



MISSOULA CONSOLIDATED PLANNING BOARD

Meeting Minutes



Missoula County
Planning, Development & Sustainability
(406) 258-4657

City of Missoula
Community Planning, Development & Innovation
(406) 552-6630

Date: June 17, 2025, 6:00 p.m.

Location: Missoula County Courthouse, Sophie Moiese Room (in person) or TEAMS (virtually)

Members in Attendance: Danny Tenenbaum (City Alternate), Danny Oberweiser (County Appt), Lynn Davis (City Appt), Rick Hall (County Appt), Tung Pham (Mayor), Josh Schroeder (Conservation District), and Sean McCoy (County Appt).

Members Absent: James Fountain (County Alternate), Peter Bensen (County Appt), Derek Kanwischer (City Appt), and Shane Morrissey (City Appt)

I. CALL TO ORDER [Time stamp – 0:25]

Sean McCoy called the meeting to order at 6:01 p.m.

II. ROLL CALL [Time stamp – 0:39]

Analeshia Rodriguez called the roll. Seven regular members and one alternate were present. A quorum was met.

III. APPROVAL OF MINUTES [Time stamp – 1:49]

Danny Oberweiser moved, and Tung Pham seconded approval of the May 20, 2025, minutes as written. The motion passed unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS [Time stamp – 3:03]

There were no public comments on non-agenda items.

V. STAFF ANNOUNCEMENTS [Time stamp – 4:35]

There were no staff announcements.

VI. PUBLIC HEARINGS [Time stamp – 4:39]

There were no Public Hearings.

VII. COMMUNICATIONS & SPECIAL PRESENTATIONS [Time stamp – 4:42]

- A. Zac Covington, Open Space Manager, City of Missoula - Parks, Recreation, Open Space, and Trails (PROST) DRAFT Plan Adoption Process and Updates

STAFF PRESENTATION

Zac Covington, Open Space Manager, with the City of Missoula provided an update on the Parks, Recreation, Open Space & Trails (PROST) draft plan. He outlined the adoption process, how PROST aligns with the City's Land Use Plan (LUP) and how it incorporates other recent planning

processes. Staff noted The PROST plan is currently not being adopted as an issue plan due to ongoing updates like the Unified Development Code (UDC) and uncertainties around The Montana Land Use Planning Act (MLUPA).

The presentation emphasized the close parallels between the LUP and PROST. Both plans highlight the importance of urbanization, walkability, inclusive community design for parks, and protection of sensitive lands. PROST highlights strategies such as ensuring park accessibility within a 10-minute walk, providing inclusive programs, supporting urban forest health, connecting trails and wildlife habitats, protecting river corridors, and introducing natural elements within urban parks.

The key recommendations for PROST include trail improvements, increased accessibility, and maintaining Missoula's above-average park acreage per capita. The plan emphasizes customizing parks based on unique community needs rather than adopting a one-size-fits-all approach.

Covington gave an update on the public comments received on the PROST plan. Key findings included 89% of respondents agreed that the goals accurately reflect community priorities. Public comments revealed broad support for alternative funding sources, public-private partnerships, sharing equipment and resources between entities, repurposing underutilized facilities, and expanding volunteer programs. In addition to written comments, there were edits regarding clarity, readability, syntax, accessibility, questions regarding the implementation of PROST, and requests for additional services, programs, recreation facilities, including year-round facilities.

Staff concluded the presentation by providing an update on the Community Working Group (CWG). The CWG voted unanimously to advance the plan for approvals and adoption by the Parks and Recreation Advisory Board with the updated PROST Future System Map and administrative edits for clarity, readability, and accessibility.

See PowerPoint presentation slides.

BOARD DISCUSSION

Board members needed clarification on what constitutes an issue plan. Ben Brewer, Planning Supervisor, with the City of Missoula explained with the adoption of MLUPA the implications between issue/area plans have changed significantly. Staff recognized the benefits of formally adopting the PROST plan as an issue plan, but due to MLUPA, shared there is still uncertainty about the practical implications of it being adopted as an issue plan.

The discussion focused on how to ensure maintenance capacity keeps up with the addition of new parks, trails, and natural areas, especially those developed through public-private partnerships. Staff explained that the PROST plan addresses this challenge by providing a flexible framework that allows the ongoing evaluation of project feasibility and maintenance needs. Nathan McLeod, Associate Director of Planning, Design, & Projects with City of Missoula Parks and Recreation noted maintenance impact statements are prepared for new parks to estimate future upkeep costs to help inform budgeting decisions as well. Ryan Applegate, Deputy Director of Parks and Recreation, added it's important to look at the value parks provide that are beyond their maintenance cost. He emphasized design strategies will also help reduce maintenance costs. Staff stated the PROST plan focuses on City-owned and maintained properties to avoid assumptions about the accessibility or use of lands owned by other entities such as the County, school districts, or homeowners' association.

VIII. COMMITTEE REPORTS [Time stamp – 53:31].

Board member, Rick Hall, shared updates from the Transportation Policy Coordinating

Committee (TPCC) that included approval of a grant letter to support Mountain Line's efforts to get more electric buses. They discussed safety on reserve street. As well as for TPCC to approve and revise the MPO Planning Area boundary.

IX. OLD BUSINESS

No old business was reported.

X. NEW BUSINESS

No new business was reported.

XI. COMMENTS FROM BOARD MEMBERS

No comments from Board members were reported.

XII. ADJOURNMENT [Time stamp – 56:27]

The meeting was adjourned at 6:57 p.m.

Missoula Consolidated Planning Board June 17, 2025 – Transcription

This transcription was produced by transcription software. There may be discrepancies between this transcription and meeting dialogue. You can view the recording of the meeting at this link:

<https://missoulacomt.portal.civicclerk.com/event/9126/media>

Missoula Consolidated Planning Board

June 17, 2025 -Meeting Recording

All right. We got Quorum and I got planting to do. So we're gonna get get rolling here.

And with that, we will call to order Missoula consolidated Planning Board meeting for Tuesday, June 17th, 2025 at 6:01 PM.

And can we have a roll call please?

Roll call.

Lynn Davis.

LD **Lynn Davis** 30:45
Here.

AR **Analeshia Rodriguez** 30:47
Eric, can we share?
Eric is absent. Shane Morrissey.
Shane is absent tune farm.
Here Danny tunenbaum.
Danny is absent. Josh Rader.

JS **Joshua Schroeder** 31:06
Here.

AR **Analeshia Rodriguez** 31:08
Danny oberweiser.
Peter Benson.
Peter is absent.
Recall.
Rick is absent. James Fountain.
James is absent. Sean McCoy.
Here, Mr. Chair, we have five regular members present, and we have quorum.

Outstanding. Thank you.

OK. With that, we come to approval of minutes from May 20th, 2025.

Ideally, everybody had an opportunity to look those over. If there's any amendments or corrections that anybody has.

You can speak now or forever hold your peace.

Oh, there we go. There's Rick.

Rick say here.

Outstanding.

We're just about to approve the Minutes.

And unless you have any amendments, Rick, we can entertain a motion.

I move to approve the Minutes from May 20th, 2025.

South.

Moved by Danny O Do we have a second?

One second, seconded by tune.

And we'll do an up and down vote for this one.

All those in favor, please say aye.

RH **Richard Hall** 32:45
Aye.

JS **Joshua Schroeder** 32:45
Aye.

AR **Analessia Rodriguez** 32:46

All those opposed say nay, any abstentions?

Hearing no opposition and no abstentions, motion passes unanimously.

Which brings us to.

Our public comment.

Period of tonight's meeting on non agenda items.

It's pretty quiet tonight.

I wanna do my whole spiel, so we'll open up public comment for anything outside of tonight's agenda here for a minute or two and see if we get anybody. Anybody.

Any yahoos wanna do public comment?

No. All right.

See if anybody comes in online.
OK. Am I?
You guys seen anything online that I'm not?
OK.
Oh, Danny tambour. Oh, great.
Hello Danny.

DT **Danny Tenenbaum** 34:13
Present.

AR **Analeshia Rodriguez** 34:13
T Danny T.

DT **Danny Tenenbaum** 34:15
Hello.

AR **Analeshia Rodriguez** 34:18
OK.
So.
Not seeing anybody jumping up to make public comment for non agenda items.
We'll go ahead and close public comment.
And move right along to well, we don't have any staff announcements.
I don't think anything come up.
Nope. And we have no public hearings.
Which brings us to communications and special presentations.
Tonight we have Parks and Recreation, open space and trails with a draft plan,
adoption process and updates. Zach.
Covington open space managers with the city of Missoula take it away.
All right.
Thank you.
Share my screen.
OK.
Yeah. Thanks everybody for allowing us to come again and talk to you about the
pros plan.

We we spent a lot of time last time going through the plan itself, the draft plan itself. We tonight wanted to kind of just review with you where we're at in the process.

Talk a little bit about how the pros plan.

Compliments the land use plan. Wanted to give you an update that we're not. We're being directed or guided not to have.

The pros plan adopted as an issue plan, so wanted to talk to you about that at that at this time that may happen later on, but but just wanted to be really transparent and give you all the updates that that we have.

We've got a pretty short presentation and just if you need to ask any questions, feel free to interrupt.

So we recently met with our Parks and Recreation Advisory Board.

Which unanimously recommended the plan for adoption by City Council on June 10th.

We recently presented to the climate Conservation and Parks Committee about the plan in preparation for the public hearing.

On June 11th and of course, we're talking to you all tonight and on the 23rd this coming Monday. That's the date for the public hearing to adopt. Pros plan.

So I kind of wanted to run through a little bit about and and just reinforce how the pros plan really complements what what is in the land use plan and other plans in the community. So as you know, we as a city strive to achieve the community's.

Vision through a lot of different planning processes and process one of those, the armou land use plan and future code reform is obviously really important component.

The Community health assessment.

And health improvement plan by the county.

Health Department is something that we've been working as partners on for the last couple of years and then of course long range, transportation plan and transit services plan has been occurring concurrently with with Prost and land use plan. And so we were just talking a little bit a.

Second ago about how it's been nice to have kind of these.

I think we had two meetings.

Is a month or the one or two a month?

I think it was two a month with all those entities to to coordinate and make sure that that all those planning processes were were aligned and also to coordinate on public

engagement.

So a lot of us would attend each other's open houses and set up booths and tables at each other's events.

So it was.

It was a pretty cool, collaborative kind of approach.

Goals common goals through those planning processes included housing, walkability.

The sustainability clean air and water connectivity, access to affordable programs and amenities.

And all those help us realize the city's vision, that Missoula is an inclusive city where all people can live and celebrate meaningful, purposeful and fulfilling lives on.

Join unparalleled recreation, cultural and entrepreneurial opportunities.

So I think we showed this to you last time, but just to review the the land use plan goals across the top.

Been kind of the the solid colors of community and quality of life, health and safety, Environmental Quality and climate resilience and economic health are all things of the pros plan supports.

And kind of wanted to walk you through really quick, a few key ways in which the land use plan references pro. So if you go and look through the land use plan and you search the word pros, I believe it's in there like 30 some odd times if.

You look up parks, trails, open space, recreation, trees and and similar terms. I think it's like.

300 Plus references in the Lup so.

Umm.

Lots of lots of overlap.

A lot of inlay's policy themes for the land use plan talks about social, cultural, recreational and public amenities balancing Urban Development with Environmental Protection and ensuring the services and infrastructure support health and safety, and then talks a lot about how parks should be within walking distance of.

Local residence is defined by a Prost and so Prost talks a lot about the the 10 minute walk.

Walk or roll a walk for for people who walk and roll for those who may need ambulatory assistance.

And the land use plan mentions design and activity considerations for Prost

elements, talks about relevant green spaces like open space, playgrounds, shared use paths, trees, riparian areas, urban plazas, and many other references.

The Pro supports the land use plan by looking at level of service for regional, community and neighborhood parks, place making and design.

And you know our neighborhood park design process is really community driven.

Nathan McCloud, our senior landscape architect, is here tonight and they lead some amazing community design processes for new parks.

So the park on the north Scott St.

In in that area.

Just South of Bellagio.

New development there north of Rivera, they went through a pretty extensive community design process where they actually went to several locations and had the community members come and do kind of a design. Charette looking at different elements of that they wanted in the park. So. So they're getting.

Pretty close to having a conceptual design that includes things like.

Future Dog Park element and splash pad and pavilion.

And filled space and so really just kind of integrating all those elements to the community needs.

The pros plan talks a lot about walkability.

And connectivity, that's one of the major themes protecting sensitive lands and we've talked a lot about sensitive lands protections related to unified development code and looking at some of those future ordinances for protecting floodplains and and riparian areas in particular.

And wildland urban interface.

A lot of discussions through both plans on environment and climate.

Climate is heavily integrated in the Prost.

The need for increased housing density and also how pros can help address the urbanization in those areas. I think we discussed that quite a bit last time we were here.

But addressing the needs of the growing population in info and redevelopment areas and talking about how how parks may need to function.

In in a different way in the future, as they as they become more urban, they may need to have more amenities.

They may need to be able to handle more capacity.

They need to be better connected through trails and urban sidewalk networks and things like that, so just making sure that we're really considering implications of population growth and urbanization.

So it's a real important part of Prost that I think is really unique from the last plan which.

In 2004, that last plan was really.

More suburban oriented kind of looked more at classic kind of neighborhood parks, you know, acres per thousand residents and that sort of thing.

We're looking a lot more like experience, amenities, quality of parks and trails. And then I mentioned the 10 minute walk roll and being an inclusive community, a community for all residents.

We've talked a little bit about the Unified Development code of this group, but just wanted to remind you that these are these four things or elements that we are looking at to help integrate into the UDC, the development code updates, St. trees such as development requirements, maintenance and.

Funding trail typologies, which are redefined in the pros, plan to to look more at regional.

Connectivity, community connectivity, neighborhood.

Code connectivity.

So specs and development requirements for each of those types and park lands and place types, dedication of Parkland improvements, etcetera. And then of course mentioned sensitive lands ordinances.

So as I mentioned, we we've been guided not to adopt Prost as an issue plan at this time.

But that could be done at a later date. I think part of the reasoning for that was because unified development code is coming up so soon and there's just a lot of moving pieces and it's something that I think officials and leadership want to make sure that we.

Really focused on that unified development code.

And the.

The Malupa land Use Planning Act in the state of Montana is still fairly new.

There's not a lot of precedence yet for issue plans, and so there was.

There was some concerns and just discussion about implications of the new the new land use.

Act and so so for right now we're we're kind of pumping the brakes on process and issue plan, but we may be coming back in the future to to talk to you again about it. Some of the highlighted strategies in Prost related to addressing gaps and needs is included in this little graphic.

So walkable enrollable system 10 minute walk.

Having more inclusive programming for youth, adults and seniors and underserved populations.

Urban park innovations.

We we kind of alluded to that a little bit, but supporting housing density and equity goals support for the city's urban forest and their, you know, the urban forest is.

In a crisis at this point and needs a lot more investment and resources to be able to to keep it thriving and growing, especially with the growing population. And then of course, having connected green network of trails and wildlife habitat.

River corridor protection and other similar things, and this whole idea of of including more nature in urban parks.

And in some cases in our natural areas, there may be needs for designing some of those high use areas a little bit better to be able to have to handle the capacity needs. Maybe trailhead improvements, parking and things like that.

So slow graphic shows you may remember this, but it shows kind of that.

Integration of nature within our parks. This was really, I think accepted with all of our staff talking about how.

Parks aren't just developed parks or natural areas or conservation lands.

Some people's parks can be, you know, mount jumbo or or maybe Bancroft ponds.

You know, they may not be a developed park with turf, but they serve a recreational purpose, wildlife habitat and health and climate purposes.

Respite from the urban environment, something that came up a lot as as the area grows and develops and there's more people. People need a break from from urban living. And so we've talked a lot about.

What is an urban park look like?

Is it more of a Plaza?

Is there?

Do we, you know, integrate some natural elements to how do we connect it to the, you know, to the, to the community and to the trail network?

So lots of lots of discussions.

Excuse me and elements of including nature.

I think you've you've seen the future trail network map in the past, but just wanted to kind of point out a few things.

And as you look in the pros plan, there's the maps and then there's in chapter 6, there's a whole list of all sorts of recommendations around all these topics, but related to trails. For example, there's a lot of mentioning of the Milwaukee Trail and the Bitterroot Trail being.

More of like a linear Parkway and.

Kind of string of parks, potentially in some of these areas.

So there's there's strategies for looking at the Bitterroot as a way Bitterroot Trail corridor and potentially acquiring more land and and Parkland in that along that corridor to serve some of those gap areas where there's not a lot of parks.

And of course, improving the corridor, widening the corridor, a lot of discussion about having flexibility in the trail network. So as the Milwaukee Trail, you know. Grows and and we we have more people using the trail.

We're gonna have to widen certain sections.

We may wanna separate uses and have lanes, for example for for bikes and scooters. Maybe there's a lane for walkers and runners, and then people really enjoy their natural surface kind of parallel trails for running and other things.

A lot of cities have done that, so we just we're just thinking about how as the community grows, how do we accommodate and and build our system to be able to to serve everybody.

A lot of discussion about accessibility.

And making sure that.

Parks, trails and open space are both accessible to you know, to get to and also accessible within the site.

So you'll see a lot of strategies in there related to those things.

Just a reminder that Missoula has about 10.68 acres of developed and accessible park land per thousand residents.

National average is 10.2.

Our system includes a lot more natural kind of lands, so we included develop parks, urban park land and public natural areas. Some of our conservation lands, with the exception of like our big preserves, Jumbo Sentinel, North Hills, those were not included.

But I think a lot of these on the national side included much more developed kind of what you would consider developed Parkland.

But we heard loud and clear per public engagement.

The people missoulaians really want to maintain that level of acreage per per residence.

And just a little tidbit here.

That especially related to neighborhood parks, which we consider kind of our backbone of our park system.

A complete park includes social and cultural elements.

Active recreation elements, play experience and nature in some form.

That's really a really key and emphasize a lot in the pros. Plan is just instead of designing these one you know one park fits all cookie cutter parks for every neighborhood, every neighborhood's different.

Every place is different.

The residents are different, so we want to make sure the word we're again customizing those experiences in the future for for residents.

I don't.

I don't think you saw this updated map last time.

This is the Missoula's future pro system map.

Does that look familiar?

Or I don't know if you've seen this updated map yet.

We.

Yeah, we had a few.

We had some comments on this map early on.

That we needed to update especially kind of our gap areas, our priority park land investment areas and then the symbology on the parks was a little bit future parks.

Or proposed parks is a little bit.

Kinda confusing. So. So the yellow areas are those areas that really are gaps in Parkland service, but they're also areas that correspond to the land use plan place types.

So that a lot of the place types obviously.

Reflect the need for more urban growth and more density, and so these areas may need new parks.

But they also may just need improvements to existing parks.

And access to existing parks improved, so a lot of the yellow areas kind of align with the more dense areas, dense place types if that makes sense.

And then, of course, the river corridors are high priority for future management and planning and access. And then we we change the symbology a little bit, the stars of the that are on there right now are actually a proposed neighborhood and Regional Park locations. So those are.

Kind of planned park areas where we're we're pretty sure we're going to be able to get a park either through development requirements or current negotiations or. Discussions we're having.

But we label those as proposed, because we're just not.

It's not 100% yet, right?

And then potential neighborhood and and regional community park areas are the big circles.

Big hollow circles.

Those are just areas where we we think that it would make a lot of sense to have parks located based on the analysis that was completed.

OK. We also wanted to give you all an update on public comments on the draft plan. Our public comment period ended June 3rd.

Right.

But we still accepted comments.

Through, we're still accepting them until the plan is adopted.

So we had a couple different ways people could provide comments.

One was an online survey and we had 170 participants there 128 prior to the to the third.

And we had people contacting us via e-mail and in person, and then we had a community docs or an online plan.

Software where the plan was, I don't know if you saw it, but the plan was online.

You could click on anything on the plan and put a put a note, put a comment in there.

So we we looked through this.

And found that 89% of the people that took the survey filled out the pros plan goals reflect what matters most to Missoula's, so that was pretty reassuring.

Feel like we're pretty on par.

Most people support.

Alternative funding sources, public private partnerships, equipment resource sharing and repurposing underutilized facilities and expanding volunteer programs.

As far as how we take a balanced approach to post implementation, the answers were really balanced.

I sorry, that was kind of a joke, but they all strategies work came out on top.

People want us to utilize multiple different approaches to implement the pros plans, so taking care of what we have that that's a big kind of theme.

But people also want new trails and they want new parks and more natural areas conserve. So it's just that balance of taking care of what we have versus having new amenities and assets and lands.

So we did, we utilize the system really similar to the land use plan.

We leaned heavily on our our friends over at Community planning, development and Innovation Department.

And these codes. Basically there's there's six of them and we classified each comment with one of these codes.

So the first one comments supports is already addressed or is in alignment with the plan or already being implemented.

#2 is we can update the plan.

To incorporate the comments.

336 comments are not incorporated for various reasons.

Three is further work is needed to address, comment or raises points that are included in other plans like area plans or more specific departmental plans like conservation lands or urban forestry plan.

Four, the comment does not fall within the pros Plan authority scope or is not applicable.

Five, it's not consistent with the pros community outreach.

Public engagement findings and then six. It's not incorporated in the plan, but the request for the program or service has been shared with appropriate program area.

Lots of times Parks and Recreation gets a lot of kind of one off requests.

You know someone wants a different program.

Someone wants a new park. Someone wants to expand or change a trail or whatever it is.

So we have this this constant need to balance and.

Kind of, umm filter a lot of our requests and the pros plan has a pretty good

template matrix for helping us to pull those project ideas in and kind of run it through kind of how they comply with the plan principles, how they comply with public engagement, how.

They comply with other plans, so it's pretty I think it's going to be a really useful tool if you look towards the back of the pros plan, there's a really great.

Kind of matrix there.

So to summarize Rin comments, there was a strong support numerous suggestions to enhance, enhance walkability across the community.

That was huge public engagement, theme connectivity just constantly rose to the top.

A lot of support for climate and care for the environment, which we all know are local values.

That included conservation lands, trees and tree canopy, etcetera, protection of rivers, streams and wetlands.

Lot of comments about the Prost future map. In particular, we feel like we've addressed those comments in the new kind of updated map you may see after the the adoption hopefully on June 23rd, you may see some of the colors and stuff change on the map for.

Readability and accessibility. But overall we feel like that's that's pretty representative of and addresses a lot of the comments we've had.

And then a lot of edits requesting.

A requested related to clarity, readability, kind of wording and syntax and accessibility, and then questions about how pros will be implemented.

How will the goal be implemented?

How will the plan be funded?

Request for additional services, programs, recreation facilities including year round facilities and and really strong support for partnerships and collaborations.

So I wanted to give you an update on our Community working group.

This is a 16 member body that was formed about two years ago.

They met 11 times for two to four hours each, sometimes longer.

A.

Volunteered a lot of time and a lot of especially public engagement time. They go out and do mobile listening sessions. They go out and go to meetings and bring posters and get all sorts of input.

So it was pretty.

They were really invested.

The Community working group was facilitated by Doctor Libby Metcalf at the University of Montana, and she did an excellent job guiding us through the process.

And on June 4th.

The Community working group voted unanimously to advance the plan for approval by the Park Board, Parks and Recreation Advisory Board.

And City Council.

With.

Recommendations that the Pearl future system map be updated and administrative edits for clarity.

Readability and accessibility be completed.

So those are things we're working on right now.

On June 10th, the Parks and Recreation Board voted to approve the the Perce plan and again, along with the recommended edits.

And in support of the Community working group.

Input as well.

So I wanted to show you this cool picture of our community working group and this is like documentation that they were all on board with. Pros plan.

You can see all the thumbs up.

Pretty happy group and a well-rounded group that really, really feel represents.

So wanted to show you the recommended motion for the public hearing coming up.

This needs to be updated just a little bit.

We have a little short memo that that talks about the edits, but I believe that's that's really close otherwise so.

Adopting the plan as guiding document for the next 15 years for the department.

With the required edits so.

I think that's it.

Just wanted to give you that update, kind of let you know what's what's going on and we're here for questions.

We got a couple members of our team here, including Ben Brewer with Cpdi.

And so yeah, we're happy to answer any questions.

Great. Thank you, Zach.

Thanks for the update.

It was very informative. Anybody.

Wanna ask questions, anything from board members?

Oh, it's awful quiet.

All right, I got a couple questions.

What's what is an issue plan and what different types of plans are available to you like?

I'm not clear on issue plan piece there.

Yeah, I might actually invite Ben to come up and talk a little bit. From what I understand with from the state.

The new state code allows for issue and area plans correct.

And I maybe, Ben can kind of explain the difference between those and talk about them.

Sure.

Hi, Ben.

Brewer planning supervisor with Cpdi.

Issue plans are typically plans that supplement and provide.

More detailed analysis and information and guidance on specific.

Or discreet issues within the what's covered by the land use plan?

We're at part of what's what's going on here is, you know, through the over the last couple years, we've been working on transition.

From this previous legal framework, state legal framework into the a new one which which is what we call the Montana.

Land use and planning act.

It's it's the new 76-25.

Section of the Montana MCA and and so.

Issue plans.

Basically a lot what we used to call.

The land use plan is what we used to call the growth policy and our previous growth policy had some both area plans and issue plans that were attached to it over the years and.

And so this isn't a new practice by by any means.

It's something that we've done historically over over time. What we've been kind of wrestling with through all this is the implications of this new planning act and how it. Sets these area and issue plans up to be connected or not to to the what what we

now call the land use plan. When we brought the land use plan through for adoption. We.

In the previous growth policy we had.

Quite, quite a few area plans that were attached to it.

We also called neighborhood plans and then also several issue plans as well, including the previous parks plan, which I'm forgetting the name or the specific name. But it was the open space or the was it the?

Yeah. So, so there was a precedent for why we were assuming and and considering that the the new pros plan would be brought through as a a new issue plan to the the land use plan.

And but it you know, with the Planning Act, the connection between those are just they're they're, they're different, they're changed, they're more.

Specifically.

Tied to the analysis that's done in the for the land use plan.

I am in kind of the the existing conditions that are established through that and then also.

The expectation for.

The the level of and depth of engagement for the issue or area planning effort.

Which was something we were we were tracking, you know, and and working with the pros team on.

Through that effort as well, I think that it's.

What I would say is that there's just.

Along with stepping into this new law there it's it's confusing there.

There are implications to it that we don't totally think we understand and and that with everything that's going on through the Armazulo project and these you know, we have various planning efforts that are all kind of happening at the same time at also leading towards development of the.

The new Unified Development code.

There are a lot of moving pieces and I think my sense of this is a push for some, some simplicity within all that.

Copy that. Interesting.

Will this plan be like a standalone master plan?

Then it won't be an area plan or an issue plan within the land use plan.

Right, correct. OK. From your perspective, would you think that maybe it doesn't hold

as much teeth then?

That's that's definitely the concern we've had and that's why we've been planning as the pros plan to be an issue plan throughout the process.

Because we felt like it would have more teeth, especially where those plans reference each other so closely and and we're still looking at this after adoption is just separate master plan.

We're we're still gonna consider.

And our leadership is still going to consider the possibility of having the process as an issue plan.

I would say overall that there there's I think there's just.

For the law's so new, the act is so new, there's just not in depth understanding of what implications those issue plans may have and feel like on the public participation side.

Side like Ben mentioned, we feel like we're right there.

We've been, we've had extensive public engagement.

We've documented it heavily.

And so yeah, it's just going to be.

I think it's just going to be a decision, potentially later on to see whether or not we are able to do that.

But yeah, I think.

I think it could.

Definitely have some more teeth if it's an issue plan.

I will mention too that unified Development code, I mean obviously.

These master plans, and especially the land use plan.

Implemented uh through code, right?

And so we're working hard to make sure all this is integrated into.

The updated code, especially those elements that I shared with you.

But but yeah, we're, I don't think there's really a lot of experience or knowledge yet around the state.

Ben, correct me if I'm wrong related to the implications that issue plans have under the new state code. I I go. Yeah, you bet.

Just to add to that a little bit also.

From the from our kind of the the land use plan development perspective.

Part of our approach to developing the land use plan was to recognize.

That.

Our previous approach to how we coordinated and organized our some some of our planning at least.

Previously, you know we use the growth policy is kind of an umbrella plan that was used as a coordinating.

Coordinating mechanism. I guess you could say and we intentionally step back from that with the land use plan.

Recognizing that the the way that the Planning Act is set up is is really kind of.

Pushes us to focus really specifically on on land use. The previous growth policy, it it really kind of.

Expanded beyond that and some of its its vision, visioning and policy goals and whatnot.

And then.

The way that we we coordinated that with other attached plans was was kind of an effort to show alignment in our policy at our policy level. I think we part of where we were coming from was recognizing that as we were doing that with kind of these St. Plans that that were developed at different points in time.

That it it really wasn't as effective as we would want it to be for creating that alignment.

Within kind of a broader planning.

Range, I guess or spectrum?

So from the land use plan development side we we tried to kind of narrow the focus of that that plan to be to be around land use consideration specifically.

And.

Understood that to mean that the land use plan would be more kind of at the same level as as a variety of our other planning efforts.

And we've been a little inconsistent over the years and how the growth policy was used to, to coordinate plans. There were, we've had plans that were were adopted as as issue plans over the years. We've also had significant plans that that were not the housing policy for example.

Or the the chip cha.

Chip so.

This is just to point out that you know we.

Were.

Thinking that that this warranted taking a different approach, partly in response to the Planning Act and partly just kind of recognizing that.

The way that we had been.

Coordinating our plans previously wasn't wasn't as nimble sometimes as we needed to be or wanted to be.

Or or could kind of keep pace with.

How things have been changing and changing over time.

So that's another consideration.

Josh, go ahead.

JS

Joshua Schroeder 1:11:29

How do we ensure that our maintenance capacity keeps pace as we bring on, you know these new parks, trails and natural areas?

Especially if it's, you know, public private partnership.

For a lot of them.

AR

Analeshia Rodriguez 1:11:47

Yeah, that's a good question. And it's and it's a question that we've been asking throughout the whole process and the public has been asking and and as I mentioned in the presentation too, we've you know that's a huge.

Priority for local residents is making sure that we're maintaining what we have and we're allocating resources to take care of what we have. But they also, you know, addressing some of the needs of the future growth and that sort of thing.

And that that's. Yeah, that's a good question. That's something that the PROSE plan is purposefully pretty flexible and.

In implementation, as far as the implementation section goes, it's gonna allow us the opportunity to utilize kind of that matrix that we have and we've got a whole bunch of questions in there. If if if you take a look at Chapter 7, there's a lot of kind of.

Probing questions on whether or not you know any of these projects.

Are realistic and and whether or not we're going to be able to keep them going, you know, long term.

And so yeah, that I don't.

I know that doesn't answer your question directly because there's so much included in the pros plan that we're going to have to take those case by case.

What pros plan also does I'll mention.

Is it opens us up to do you know more specific planning underneath the umbrella of Prost? And so as we look at our?

At our planning for budgets, which we're constantly doing.

All the time anyway.

But as we're looking at those other plans for various resources like trees,

Conservation Lands Pro, you know, programming and recreation.

Projects and planning.

That pros gives us the ability to take that really high level look, which is this is kind of like the 30,000 foot level look at our whole system and really considering and and.

I guess.

Detailing out all those other elements.

Under those more specific plans.

So this I don't know if Ryan or Nathan, if you guys have anything else you want to add there.

So Nathan McLeod with Parks and Recreation.

So a couple things that we do when we you know the that future pros map. One thing that I think is worth pointing out is that it it's really related to the parks that we the areas that we're saying we want we need more parks or a lot.

Of it's related to as we grow as a community, so as we get denser and we have more population, we know that we need to maintain the number of parks that we have per residence, right, the acres as well as that walkability analysis and so.

A lot of it is related to growth, so it's not that we're saying.

Mean that we need to have a whole bunch of new parks right now. At this moment, we're saying that as the Community grows, we need to continue to increase our Parklands in order to support a growing population. And so as our population grows, we have the ability to.

Collect more park district taxes and so that goes into paying for maintenance of those parks.

Another thing that we do like in this, for example for a subdivision, if a subdivision is going to be dedicating.

Land for Parkland. A lot of times what we'll do is we'll actually defer.

The development of that park until we have enough residents living in that new subdivision to actually support through taxes the maintenance of those new parks.

So. So those are some of the tools that we use to actually think about that. And then whenever we are taking on a.

New park, either through subdivision or through acquisition or development.

We also do what we call maintenance impact statement.

So we analyze what that park is going to look like, what it's going to take to actually maintain that into the future and figure out what that cost is. And that goes into our.

Budgeting yearly budgets for to figure out what do we need to budget for to maintain those parks.

So hopefully that helps answer those questions a little bit.

JS Joshua Schroeder 1:15:38

It does. Just one quick follow on if I may.

Given the the kind of change in focus from more suburban parks to urban parks that seem to have more of a programming component, right, I think it's active recreation, social, cultural elements, play experience in nature, access.

Does that change the?

You know the cost of maintenance versus more those more, I don't know, maybe.

Less programmed, less developed suburban area parks that were measured more on acres per person.

That they articulate that you guys understand what I'm trying to get at.

Is it more expensive? These new types of parks versus the previous types of parks?

AR Analeshia Rodriguez 1:16:26

Yeah. Yes.

So if if you're comparing.

JS Joshua Schroeder 1:16:28

On a per capita basis, maybe is a better question.

AR Analeshia Rodriguez 1:16:31

If you were to compare a park that doesn't have any amenities to a park that has a playground and a picnic shelter and a dog park, then yes, it's gonna be cost more to maintain. At the same time, we could have fewer acres if they're developed to a. Higher level than if we had just a whole bunch of open fields that don't have any

amenities.

So there's there's a balance there and I can't tell you exactly what that is, but I I think that's worth noting that, yeah, there's a, there's a capacity and then there's.

There's things that we try to do is we try to create like.

Multi use spaces.

So instead of having a basketball court and a tennis court and a pickleball court and a futsal court, we can combine a lot of that into one facility, which allows us to maintain one court instead of six different ones.

Those are the kinds of things that we do and that we're striving to do with this pros plan recommending how do we develop parks to have more amenities but be more efficient with how we maintain EM.

Does that help?

JS **Joshua Schroeder** 1:17:25

Thank you.

Yep. Thank you.

AR **Analessia Rodriguez** 1:17:32

Hi, Ryan Applegate with Parks and Recreation deputy director.

I think another aspect of.

Looking at cost of parks is looking at the value parks provide.

As we live and as we.

Live in around people and with people in the community and thinking about.

Suburbanized, if we would say park that is an open play field.

You get some value out of that, but when you have a community gathering space, when you have public art, when you have a connection to a park, when you have a connected system where.

Someone may be able to commute to places.

In a non transportation or non vehicular access, what is the value of that as well? So I think.

The other side of the cost equation is always the value proposition that you're getting out of that and I think Prost does a good job at looking at that value proposition and asking people what contributes to the quality of life in, in the place they live and so.

I just wanted also talk to that and then how you design A park?

Also helps with how expensive it is to maintain.

Fort Missoula Regional Park is our largest park.

63 developed acres and per acre.

It's the least expensive to maintain of any park in our system.

That's because we have a maintenance facility there.

The drive time is super low.

It's designed as a sites facility that is designed for low maintenance. It's designed for water retention.

It's designed for the use that it has, so the design component has a lot to do with it as well.

Well, so I just yes, as, as Nathan says, you know grieve sometimes that that cost may be a little bit more. But think about the value and think about the longer impacts as well for more of what the Community health assessment is looking at, which is our social.

Determinants of health and how we.

You know, benefit from from the park system.

Especially as we gain in capacity and yards are fewer and there is more of a need for that shared open space or that third space for people, absolutely well said.

OK.

Danny Tenenbaur, go ahead.

DT **Danny Tenenbaum** 1:20:25

Really quick question. Does the 10.68 residence per acre of Parkland open space? Just wondering does that include the Marshall Mountain acquisition?

AR **Analeshia Rodriguez** 1:20:38

That does not, since that's technically owned by the county.

So it's only city owned parks and and conservation lands with the exception of park preserves, the larger preserves.

So no, it does not include Marshall Mountain and that's something, you know we talked about like.

You know, including.

You know all lands of different ownerships in that analysis and that's something that,

you know, just just logically, we didn't want to get into because some of those lands we we know are going to be perpetually publicly accessible and some aren't. Marshall, we know is because it's owned by the county, but but we don't know what other county lands, for example.

Are going to, you know, serve like city residents or we don't know what. What school property.

Use or what HOA properties or you know we have. We have agreements with some of those organizations to utilize those as public spaces on a limited basis through leases.

But we had to be really careful in this plan to make sure we weren't making assumptions about future public use.

And so so we made the decision to go with just City owned and maintained properties in that in that number if that makes sense.

But with there there's there's a lot of text in the pros plan. I will say that that heavily acknowledges all those other public spaces as being very important and critical to to the the uses of local residents.

DT **Danny Tenenbaum** 1:22:00
Thanks.

AR **Analeshia Rodriguez** 1:22:13

So we know people are utilizing other non city spaces and we you know that's a great thing.

But yeah, just for the numbers, we had to make sure that we were really succinct and and.

Specific with what we were analyzing.

Great. Thank you. Anything else?

Danny T can I get you to lower your hand?

Please anybody else got anything?

Oh, I can ask.

A whole bunch of questions about that planning act and whatnot, but we won't do that right now.

Umm.

Appreciated your comments about the value of our lands outside of the cost.

That was good, well said.
Alright. Was anybody else got anything for these folks?
Hold their feet to the fire.
A couple more seconds, no.
OK.
I think that's probably it.
You're off the hook.
OK.
Thank you.
Yes, thank you.
Appreciate you guys time. That's beautiful. Evening.
OK.
I think that's pretty much it.
Rick, you got a commit.
I heard heard rumor that you filled in for tune.
Hey, committee reports.

RH

Richard Hall 1:23:37

That is not a rumor.
That is a fact.

AR

Analeshia Rodriguez 1:23:40

All right. Fact away, Sir.

RH

Richard Hall 1:23:45

Well, we did a we passed a request to approve a grant letter for Mountain Lion to get more electric buses.
Approved revised metropolitan MPO.
Added an area Pastora.
Removed and adjusted some federal forest land. We talked about safety for reserve St. and.
Really, it was kind of.
Two preliminary for us to make. Any recommendation?
I think the recommendation was that we needed to prioritize things by cost versus

safety.

And move to hold that over until July.

And I think that's it.

The long it was we went till 3.

AR **Analeshia Rodriguez** 1:24:42

It was a long one.

Tunes in here smiling, I think he's.

I think he's OK with having missed that one.

Well, awesome.

Thank you very much, Rick.

Appreciate you volunteering to step in and fill that role.

Sit there for our board.

Anybody else got anything for committees?

I don't think we do, right.

That's our biggest one.

OK, old business.

New business?

All right.

Comments from board members.

Oh.

Less than an hour. Boy, maybe I should just start talking here.

No, I'm kidding.

I have much to do as well and I'm exhausted.

So I think with that, we will adjourn tonight's planning board meeting for.

Sometime in June 2025.

Thanks for all being here.

Appreciate everybody's time.

Have a good evening.

LD **Lynn Davis** 1:25:54

Thank you.

AR **Analeshia Rodriguez** 1:25:58
Thanks Lynn.

● stopped transcription

Missoula Parks, Recreation, Open Space, & Trails



M A S T E R P L A N

Draft 2040 PROST Master Plan: Pre-Adoption Updates

Missoula Consolidated Planning Board Meeting

June 17, 2025

Adoption Schedule

June 10 – Parks and Recreation Advisory Board unanimously recommends adoption

June 11 – Staff presentation to CCP Committee

June 17 – Planning Board Public presentation regarding land use related guidance provided through PROST

June 23 – City Council/Public Hearing and consideration for adoption



Achieving the Community's Vision Through Planning



Through meaningful community engagement during various planning processes, we have gained insights into what residents value most.

Recent planning processes include:

- PROST
- Our Missoula Land Use Plan and Code Reform
- Community Health Assessment and Community Health Improvement Plan
- Missoula Connect Long-Range Transportation Plan and Transit Services Plan



Achieving the Community's Vision Through Planning

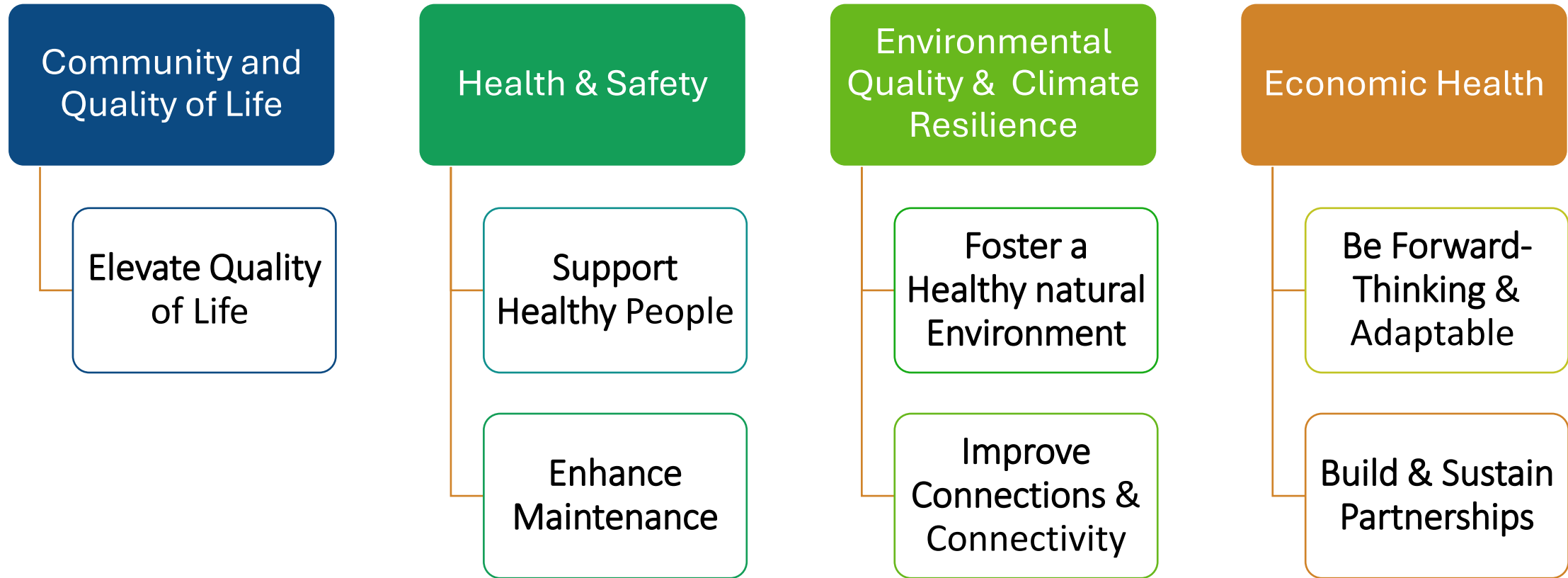
- Goals such as **housing, walkability, sustainability, clean air and water, connectivity, and access to affordable programs and amenities** reflect our shared vision for the future.
- These goals can be achieved through related actions that bring the plans to life and for realizing our community vision:

“Missoula is an inclusive city where all people can live and celebrate meaningful, purposeful, and fulfilling lives, while enjoying unparalleled recreational, cultural, and entrepreneurial opportunities.”
- Working collaboratively, we can effectively implement this vision over time.



Connecting LUP and PROST Goals

PROST LUP



2024 Land Use Plan references to PROST:

- “Land Use Policy Themes” narrative
 - Enable community access to opportunity as well as **social, cultural, recreational, and public amenities**
 - Balance urban development with **environmental protection and resilience...**
 - Ensure access to services and infrastructure that **support health and safety**
- **LUP Public Parks and Open Space sections for each Place Type:**
 - **Parks should be within walking distance of residents as defined by PROST**
 - **Mentions design and activity considerations for PROST elements**
 - **Includes a list of relevant green spaces:**
 - Large open spaces
 - Playgrounds
 - Share-use paths
 - Street tree boulevards
 - Riparian/natural areas
 - Urban plazas, etc.
- **Many other references to parks, trails, trees, open space, and recreation throughout the LUP**

How PROST supports LUP principles

- **Level of Service** – Regional, Community, Neighborhood categorizations for parks, trails and conservation lands to serve all housing densities
- **Place-making and design** – Neighborhood Parks design process is community driven
- **Walkability** – Improving trail networks and use of neighborhood greenways
- **Sensitive Lands** – Protecting rivers, wetlands, and wildland-urban interface
- **Environment and Climate** - Trees, river corridor, open space conservation, urban heat-island mitigation, indoor space, etc.
- **Increased Housing Density** – Addressing needs of the growing population and infill/redevelopment areas to serve all residents and protect/enhance quality of life
- **Inclusive Community** – 10-minute walk/roll, improved access to and w/in parks, variety of amenities offered, additional programming for adults, arts and culture, etc.

**BBER Survey Highlight – 80% of residents in the Missoula Planning Area support ensuring new housing and commercial development provide adequate access to parks, open space, trails.*

PROST/Land Use Plan

Unified Development Code (UDC) Overlap

- Street trees – Development requirements, maintenance, funding
- Trail typologies – New trail categories with specs, development requirements
- Parklands and Place types – Dedication, improvements, etc.
- Sensitive lands – LUP and PROST both include strategies informing future updates to the City's sensitive lands ordinances

UPDATE on PROST as an Issue Plan

Not adopting PROST as an issue plan amendment of the Land Use Plan at this time:

- PROST Plan update at Planning Board on June 17th
- Staff working to implement PROST land use-related goals through the Unified Development Code (UDC).
- PROST may still be adopted as an issue plan later date.



Highlighted Strategies to Address Gaps and Needs

Urban Park Innovation

New models are needed for higher-density areas with compact, amenity-rich parks accessible to all residents—supporting both housing density and equity goals.

Support for the City's Urban Forest

Updating the urban tree inventory, diversifying plantings, and strengthening development codes will protect this vital climate infrastructure.



A Walkable and Rollable System

Everyone should be within a 10 minute walk or roll of a park, with a safe route to get there.

Inclusive Programming

Recreation services need to extend beyond youth to serve adults, seniors, and underserved neighborhoods through diverse, mobile offerings.

A Connected Green Network

Developing an integrated system of parks, open spaces and conservation lands, particularly along river corridors, addresses climate resilience while providing equitable nature access.

Integrating Nature

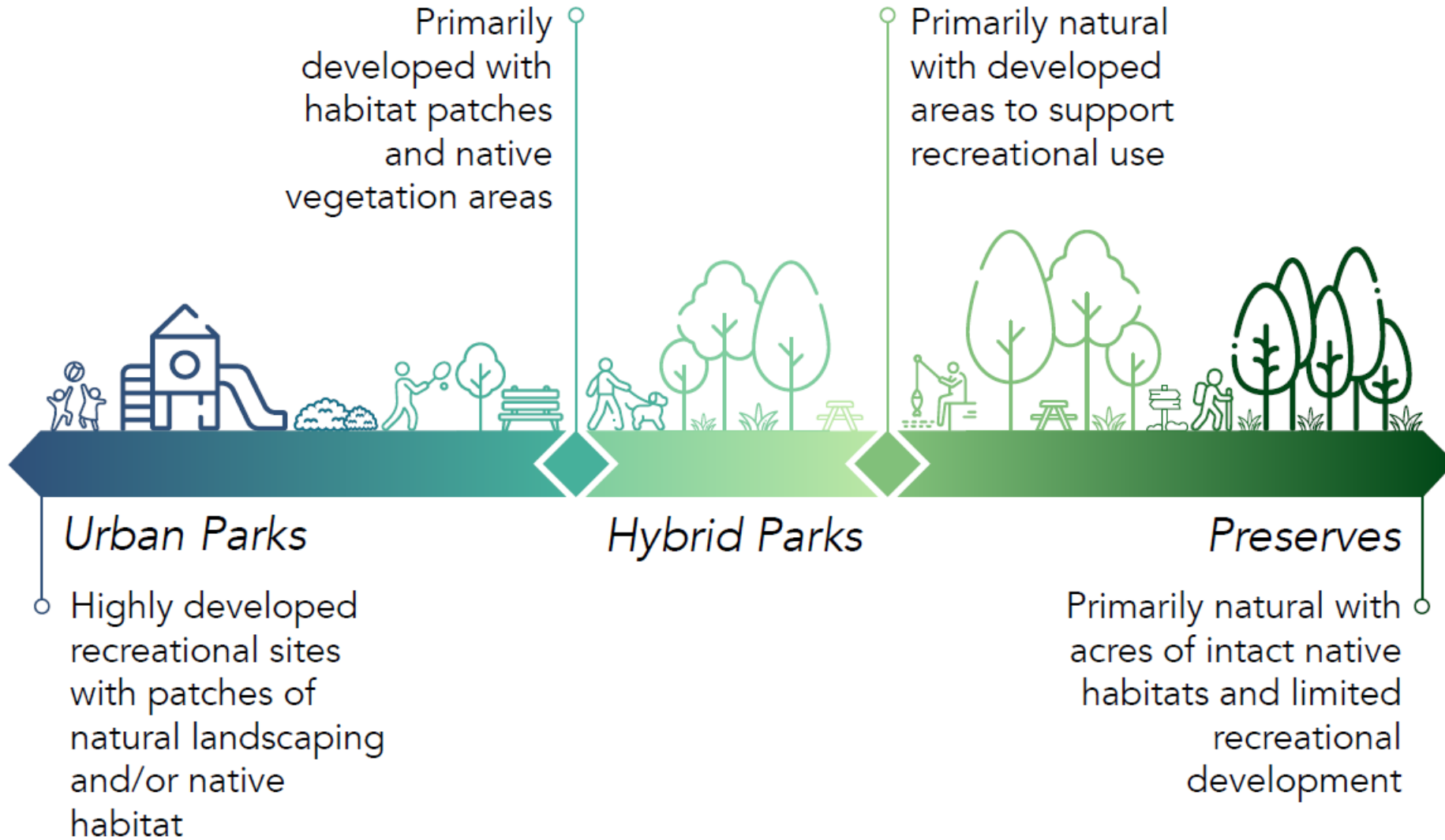
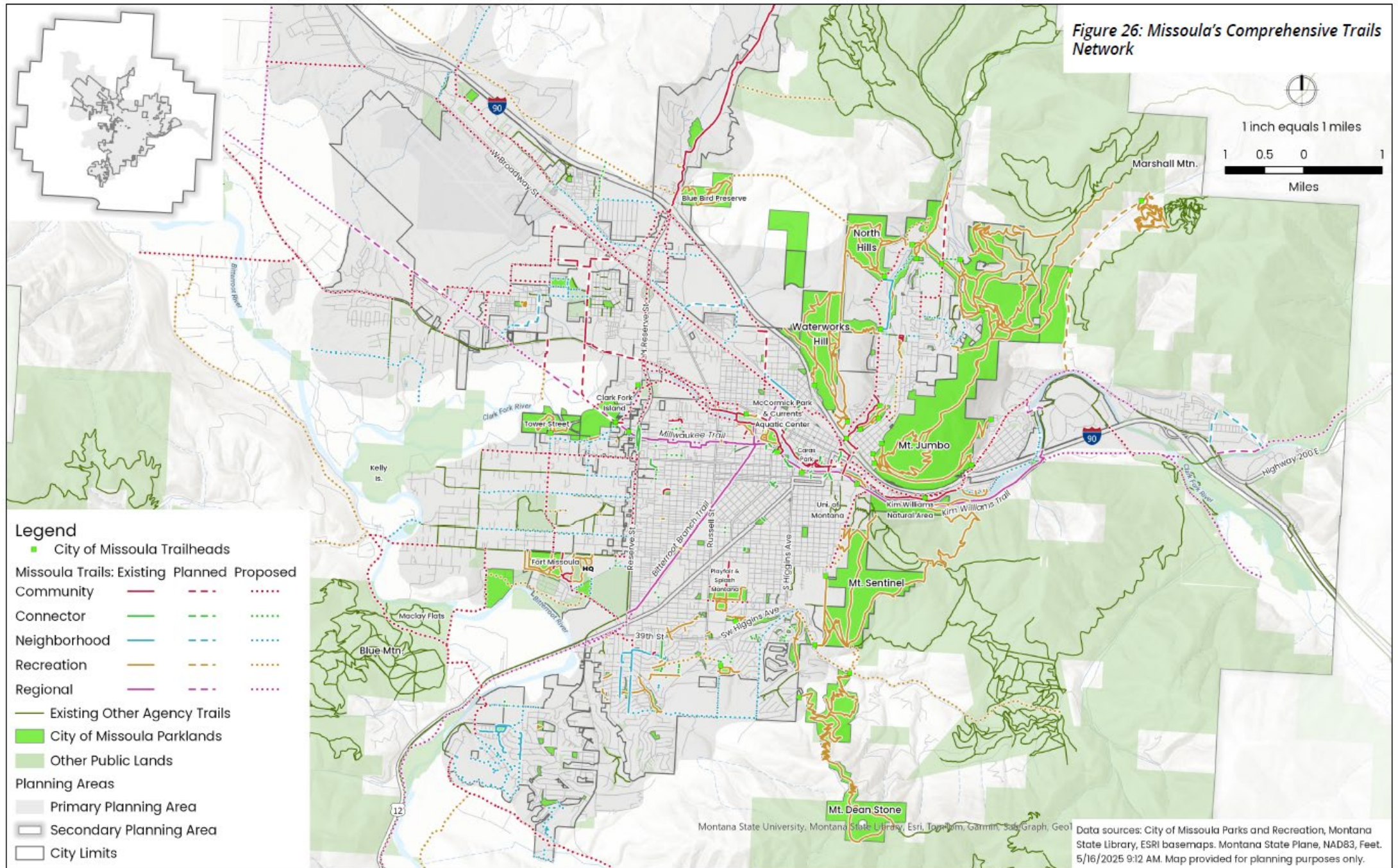


Figure 26: Missoula's Comprehensive Trails Network



Missoulians Support Maintaining the Existing Level of Service

NRPA Metrics

10.2

Average acres of parkland per 1,000 residents for similar sized agencies (50,000 to 99,999 people)

Missoula

10.68

Average acres of developed and (accessible) parkland per 1,000 residents in Missoula*

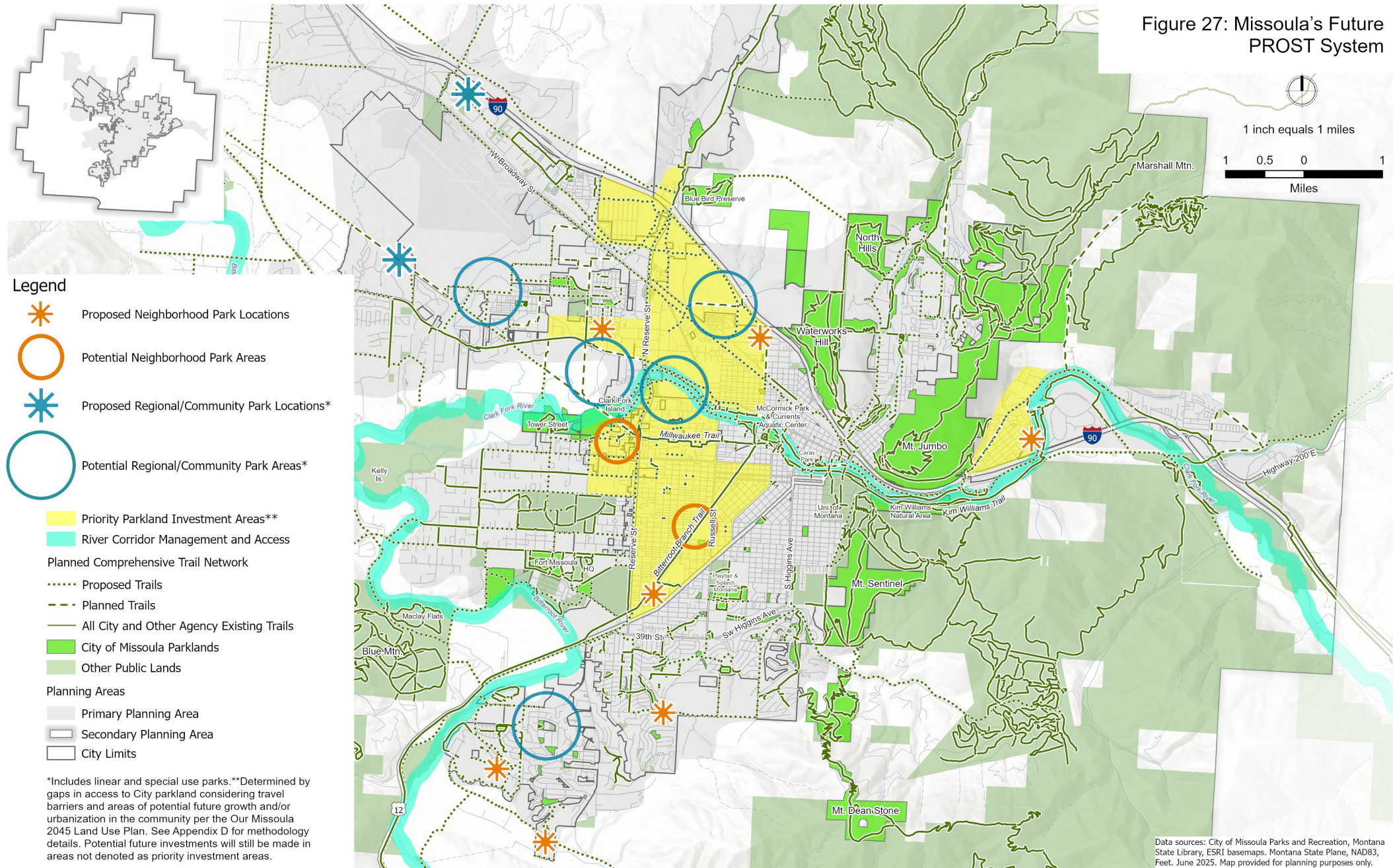
**Including developed parks, urban parkland, and public natural areas.*

Per PROST a “**Complete Park**” includes the following four design elements:

- 1) Social/Cultural
- 2) Active Recreation
- 3) Play Experience
- 4) Nature



Figure 27: Missoula's Future PROST System



DRAFT PROST Plan Comments



Public comments to date

Type of Engagement	Participants
Qualtrics (online survey)*	170 (128 prior to 6/3)
Email	39
In-person	53
Community Docs (online plan)	79
TOTAL	341

**Includes both written and Likert scale responses and included 65 open-ended responses.*

IMPORTANT NOTE: The Qualtrics survey was created to obtain feedback on the DRAFT PROST plan and does not replace public engagement findings in the PROST plan, including the BBER statistically valid survey results.

Qualtrics Survey Highlights (pre-June 3*)

PROST Plan goals reflect what matters most to Missoulians:

89% Either Strongly (65%) or Somewhat (24%) Agree

Majority (>50%) of those surveyed support the following to maximize departmental resources:

- **Alternative Funding Sources**
- **Public-private partnerships**
- **Equipment/resource sharing**
- **Repurposing underutilized facilities**
- **Expand volunteer programs**

Regarding how we take a balanced approach to PROST implementation:

- **All Strategies - 43%**
- **Take care of what we have – 30%**
- **Strategic investments that reflect community priorities – 21%**
- **Address gas/underserved areas – 5%**

**NOTE: Only related to the 128 surveys taken prior to June 3, 2025 as part of the public comment period on the DRAFT plan.*

PROST ID Codes for written Comments

PROST Comment ID Codes:

- 1) Comment supports, is already addressed, is in alignment with the plan, OR is already being implemented by the department.
- 2) Update plan to partially or fully incorporate comment(s).
 - a) Note: Edits to spelling, grammar, syntax, labeling, appearance for accessibility, sentence structure, and related edits to clarify and make the document more readable will be completed administratively after adoption of the Plan but before the document is finalized.
- 3) Not incorporated at this time: further work is needed to address this comment, and/or it raises points that are identified to be addressed in future plan updates or implementation plans such as Arts and Culture Plan, Conservation Lands, Urban Forest, Parks IPM and Turf, Trails, Recreation Facilities, Park Asset Management, Site Specific Plans or within other city plans such as Long-Range Transportation or Climate related plans.
- 4) Not incorporated: comment does not fall within PROST plan authority, scope, or not applicable to PROST Plan
- 5) Not incorporated: comment is not consistent with the PROST community outreach and public engagement findings
- 6) Not incorporated in the plan, but request for program or service has been shared with appropriate program area

Summary of Written Comments

Written comments were received via word of mouth, email, and through Engage Missoula. Reviewers were provided access for directly commenting within the Plan and through a Qualtrics Survey.

Written comments are summarized as follows:

- Strong support and numerous suggestions to **enhance walkability across the community**. There was much support for more trails, connections, and greater access of all trail types.
- Strong support for actions related **climate and care for the environment**, including numerous mentions of conservation lands, trees and tree canopy, increasing organic land care practices, and protecting for rivers, streams, and wetlands.
- Several comments were received regarding map details. (Note, a **new PROST Future System Map** has been created to address these comments. Other maps will receive minor edits.)

Summary of Written Comments

- Edits requested regarding **clarity, readability, syntax, accessibility**. (Note, these will be addressed administratively.)
- Questions regarding the **implementation of PROST 2040** varied and included “how will a goal be implemented”, “how will the plan be funded”, or similar.
- Requests for **additional services, programs, recreation facilities, including year-round facilities**.
- Strong **support for partnerships and collaborations** among government agencies, with non-profits, business, development, and user groups.

Community Working Group

- The 16-member Community Working Group met 11 times for 2 to 4 hours each meeting.
- Expertly facilitated by Dr. Libby Metcalf (University of Montana, W.A. Franke College of Forestry and Conservation)
- On June 4, 2025, the CWG reviewed comments and surveys received through June 3rd.
- The **CWG voted unanimously to advance the Plan** for approvals and adoption by the Parks and Recreation Advisory Board with the updated PROST Future System Map and administrative edits for clarity, readability, accessibility.

Parks and Recreation Advisory Board – June 10th action

On June 10, 2025, the Parks and Recreation Advisory Board voted to:

“Approve the Parks, Recreation, Open Space, and Trails 2040 Master Plan as advanced by the Community Working Group, including recommended changes to the updated Future PROST System Map and edits for readability and accessibility of the plan, and strongly recommend the City Council adopts the plan in full as the guiding document for the Parks and Recreation Department for the next 15 years.”

Shout out to the PROST Community Working Group!



Upcoming Public Hearing

Scheduled for June 23, 2025

Recommended Motion:

Approve a resolution adopting the Parks, Recreation, Open Space, and Trails 2040 Master Plan in full as the guiding document for the Parks and Recreation Department for the next 15 years as advanced by the Community Working Group and Parks and Recreation Advisory Board, including recommended changes to the updated Future PROST System Map and edits for readability and accessibility of the plan.

Missoula Parks, Recreation, Open Space, & Trails



MASTER PLAN

Learn more, make comments, and view the Final Draft Plan:

www.missoulaparks.org/prost



Stay in touch, make comments, and ask questions:

Haley Erickson, Program Specialist: ericksonh@ci.missoula.mt.us

Zac Covington, Planning & Land Acquisition Manager: covingtonz@ci.missoula.mt.us

Missoula Parks, Recreation, Open Space, & Trails



MASTER PLAN

Questions?