









RIMEL ROAD PROPERTY ASSESSMENT

RIMEL ROAD PROPERTY

The property assessment begins with a summary of the property analysis and financial analysis. The summary is followed by a more detailed analysis of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ANALYSIS						
	Is the property currently being used to meet the MCPS Core Mission and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is not used by MCPS.	The property is large enough for a school.	The property is located in an area planned for some residential growth. It is adjacent to a conservation easement and located near Chief Charlo Elementary.	Currently, the property's access and lack of infrastructure is limiting to potential uses of the site. As the adjacent Wildroot Subdivision is built, utilities and a connection to Hillview Way will provide more opportunity for uses on the property.	None have been identified.	Currently, there is limited access to the site. This will be improved with a connection to Hillview Way with the Wildroot Subdivision.

FINANCIAL ANALYSIS

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	\$6,000,000 to \$6,750,000	No	No	No
NOTES	*Based on Broker Opinion of Value provided by SterlingCRE Advisors.	The property is undeveloped.	The property is undeveloped so there is no maintenance.	There are no leases on the property.

PROPERTY INFORMATION

PROPERTY GEOCODE	04-2093-05-3-02-06-0000
PROPERTY ADDRESS	No physical address, adjacent to Rimel Road and near Heaven's Gate in South Hills
PROPERTY AREA	20 acres
ADJACENT LAND USES	Surrounded by undeveloped property; residential and agricultural land nearby.
ADDITIONAL PROPERTY INFORMATION	Property has 360 degree views of Missoula valley and surrounding mountains.
NUMBER OF PARCELS	1

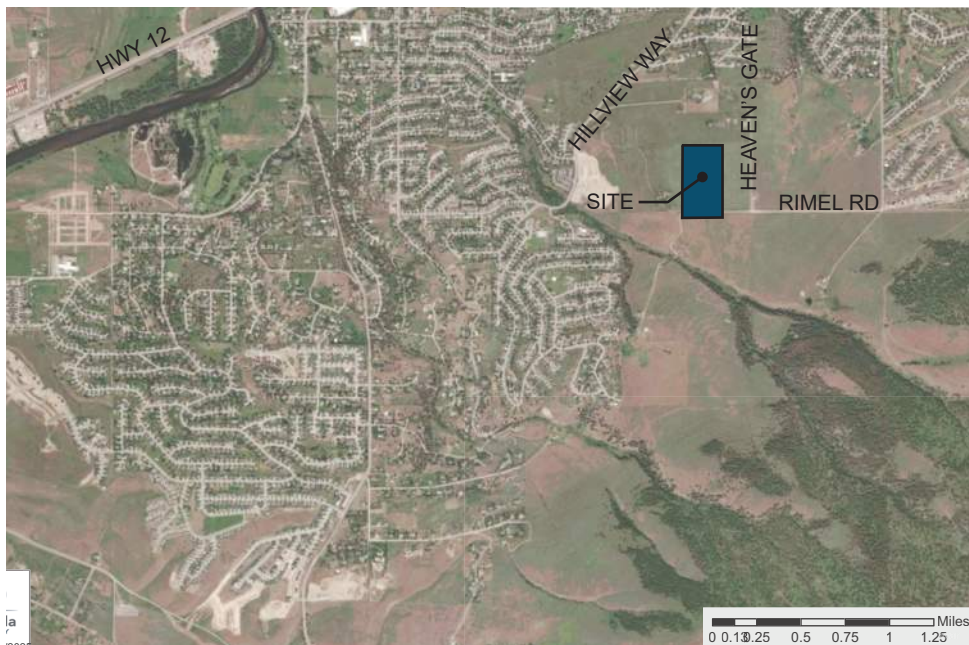
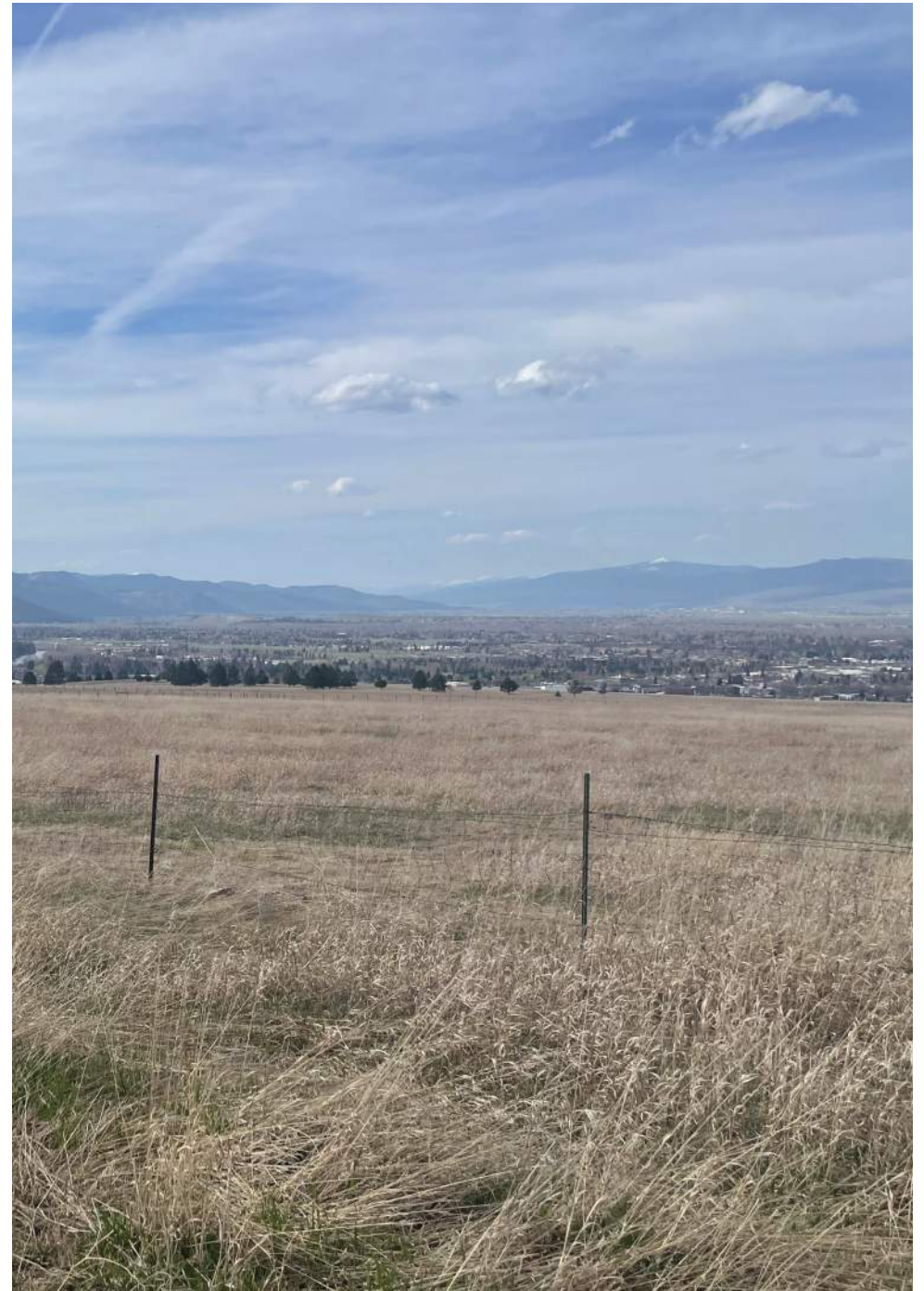


FIGURE 10.1 - LOCATION MAP



PHYSICAL ASSESSMENT

TOPOGRAPHY	Moderate slopes (5%-9.9%) that should not constrain development.
SOILS	100% of the site is Minesinger-Bigarm complex, a relatively stable soil profile. This soil profile has the rating of “somewhat limited” to development according to the NRCS, due to moderate slopes and slight capacity for shrink-swell. These soils are considered “somewhat excessively drained.”
CULTURAL / HISTORIC	Property is fenced. Overhead power lines run along Rimel Road.

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
PLACE TYPE	Place Type is Open and Resource, designed to protect important resource lands and areas with natural hazards and aims to limit development in areas with significant natural resources.
ZONING	City Zoning R5.4, allows one unit per 5,400 square feet, which is approximately 8 units per acre
EASEMENTS	Conservation easement located on property to the south of MCPS property.

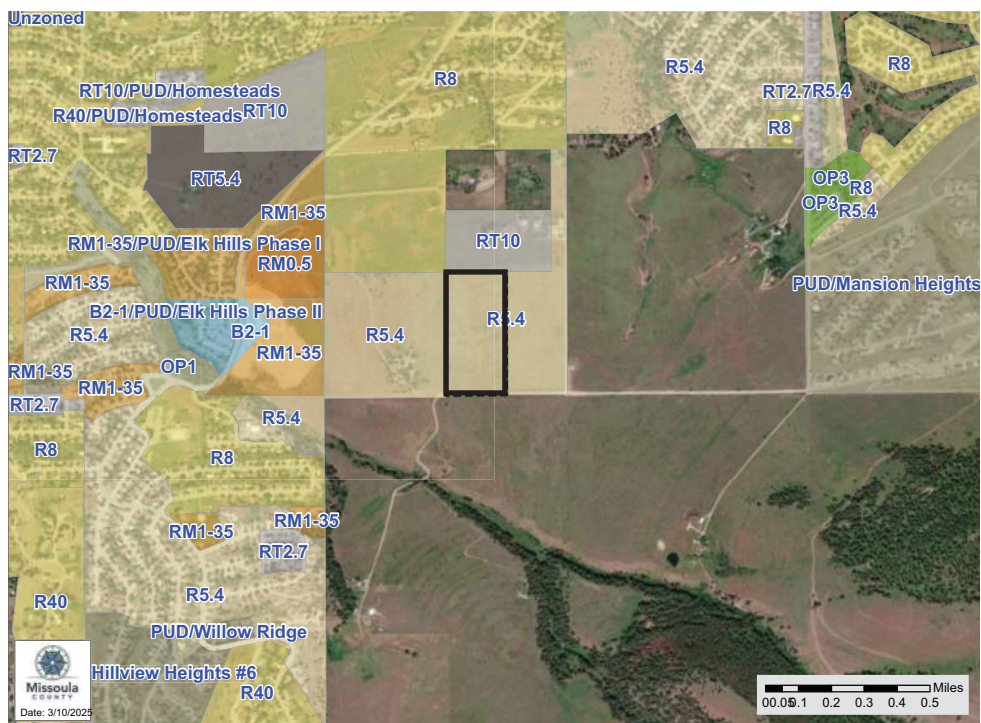


FIGURE 10.2 - CITY ZONING MAP

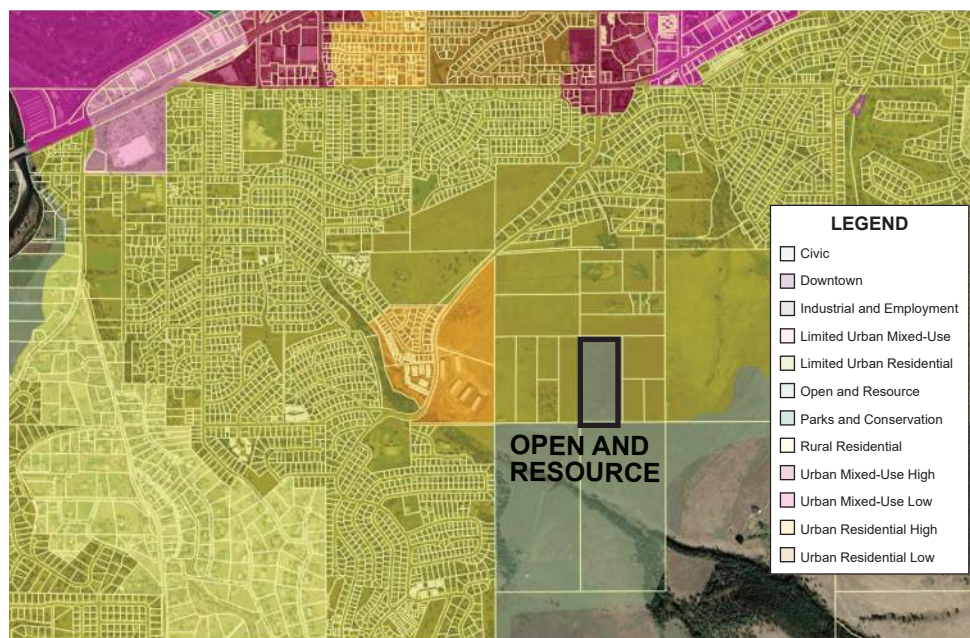


FIGURE 10.3 - LAND USE PLAN MAP



FIGURE 10.4 - SITE MAP

TRANSPORTATION ASSESSMENT

ACCESS	Accessible from the south via Rimel Road and connection to Whitaker Drive.
ACCESS CONTROL / PERMITS	Rimel Road is a county maintained, gravel road.
TRANSIT	Transit is not available at this location.
BIKE AND PEDESTRIAN AMENITIES	No sidewalks or bike lanes
PLANNED PROJECTS	The preliminary plat for the Wildroot Subdivision located off Hillview Way and to the west of the MCPS property was recently approved. It includes 460 new residential units on 248 lots. The subdivision includes the development of Rimel Road which will provide a connection from the MCPS property to Hillview Way, greatly improving access to the MCPS property as well as bringing sewer and water infrastructure closer to the property. The subdivision is phased so the planned infrastructure is not expected to be built for several years.



UTILITY ASSESSMENT

SEWER	No existing sewer amenities to site (nearest City amenities approximately 2,000ft distance from property)
WATER	No existing water amenities to site (nearest City amenities approximately 2,000ft distance from Property)
STORMWATER	No existing stormwater amenities
POWER	Overhead power lines along Rimel Road



FIGURE 10.5 - PUBLIC UTILITIES MAP



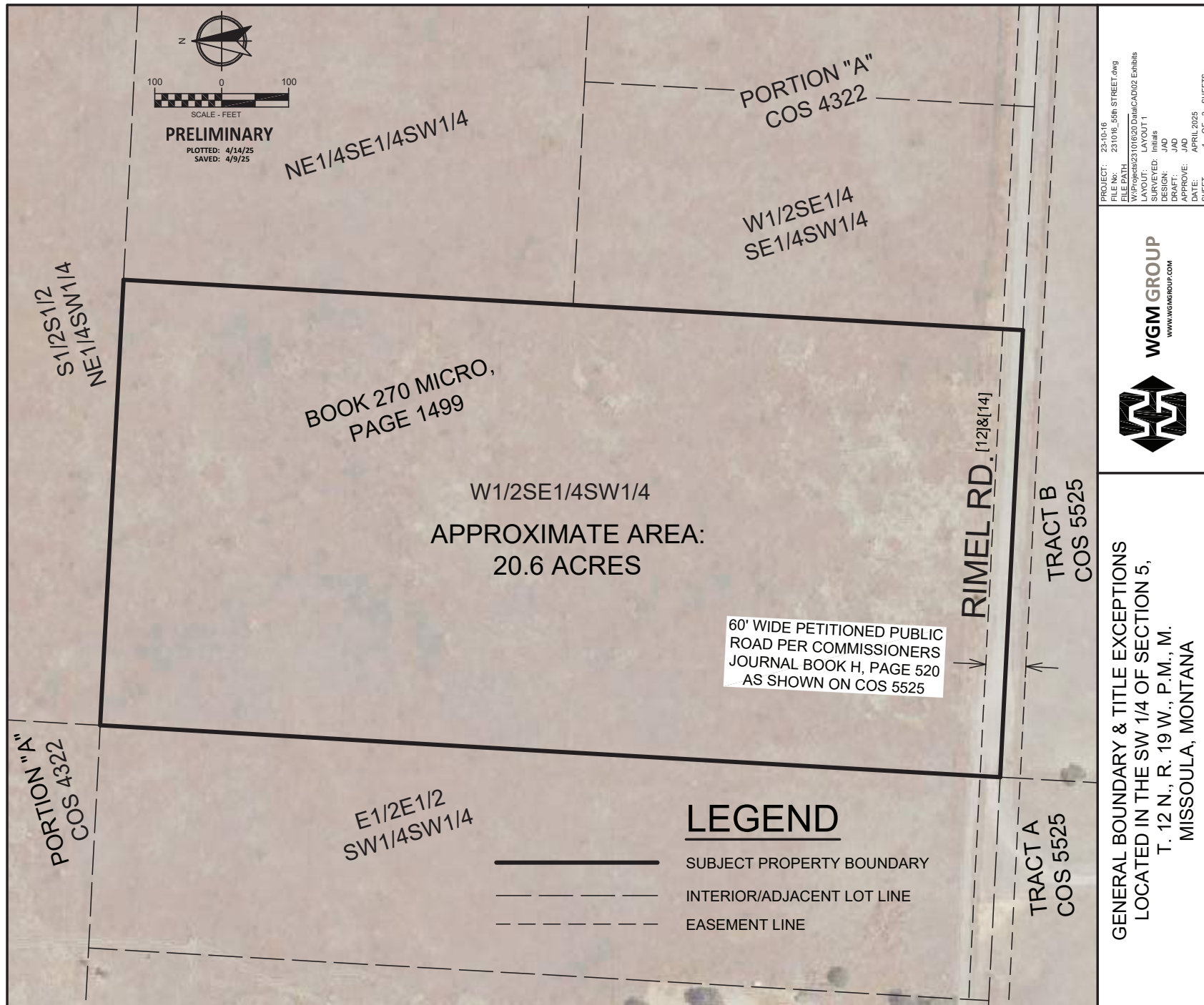


FIGURE 10.6 - TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11345
EXCEPTIONS*****

- [1]-[11] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).
- [12] ACCESS AGREEMENT TO TRAVEL OVER, ACROSS AND UPON A 15' WIDE STRIP OF LYING NORTHERLY OF THE SECTION LINE COMMON TO PORTIONS OF SECTIONS 5 AND 8 IN TOWNSHIP 12 NORTH, RANGE 19 WEST FOR THE BENEFIT OF AGNES SHARP CAINE. SAID 15 WIDE STRIP IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHOWN ON COS 5525. RIMEL ROAD PLOTTED HEREON.
- [13] A PIPE LINE EASEMENT FOR THE TRANSMISSION OF GAS GRANTED TO THE MONTANA POWER COMPANY PER BOOK 195 DEEDS, PAGE 282. DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED HEREON.
- [14] A 15' WIDE PRESCRIPTIVE EASEMENT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY PER BOOK 221 MICRO, PAGE 1902. SAID 15' WIDE PRESCRIPTIVE EASEMENT IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHOWN ON COS 5525. RIMEL ROAD PLOTTED HEREON.

NOTES:

- 1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.
- 2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO. 11345 WITH A COMMITMENT DATE OF APRIL 7, 2025, ISSUED BY STEWART TITLE GUARANTY COMPANY.
- 3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.
- 4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

SCHOOL DISTRICT #1,
MISSOULA MONTANA

PRELIMINARY

PLOTTED: 4/14/25
SAVED: 4/9/25



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 23-10-16
FILE No: 231016_55n STREET.dwg
FILE PATH: W:\Projects\23101620 Data\CAD\02 Exhibits
DATE: 4/9/25
SURVEYED: JAD
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SECTION 5,
T. 12 N., R. 19 W., P.M., M.
MISSOULA, MONTANA