



FIVE VALLEYS
LAND TRUST

Hayden – Grass Valley Conservation Easement

Level 2 Open Space Bond Presentation

Open Space Advisory Committee

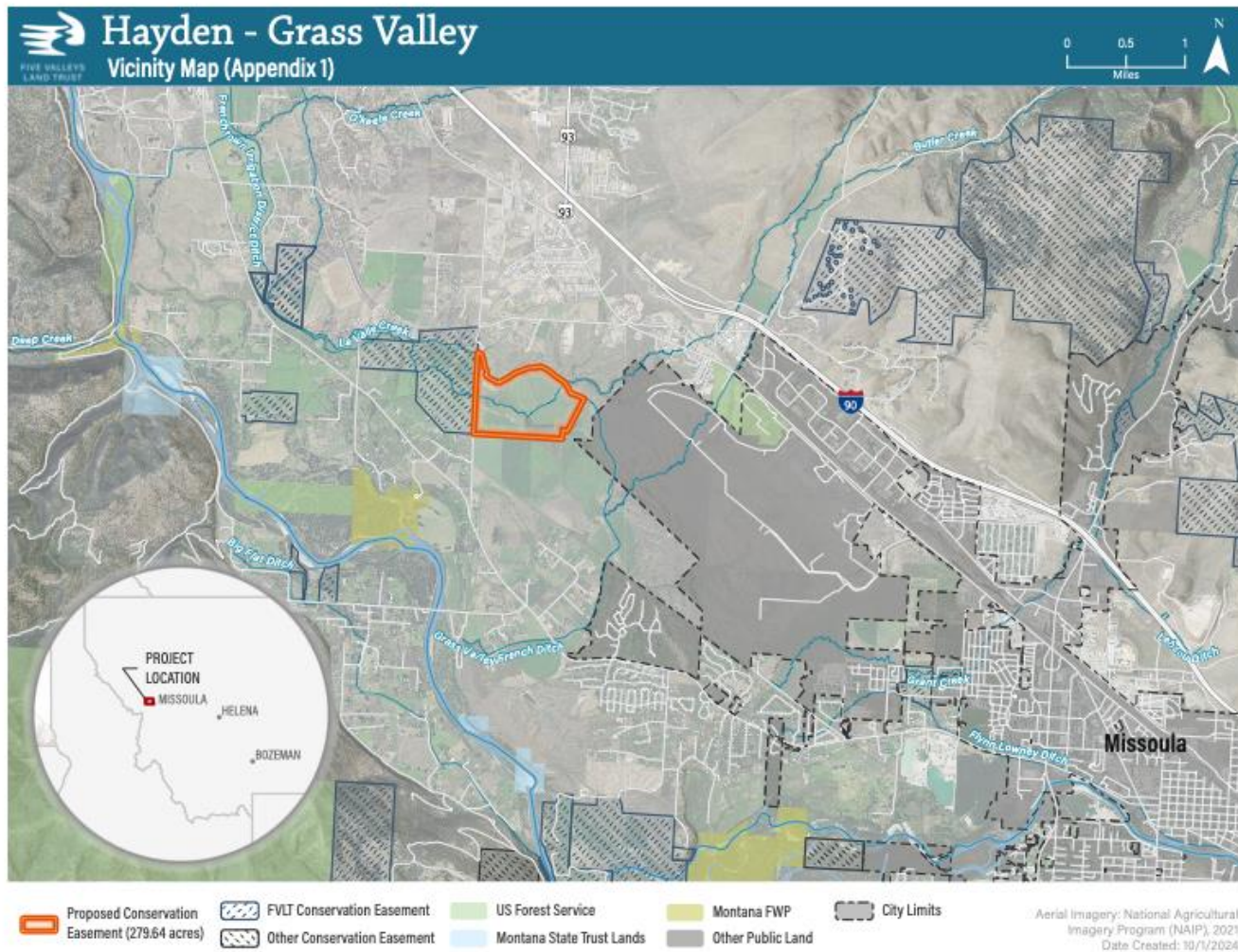
November 14, 2024

Derek Goble – Five Valleys Land Trust



FIVE VALLEYS
LAND TRUST

Property and Project Background

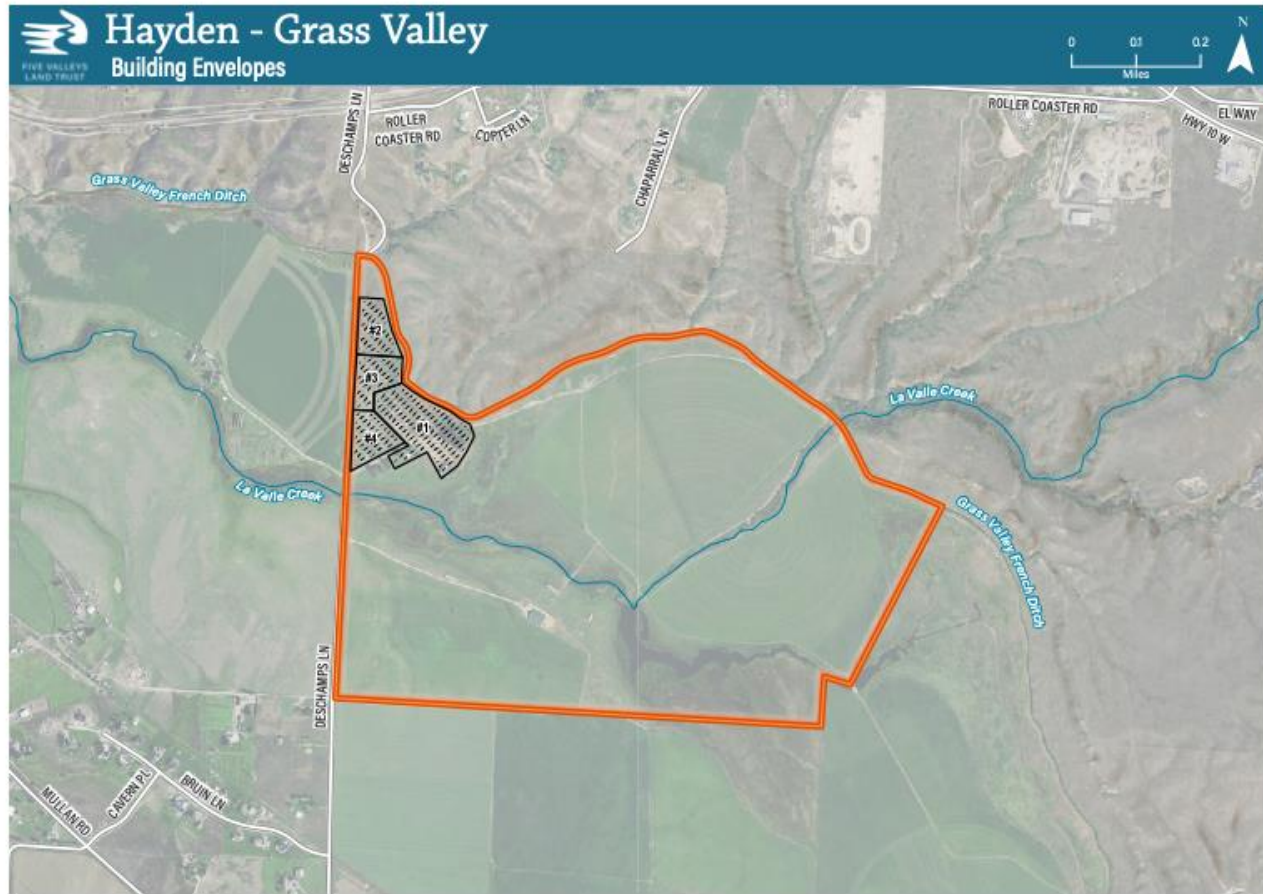


- Property nearly conserved by Five Valleys in 2008
 - Significant funding secured at the time
- Now, a fully donated conservation easement
 - Seeking reimbursement for project facilitation costs



FIVE VALLEYS
LAND TRUST

Project Summary

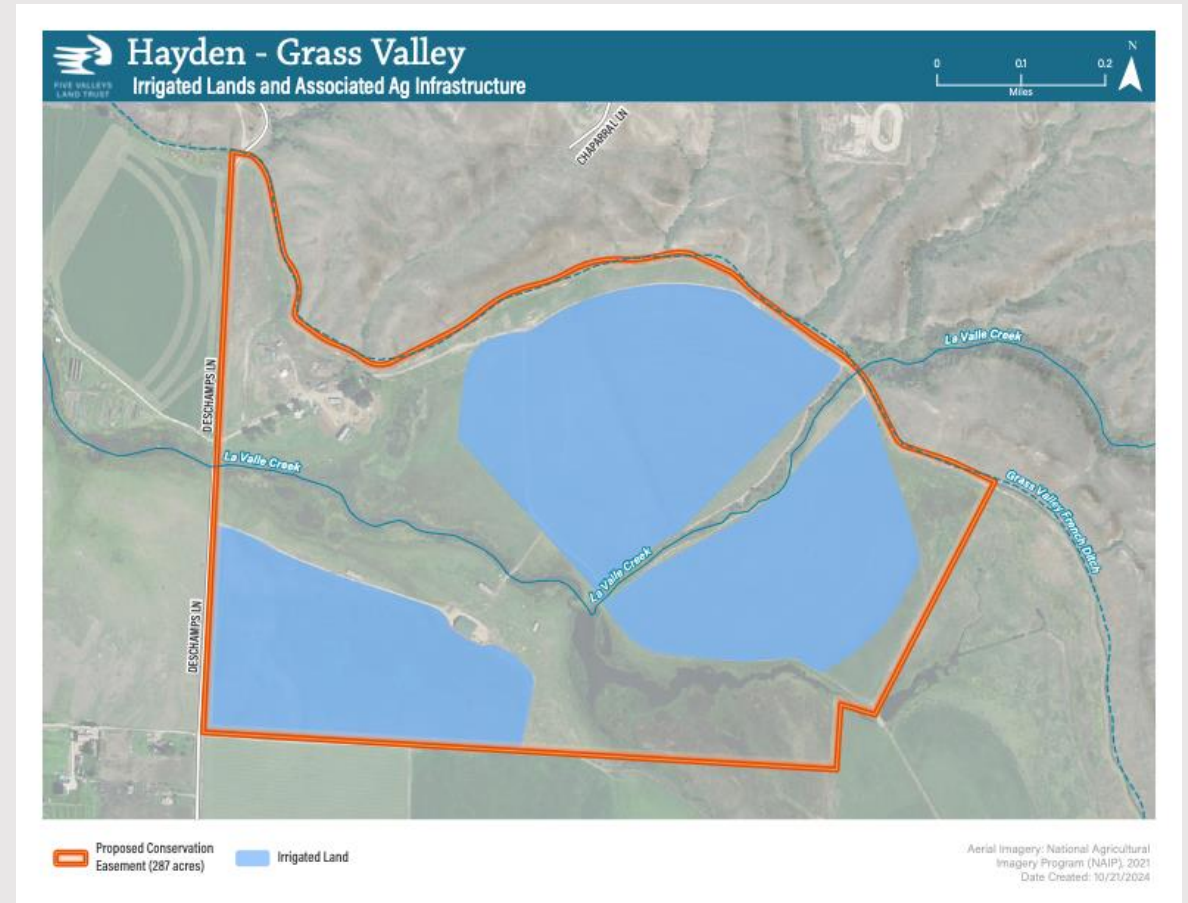
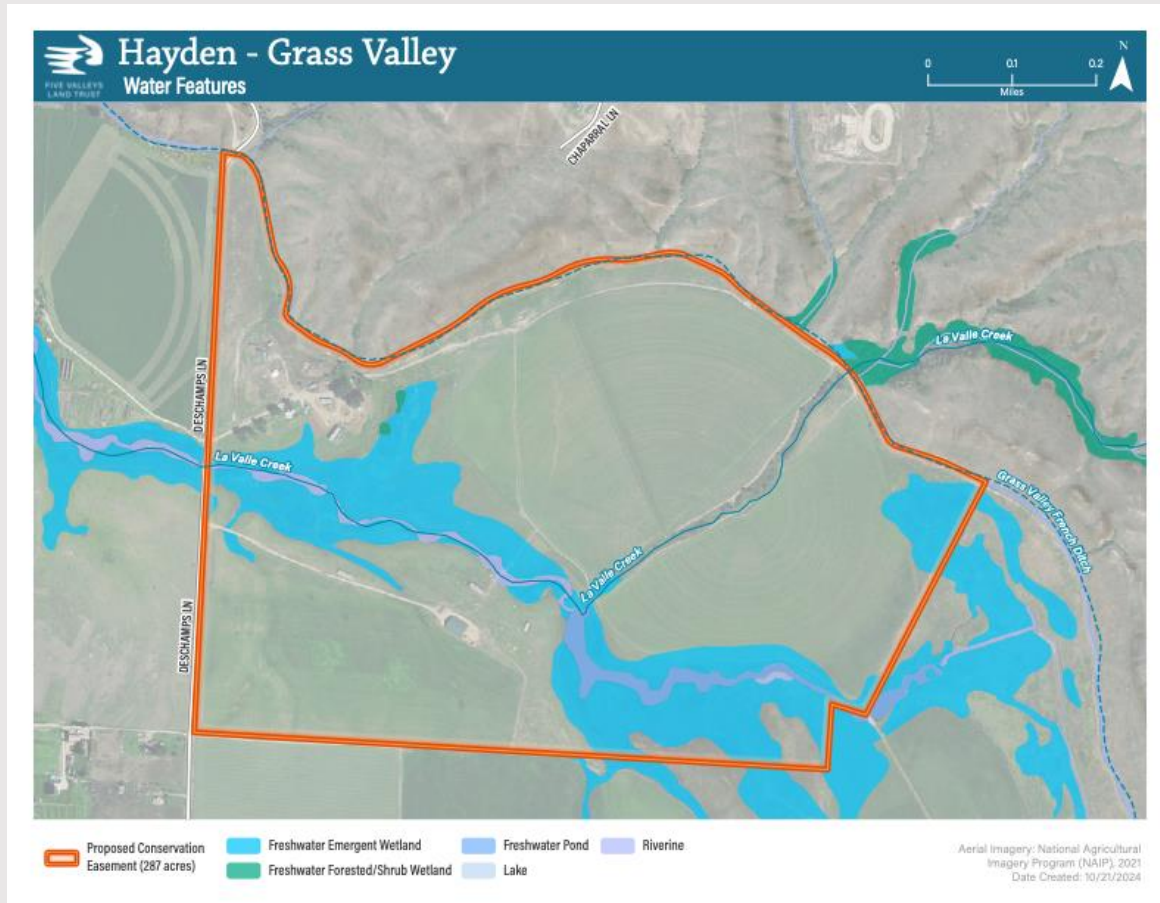


- Conservation Easement protecting agriculture, wildlife habitat, and scenic views
- 287 Acres
- 4 Contiguous Tax Parcels
- 2 Permitted Building Envelopes – 11 combined acres



FIVE VALLEYS
LAND TRUST

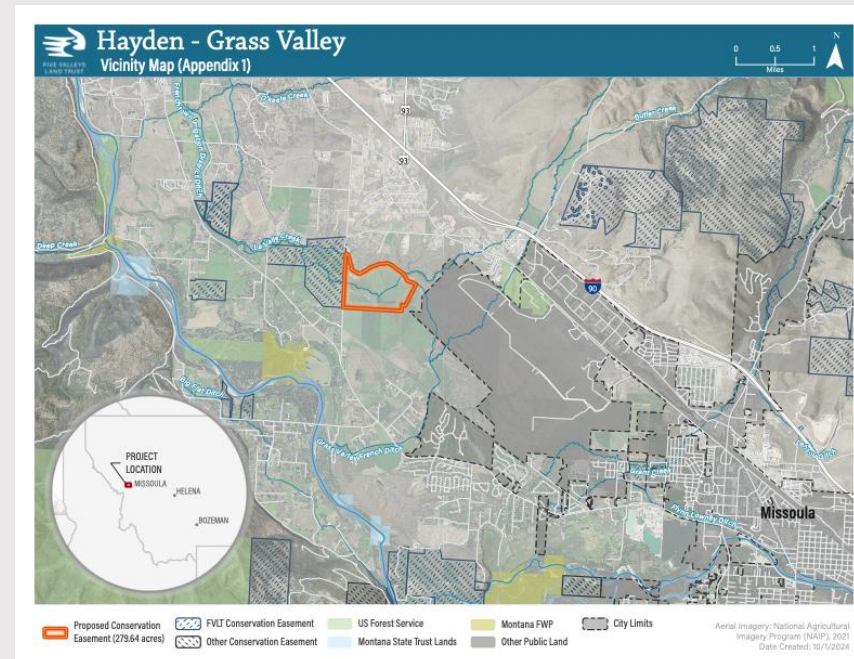
Land Uses





FIVE VALLEYS
LAND TRUST

Property and Nearby Land Use





FIVE VALLEYS
LAND TRUST

Wildlife and Plant Communities

Prime, year-round Grass Valley bird Habitat

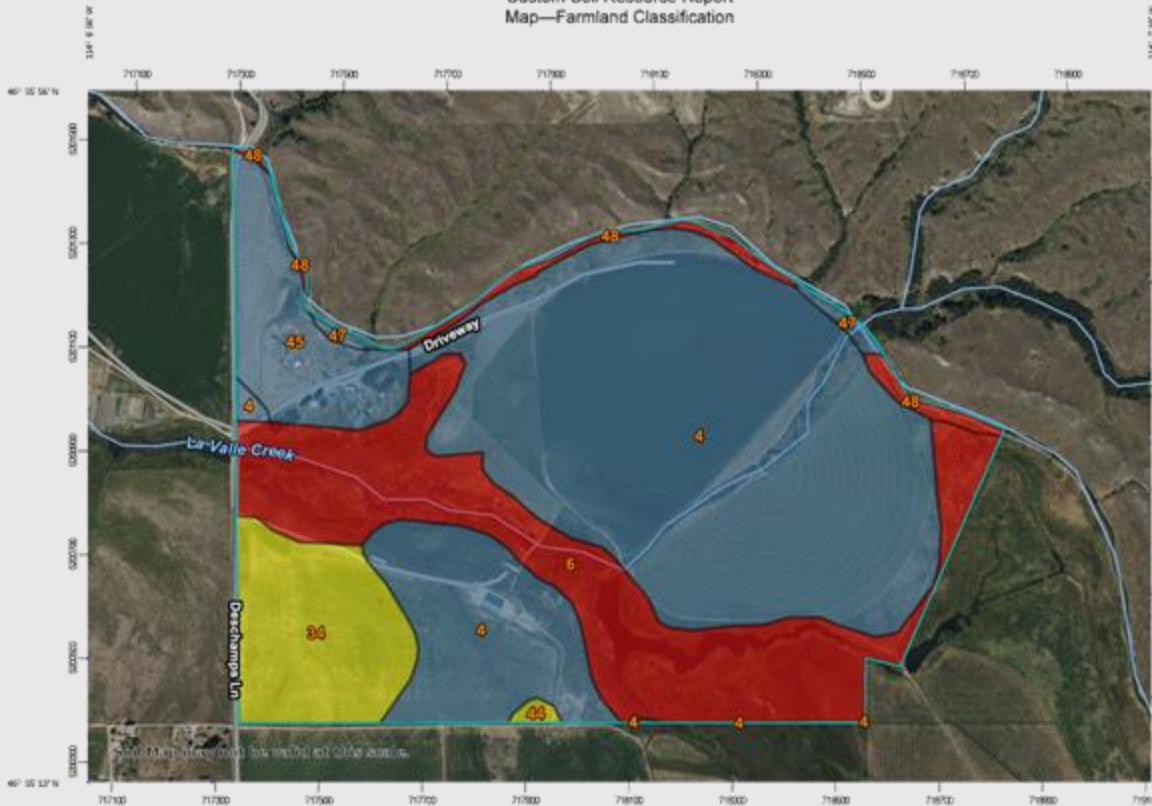




FIVE VALLEYS
LAND TRUST

Agricultural Soils

Custom Soil Resource Report
Map—Farmland Classification



Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Aquic Haploxerolls, 0 to 2 percent slopes	Farmland of local importance	163.6	56.9%
6	Poverty-lbex family, complex, 0 to 2 percent slopes	Not prime farmland	65.8	22.9%
34	Desmet loam, 0 to 2 percent slopes	Prime farmland if irrigated	27.4	9.5%
44	Grantsdale loam, 0 to 2 percent slopes	Prime farmland if irrigated	0.8	0.3%
45	Grassvalley silty clay loam, 0 to 4 percent slopes	Farmland of local importance	21.8	7.6%
47	Grassvalley silty clay loam, 8 to 15 percent slopes	Farmland of local importance	2.1	0.7%
48	Grassvalley silty clay loam, 15 to 30 percent slopes	Not prime farmland	5.9	2.0%
Totals for Area of Interest			287.3	100.0%

Map Scale: 1:9,390 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge lcs: UTM Zone 18N WGS84



FIVE VALLEYS
LAND TRUST

Agricultural Working Lands

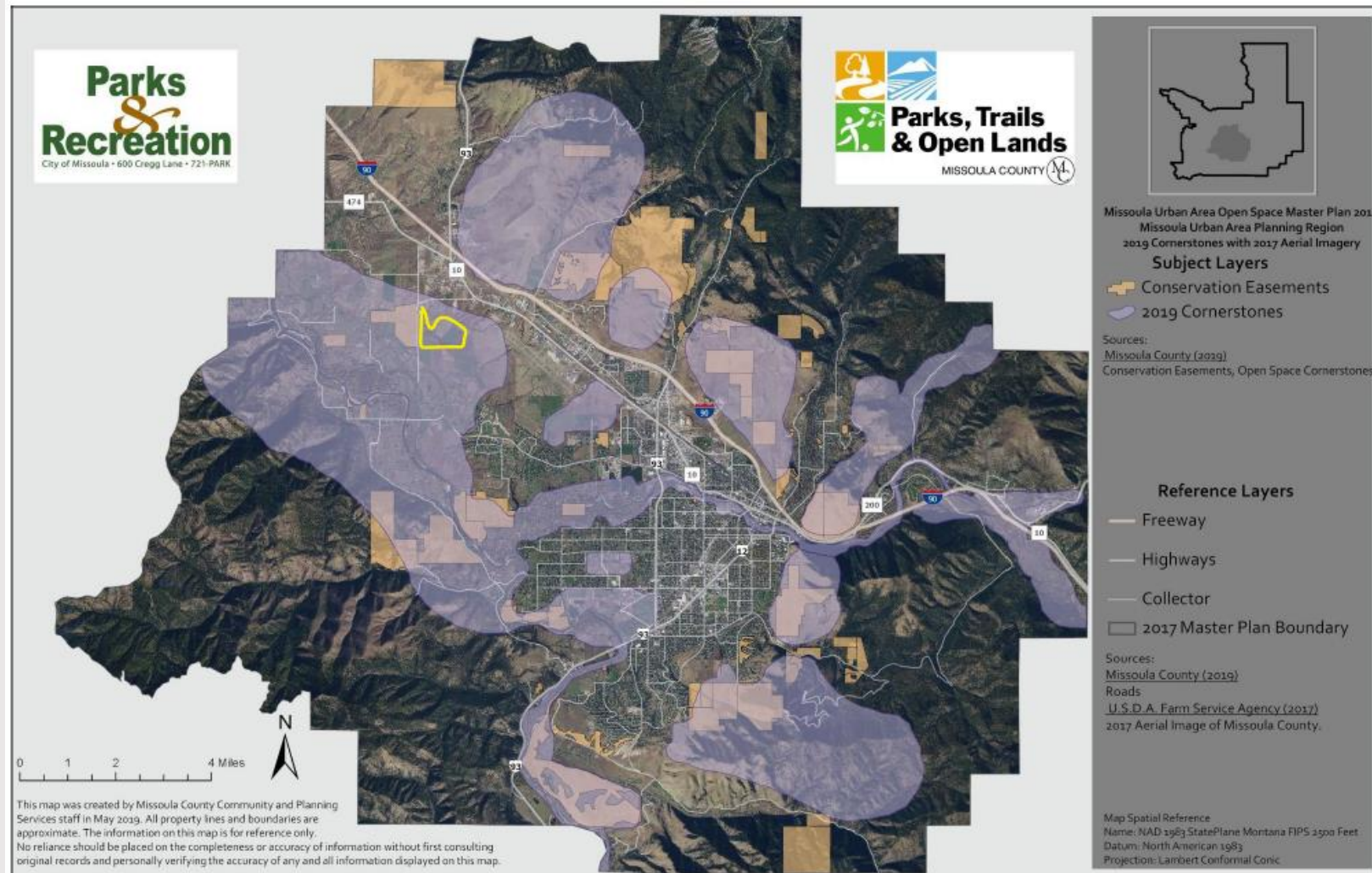




FIVE VALLEYS
LAND TRUST

Public Benefit

- Missoula Growth Policy
 - Protect natural landscape and open spaces important to Missoula County
- Missoula Urban Area Open Space Plan
 - Vision of conserving, protecting, and connecting Missoula's system of open space lands
- Missoula Community Climate Smart Action Plan
 - "Protect remaining agriculture from future development"
 - "Enhance Missoula's water resources and floodplains so they have resiliency to withstand new pressure imposed by climate change and continue to provide clean water and ecosystem benefits to our community"

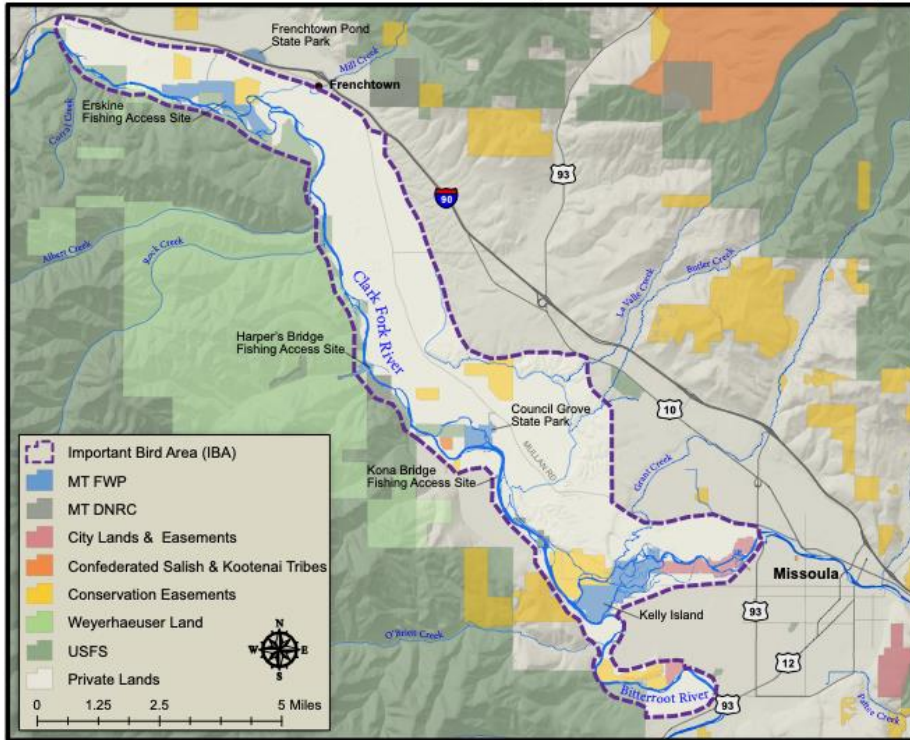




FIVE VALLEYS
LAND TRUST

Public Benefit

Clark Fork River - Grass Valley Important Bird Area (IBA)



Coordinate System: NAD 1983 StatePlane Montana FIPS 2500 Feet
Central Meridian: -113.5
Cartographer: Clint Whittle-Frazier, 2021



FIVE VALLEYS AUDUBON SOCIETY





FIVE VALLEYS
LAND TRUST

Budget

Estimated Project Budget	Amount	Percentage of Total Cost
Estimated Conservation Easement Value	\$700,000	95%
Staff Time	\$11,500	1.5%
Legal Fees	\$6,000	< 1%
Estimated Transaction Costs	\$5,050	< 1%
<i>Title Insurance</i>	\$1,200	
<i>Minerals Research</i>	\$350	
<i>Baseline and Contaminant Report</i>	\$3,000	
<i>Recording and Closing Fee</i>	\$500	
Stewardship Contribution	\$15,000	2%
Total:	\$737,550	100%



Anticipated Funding Sources	Amount	Percent of Funding	Cost Per Acre	Status
Estimated Donated Conservation Easement Value	\$700,000	95%	\$2,439	Fully Donated
Five Valleys Staff Time	\$11,500	1.5%		Committed
Missoula Open Space Bond	\$26,050	3.5%	\$91	Requesting
Total:	\$737,550	100%	\$2,570	



FIVE VALLEYS
LAND TRUST

Timeline

Past Conservation Efforts

2001 - 2008



New Landowner Inquiry
to Five Valleys

2023

Open Space Bond
Application
Level 1 and Site Visit

September 2024



Open Space Bond
Application
Level 2

November 2024



Anticipated Project
Closing

Late 2024





FIVE VALLEYS
LAND TRUST

Ability to Steward and Manage Land

- Five Valleys Land Trust has been active since 1972
- Our qualified staff stewards over 200 conservation easements throughout our service area
- This easement will border an existing Five Valleys held conservation easement





FIVE VALLEYS
LAND TRUST

Questions and Discussion



Five Valleys Land Trust
120 Hickory St . Suite B
(406) 549-0755

Derek Goble – Conservation Project Manager
derek@fvlt.org