



Ten Spoon Vineyard and Winery Conservation Easement PROJECT OVERVIEW

Climate, Conservation, and Parks Committee Meeting
February 15, 2023

Ten Spoon CE

Project Summary

Project Location: Rattlesnake Valley
(4175 Rattlesnake Dr. - Tax ID: 3065406)

Property Owners: Connie Poten and
Andy Sponseller

Acreage: ~21.5 Acres

Project Type: Conservation Easement
(complete donation to City of Missoula)
consisting of 100% of the property
acreage.

Potential Cost to City: Up to \$40,000
(non-personnel due diligence and
consultant costs)



On Thursday, February 9, 2023 the Open Space Advisory Committee (OSAC) unanimously voted to approve the following motion:

We (OSAC) “Recommend that city council accept a donated conservation easement of the Ten Spoon Vineyard and Winery property of approximately 21.5 acres and a public pedestrian walkway easement as an addition to the city’s current open space network, and approve expending up to \$40,000 of 2018 Open Space Bond proceeds to pay for associated due diligence, legal, transaction and other project-related costs.”

How the Proposed Project Furthers the Objectives of Public Policies and/or Programs

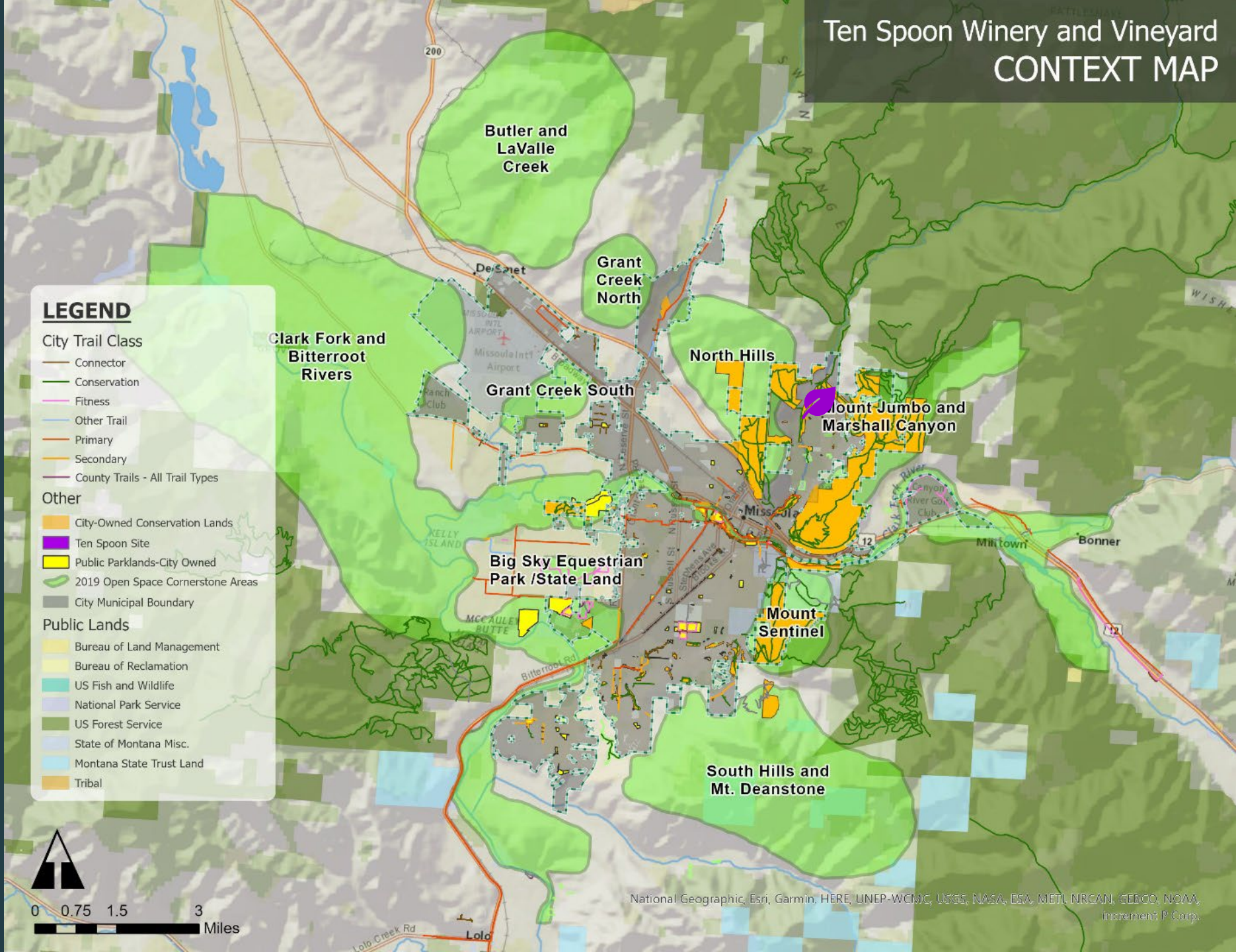
OS Bond Project Category (2018 Interlocal Agreement)	River Restoration and Access	Acquisition of Land/Easements/Interests ✓	Refor./Restor. of Open Space Lands	Cons. Lands Trails and Trailheads	Trails (Construction)
Within/Adjacent to 2019 Cornerstones?	Within	Adjacent To ✓	Outside of Greater Cornerstone Areas		

How the Proposed Project Furthers the Objectives of Public Policies and/or Programs

OS Type Satisfies Local, County, and State Codes and Regulations?	<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>2022 City of Missoula Strategic Goals</u>
	Conservation Lands (resource, habitat, scenic) ✓	Conservation Land ✓	Aesthetic ✓	Park and Recreational Purposes ✓	Public Safety and Wellness ✓
	Parkland/Developed Parks	Parkland	Scenic ✓	Cons. of Land or Other Natural Resources ✓	Community Design and Livability ✓
	Historic or Scenic Lands ✓	Trails ✓	Recreational ✓	Historic of Scenic Purposes ✓	Climate Action ✓
	Agricultural Lands (farms, ranches, forests, soils) ✓	Greenways ✓	Historic ✓	Shaping the Char., Dir., Timing of Comm. Dev. ✓	Economic Health ✓
	Corridors (trails, greenways, waterways, riparian, wildlife) ✓	Views and Vistas ✓	Ecological ✓		Organizational Excellence
		Agricultural Land ✓			JEDI
		Riparian Land			
		Urban Forest			

Proximity to 2019 Missoula Urban Area Open Space Plan Cornerstones

Ten Spoon Winery and Vineyard CONTEXT MAP





Ten Spoon CE

Project/Site Basics

- ~8 acres of working vineyards
- Commercial winery
- Grassland on east and north side of property
- Scenic views and vistas
- Wildlife corridor
- Several existing structures - language in the conservation easement document allow several more structures for workers and owners
- Beehives on the east side of property – currently used for educational purposes and honey production
- Garden areas and trees
- Community gathering space (community events, educational activities, weddings and other celebrations, wildlife viewing, etc.)

About Conservation Easements – The Basics

- A voluntary, legal agreement between a landowner and a land trust that permanently limits uses of the land in order to protect its conservation values.
- Offers great flexibility yet provides a permanent guarantee that the land will not be developed.
- May apply to only a portion of the property and need not require public access.
- Can qualify as a tax-deductible charitable donation for the landowner.
- The amount of the donation is the difference between the land's value with the easement and its value without the easement.

(Information courtesy of landtrustalliance.com)

Ten Spoon Conservation Easement - “Conservation Values” Summary (DRAFT)

“The Ten Spoon Conservation Easement is written to protect current conservation values of the property, which include agricultural, scenic, natural, open space, recreational, educational, watershed, and other associated values in the face of rapid development and growth in the greater Missoula area...”

Conservation Easement Building Envelope (DRAFT)

** Building Envelopes Allow for Designation of Areas for Structures and Other Uses (Existing and New)*

Structural elements:

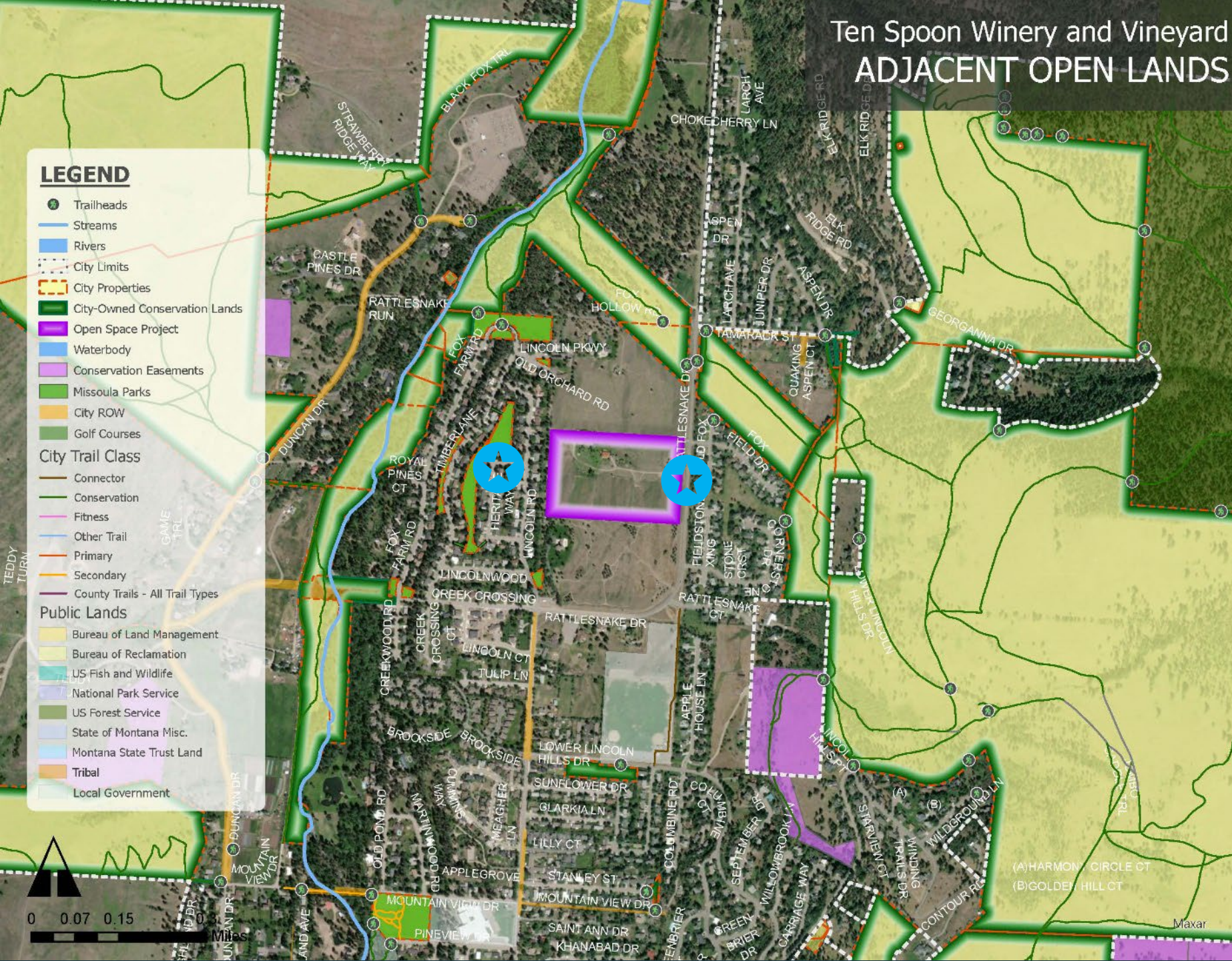
- Up to 4 live/work structures
- Sheds, barn, parking allowed
- Solar allowed
- Winery building space provisions



PROJECT MAPS

Ten Spoon Winery and Vineyard ADJACENT OPEN LANDS

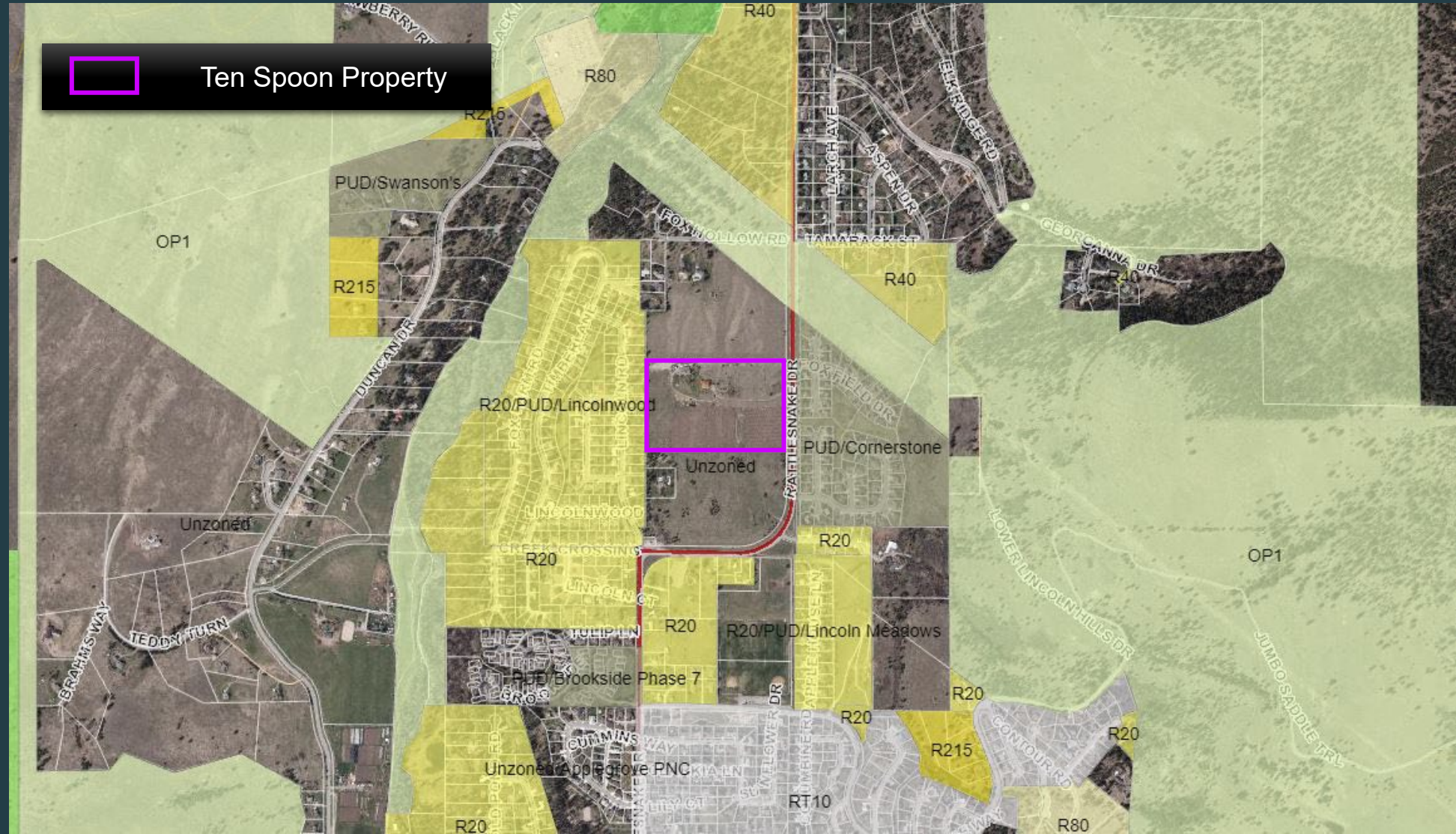
Adjacent
protected
open space,
parks, and
trails/
trailheads



Future ped. walkway
connection points

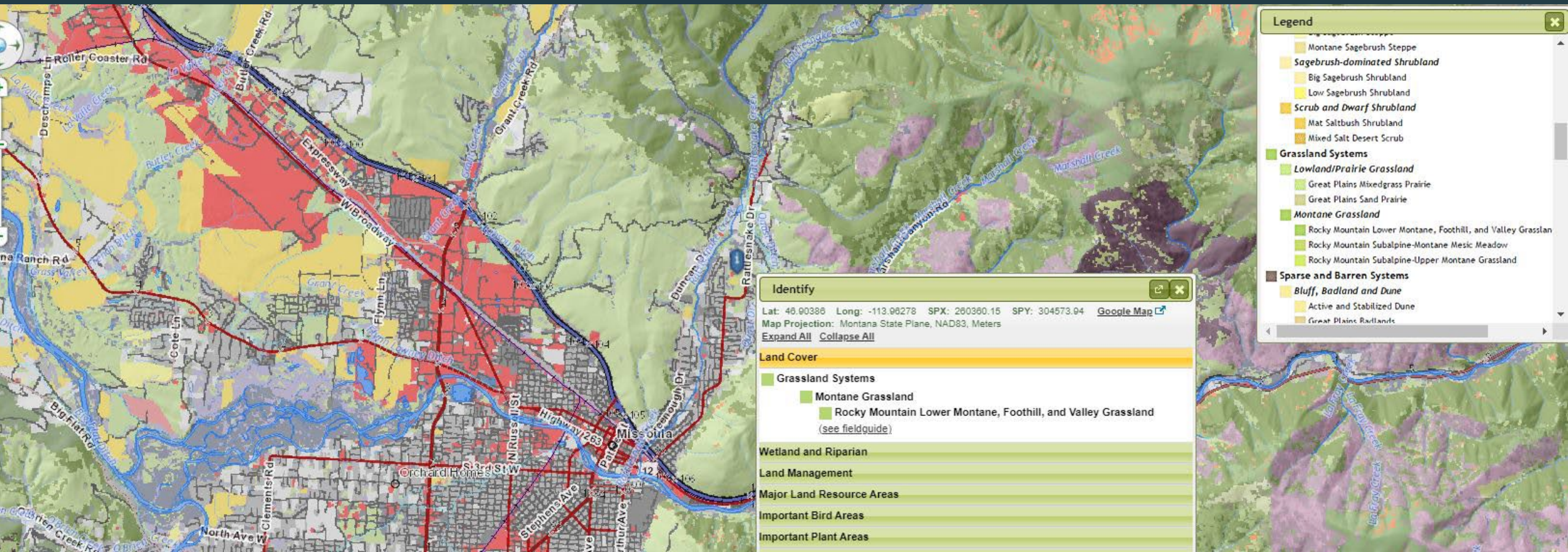
Adjacent land uses and current zoning

- Currently unzoned
- Surrounding zoning is mostly R20 and PUD
- Current surrounding lots range from 1/3 to 1/5 acre



Current vegetation community and types:

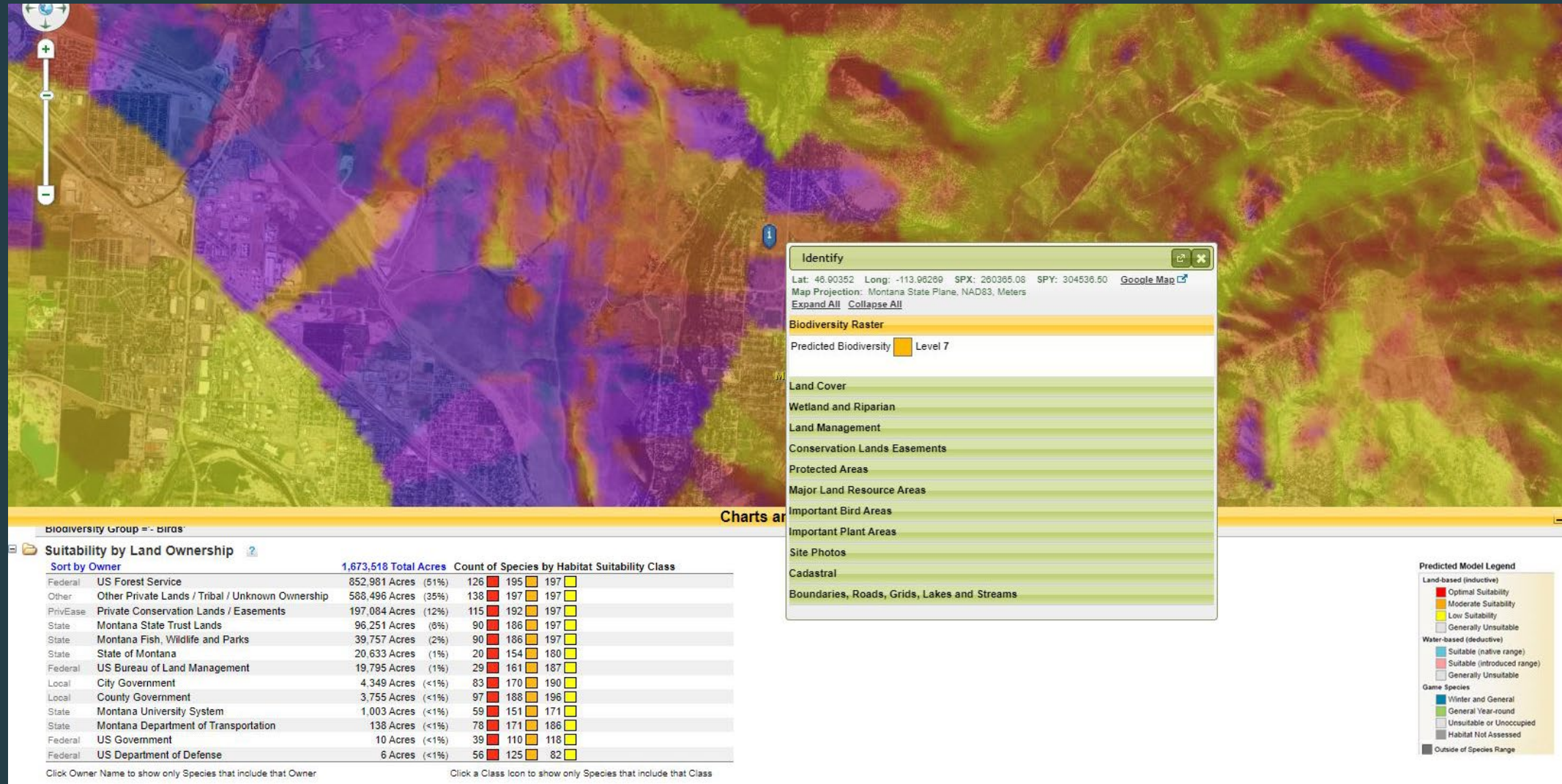
- Rocky Mountain Lower Montane, Foothill and Valley Grassland (cool season bunchgrasses, herbaceous cover less than 25%, and shrub cover less than 10% - data courtesy of Montana Natural Heritage Program database)
- Largely non-native species on site (ryegrass, pubescent and crested wheat grass, brome, and fescue; Alfalfa, clover, buckwheat, and rye grain are tilled in the vineyard each year.
- Owners have identified the following native types: blue bunchgrass, mullein, wildflowers, junipers, and ponderosas.



Predicted wildlife biodiversity/habitat maps

(Courtesy of Montana Natural Heritage Program database)

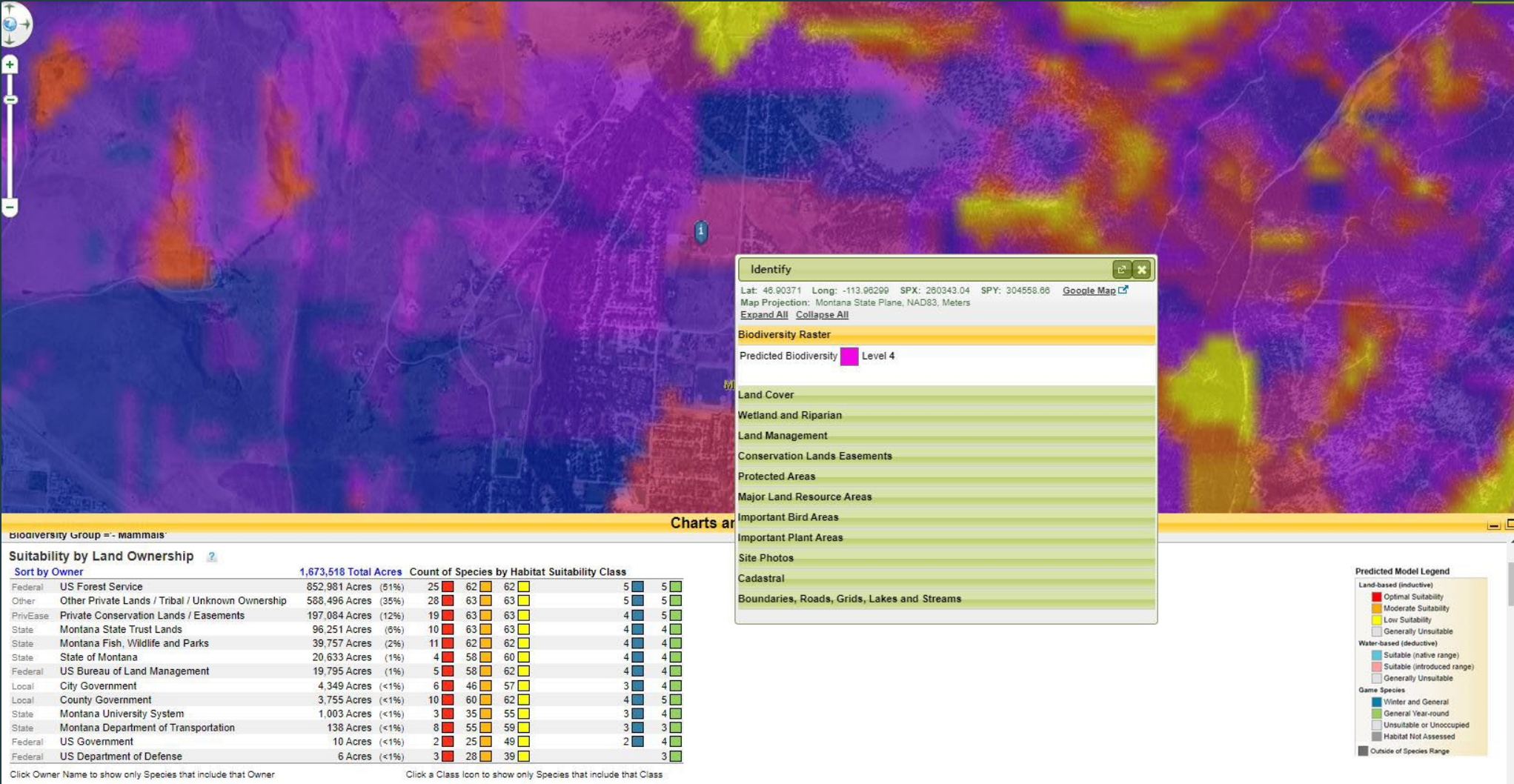
Bird Species (Level 7 of 10)



Predicted wildlife biodiversity/habitat maps

(Courtesy of Montana Natural Heritage Program database)

Mammal Species (Level 4 of 10)



Wildlife species observed on property

Courtesy of landowners

Wildlife Passing Through

- Mountain lions
- Bobcats
- Bears
- Coyotes
- Foxes
- Deer
- Sandhill Cranes
- Wolves have been present. Landowners saw one in neighboring field to the north a couple of summers ago and on Mt. Jumbo last year (2022). They have also been spotted near the substation on the west side of Rattlesnake Creek, so they likely do traverse through the area to Mt. Jumbo from the creek.

Ground Nesting Birds

- Nighthawks
- Killdeer
- Meadowlarks (State bird)
- Magpies

Birds Nesting in the Grapevines

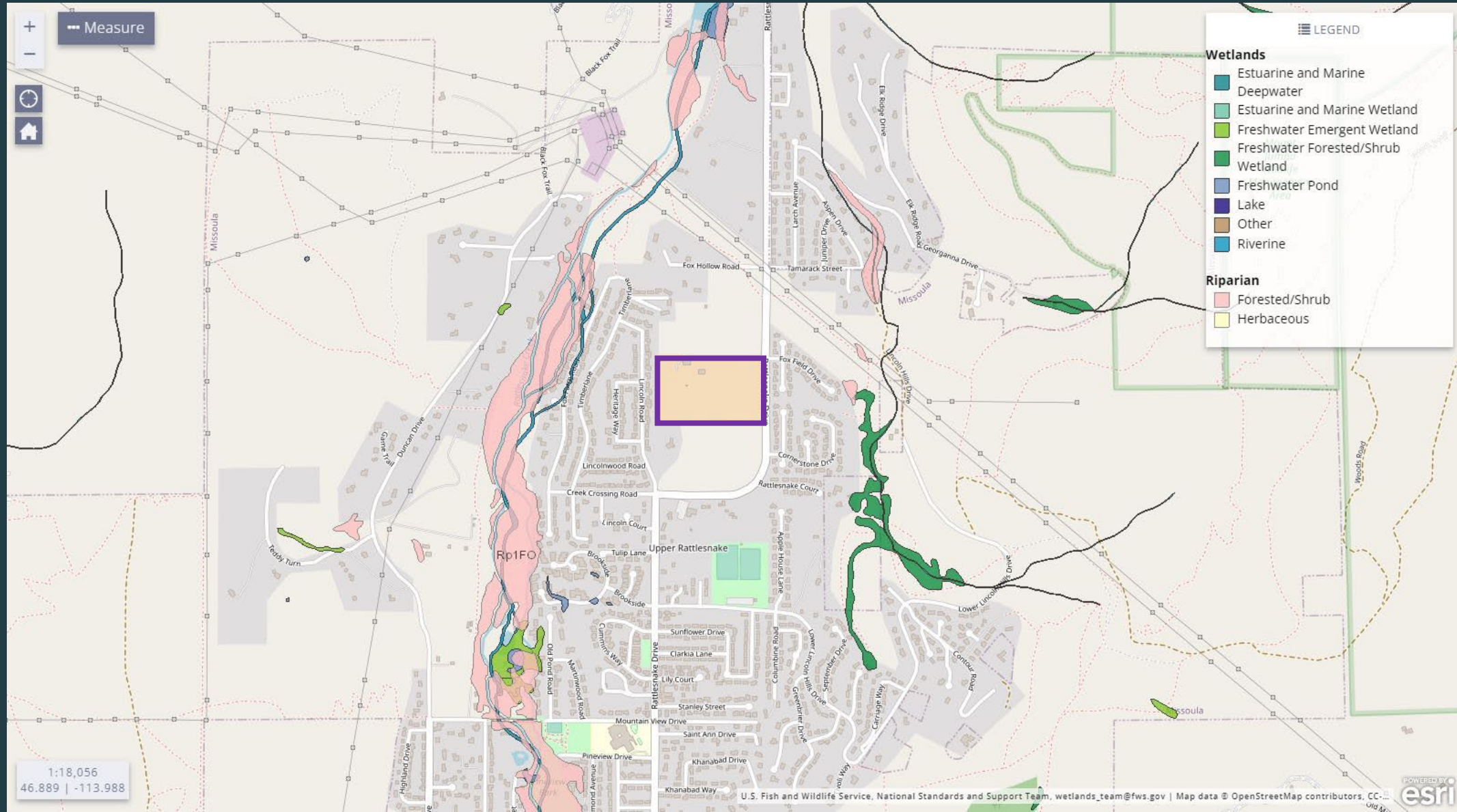
- Robins
- Blackbirds
- Bluebirds
- Others

Seasonal Birds

- Great Horned owls
- Pygmy owls
- Juncos
- Bohemian and Cedar Waxwings
- Sparrows
- Swallows
- Many other songbirds
- Several Hawk species frequent the vineyard and field, including Red Tail, Swainson, Sparrow Hawks
- Bald and Golden Eagles
- Osprey

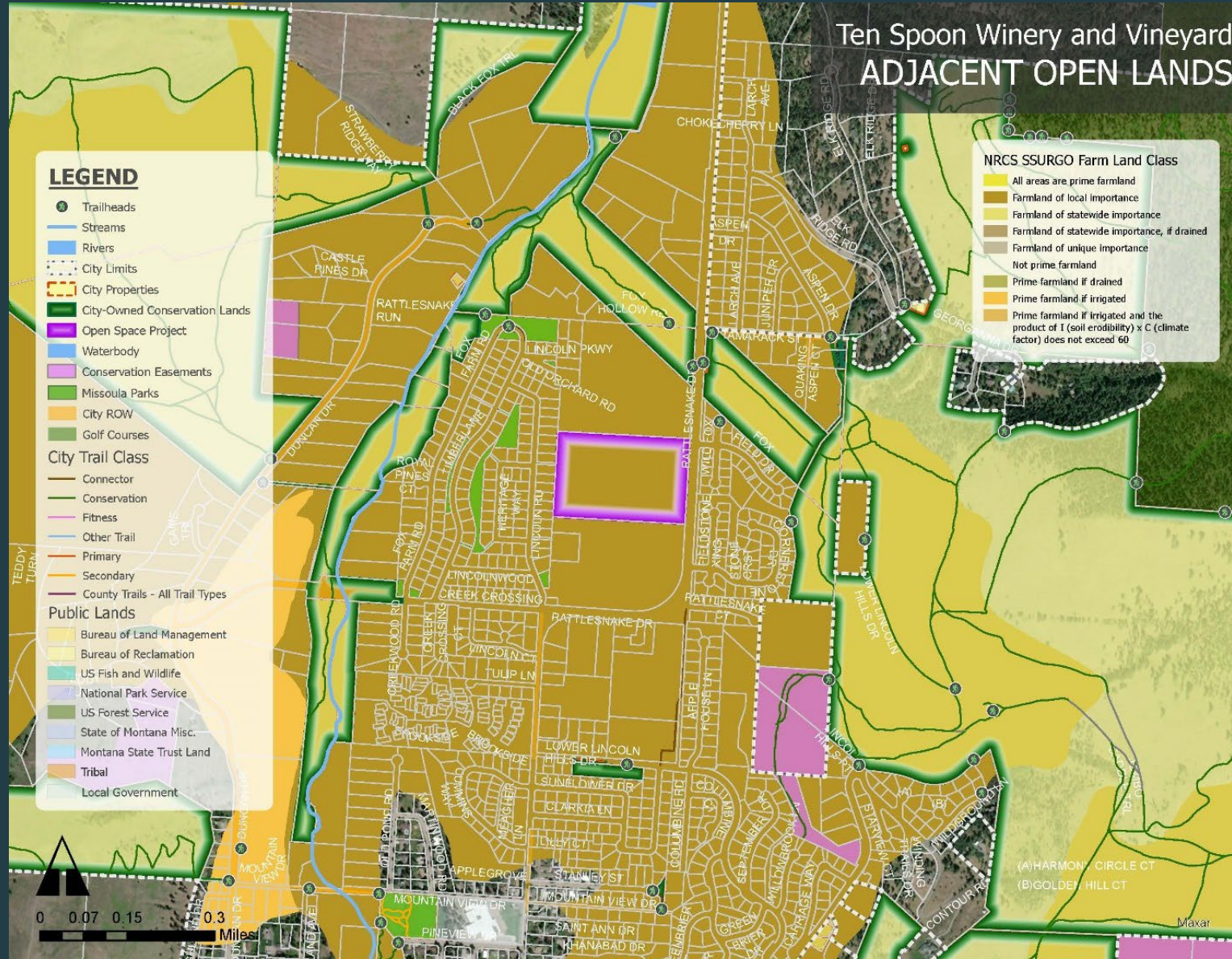
Water quality and water resources

(Courtesy of US Fish and Wildlife Service)



Farmland of local importance

(Courtesy of National Resource Conservation Service SSURGO Database)



Cultural and historic resources

Courtesy of Connie Poten

- The Salish and other tribes traveled through the field over the Jumbo saddle to the Road to the Buffalo along the Blackfoot River, avoiding ambush by the Blackfeet in Hellgate Canyon. They burned Mount Jumbo, and likely this field, every ten years to destroy cover for the Blackfeet.
- In the early 20th century, a German Baron named “Ratcliffe” owned much of the upper Rattlesnake and historically planted apple trees. His apple barn is now Smoke Elser’s barn at the base of the saddle of Mount Jumbo. There is a remnant of his stone castle northwest of Smoke’s place.
- Mr. Klapwyk, an illiterate, industrious Swiss immigrant, worked for the German Baron, and bought the land when he died. Klapwyk developed Lincoln Hills, and tried to develop the hillside to the north of the saddle--you can see the road zigzagging there, which is used as a trail now—but the incline was too steep. He sold much of the land, about 1,000 acres including the field, to Montana Power. Smoke Elser used the field as horse and mule pasture.
- In 1991, Connie Poten, JB Yonce and John and Sue Talbot bought the field from Sunlight Development, a subsidiary of Montana Power. The field was divided into thirds. Subsequently, JB Yonce sold his 21.5 acre parcel to Holly and Mark Mohorcich, who live there now. The Talbots sold their south 21.5 acre parcel to Clay and Dawn Christian, who live there now. Connie Poten and Andy Sponseller continue to live on the middle 21.5 acre parcel.

Ten Spoon Property Photos

Looking South



Photos Courtesy of westernmontanawedding.com and eventective.com

Ten Spoon Property Photos

Looking South



Photos Courtesy of westernmontanawedding.com and eventective.com

Ten Spoon Property Photos

Looking North



Questions?

Thank you!

Zac Covington

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