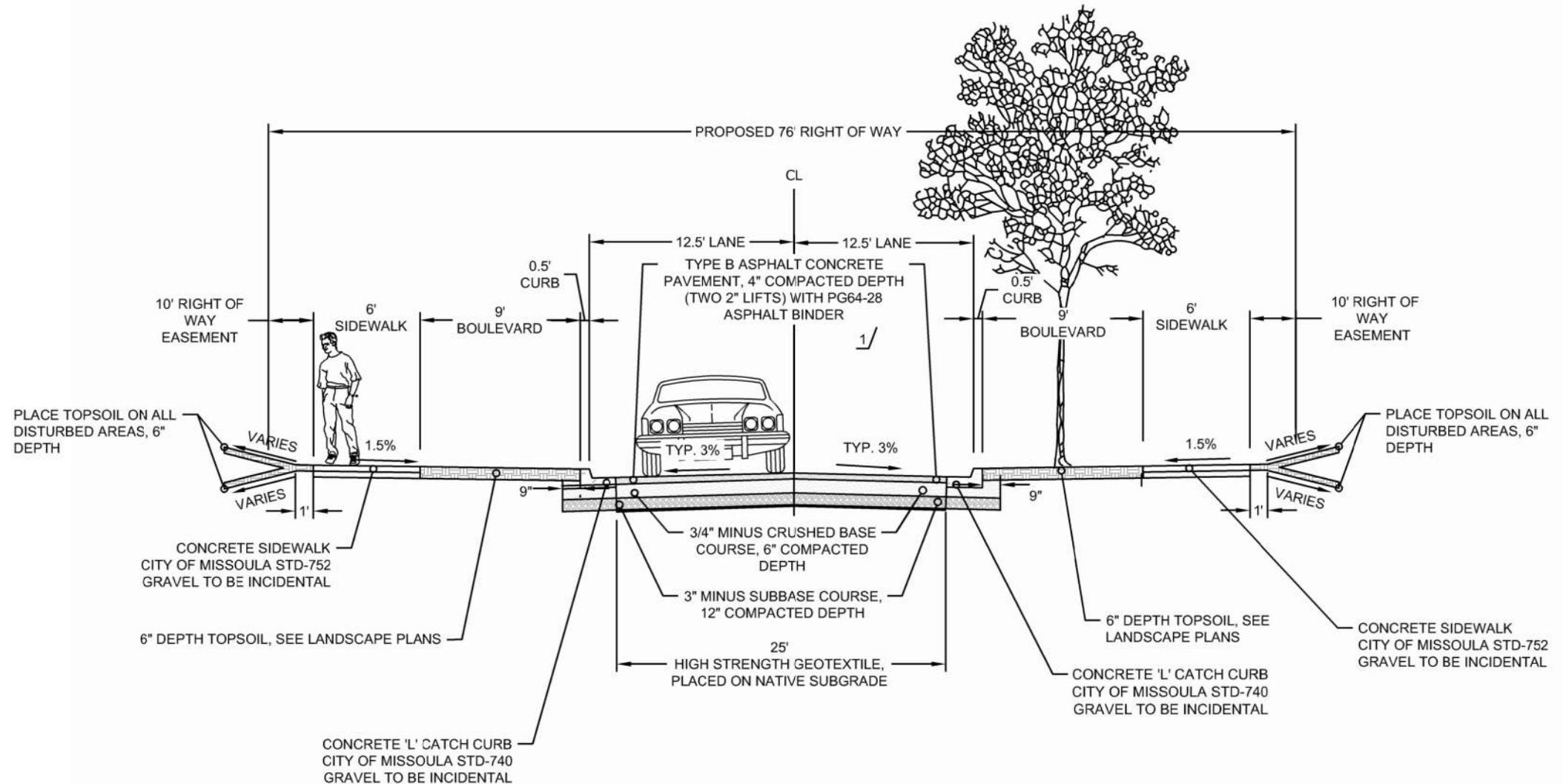
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

WHIPPOORWILL DRIVE
INDUSTRIAL TYPICAL SECTION

SHEET	OF
2	4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND
SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.



**LION LANE - TYPICAL SECTION C
INDUSTRIAL STANDARD**

NOT TO SCALE

STA 200+00 - 207+65.27

REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER	KK	PROJ. NO.	7486
DRAWN	KK	DATE	02.04.2026
CHECKED	KG	SURVEYED	D.J. & A. P.C.

DJ & A

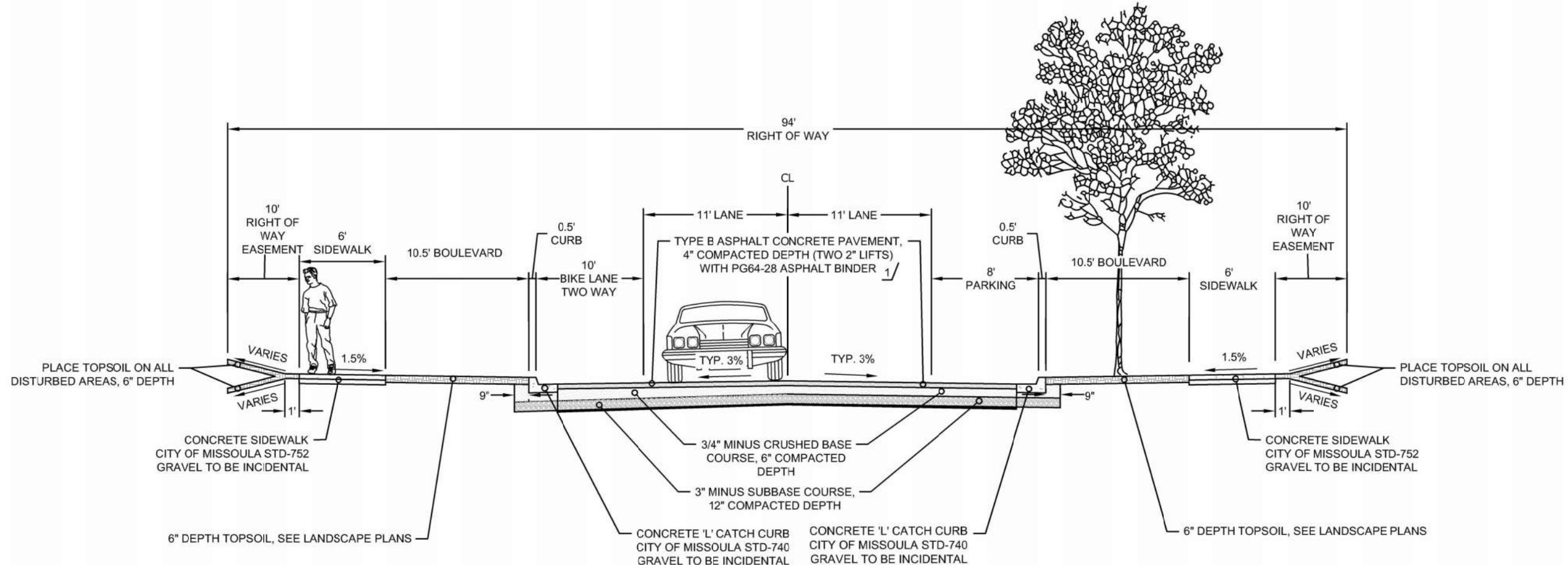
MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

**LION LANE
INDUSTRIAL TYPICAL SECTION**

SHEET	
OF	3 4

NOTES:

1. ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH DRYLAND
SEED MIX, AS SPECIFIED IN THE LANDSCAPE PLANS.



**UNNAMED ROADWAY - TYPICAL SECTION A
COMMUNITY MIXED USE**

NOT TO SCALE

STA 300+00 - 312+12.00

REVISION	DATE	DESCRIPTION
-	-	-
-	-	-

DESIGNER	KK	PROJ. NO.	7486
DRAWN	KK	DATE	02.04.2026
CHECKED	KG	SURVEYED	DJ&A, P.C.

DJ
&A

MOUNTAIN LINE - OFFSITE INFRASTRUCTURE

UNNAMED ROADWAY
INDUSTRIAL TYPICAL SECTION

SHEET	
4	4

Supplemental Project Information

Vicinity Map
Aerial Photo
Current Zoning Exhibit
Missoula Conty Property 'Fast Facts'
Property Plat Map

MISSOULA AREA MAP



Scale:

0 1/2 1 Mile

MAP DESIGN: ART & IMAGE ©2019

To Spokane and
Glacier National Park

Missoula
Montana Airport (MSO)

**Subject
Property**

- Main Road
- Side Road
- On Street Bicycle Route
- Trail
- Trail Access
- Parking

Clements Rd.

Howard

James

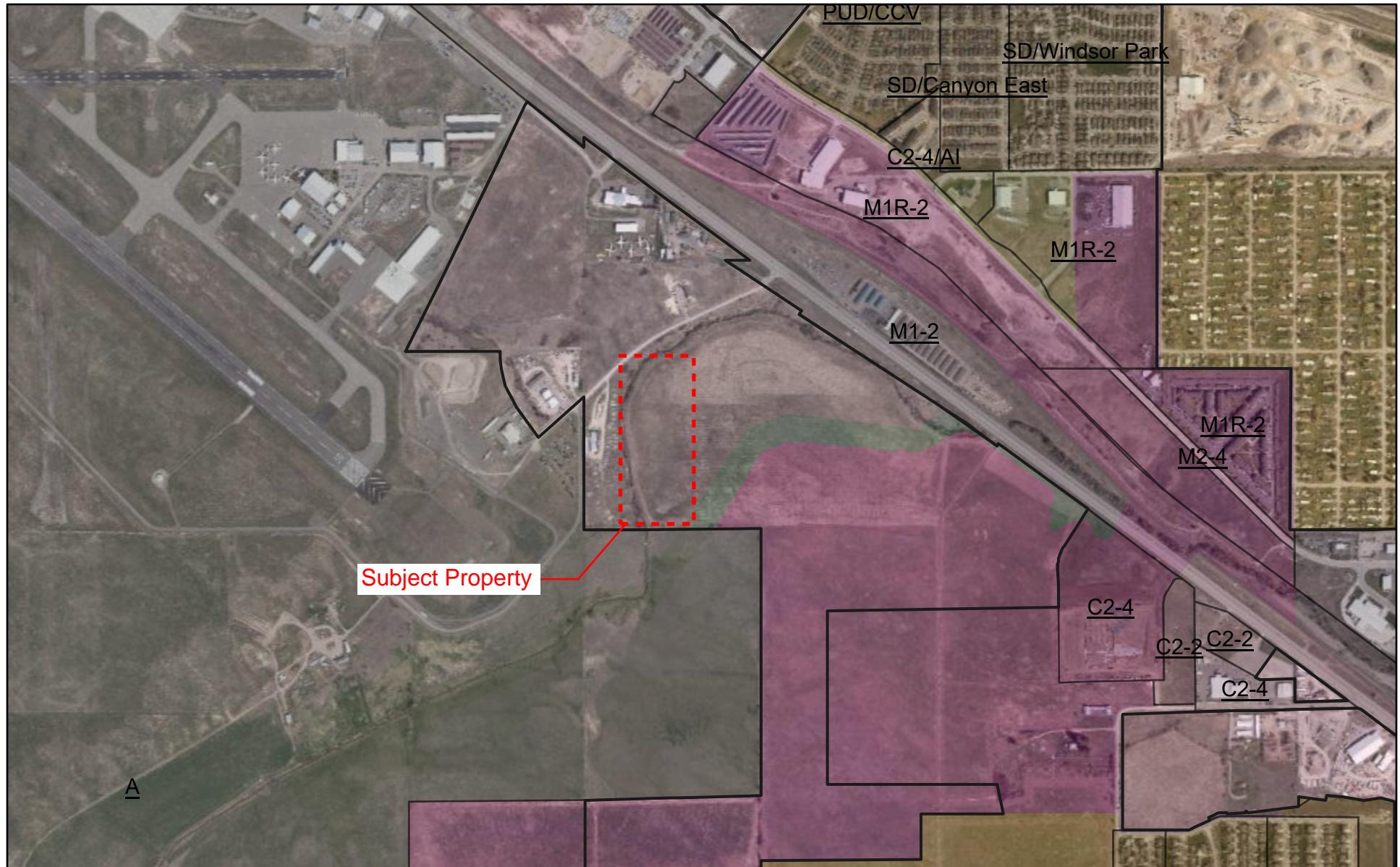
Marilyn

James

Howard

James

City of Missoula: What's My Zoning



2/6/2026, 8:28:03 AM

City Limits	M1R-2	RM2.7
City Zoning	M2-4	RT10
C2-2	OP3	PUD/CCV
C2-4	A	SD/Pleasant View Homes No.2
M1-2		Civic

SD/Windsor Park	Industrial and Employment	Parks and Conservation
SD/Pleasant View Homes	Limited Urban Mixed-Use	Urban Mixed-Use Low
SD/Canyon East	Limited Urban Residential	Urban Residential High
SD/Pleasant View Homes No.2	Open and Resource	Urban Residential Low
Civic		

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

City of Missoula
Community Planning, Development & Innovation


Geocode: -

Tax ID: 0425269075 **Tax Year:** 2026

Physical Address(es)* (GIS: 258-4628)

Owner:

MISSOULA URBAN TRANSPORTATION DISTRICT

Legal Description:
City or County? County

S01, T13 N, R20 W, C.O.S. 7043, PARCEL TRACT 1-A-1, ACRES 18.5

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District

Missoula RFD

Permits* (Public Works: 406-258-3701)

(None Available)

Zoning* (CAPS: 406-258-4657)

 Workplace Neighborhood Unit
 Industrial Center, Light
 Is in Airport Influence Area

Air Stagnation* (MCCHD: 258-4755)

 Inside Air Stagnation Zone outside City
 Air Stagnation Zone

Schools (OPI: 888-231-9393)

 Elementary - Hellgate
 High School - Big Sky
 Middle School - Hellgate

Floodplain* (CAPS: 406-258-4841)

 Contact Missoula County Floodplain Administrator
 406-258-4642

County MS4 (Public Works: 258-3701)

Is in MS4

Sewer/Well* (MCCHD: 258-4755)

(None Available)

Bear Buffer Zone (MCCHD: 258-4755)

Outside of Zones

Utility Contacts

 Northwestern Energy - 888-467-2669
 Missoula Electric Coop - 406-541-4433

* List may be incomplete. Please contact relevant department for more information.

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On OCT 28, 2025 before me, Kate YU, Notary Public
(insert name and title of the officer)

personally appeared Donald Pro/o who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kate YU (Seal)



Attached: Certificate of Survey located in the southeast one-quarter (SE 1/4) of section 1, T. 13N, R. 20W., P.M.M., Missoula County, Montana.