

# Yellowstone County



COMMISSIONERS  
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March 31, 2026

## Re: Proposed Land Trade

Honorable Mayor and City Council,

The Yellowstone County Board of County Commissioners respectfully submits this letter to initiate discussions for a proposed land trade between the County and the City.

The County understands that the City has identified a portion of Zimmerman Park as a suitable location for the construction of a water reservoir tank to support current and future system needs. The County recognizes the importance of this infrastructure and its long-term benefit to the community. At the same time, the County is actively planning for the future needs of its Public Works Department. The demand on the Yellowstone County Correctional Facility, including the County's efforts to prepare for expansion, is likely to have significant impacts on the existing Public Works facilities located on King Avenue East. In anticipation of these needs, the County is evaluating land assets that would better support these long-term operational needs.

The County would like to propose a land exchange involving Zimmerman Park and Wilson Park. As part of this proposal, the County requests that any existing development encumbrances associated with Wilson Park be removed as a condition of the land trade. This would ensure that the property can be utilized in a manner that best meets future County needs.

The County believes this exchange presents a mutually beneficial opportunity that allows the City to advance critical water system improvements, while enabling the County to responsibly plan for essential public facilities. We welcome the opportunity to meet with City staff to further discuss this proposal, evaluate site considerations, and work collaboratively toward an agreement that serves both entities and the broader community.

Thank you for your consideration, and we look forward to your response.

Sincerely,  
BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

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Mark Morse, Chair

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Michael J. Waters, Member

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Chris White, Member