

CONSERVATION COMMITTEE REPORT

April 27, 2011
9:05-10:00 am
140 West Pine Street

Members Present: Marilyn Marler (chair), Pam Walzer, Bob Jaffe, Renee Mitchell, Jon Wilkins, Dave Strohmaier, Ed Childers, and Lyn Hellegaard

Members Absent: Stacy Rye, Dick Haines, Cynthia Wolken

Others Present: Mayor Engen, Jackie Corday, Pelah Hoyt, Peter Nielsen, Mike Kustudia, Eva Dunn-Froebig, Judy Matson

I. ADMINISTRATIVE BUSINESS

A. Approve minutes.

Minutes of April 20, 2011 were approved as submitted.

II. FINAL CONSIDERATION AGENDA ITEMS

III. CONSENT AGENDA ITEMS

1. Confirm the reappointments of Sharee Fraser, Carol Gordon and Marjorie Jacobs to the Cemetery Board for a term commencing May 1, 2011 and ending April 30, 2014. ([memo](#))—Regular Agenda (Mayor Engen) (Referred to committee: 04/18/11)(**REMOVE FROM AGENDA**)

Motion: The committee recommends Council confirm the reappointments of Sharee Fraser, Carol Gordon and Marjorie Jacobs to the Cemetery Board for a term commencing May 1, 2011 and ending April 30, 2014.

Mayor - All three have served with continuing enthusiasm and are great stewards and ambassadors for the city of Missoula.

Doug Waters sent an email stating that these three candidates are a great asset to the City of Missoula and the Cemetery and staff. Their dedication and love of the Cemetery has allowed staff to make vast improvements for families and preserve its importance to all of us. I look forward to working with them in the coming years on a variety of projects. I also would like to thank John and all of all Council members for your strong public and financial support of the Cemetery and staff over the years. –

It was moved to recommend confirmation of the reappointments to the Cemetery Board. All members voted in favor of the motion.

2. A resolution that authorizes contributing towards the purchase of a 35 acre parcel adjacent to Deer Creek Road near Bonner with 2006 Open Space Bond funds. ([memo](#))—Regular Agenda (Jackie Corday) (Referred to committee: 04/25/11)(**HELD IN COMMITTEE**)

Motion: The Committee recommends Council set a joint public hearing with the Board of County Commissioners on May 23, 2011 for adoption of a [Resolution](#) that authorizes contributing towards the purchase of a 35 acre parcel adjacent to Deer Creek Road near Bonner with 2006 Open Space Bond funds.

The City and County have been working for years to extend the Kim Williams bike/ped trail east to Bonner for both recreation and commuter purposes and the Jacobs parcel provides an opportunity to place a portion of the trail on this beautiful parcel. The larger property is traversed by Deer Creek Road where the topography is essentially flat with a large open grassy meadow. There are no structures or roads on the property (other than Deer Creek Rd). The eastern 1/2 of the property at the end of the meadow slopes up to the Bluff Overlook, the local geological landmark which provides a great view of the confluence of the Blackfoot and Clark Fork Rivers. The bluff parcel was gifted to FWP, and FVLT plans to gift approximately 35 acres of the Jacobs parcel (the eastern 1/2 from Deer Creek Road) to FWP to be managed together with all the other recent acquisitions of former Plum Creek land around Milltown and Bonner that will be known as Milltown State Park. FWP was not interested in owning the other western 1/2 of the parcel

located adjacent to the shooting range, and thus that portion is being sold to the owners of the shooting range to help recoup a portion of the sales price.

The vision of extending the Kim Williams Trail east to Bonner is supported by the 2004 Missoula Master Parks & Recreation Plan, the 2006 Missoula Urban Area Open Space Plan, and the 2001 Missoula Non-Motorized Transportation Plan. The Jacobs property provides space for informational kiosks, a parking lot and other trailhead/access facilities that may be needed in the future to appropriately manage recreation at the site.

The funding for the project includes the purchase of an approximately 65 acre parcel near Bonner for \$250,000 from the Jacobs family using a combination of four funding sources: 1) \$80,000 proposed from the 2006 Missoula County Open Space Bond, 2) \$73,000 from MT Fish, Wildlife & Parks (FWP) Recreational Trails Program grant, 3) \$15,000 FVLT member donations, and 4) \$125,000 from the sale of approximately 30 acres of the 65 acres (the acreage west of Deer Creek Road) to the adjacent landowner (which operates a shooting range). Based upon a recent appraisal, the property's fair market value is \$300,000. The Jacobs family generously "donated" \$50,000 by selling the property to FVLT at the bargain price of \$250,000. In addition to the sales price, the transaction costs will total approximately \$43,000 (including appraisal, attorney fees, Phase I EA, baseline report, weed control, and closing costs).

This opportunity will bring communities together, improve access to the rivers and the state park, and extend recreational opportunities, as well as the ability to explore the rich history of the area.

Pelah Hoyt: ([PowerPoint](#)) The transfer of the 35 acres to Fish Wildlife and Parks will fulfill two goals – one to extend the Kim Williams trail, the other to connect the Milltown State Park. The Kim Williams is used daily by hundreds of people, and it will be possible to go from Missoula to the Milltown Bonner area once the bridge is built across the Clark Fork River.

This project has strong community support, and is reflected in numerous city and county planning documents that identify the goal of extending the Kim Williams trail. There are many letters of support for the project and are included in the documentation.

Renee – does the appraisal price reflect residential as it is close to the shooting range? A trail and parkland seem to be the best use of this property rather than residential.

Jackie - yes

Marilyn – just a note that Council has already approved subdivisions just on the other side of the railroad tracks north of the Jacobs property.

Peter Nielsen – City/County Health Board, this project promotes goals of a healthy life style in our community and serves as non motorized transportation corridor, and protects air quality. It has been a part of the planning process of the State Park, and the most important aspect of the plan was a connection from Kim Williams to the park. We acquired federal and state funds for development of the park and also have partial funding for the bridge. This parcel represents the last missing link to the connection to the state park and to the Blackfoot river. The 1980 purchase of the Kim Williams was accomplished through the first open space bond. I would like to take this opportunity to thank Five Valleys Land Trust (FVLT) and the Jacobs family and urge City & County to support requested funds.

Mike Kustudia – Milltown State Park manager, this will provide a great connection to the bluff and we have sent out a Request for Proposal on the design development of the park.

Jackie – I wanted to inform you that we are working with MRL and BNSF to acquire an easement north of the railroad tracks from the current end point of the Kim Williams Trail to Deer Creek Road, which would then connect to the proposed trail through the Jacobs parcel and south of the tracks from Deer Creek Road, to the Clark Fork River, a total distance of approximately 1.75 miles. This would be a more preferred commuter route. The owner of the shooting range has a good contract at BNSF, so they are helping Parks with getting approval from BNSF for the trail easement.

Additional Public comment:

Warren Hampton, a member of the group Friends of Two Rivers, and a Turah resident, and also involved with the working group. I would also like to thank FVLT for their efforts to acquire property. In a discussion I had with an EPA reviewer, I realized that Milltown clean-up project is one that represents an incredible cooperative effort on all levels federal, state and city which will be recognized nationally. The trails are important and this will create incredible access to tremendous resources. Trails are about building connections; this gives us a connection back to Missoula and also to Deer Creek and Pattee Canyon.

Eva Dunn-Froebig – Executive Director, Run Wild Missoula, we organize 14 races and the Missoula Marathon was voted the tourism event of year. We have over 450 participants in our running training classes, as well as over 1,100 members. Run Wild Missoula supports this acquisition. Running remains popular in Missoula, and a safe and continuous trail benefits the community and our club.

Judy Matson – thanks to FVLT, Jacobs Family and the FWP. As a part of working group and a citizen of West Riverside, we are thrilled about safe and healthy transportation to Missoula. I am the History & Cultural chair and we received a grant to provide historic interpretation for the State Park. We will be looking at all kinds of non structural methods to show the history.

Discussion:

There was brief discussion on how the shooting range plans to use their property. Bob Jaffe asked how the shooting range planned to use their property and if FVLT had asked for a restriction on shooting guns on the 30 acres.

Jackie - I think they are planning to build a clubhouse and an underground shooting range.

Pelah – We asked for a 100 foot setback from Deer Creek Road for any structures in order to keep an open space buffer. We did not ask for shooting restrictions.

The proposed timeline includes a possible opening of the State Park next summer.

It was moved to set the joint public hearing for May 23, 2011 with all members voting in favor of the motion.

IV. REGULAR AGENDA

V. HELD IN COMMITTEE

1. Update from Greenhouse Gas Energy Conservation Team. ([memo](#))—Regular Agenda (Ben Schmidt and Marilyn Marler) (Referred to committee: 04/11/11)
2. Information on Trail Projects ([memo](#)).—Regular Agenda (Marilyn Marler) (Referred to committee: 08/23/2010)
3. Discuss the city's strategy to complete a boundary survey of Greenough Park. ([memo](#))—Regular Agenda (Dave Strohmaier) (Referred to committee: 04/04/11)
4. Grant of a conservation easement to the City on a 20.57 acre parcel on the west side of Mt. Jumbo and transfer in fee simple of a 6.28 acre parcel located adjacent and to the north. ([memo](#))—Regular Agenda (Jackie Corday) (Referred to committee: 04/18/11)
5. Update on the University's efforts to install or utilize biomass fuel to generate energy on campus. ([memo](#))—Regular Agenda (Dick Haines) (Referred to committee: 04/25/11)

Meeting adjourned at 9:55 am.