

## BSRAD/Joint County Commission Meeting

May 13, 2026 | 10:00 am

This meeting will be conducted in person at **Buck's Roadhouse** (46625 Gallatin Rd, Gallatin Gateway, MT 59730) and virtually. To join through Zoom, visit: <https://us02web.zoom.us/j/81392392342>

### I. Open Meeting

- |   |          |
|---|----------|
| A. Roll Call  | 10:00 am |
| B. Public Comment   | 10:05 am |
| C. Eggs & Issues Recap: Living with Wildfire  | 10:15 am |
| D. Regular Agenda   |          |
| 1. Old Business   |          |
| a. <u>May Election Results: Discussion</u> (Tammy Estensen)                                   | 10:25 am |
| b. <u>Visit Big Sky: Discussion</u> (Brad Niva)   | 10:30 am |
| - Visitor Marketing Seasonal Outlook  |          |
| - Destination Stewardship Report  |          |
| c. <u>Big Sky Governance Report Summary: Discussion</u> (Dylan Pipinich)                      | 10:35 am |
| d. <u>Water/Sewer District Update: Discussion</u> (Al Malinowski)                             | 11:00 am |
| - Firelight WSD   |          |
| - Canyon WSD  |          |
| - Big Sky WSD   |          |
| e. <u>Big Sky Fire Department Update: Discussion</u> (Matt Dodd)                              | 11:10 am |
| 2. New Business   |          |
| a. <u>Big Sky Transportation District Expansion: Discussion</u> (Bayard Dominick)             | 11:20 am |
| b. <u>Big Sky Resort/Sitting Bull One-Way Road Conversion: Discussion</u> (Commissioner Todd) | 11:30 am |
| c. <u>Global RID: Discussion</u> (Holly Coltea)   | 11:40 am |
| D. Public Comment   | 11:50 am |

*Please note all listed times are estimates, we encourage participants to attend for the duration of the meeting.*

**\* All Board Meetings are recorded. Please visit [resorttax.org](https://resorttax.org) for more information.**

# Living With Wildfire

## Risk, Resilience, & Big Sky's Economic Future

### Big Sky's wildfire risk is rising fast.

- Big Sky's wildfire risk is greater than 96% of U.S. communities.<sup>1</sup>
- 120,000 Montana homes face moderate-to-high wildfire risk — double the number in 1990.<sup>2</sup>
- 1,500+ structures have been destroyed by wildfire in Montana since 2005.<sup>3</sup>
- 9 Montana communities, including Big Sky, have risk profiles similar to recent urban conflagrations.<sup>4</sup>
- Montana homeowner insurance premiums rose 10% on average from 2021–2024.<sup>5</sup>
- Recreation-dependent communities like Big Sky are 2x more likely to face high wildfire risk, and disaster impacts to tourism economies last longer.<sup>6</sup> 40% of businesses never reopen after a disaster; another 25% close within a year.<sup>7</sup>
- 64% of total wildfire costs are borne at the state and local level.<sup>8</sup>

**Big Sky's wildfire risk is greater than 96% of U.S. communities.**

Investing now in resilient homes, neighborhoods, and evacuation infrastructure costs far less than rebuilding and protects our housing market, insurance access, and outdoor recreation economy.

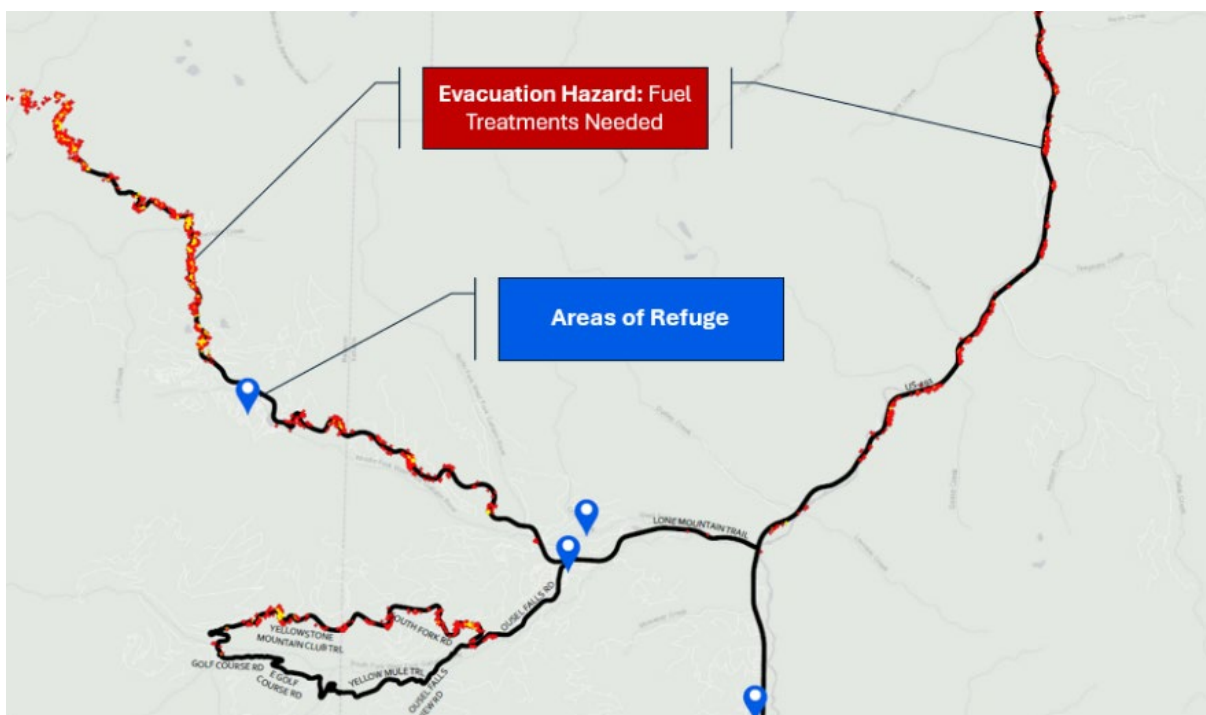
### Montana can solve this problem. Homes & neighborhoods are the deciding factor.

- Most home losses come from embers, which can travel 2+ miles ahead of a fire.
- Destroyed homes routinely sit next to unburnt vegetation. The structure, not the forest, determines the outcome.
- Building to wildfire-resistant standards adds <3% to construction costs.<sup>9</sup>
- Every \$1 invested in wildfire-resistant neighborhoods saves \$4 in avoided disaster costs.<sup>10</sup>

### Key strategies for Gallatin & Madison Counties

1. **Wildfire-resistant standards for new construction.** Standards ensure tomorrow's housing stock is less at risk. Focus on the proven ignition points: roofs, eaves and vents, siding, decks, windows, fences, and landscaping near the home. Model codes and standards are proven effective, enforceable, and help with long-term housing durability and affordability.
2. **Targeted fuel treatments.** Fuel treatments near homes help reduce risk of ignition and give firefighters a better chance at protecting homes. Build on Gallatin County's recent track record — more than 120 projects, \$589K in federal grants leveraged, and over \$1M paid to local contractors. Fire crews double as a mitigation workforce.

3. **Evacuation planning.** Treat fuels along evacuation routes, address road infrastructure bottlenecks, mark areas of refuge, and fund communication tools for residents and visitors. Recent mapping for Big Sky shows areas that should be prioritized. Big Sky Wildfire Action Guide provides resources for residents and visitors.<sup>11</sup>



*Big Sky evacuation routes: red sections indicate where fuel treatments are needed along roadways; pins mark designated areas of refuge.*

4. **Establish dedicated local funding sources.**<sup>12</sup> Examples include wildfire-focused levy like Boise’s \$11M measure; dedicating resort taxes to mitigation efforts like in Taos, NM; and community benefits agreements<sup>13</sup> for new developments. Federal and state funds typically require a local match — and wildfire is a top concern for Montana voters.
5. **Long-term planning.** Upfront investment delivers housing durability and affordability, more stable insurance markets, and lower disaster costs for county and state budgets.

## Contact

Kelly Pohl, Associate Director | 406.599.7841 | [kelly@headwaterseconomics.org](mailto:kelly@headwaterseconomics.org)

## About Headwaters Economics

Headwaters Economics is a Montana-based independent, nonprofit research group whose mission is to improve community development and land management decisions. <https://headwaterseconomics.org/>

---

## References

- <sup>1</sup> USDA Forest Service. (2026). Wildfire Risk to Communities. <https://apps.wildfirerisk.org/explore/risk-to-homes/30/30031%7C30057/3000006325/>
- <sup>2</sup> Headwaters Economics. (2020). Montana wildfire risk is widespread and growing. <https://headwaterseconomics.org/natural-hazards/montana-wildfire-risk-widespread/>
- <sup>3</sup> Headwaters Economics. (2026). Wildfires destroy thousands of structures each year. <https://headwaterseconomics.org/natural-hazards/structures-destroyed-by-wildfire/>
- <sup>4</sup> Headwaters Economics. (2025). America’s urban wildfire crisis: More than 1,100 communities at risk. <https://headwaterseconomics.org/natural-hazards/wildfire/more-than-1100-communities-urban-wildfire-risk/>
- <sup>5</sup> Consumer Federation of America. (2025). Overburdened. <https://consumerfed.org/wp-content/uploads/2025/03/OverburdenedReport.pdf>
- <sup>6</sup> Headwaters Economics. (2024). Futureproofing the outdoor recreation economy. <https://headwaterseconomics.org/outdoor-recreation/future-proofing-the-outdoor-recreation-economy/>
- <sup>7</sup> FEMA (2020). Ready Business: Hurricane Toolkit. [https://www.ready.gov/sites/default/files/2020-04/ready\\_business\\_hurricane-toolkit.pdf](https://www.ready.gov/sites/default/files/2020-04/ready_business_hurricane-toolkit.pdf)
- <sup>8</sup> Headwaters Economics. (2018). Full community costs of wildfire. <https://headwaterseconomics.org/natural-hazards/wildfire/homes-risk/full-community-costs-of-wildfire/>
- <sup>9</sup> Headwaters Economics. (2025). Construction costs for wildfire-resistant homes. <https://headwaterseconomics.org/natural-hazards/wildfire/construction-costs-for-wildfire-resistant-homes/>
- <sup>10</sup> FEMA. (2020). Building codes save: A nationwide study. [https://www.fema.gov/sites/default/files/documents/fema\\_rsl\\_building-codes-save-study\\_042025.pdf](https://www.fema.gov/sites/default/files/documents/fema_rsl_building-codes-save-study_042025.pdf)
- <sup>11</sup> Big Sky Wildfire Action Guide. (2023). <https://bigskyfire.org/wp-content/uploads/2023/06/2022HE-Big-Sky-Evacuation-Guide-R3-SINGLES.pdf>
- <sup>12</sup> Community Planning Assistance for Wildfire. (2026). Local funding options for wildfire resilience and forest stewardship. <https://cpaw.headwaterseconomics.org/wp-content/uploads/2026/05/26HE-LocalFundOptionforWildfireAndForest-R4.pdf>
- <sup>13</sup> Headwaters Economics. (2025). How rural communities can ensure development projects deliver local benefits. <https://headwaterseconomics.org/economic-development/how-rural-communities-can-ensure-development-projects-deliver-local-benefits/>

# Big Sky Unofficial Election Results

## May 2026

### INITIATIVES

	Big Sky Hospital / Wellness District: GALLATIN	Big Sky Hospital District: MADISON	Ennis School District General Fund Levy
Yes	842	97	1187
No	66	10	635
Undervote	0	3	17
Overvote	0	1	2
Results	<b>PASSED</b>	<b>PASSED</b>	<b>PASSED</b>

### CANDIDATES

BSRAD Board of Directors	Big Sky School District Trustee	Big Sky Hospital / Wellness District: GALLATIN	Big Sky Hospital District: MADISON	Ennis School District Trustee
Michelle Kendziorski	Matthew Dodd	Katie Grice	Paula Cleary	Laura Blake
Taylor Kissell		Laura Seyfang	Mike Rowe	
		Sally Stilwill	Heather Morris	

2026

SEASONAL REPORT

# VISIT BIG SKY WINTER — SUMMER OUTLOOK

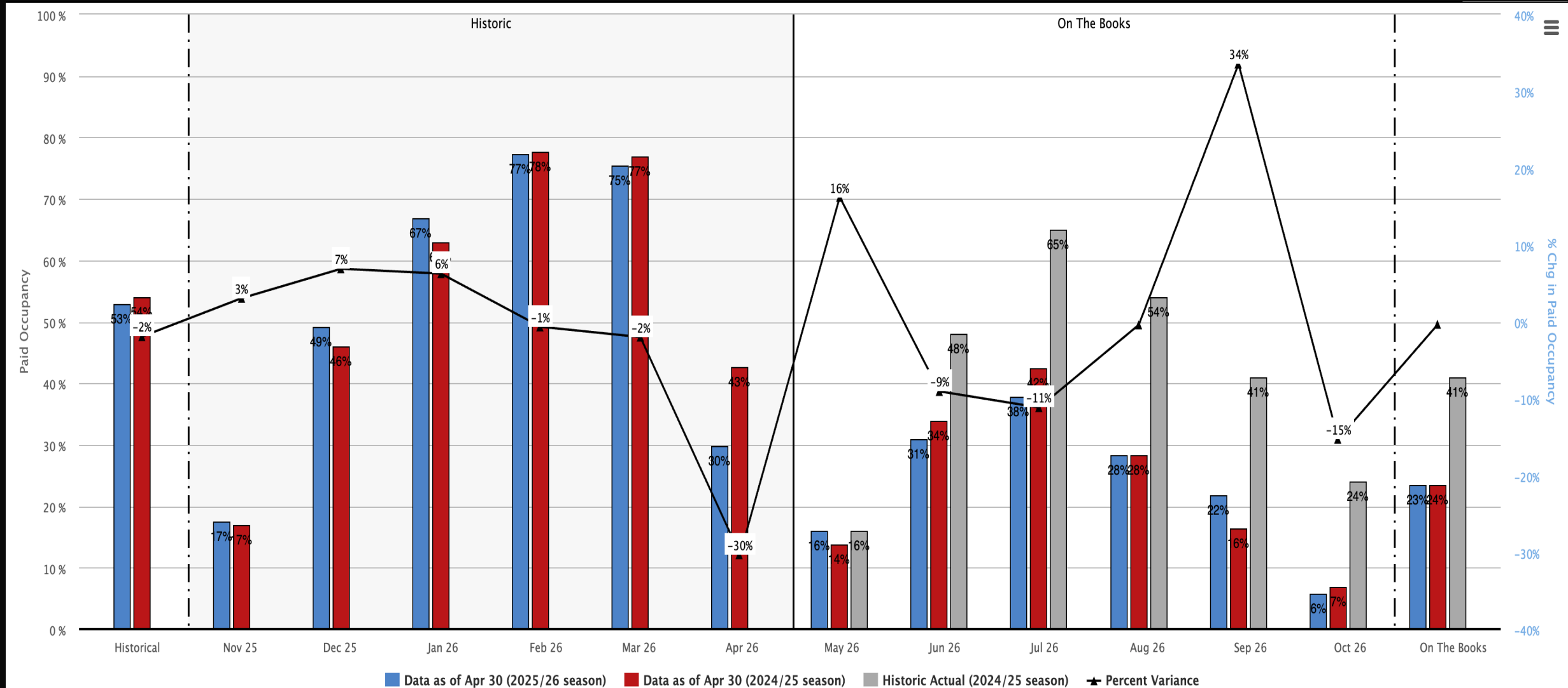
Big Sky Resort Area District Update May 13, 2026



# BIG SKY PAID OCCUPANCY

2026

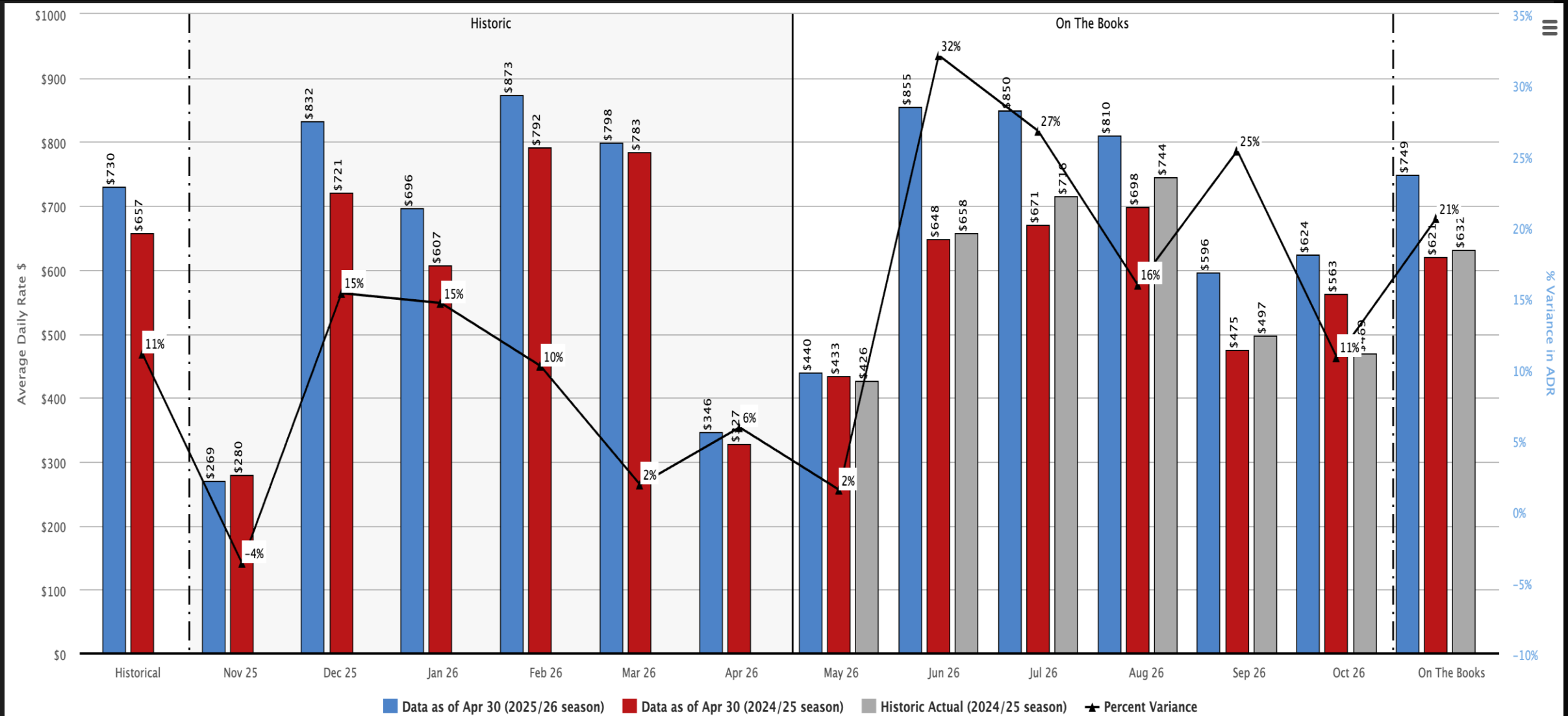
HISTORICAL AND ON THE BOOKS • RES ACTIVITY OUTLOOK AS OF April 30, 2026



# BIG SKY AVERAGE DAILY RATE

2026

HISTORICAL AND ON THE BOOKS • RES ACTIVITY OUTLOOK AS OF April 30, 2026

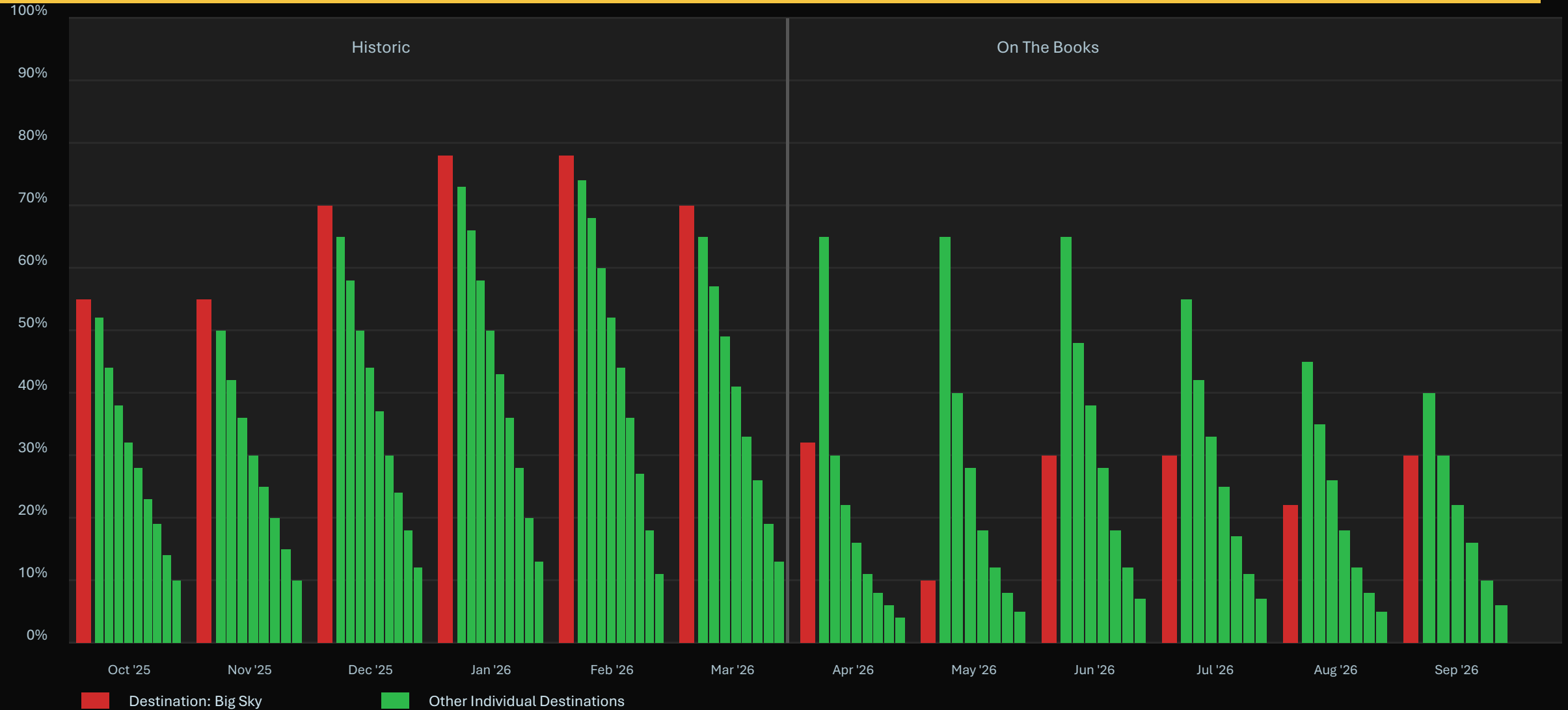


# COMP SET OCCUPANCY

HISTORICAL AND ON THE BOOKS

VISIT BIG SKY  
^ MONTANA ^

2026



Comp set destinations include Aspen, Beaver Creek, Breckenridge, Copper Mountain, Jackson Hole (All), Keystone, Mammoth Lakes, North Lake Tahoe, Park City, Snowbird, Snowmass, Sun Valley, Sundance, Vail, and Whitefish  
Source: DestiMetrics / Inntopia • [bigskyresortareadistrict.org](http://bigskyresortareadistrict.org)

# BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT

## AIRPORT



# DOMESTIC VISITOR SPENDING IN MARKET

2025

YEAR-TO-DATE THROUGH DECEMBER 2025

Origin Market	Spend Amount	YoY % Change	Card Count	YoY % Change
<b>Bozeman, MT</b>	\$8,910,011	7.0%	88,011	3.0%
New York–Newark–Jersey City, NY-NJ-PA	\$3,795,699	21.0%	13,208	19.3%
Chicago–Naperville–Elgin, IL-IN-WI	\$2,552,713	10.4%	8,224	16.5%
Los Angeles–Long Beach–Anaheim, CA	\$2,430,890	12.6%	8,877	5.9%
Seattle–Tacoma–Bellevue, WA	\$1,526,907	11.9%	7,320	7.3%
San Francisco–Oakland–Berkeley, CA	\$1,476,823	4.5%	5,125	1.4%
Boston–Cambridge–Newton, MA-NH	\$1,379,304	12.6%	5,070	14.9%
Houston–The Woodlands–Sugar Land, TX	\$1,338,630	15.6%	4,386	12.5%
Washington–Arlington–Alexandria, DC-VA-MD	\$1,203,251	18.6%	4,402	19.1%
Minneapolis–St. Paul–Bloomington, MN-WI	\$1,193,344	0.8%	12,662	38.2%

A scenic landscape of a mountain valley. In the foreground, a calm lake reflects the surrounding environment. The water is clear, showing rocks and the reflection of the sky and trees. The middle ground is filled with a dense forest of evergreen trees. In the background, rugged mountains rise, their peaks and slopes covered in more trees. The sky is a pale blue with some light clouds. The overall scene is peaceful and natural.

# A DESTINATION STRATEGY

**FOR BIG SKY, MONTANA**

# RESIDENT SENTIMENT ON TOURISM DIRECTION

2023

BIG SKY RESIDENT & TOURISM STAKEHOLDER SENTIMENT STUDY, 2023 • 494 RESPONDENTS

## WRONG DIRECTION

44% | 237

- Too much overdevelopment and construction without adequate infrastructure or planning.
- Housing crisis — lack of affordable housing. Short-term rentals displacing long-term rentals.
- Caters too much to ultra-wealthy crowds. Becoming too expensive and exclusive.
- Environmental damage — traffic, pollution, wildlife disturbances, fire danger.
- Loss of community and small-town feel. Catering to tourists over residents.
- Underpaid and overworked staff. High employee burnout.
- Locals priced out of recreation and amenities. Disappearing public lands.
- Poor planning by developers. Lack of resident input.

## NEUTRAL

30% | 162

### WHY?

*Tourism needed for economy but causes growing pains*

*Unsure of full impacts on community*

*Growth is inevitable — focus on responsible management*

*Tourism isn't the problem; concern is type of real estate development*

*Balance tourism with community needs like housing and infrastructure*

## RIGHT DIRECTION

17% | 95

- Growing economy and job opportunities from tourist spending at local businesses.
- New amenities, restaurants, hotels, and recreation options. Better resort facilities.
- Shoulder seasons expanding so businesses stay open more consistently year-round.
- Improved infrastructure over time — roads, parking, transportation services.
- More housing options being built, including workforce housing.
- Management organizations addressing community needs and issues.
- Drawing in a higher-spending tourism market that benefits the economy.

# VISITOR EXPERIENCE: DID BIG SKY MEET YOUR EXPECTATIONS?

BIG SKY MONTANA VISITOR OPPORTUNITY STUDY, 2023 • 1,253 RESPONDENTS

## WHY BIG SKY MET EXPECTATIONS

### 1. SKIING EXCELLENCE

Visitors praised Big Sky's great skiing, vast skiable terrain, and options for all skill levels. The expansive, well-maintained mountain was a highlight.

### 2. BEAUTIFUL SCENERY

Natural beauty and breathtaking landscapes were highly appreciated, particularly during ski season.

### 3. SMALL TOWN CHARM

Visitors liked the small-town atmosphere and friendly community. Big Sky felt less crowded than other resorts.

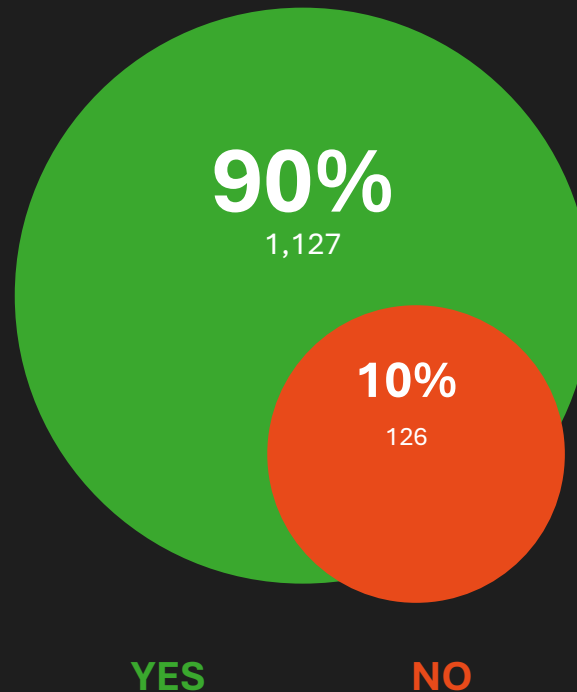
### 4. ACCESSIBILITY

Easy access from Bozeman airport made it a convenient destination for many visitors.

### 5. VARIETY OF ACTIVITIES

Visitors enjoyed activities beyond skiing — hiking, outdoor adventures, dining, and entertainment.

## DID BIG SKY MEET YOUR EXPECTATIONS?



## WHY BIG SKY DID NOT MEET EXPECTATIONS

### 1. HIGH COST

Many visitors were disappointed by the high cost of lift tickets, accommodations, dining, and transportation.

### 2. OVERCROWDING

A significant number noted overcrowding, long lift lines, and the resort becoming too exclusive.

### 3. LIMITED DINING OPTIONS

Guests mentioned a lack of dining options on the mountain, difficulty making reservations, and high prices.

### 4. INADEQUATE INFRASTRUCTURE

Visitors noted insufficient infrastructure — limited dining, not enough bathrooms, poorly maintained roads.

### 5. CHANGES IN ATMOSPHERE

Some felt Big Sky had become less welcoming to families, locals, and those seeking an affordable experience.

# THANK YOU

---

**Brad Niva**

Big Sky Chamber | Visit Big Sky

---

[Brad@BigSkyChamber.com](mailto:Brad@BigSkyChamber.com)

[406-539-6656](tel:406-539-6656)

---

[Visitbigsky.com](http://Visitbigsky.com)



# BIG SKY GOVERNANCE STUDY

## Key Findings and Scenarios

### Purpose

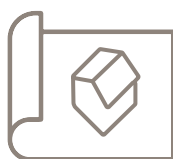
A neutral, data-driven analysis of potential local governance structures for the Big Sky community.

### Assumptions



**2,357**

Estimated resident population within Incorporation boundary



**\$1.6M**

Avg. owner-occupied home within Incorporation boundary

**\$2.7M**

Avg. owner-occupied home within County boundary

### Community-Defined Priorities



#### Community Representation

A direct, local voice in decision-making and accountability



#### Coordination of Service Gaps

Addressing fragmented service delivery



#### Implementation Barriers

Legal, administrative, and political feasibility of a new structure



#### Impacts to Resort Tax

Effect on collection, allocation, and stability of the resort tax



#### Fiscal Responsibility

Balancing new revenues against the cost of services

### Analyzed Governance Scenarios

	Current Services	Basic Incorporation	Expanded Incorporation	New County
<b>Key Services</b>	 Patchwork of providers	 Adds planning, zoning, roads	 Adds law enforcement, parks, charter	 Adds courts, elections, tax collection
<b>Market Value of Taxable Property</b>	<b>\$36B</b>	<b>\$5.7B</b>		<b>\$36B</b>
<b>Taxable Value of Property</b>	<b>\$704M</b>	<b>\$81.6M</b>		<b>\$704M</b>
<b>Property Tax Impact*</b>	<b>None</b>	<b>\$958</b>	<b>\$1,948</b>	<b>\$1,513</b>
<b>Key Hurdle</b>	N/A	Administrative Complexity	Higher Startup Costs	Legislative Action, Requires Vote in Both Counties

\* Assumptions for property tax impacts are based on Average owner-occupied home value. Additional information can be found in the fiscal memo appendix of the Governance Study.

# BIG SKY GOVERNANCE STUDY

MAY 13, 2026

BSRAD/JCC MEETING



**WGMGROUP**<sup>TM</sup>

Community Values. Inspired Futures.



# AGENDA

Why this study matters

Community engagement

Scenario development

Major fiscal outcomes

Final takeaway



# 20+ YEARS OF STUDY

2002

*Big Sky Owners Association begins exploration of incorporation*

2018

*Montana State University Local Government Center prepares governance study*

2023

*Big Sky Resort Area District conducts workshops on further study*

2004

*Big Sky Chamber of Commerce conducts research on statutory requirements/public sentiment*

2022

*Big Sky Local Governance renews discussion of governance*

2024

*Big Sky Resort Area District commissions impartial governance study*

How do we improve local representation, accountability, and service while balancing cost and feasibility?



# PROCESS: COMMUNITY ENGAGEMENT



# ENGAGEMENT HIGHLIGHTS

- 400+ individuals engaged
- 1000+ hours
- 355 completed surveys

NUMBER OF  
RESPONSES



355

NO  
CHANGE



STATUS  
QUO

NO  
RECOMMENDATIONS



PRESENT  
FACTS

UNDERSTANDING  
TRADEOFFS  
TO REACH  
COMMUNITY GOALS

# ENGAGEMENT HIGHLIGHTS

- Keep Big Sky \$\$ in Big Sky
- Greater control over decision making
- Provide evidence of long-term benefits and transparent plan for implementation
- Balance between taxes and local control



Survey confirmed and further defined the scale/importance of THEMES



# THEMES & PRIORITIES

Community representation: having a say in where your tax dollars go

Coordination of service gaps: keeping things efficient while aligning with the community

Implementation barriers: change takes effort *and* support

What will this do to resort tax?

What will this do to property taxes?

# GOVERNMENT CONSIDERATIONS

More robust, focused, community representation in Big Sky

Increasing the umbrella of services; adding in coordination of entities, services = \$\$

Statutory requirements for density, appetite for risk re: legislative change

Continue as taxing district, do not limit municipal boundary

Municipalities as an additional taxable entity, provide better services more efficiently, balance where juice is worth the squeeze

# WHAT WE EVALUATED: SCENARIO ANALYSIS

Current Service Delivery Scenario

Basic Incorporation Scenario

Expanded Incorporation Scenario

Create a County Scenario

Alternatives

# OVERALL OUTCOMES

## Current Service Delivery Scenario

- Local representation by Service District
- Patchwork of service providers
- Coordinating Committee

## Basic Incorporation Scenario

- Baseline representation
- Municipal levy ↑ 43 mills per year

## Expanded Incorporation Scenario

- Robust government
- Municipal levy ↑ 86 mills per year

## Create a County Scenario

- Keep tax dollars local
- 29 mills county levy + 38 mills city levy
- Significant implementation barriers

# SPECIAL CONSIDERATIONS

## INCORPORATION SCENARIOS

- County Line – Attorney General Opinion
- Liquor Licenses and Gambling
- BSRAD Status
- Federal Grant Programs (CBDG)
- Fuel Tax Revenues
- TIF
- Charter benefits

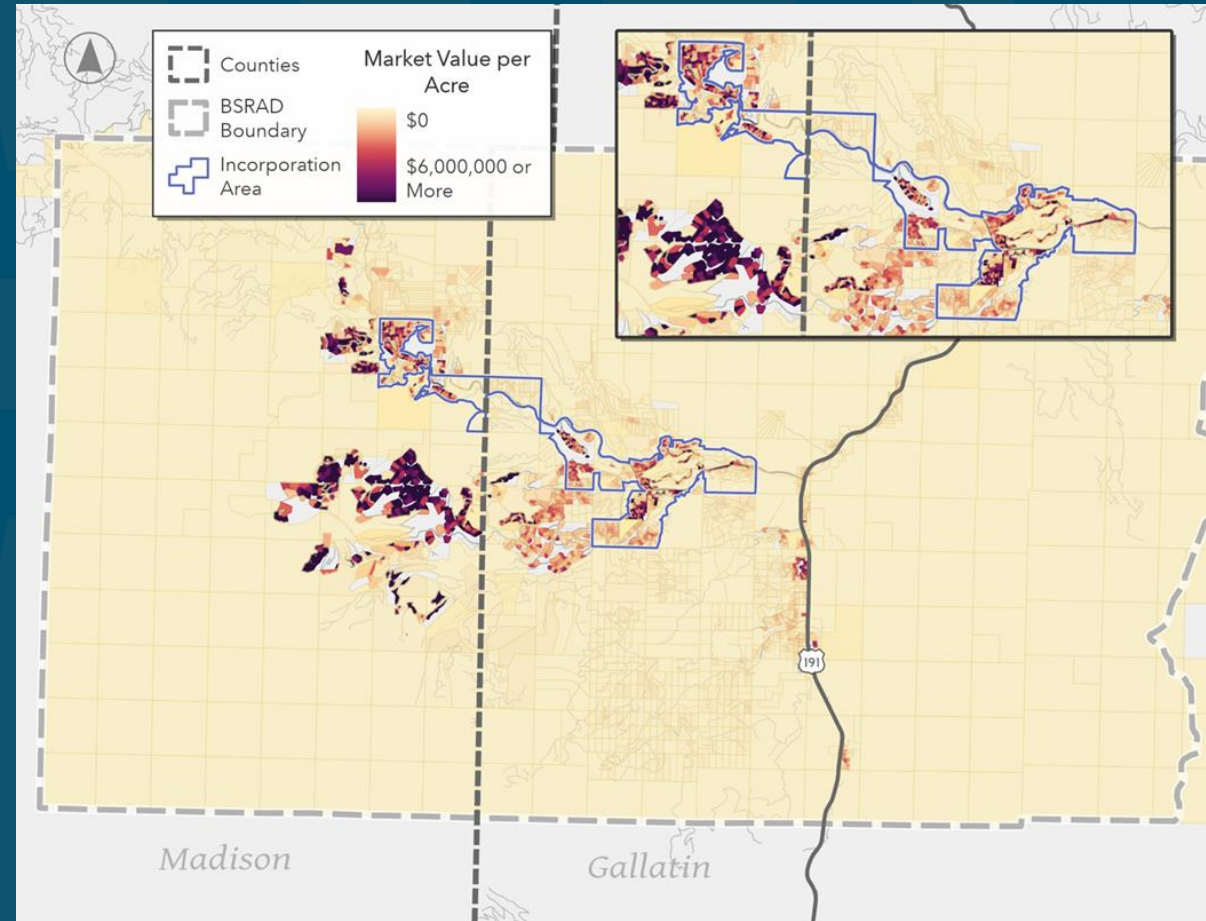
## NEW COUNTY SCENARIO

- Dual Transition
- Stronger look at valuation criteria
- BSRAD Status
- Judicial and Admin infrastructure

# EXISTING CONDITIONS: FISCAL

## BSRAD boundary

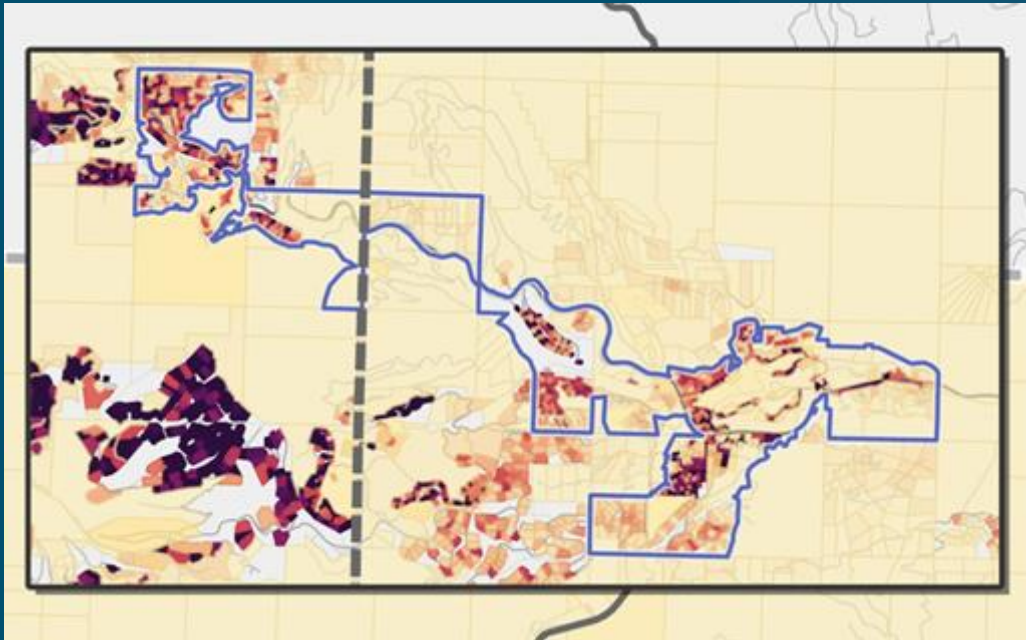
- Market value: \$36.8 billion
- Taxable value: \$0.7 billion
- 90% residential, 5% commercial, 5% ag & timber
- Concentration of high-value properties to the west and southwest of the mountain (private clubs)



# INCORPORATION: TAX BASE

Incorporation Boundary: Meadow Village, Town Center, and Mountain Village

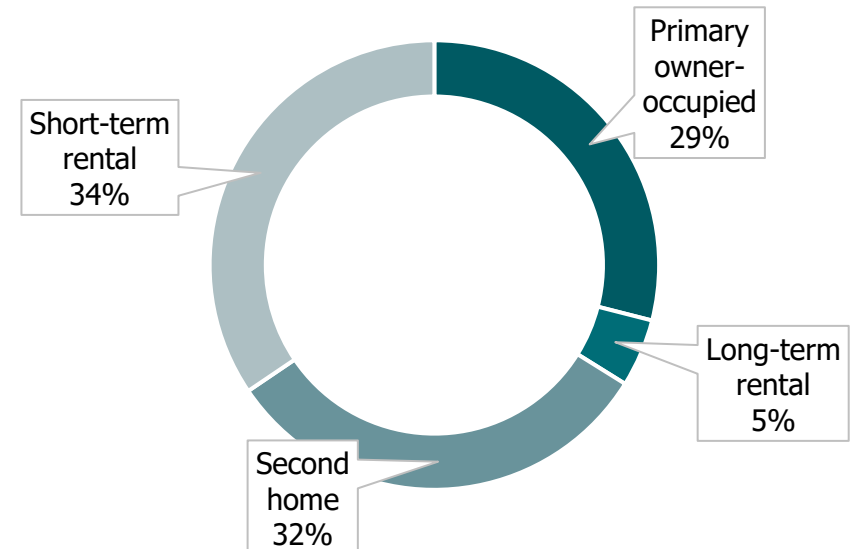
- Market value: \$5.7 billion
- Taxable value: \$0.08 billion
- 91% residential, 9% commercial



Residential properties:

- 2800 – 3100 residential units\*
- Permanent residents: about 2,470
- Average residential: ~\$1.6 million

Shares of Residential Units

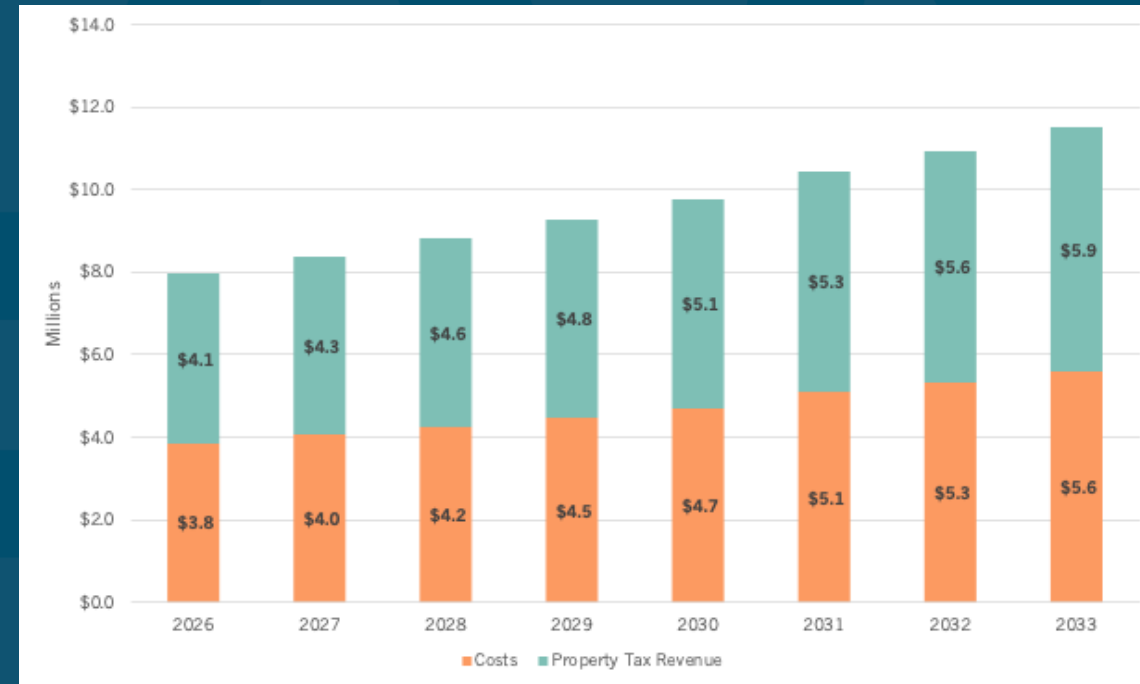


# BASIC INCORPORATION: SERVICE, COST, & TAX IMPACTS

## Core functions and roles include:

- Planning & Code Enforcement
- Public Works
- City Council
- Mayor
- Finance and other admin functions

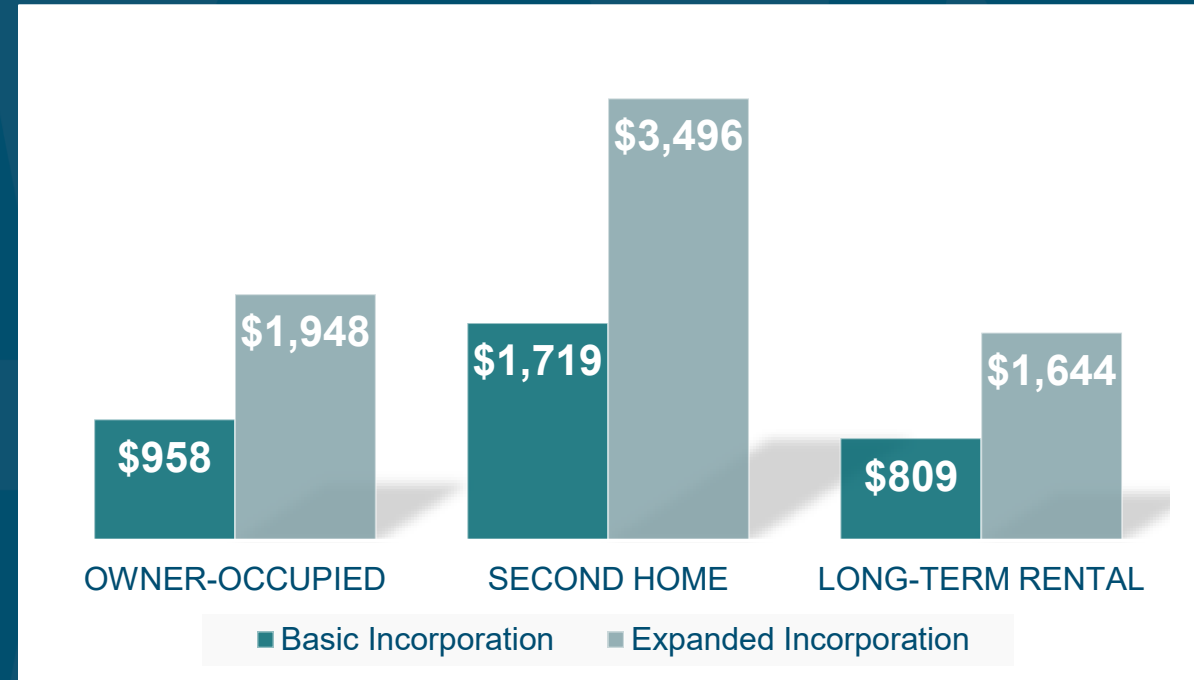
Millage required to cover the costs of the basic incorporation government structure with property tax revenues: **42.50** per \$1,000 of taxable value



# EXPANDED INCORPORATION: SERVICE, COST, & TAX IMPACTS

## Core functions and roles include:

- Community Development
- Public Works
- Human Resources
- Judge & City Attorney
- City Council
- Mayor
- Finance and Budget



Millage required to cover the costs:  
**86** per \$1,000 of taxable value

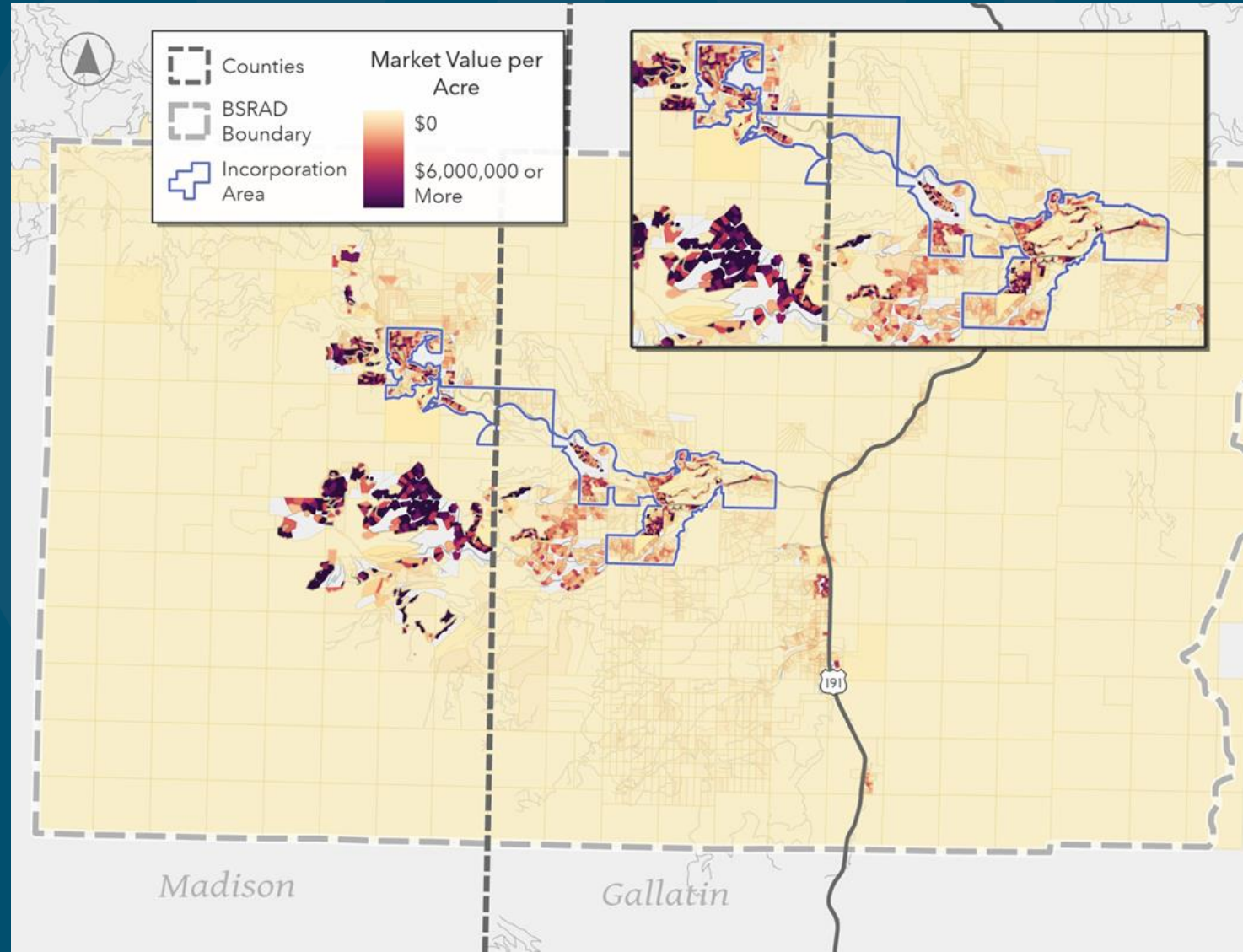


# COUNTY TAX BASE

## County: BSRAD Tax Base

- Market value: \$36.8 billion
- Taxable value: \$0.7 billion
- 90% residential, 5% commercial, 5% ag & timber

Within this base is an incorporated community with the same tax base as previously described.



# COUNTY & INCORPORATED COMMUNITY: LAYERED SERVICE PROVISION

## COUNTY FUNCTION & ROLES

County Commissioners

Court officers & county attorney

Public Administrator

School Superintendent

Finance & other administrative roles

Sheriff's office & support staff

Public Works

## CITY FUNCTION & ROLES

Planning & Code Enforcement

Public Works

Council

Mayor

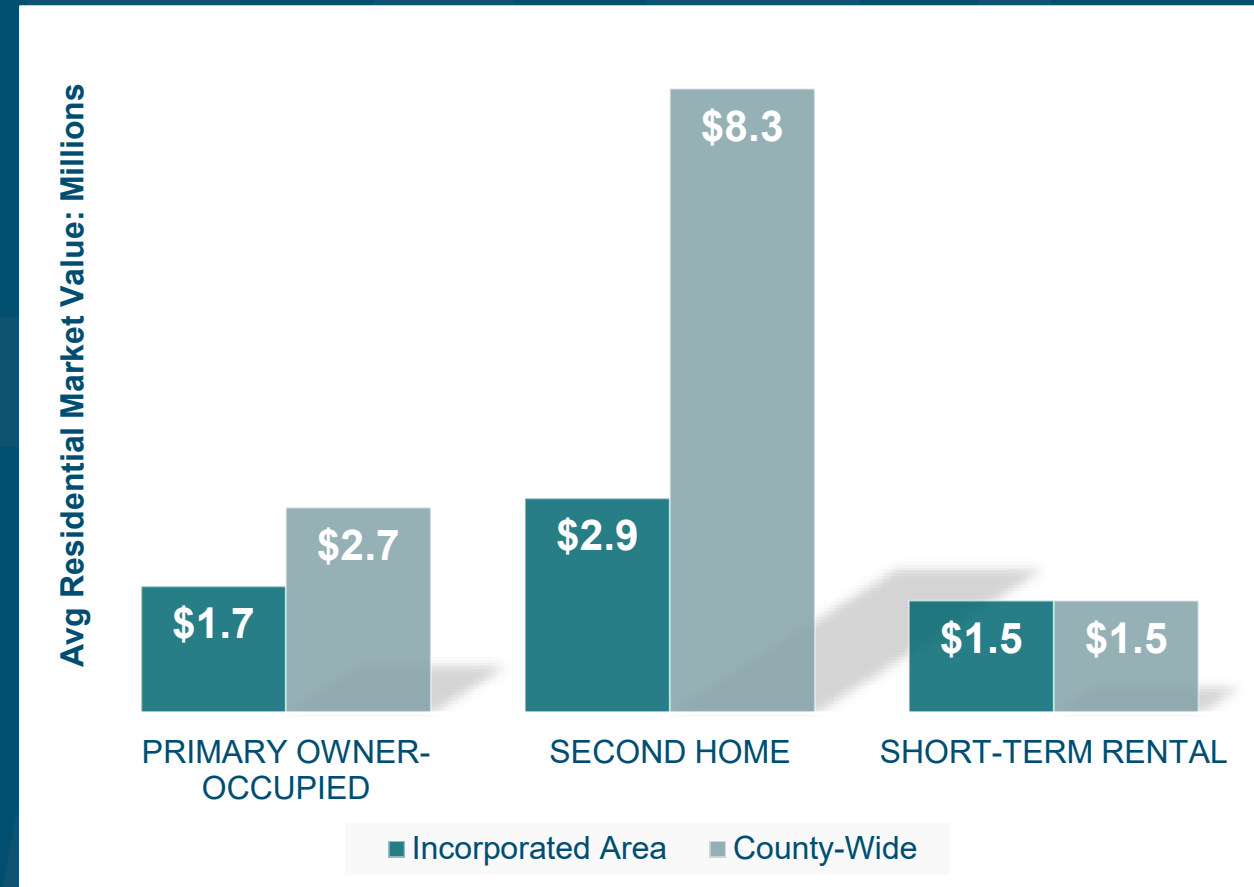
Clerk & Treasurer

Finance & other admin roles



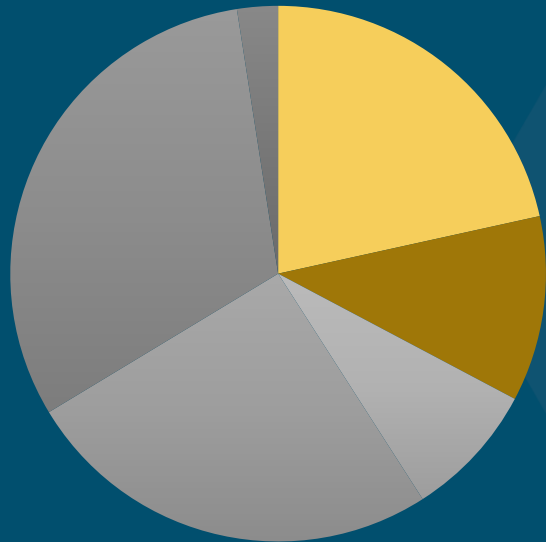
# COUNTY & INCORPORATED COMMUNITY: PROPERTY TAX IMPACTS

- High-value homes are concentrated outside of the incorporated boundary.
- This allows the county-wide levy to decrease due to the strength of the tax base.
- It also means the cost of the incorporated services would be concentrated on the relatively weaker properties.



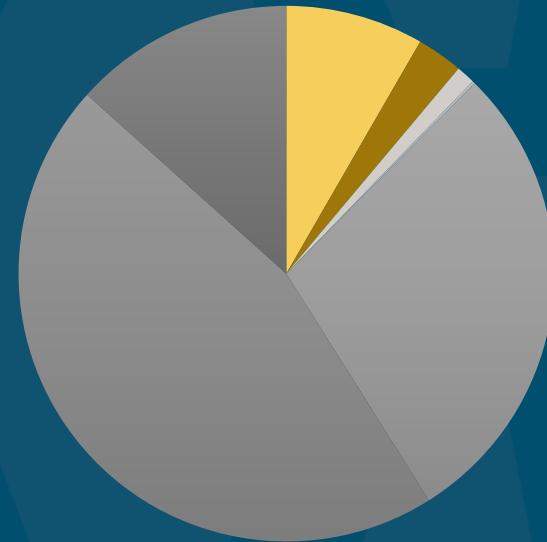
# PROPERTY TAX COMPONENTS

## Gallatin County



■ County ■ Public Safety ■ Fire ■ School ■ State ■ Other

## Madison County



■ County ■ Services ■ RSID ■ Fire ■ School ■ State ■ Other

# COUNTY & INCORPORATED COMMUNITY: PROPERTY TAX IMPACTS

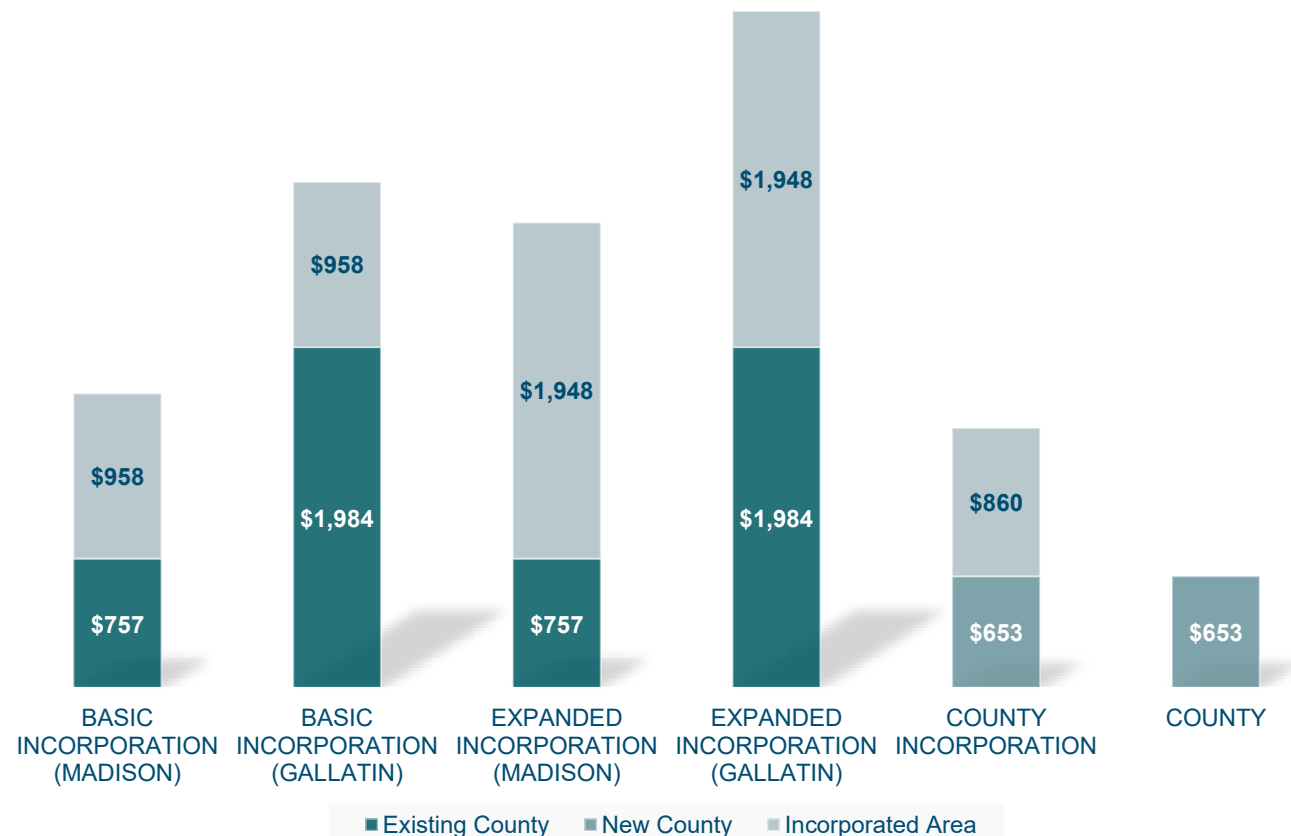
## Millage required to cover costs:

- **County-wide: 29** per \$1,000 of taxable value (paid by all county property owners).
- **Incorporated area: 38** per \$1,000 of taxable value (paid only by those inside the incorporated area).

This tax would be imposed **instead** of Gallatin and Madison County levies, but in addition to any other taxing jurisdiction.

- Madison County levy, 2025: 39.36 mills
- Gallatin County levy, 2025: 90.55 mills

### Average Owner-Occupied County & Incorporated Tax Bill



# CONCLUSION

- Presentation of Facts
- In-depth understanding of 3 scenarios
- Better understanding of community abilities
- Community Voice

**“Government, at its core, is an experiment. It is an ever-changing system shaped by people, values, and circumstances. It evolves through trial, adaptation, and the constant balance between representation, efficiency, and accountability. This study recognizes that reality.”**



QUESTIONS?



# THANK YOU!

Dylan Pipinich



406.728.4611



[dpipinich@wgmggroup.com](mailto:dpipinich@wgmggroup.com)



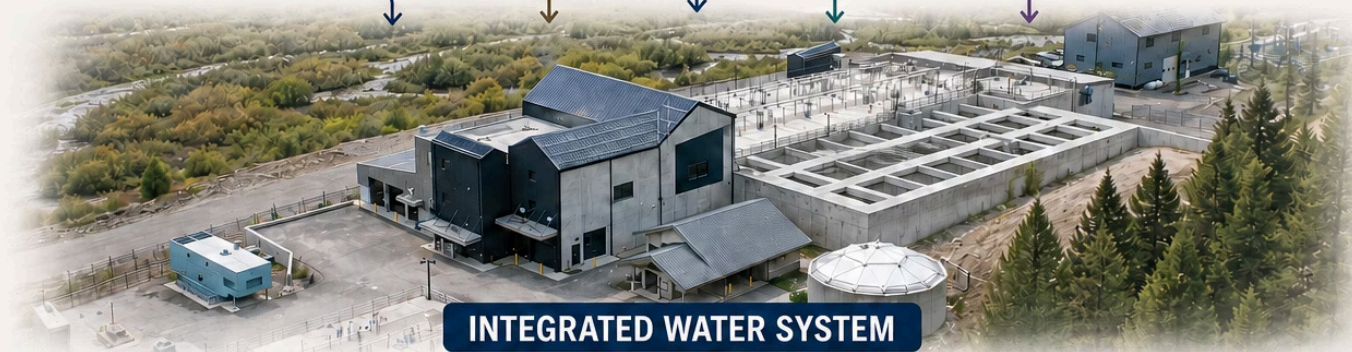
# Securing Big Sky's Growth, Sustainability, and Affordability for the Next Generation

Centralized Treatment for Firelight & the Gallatin Canyon, Beneficial Reuse Disposal & Phase II Expansion

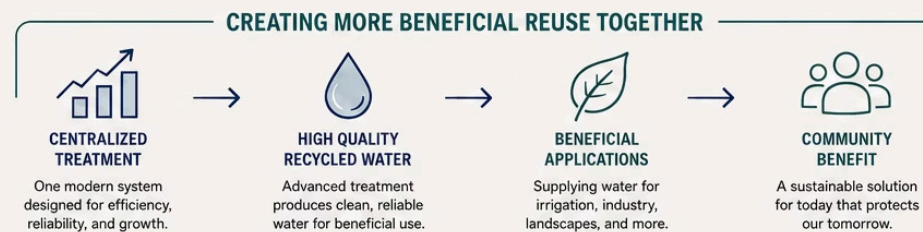
*Housing, environmental protection, and future growth depend on regional wastewater capacity.*

## One Region. One Water Future

Leading water sustainability through innovation, investment and regional partnership.



Centralized treatment. Reliable. Efficient. Built for our future.

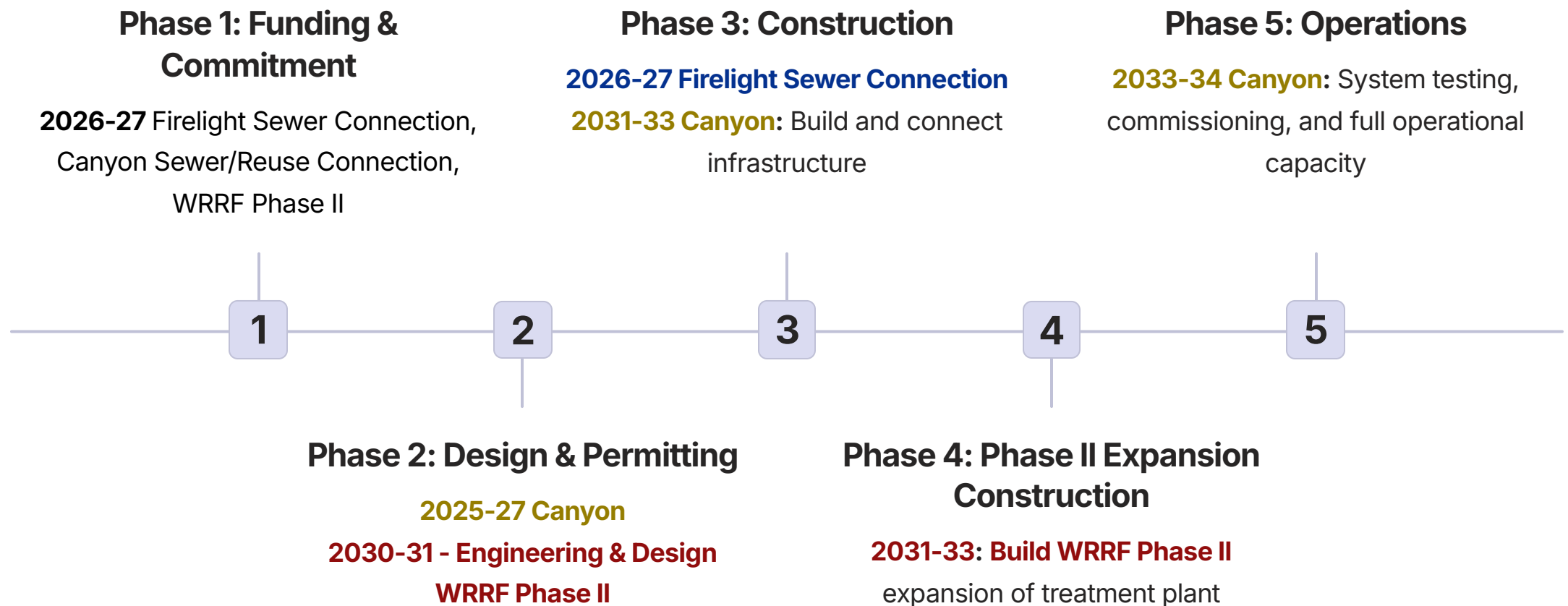


The Canyon Project will expand our ability to provide more beneficial reuse for our community and beyond.



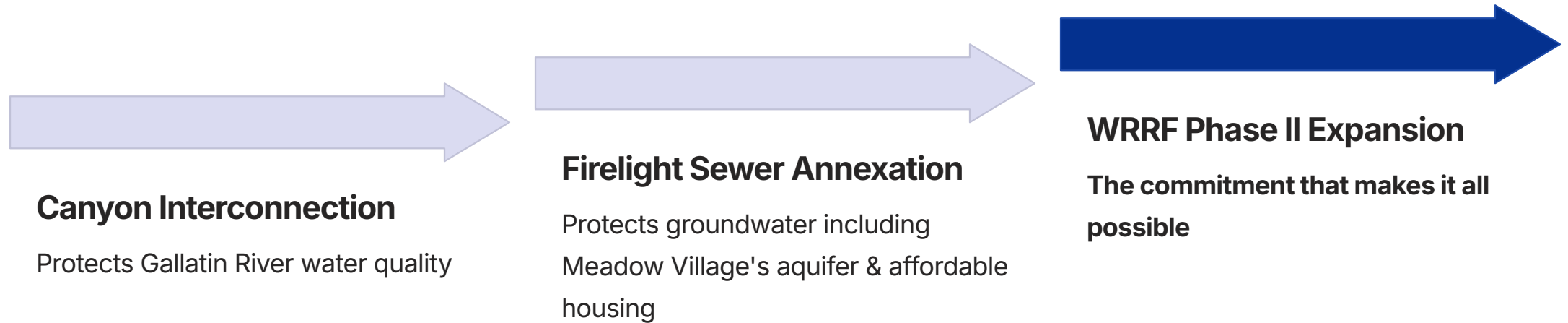


# Potential Timeline & Implementation: Wastewater & Reuse



# A Regional Partnership for Responsible Growth

Three Projects. One Critical Commitment.



**Without a commitment to Phase II, we cannot move forward on any additional Affordable Housing Projects, Canyon or Firelight.**



**WHY BSOA IS EXPLORING A GLOBAL RID**  
**IN MADISON COUNTY**

# A Broader Infrastructure Stewardship Strategy for an Unincorporated Community

- Over the past year, BSOA has conducted a comprehensive review of roads, bridges, ponds, and other shared infrastructure assets for which it currently holds maintenance responsibility
- Through that process, BSOA identified gaps in long-term maintenance funding and multiple overlapping RID structures
- Many roads currently have no dedicated long-term maintenance funding and have already begun to deteriorate
- As part of long-range planning efforts across our community, BSOA is exploring whether Rural Improvement Districts (RIDs) may provide a more sustainable, equitable, and transparent infrastructure funding framework

Big Sky functions like a municipality in many ways —  
but without a municipal public works structure maintaining critical infrastructure.

The roads already exist.  
The question is not whether they will be maintained —  
but whether we do so proactively or reactively.

# Current System vs. Proposed Global RID

## CURRENT SYSTEM

- 4 overlapping RID structures
- ~5.6 miles maintained
- ~636 contributing properties
- \$250–\$640 annual assessments
- Fragmented administration

## PROPOSED GLOBAL RID

- 1 coordinated RID-M structure
- ~13.7 miles maintained
- ~1,401 contributing properties
- Approximately \$230 annual assessment
- Broader and more equitable cost distribution

Broader road coverage. Lower average cost. More coordinated long-term maintenance.

# Why This Matters to Big Sky

- Roads support property values, emergency access, public safety, workforce access, tourism, deliveries, and daily community function.
- Deferred maintenance becomes dramatically more expensive over time
- This proposal creates a more predictable and transparent infrastructure funding structure
- The RID framework provides flexibility as Big Sky continues to grow and evolve
- The objective is fairness, long-term stewardship, and proactive infrastructure planning

This infrastructure already exists.  
Our choice is whether we fund and maintain it proactively or  
continue reacting after deterioration occurs.

# Proposed Global RID Boundary



# Roads to be Maintained within the Global RID

