



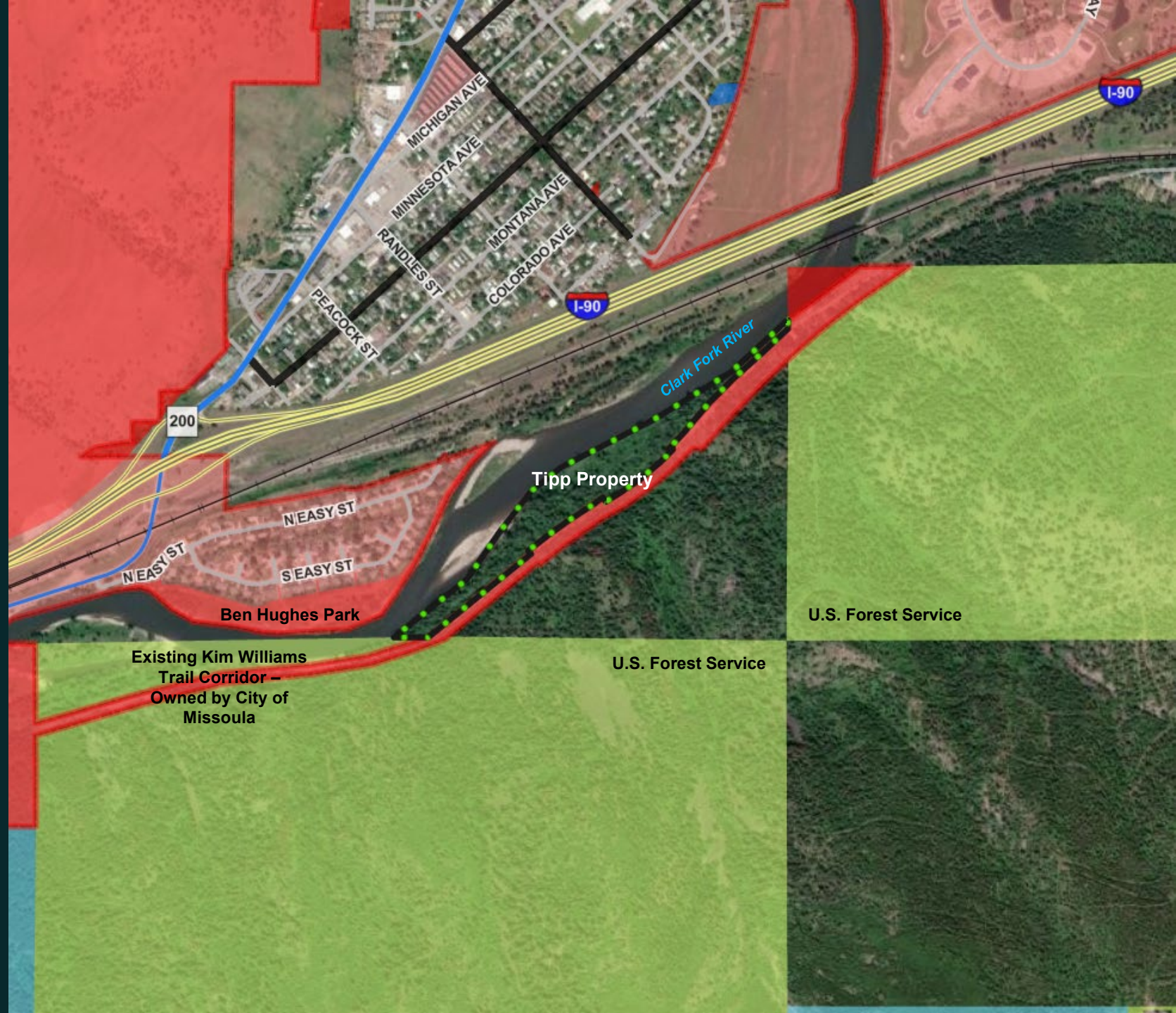
# Tipp Clark Fork River Open Space Project

Missoula City Council Meeting

*May 5, 2025*



# Application Basics

- ◇ Fee simple acquisition
- ◇ ~16.5 acres
- ◇ Located between the existing Kim Williams Trail and the Clark Fork River
- ◇ Currently owned by Bryan Tipp
- ◇ Adjacent to City limits









Missoula Urban Area Open Space Master Plan 2019  
Missoula Urban Area Planning Region  
2019 Cornerstones with 2017 Aerial Imagery  
**Subject Layers**

-  Conservation Easements
-  2019 Cornerstones

Sources:  
[Missoula County \(2019\)](#)  
Conservation Easements, Open Space Cornerstones

**Reference Layers**

-  Freeway
-  Highways
-  Collector
-  2017 Master Plan Boundary

Sources:  
[Missoula County \(2019\)](#)  
Roads  
[U.S.D.A. Farm Service Agency \(2017\)](#)  
2017 Aerial Image of Missoula County.

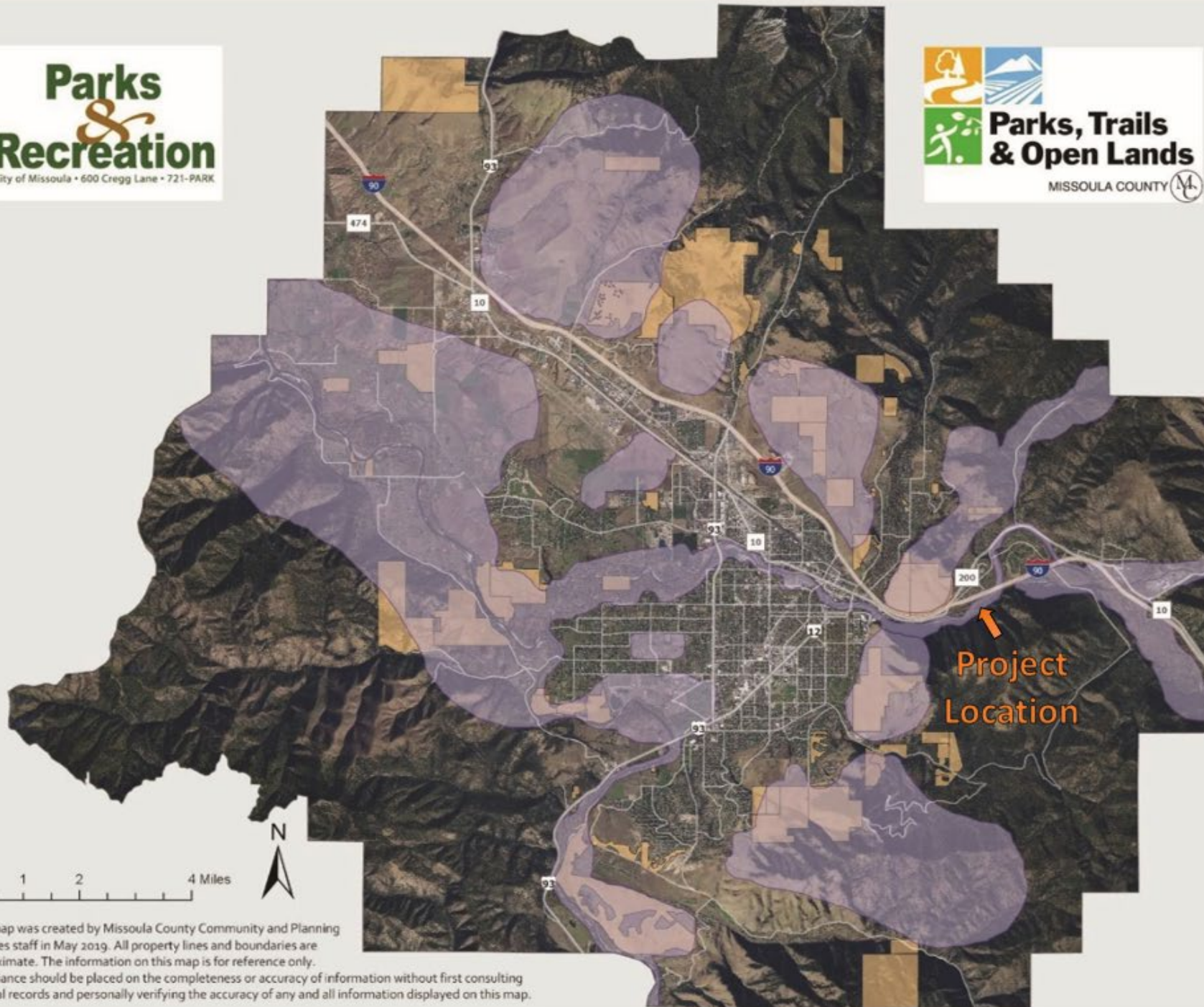
Map Spatial Reference  
Name: NAD 1983 StatePlane Montana FIPS 2500 Feet  
Datum: North American 1983  
Projection: Lambert Conformal Conic

0 1 2 4 Miles



This map was created by Missoula County Community and Planning Services staff in May 2019. All property lines and boundaries are approximate. The information on this map is for reference only. No reliance should be placed on the completeness or accuracy of information without first consulting original records and personally verifying the accuracy of any and all information displayed on this map.

**Project  
Location**



**Project Location:** Between the Kim Williams Trail and Clark Fork River (South of East Missoula, across the river from North and South Easy Streets)

**Acres:** ~16.5

**Project Type:** Fee Simple Acquisition

<p><b>Open Space Bond Purposes</b></p>	<p style="text-align: center;">✓</p> <p>Conserving, enjoying, and enhancing open space land, and providing public access to water and land</p>	<p style="text-align: center;">✓</p> <p>Conserving agricultural lands, fish and wildlife habitat, and rivers, lakes and streams</p>	<p style="text-align: center;">✓</p> <p>Providing open space, scenic landscapes, and trails, and managing for growth</p>	<p>Making improvements to lands acquired or designated as open space that are accessible to the public</p>
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<p><b>2019 Missoula Urban Area Open Space Plan</b></p>	<p style="text-align: center;">✓</p> <p>Conservation Lands (Natural Resources, Wildlife Habitat, Scenic Values)</p>	<p style="text-align: center;">✓</p> <p>Parkland/ Developed Parks</p>	<p style="text-align: center;">✓</p> <p>Historic or Scenic Lands</p>	<p style="text-align: center;">✓</p> <p>Agricultural Lands (Farms, Ranches, Forests, Soils)</p>	<p style="text-align: center;">✓</p> <p>Corridors (Trails, Greenways, Waterways, Riparian, Wildlife)</p>
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# Open Space Polices and Programs

	<u>2019 Missoula Urban Area OS Plan</u>	<u>CITY (MMC) Types (12.56)</u>	<u>CITY (MMC) Values (12.56)</u>	<u>STATE (MCA) Types (76.6 of 7.7.22)</u>	<u>FY25-26 City of Missoula Strategic Pillars</u>	
Project Satisfies Local, County, & State Codes & Regulations?	Conservation Lands (resource, habitat, scenic)	✓ Conservation Land	✓ Aesthetic	✓ Park and Recreation al Purposes	✓ Community Safety, Health and Wellbeing	
	Parkland/Developed Parks	✓ Parkland	✓ Scenic	✓ Cons. of Land or Other Natural Resources	✓ Community Design and Livability	
	Historic or Scenic Lands	✓ Trails	✓ Recreational	✓ Historic or Scenic Purposes	✓ Economic Health	
	Agricultural Lands (farms, ranches, forests, soils)	✓ Greenways		Historic	✓ Shaping the Char., Dir., Timing of Comm. Dev.	Organizational Excellence and Resilience
	Corridors (trails, greenways, waterways, riparian, wildlife)	✓ Views and Vistas	✓ Ecological	✓		
			Agricultural Land			
			Riparian Land	✓		
			Urban Forest	✓		

# Project Conservation and Open Space Values

- ◇ *Terrestrial and aquatic wildlife habitat*
- ◇ *Natural pollinator corridors*
- ◇ *Non-motorized trail access and opportunities*
- ◇ *National, regional and local community connectivity  
(along the GRT corridor)*
- ◇ *Scenic views and vistas*
- ◇ *Increased access and equity to natural areas*
- ◇ *Mitigating impacts from climate change*
- ◇ *Educational resources potential*
- ◇ *Recreational programming potential*
- ◇ *Economic vitality (outdoor recreation / viewshed)*





## Property/area conservation and history:

- ◆ Ben Hughes Park (across the river) in the 1970's via parkland dedication
- ◆ Kim Williams Trail corridor (adjacent) purchased by the City using the City's 1980 Open Space Bond and other funds

# Access and Experiences for All

- ◇ Connects directly to the Kim Williams Trail, Milwaukee Trail and Great American Rail Trail (trail use, trailhead potential, river stop, etc.)
- ◇ Provides potential opportunity for increased recreation along the Clark Fork River via new trails, river access, and kids and adult recreation programs
- ◇ Protection of riparian areas, river corridors, and natural landscapes can directly and indirectly benefit people of all ages, abilities, incomes, ethnicities, genders, backgrounds, etc.
  - ◇ Public health and wellness (outdoor recreation and access to nature)
  - ◇ Water quality/quantity
  - ◇ Climate resiliency/floodplain protection
  - ◇ Wildlife viewing
  - ◇ Scenic views

# Property and Resource Maps

Tipp Property - CONSERVATION EASEMENTS AND OTHER PROTECTED AREAS

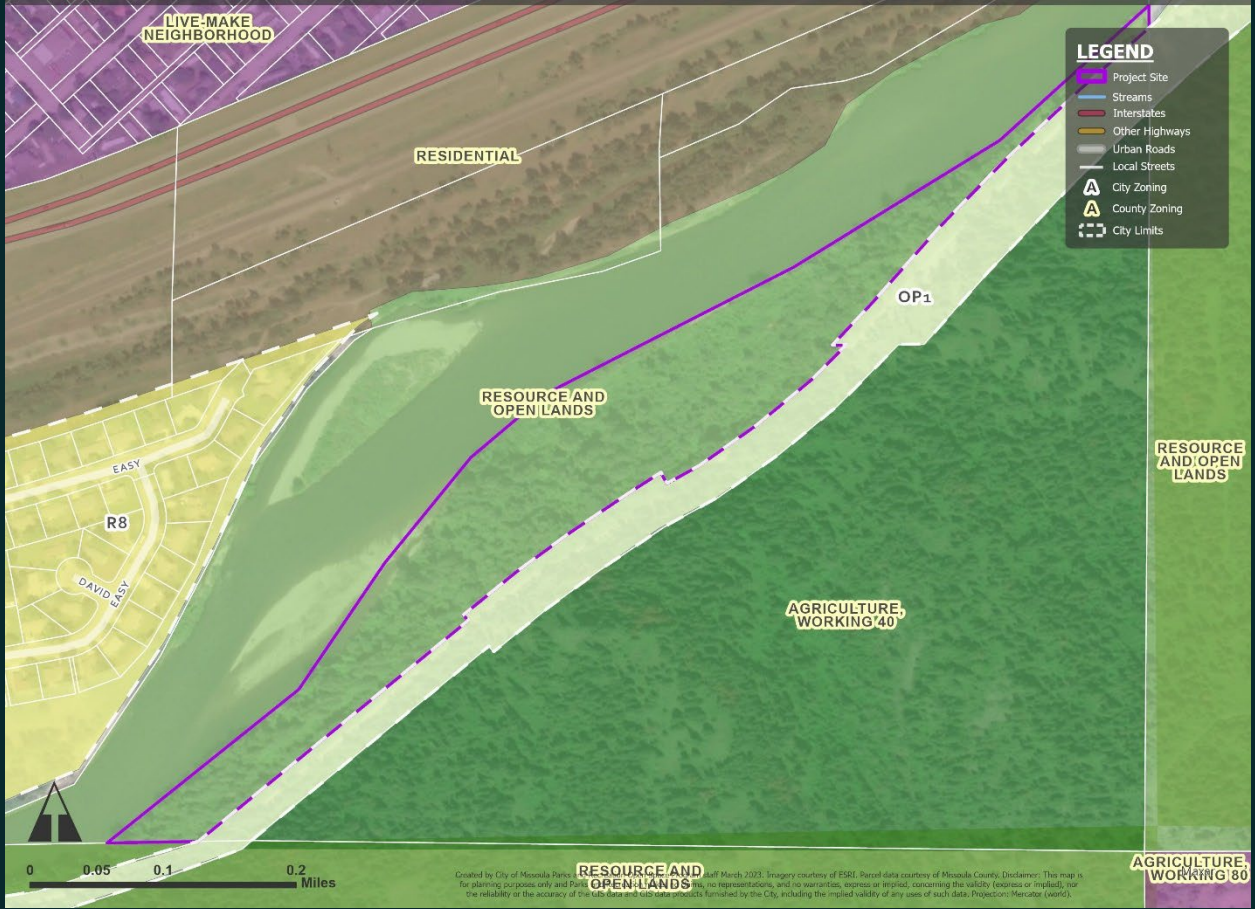
- LEGEND**
- Project Site
  - Interstates
  - Other Highways
  - Urban Roads
  - Local Streets
  - City Limits
  - Parks and other City-owned Parcels



Created by City of Missoula Parks and Recreation Data Science Program on March 2023. Imagery courtesy of ESRI. Parcel data courtesy of Missoula County. Disclaimer: This map is for planning purposes only and does not constitute a final plan. It is not intended to be used for legal purposes, and no warranties, express or implied, concerning the validity (express or implied), nor the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. Projection: Mercator (world).

Tipp Property - ADJACENT CITY AND COUNTY ZONING

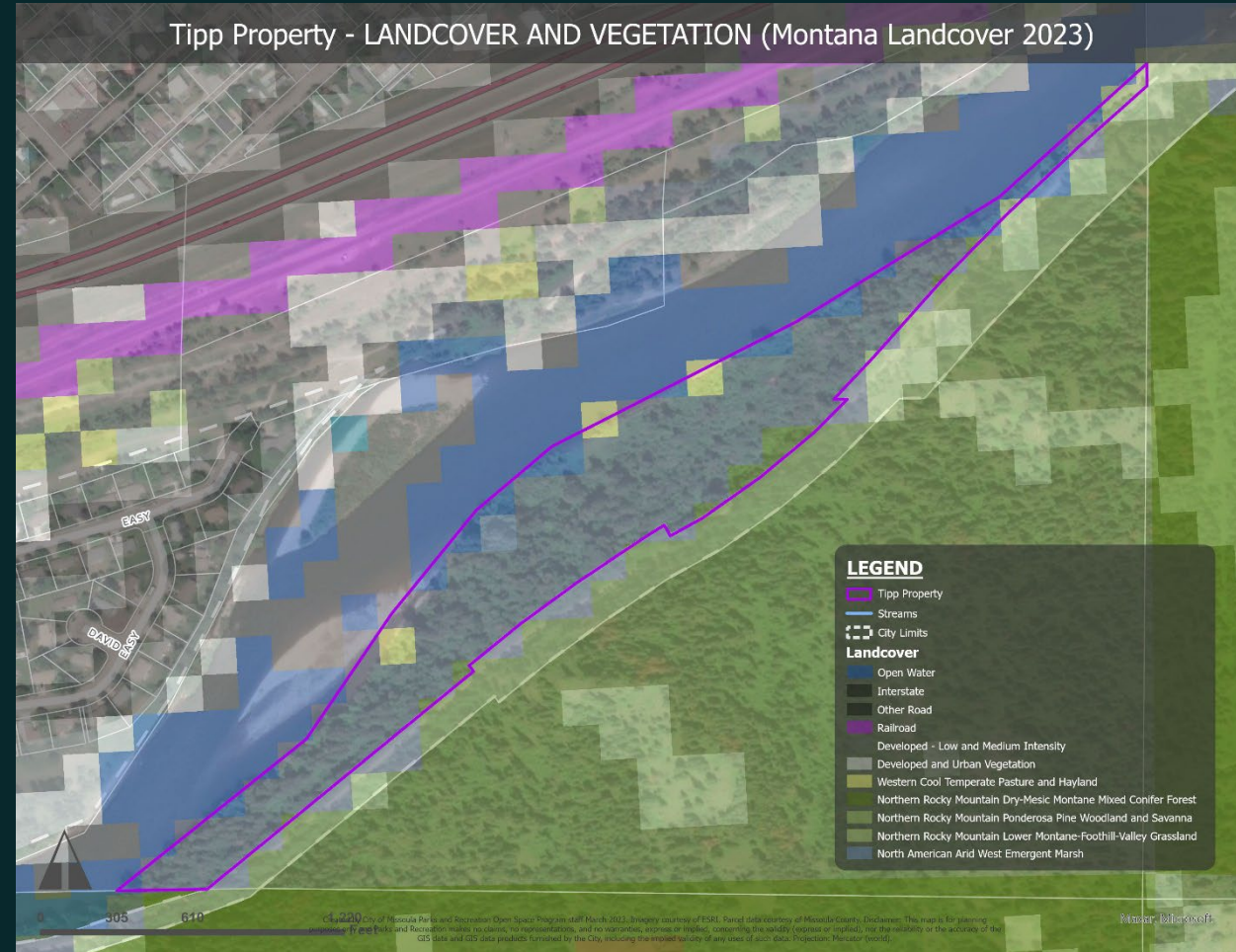
- LEGEND**
- Project Site
  - Streams
  - Interstates
  - Other Highways
  - Urban Roads
  - Local Streets
  - City Zoning
  - County Zoning
  - City Limits



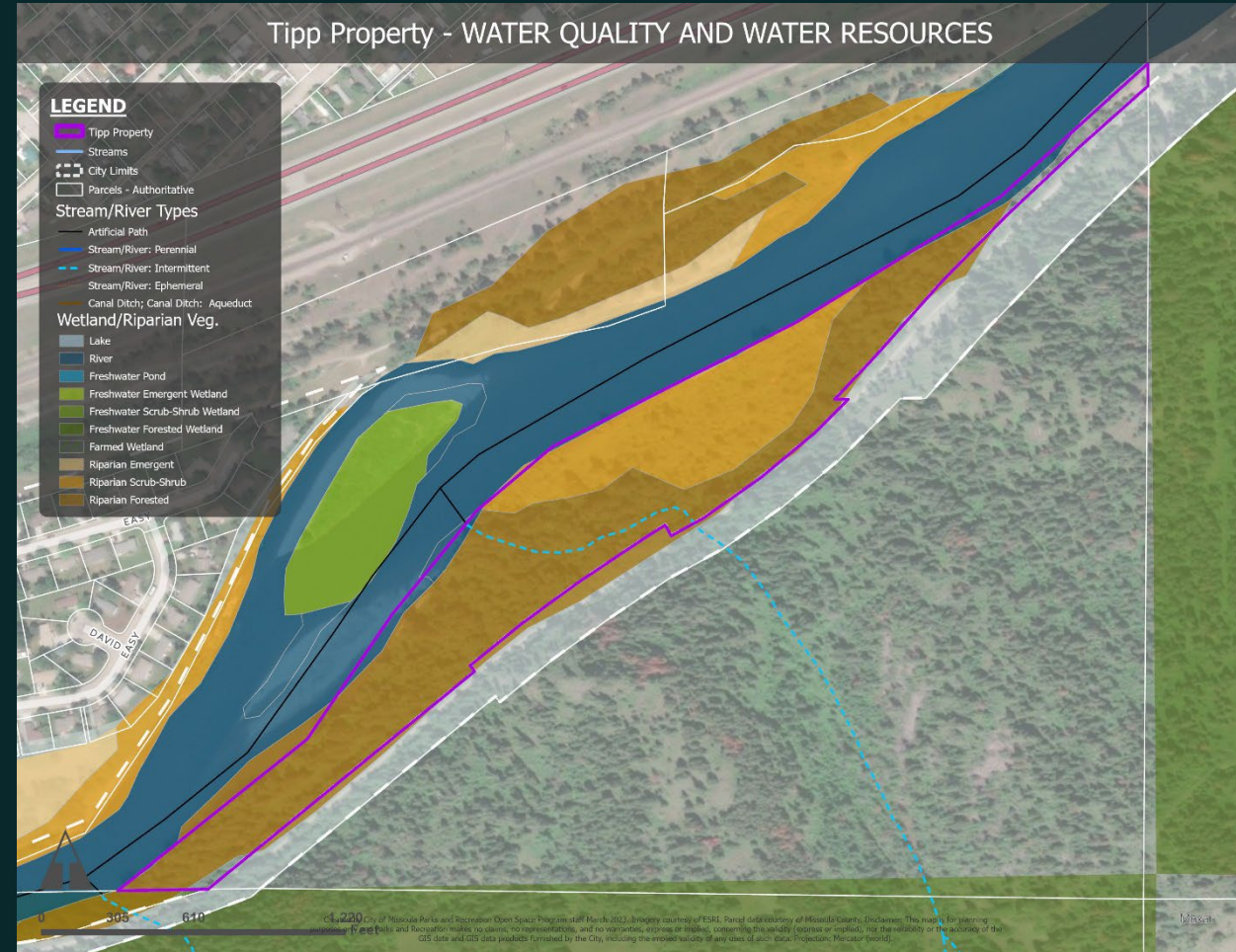
Created by City of Missoula Parks and Recreation Data Science Program on March 2023. Imagery courtesy of ESRI. Parcel data courtesy of Missoula County. Disclaimer: This map is for planning purposes only and does not constitute a final plan. It is not intended to be used for legal purposes, and no warranties, express or implied, concerning the validity (express or implied), nor the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. Projection: Mercator (world).

# Property and Resource Maps

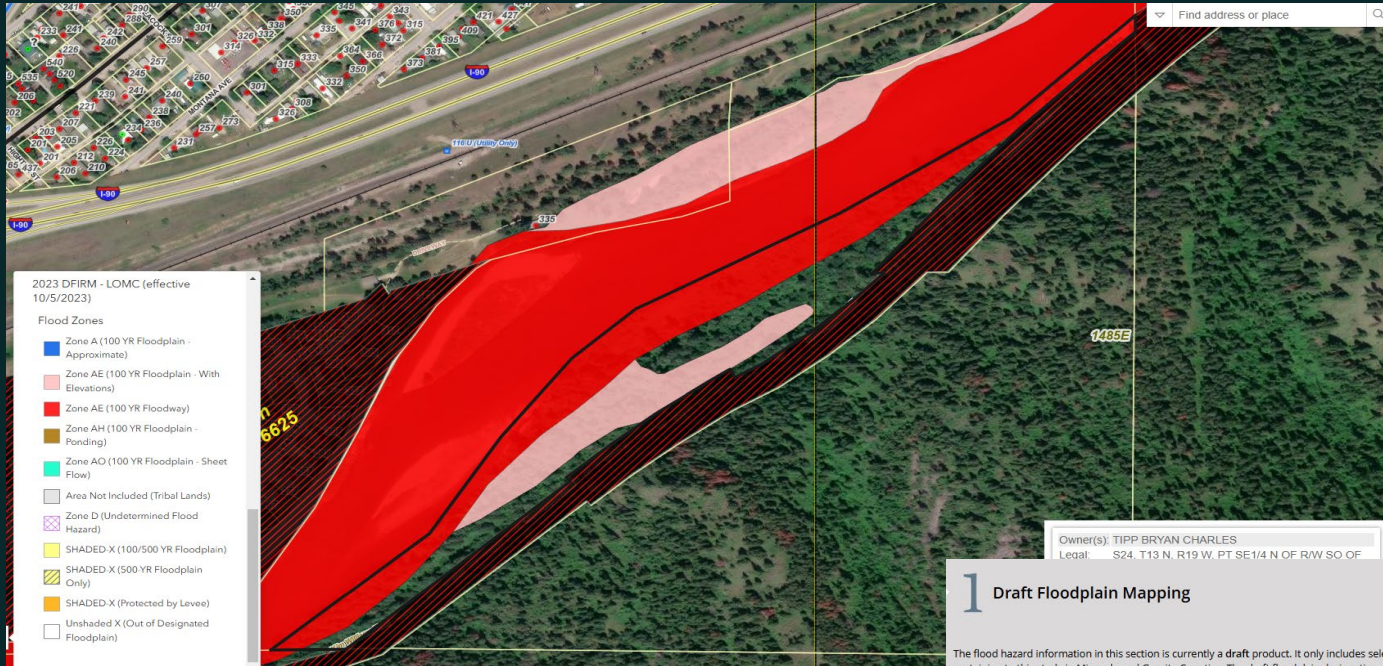
Tippe Property - LANDCOVER AND VEGETATION (Montana Landcover 2023)



Tippe Property - WATER QUALITY AND WATER RESOURCES



# Floodplain Mapping



Current Floodplain Mapping

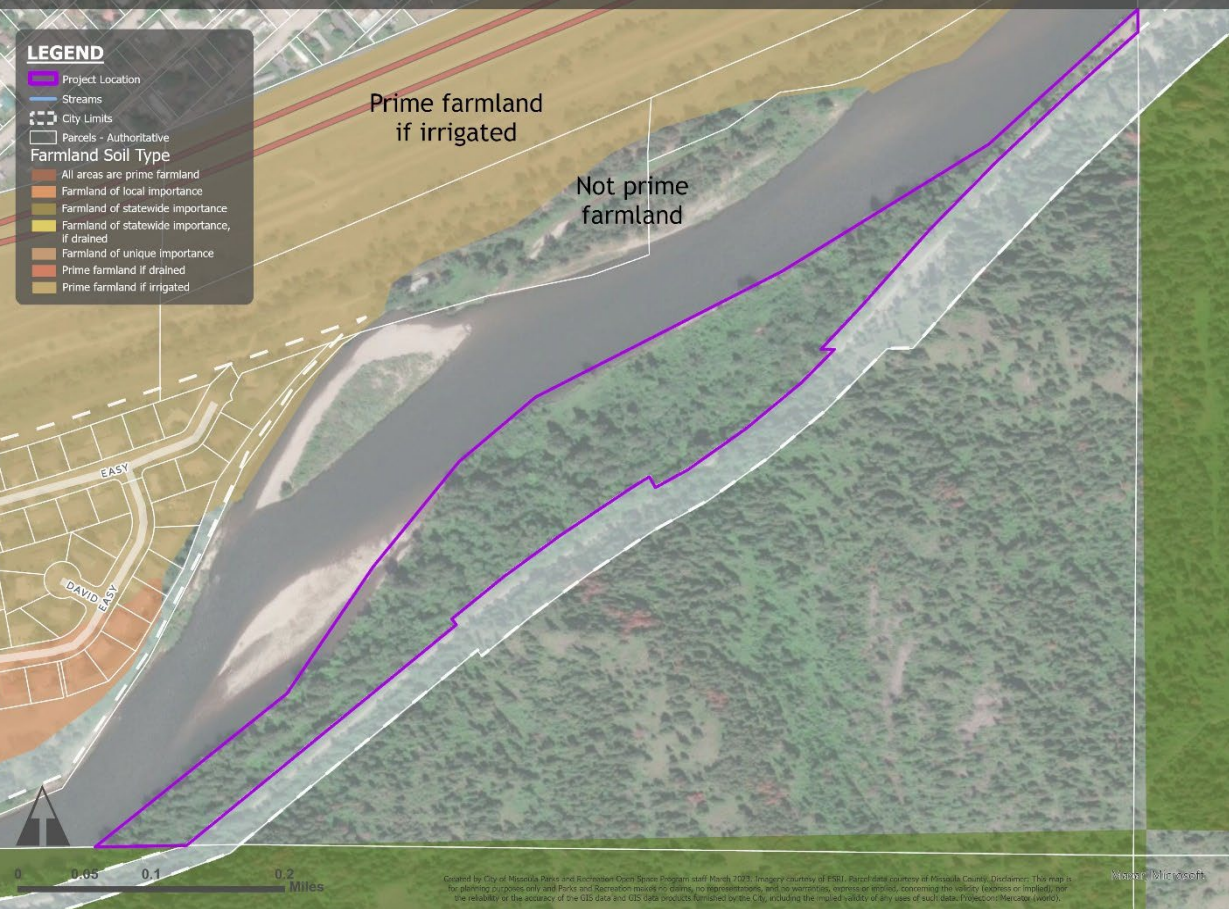
DRAFT Updated Floodplain Mapping

- Draft Floodplain Mapping**  
The flood hazard information in this section is currently a draft product. It only includes selected areas pertaining to this study in Missoula and Granite Counties. The draft floodplain designations are undergoing public review and are based on updated flood study information.  
To see the current FEMA mapping, go to section 2.  
  - 100-year Floodplain (1% Annual Chance)
  - Floodway within 100-year Floodplain
- Current FEMA Floodplain Mapping
- Compare Draft 100-year Floodplain Map to Current FEMA Floodplain Map
- Compare Draft Floodway Map to Current FEMA Floodway Map
- Estimated Ground Elevation for Buildings
- Estimated Water Depth (in Feet) During 100-year Flood

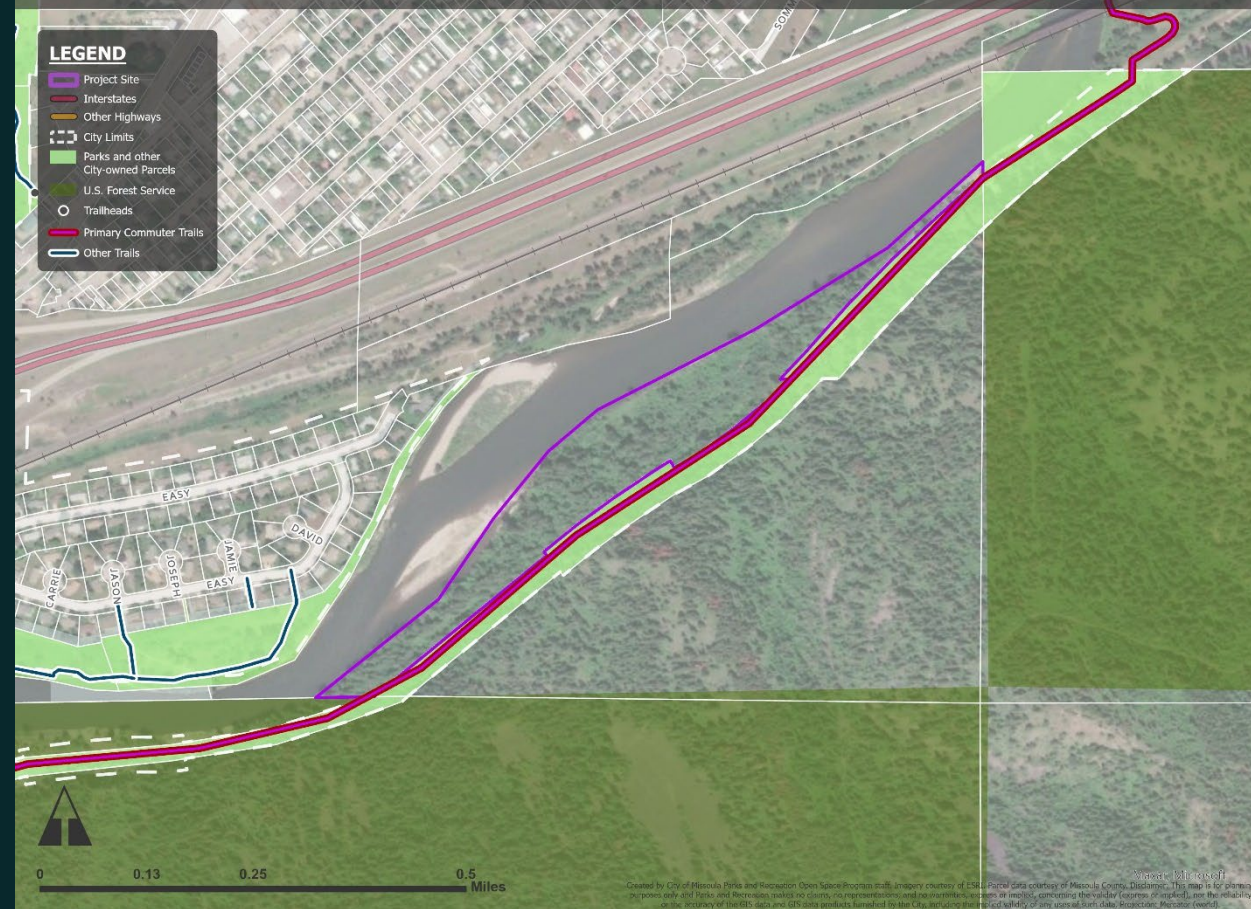


# Property and Resource Maps

Tipp Property - FARMLAND SOIL TYPES (NRCS SSURGO)



Tipp Property - OUTDOOR RECREATION/PUBLIC ACCESS



# Other Project Assessment Notes

- ◆ County has an additional riparian buffer requirement of 125 ft. from edge of river (annual high-water mark?) for any structures
- ◆ County Resource and Open Lands zone allows for limited recreational development. However, the landowner's preference for the property is protecting it as a public open space.
- ◆ Currently in discussion with landowner about water rights
- ◆ The Clark Fork River is native habitat for bull trout, which specifically require, "cold, clean, complex habitats...(USFWS)." Protecting properties along the river corridor contributes to generally improving both aquatic and terrestrial habitats.

# Naming of the property:

The landowner would like to name the parkland after his father, Ray Tipp, who owned the property prior, and was an attorney in Missoula and Secretary for the Missoula Irrigation District for many years (per City ordinance).



# Conservation/ Recreation Values





# Property Access and Site Constraints

<u>Preliminary Project Budget</u>	Amount	% of Total Cost
~16.5 Acres - Fee Simple Acquisition	~\$200,000	87%
Due Diligence (Title Report, Appraisal, Closing Costs, etc.)	~\$30,000	13%
Water Rights (Future potential project)	TBD	TBD
<b>Total Estimated Project Costs</b>	<b>~\$230,000</b>	<b>100%</b>

# Preliminary Budget and Funding

Anticipated Funding Sources	Amount	% Total Cost	Status
Landowner Donation*	~\$117,300	51% of acquisition and related costs	Committed
Open Space Bond - City	~\$112,700	49% of acquisition and related costs	(Requesting)
<b>Total Anticipated Funds</b>	<b>\$230,000</b>		

Note: \*Per City Resolution 7600, the landowner would like to donate at least 51% of the total property acquisition-related costs (does not include water rights) for naming rights. Final due diligence costs yet to be determined; estimates only.

# Proposed Project Timeline



## Additional Comments

◆ Anne Iverson, Vice Chair – Open Space Advisory Committee

## Recommended Motion:

Approve up to \$112,700, including due diligence and related costs, from a combination of 2006 and 2018 Open Space Bond funds, for the acquisition of the Tipp Clark Fork River property of approximately 16.5 acres adjacent to the Kim Williams Trail.

A dirt path winds through a dense forest. The path is narrow and appears to be made of packed earth or small stones. The forest is thick with tall, thin trees and a dense layer of green undergrowth, including various shrubs and ferns. The lighting is soft, suggesting a shaded forest environment.

Questions?

Thank You!