



FIVE VALLEYS
LAND TRUST

Hayden – Grass Valley Conservation Easement

Level 1 Open Space Bond Presentation

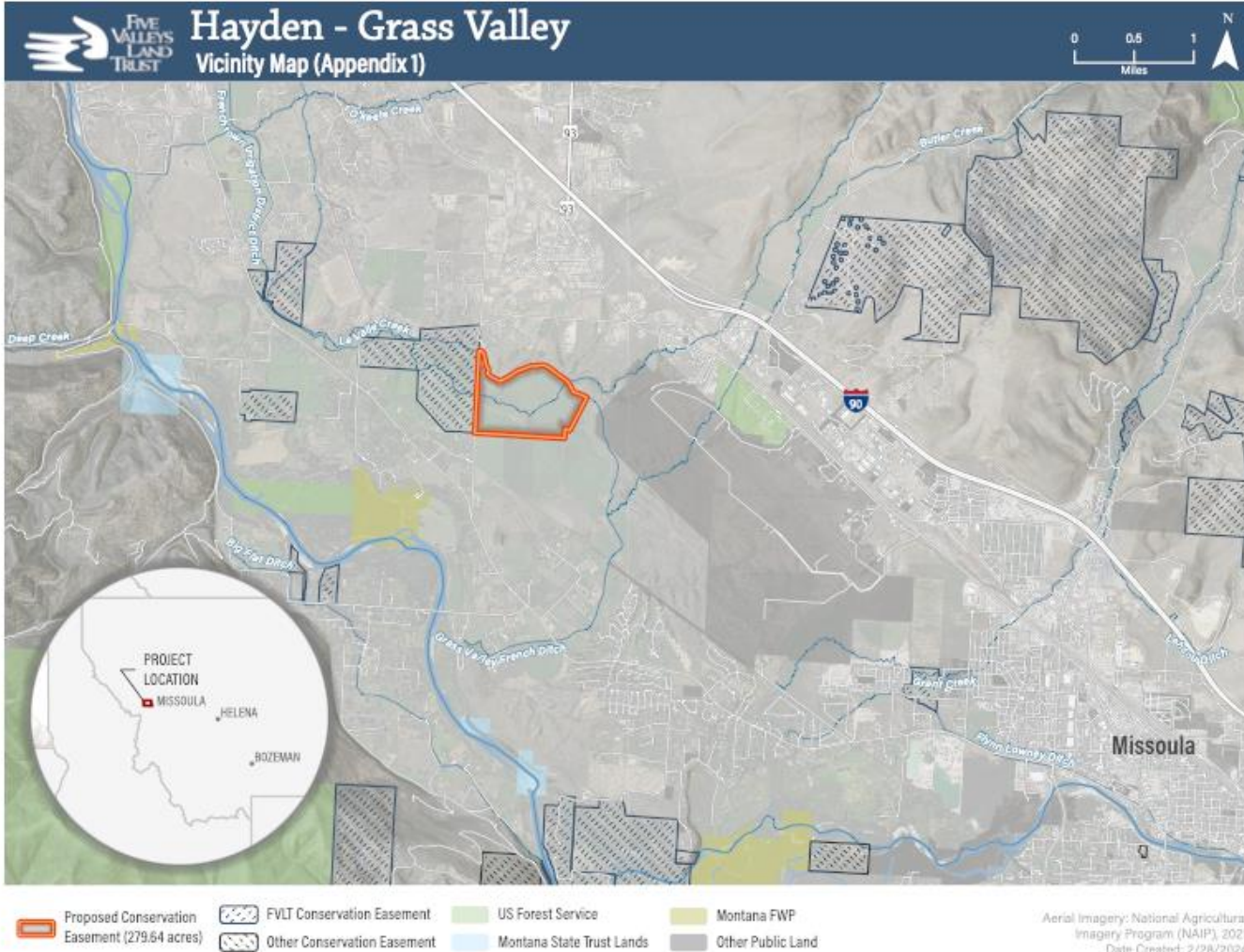
Open Space Advisory Committee

Derek Goble – Five Valleys Land Trust



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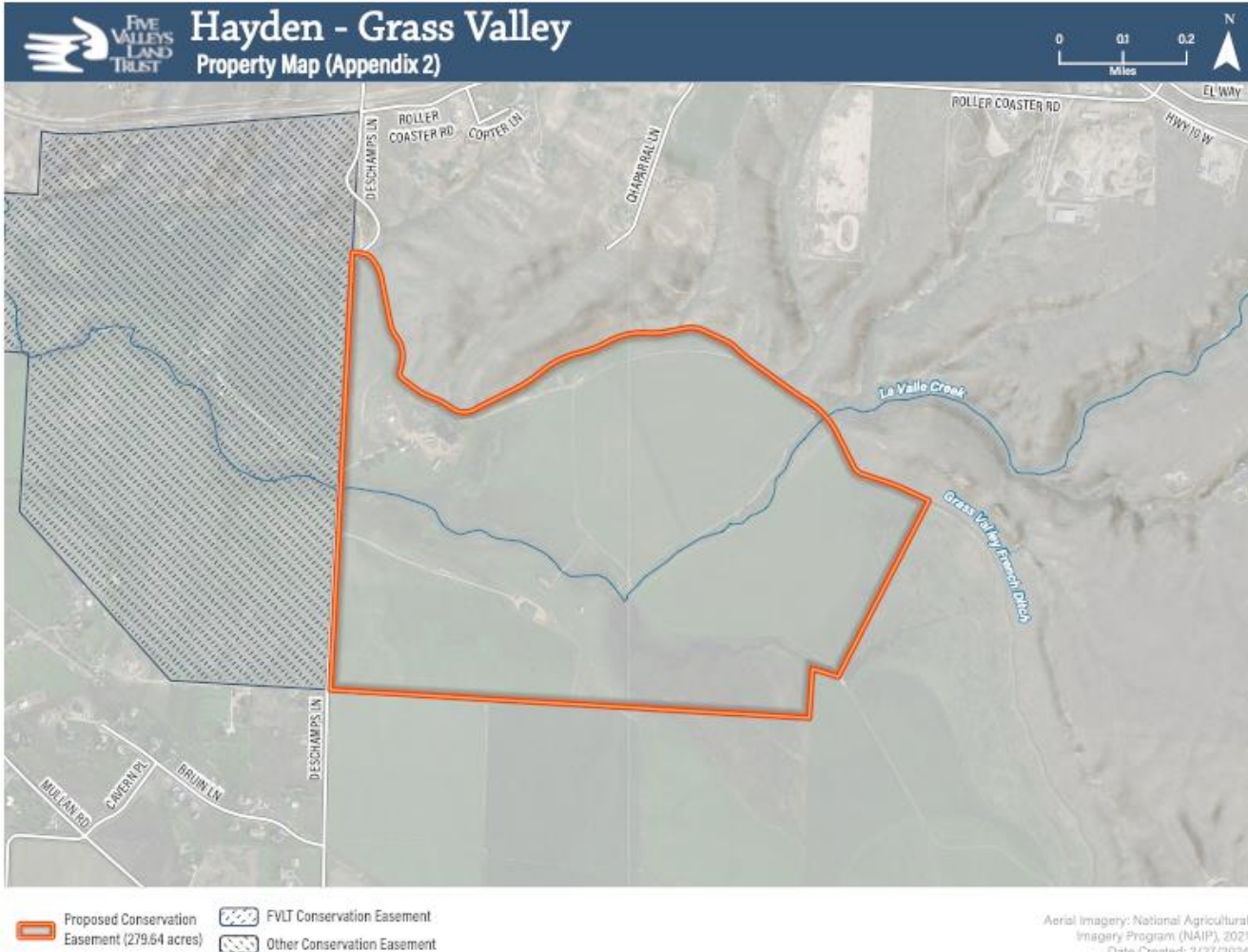
Property and Project Background





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Project Summary



- 287 Acres of agriculture land and riparian habitat
- Adjacent to existing Five Valleys held easement



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Project Summary

Project Location: Missoula Grass Valley

Acreage: 287

Project Type: Conservation Easement

Open Space Values Protected:



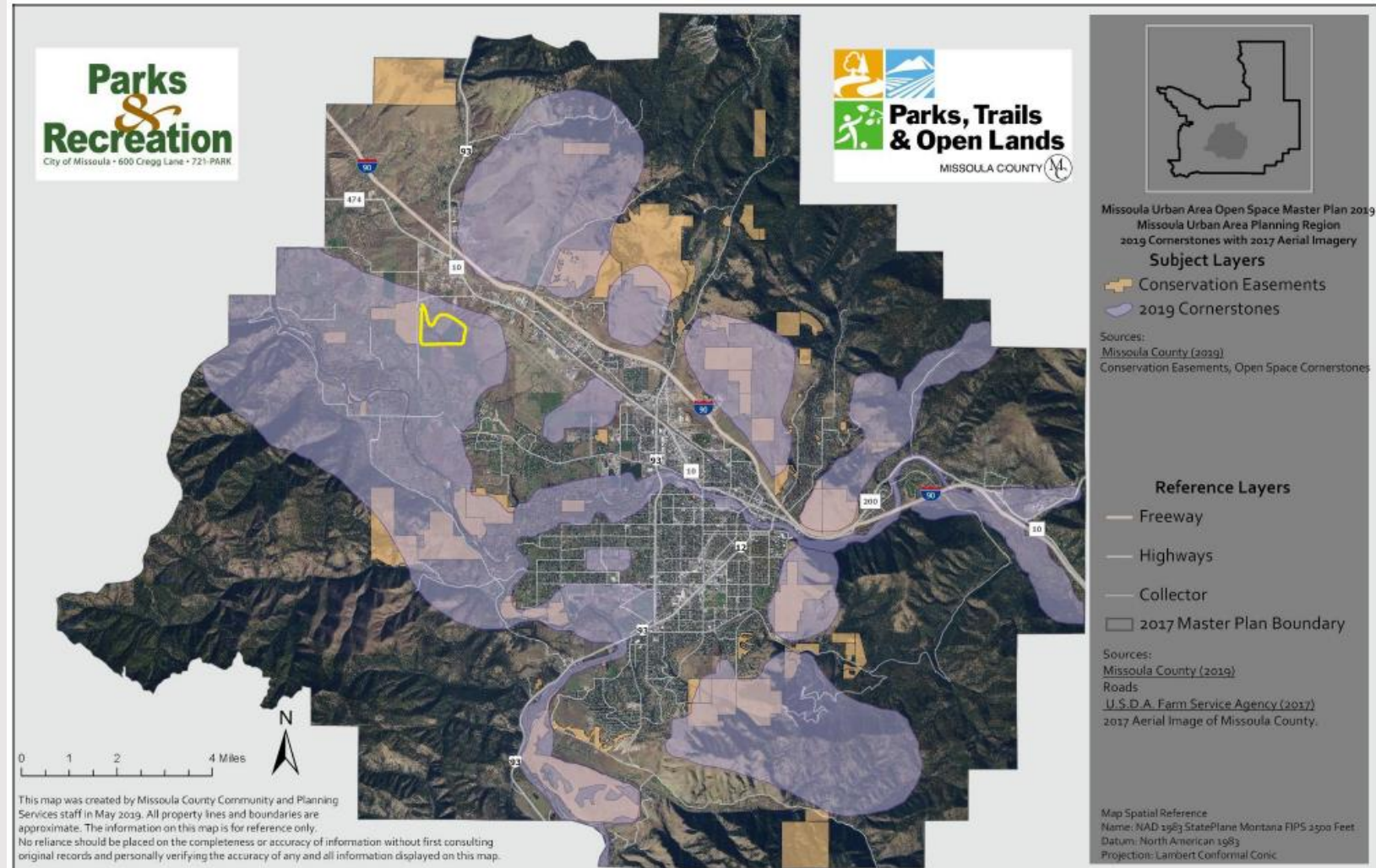
2018 Open Space Bond Goals	Conserving, enjoying and enhancing open space land, and providing public access to water and land	Conserving Agricultural land, fish and wildlife habitat, and rivers, lakes and streams	Protecting scenic views	Making improvements to lands acquired or designated as open space that are accessible to the public	
2019 Missoula Urban Area Open Space Plan	Conservation Lands (Resources, Habitat, Scenic)	Parkland/ Developed Parks	Historic or Scenic Lands	Agricultural Lands	Corridors



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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

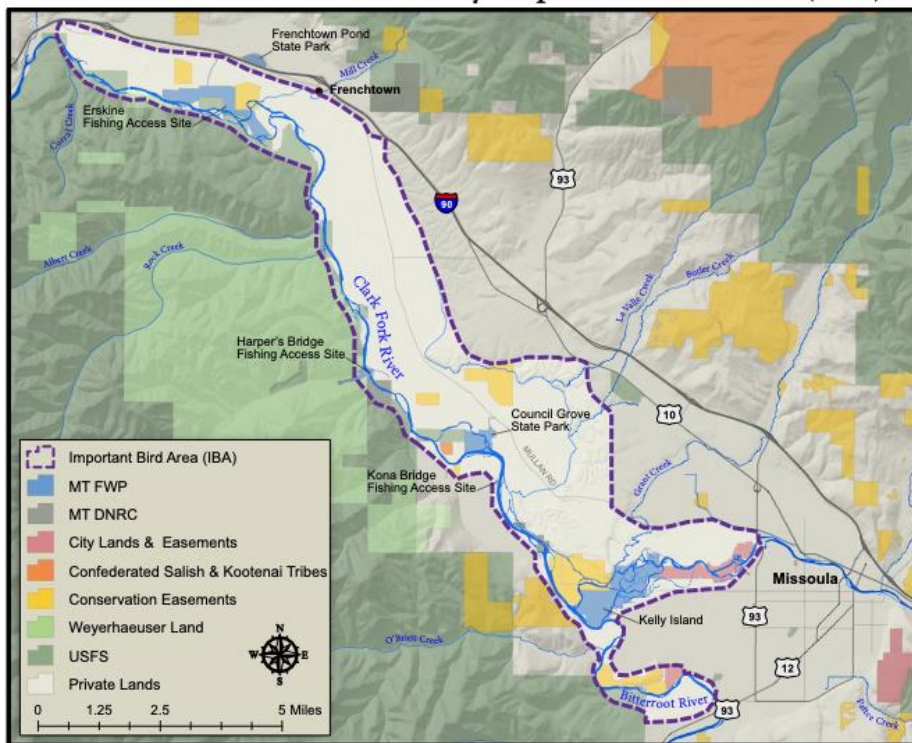




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Conservation Values

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

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Budget

Expenses

Estimated Expenses	Amount
Five Valleys Staff Time	\$11,500
Stewardship Fund for Perpetual Monitoring and Maintenance	\$15,000
Title Research, Legal Review, CE Drafting	\$5,000
Title Insurance	\$1,200
Mineral Analysis and Guarantee	\$350
Recording and Closing Fees	\$500
Baseline and Contamination Report	\$3,000
Total:	\$36,550
Conservation Easement Estimated Donated Value	\$700,000
Income	
Missoula Open Space Bond - Transaction Costs, Legal Fees, Stewardship Contribution, Baseline Report	\$25,050
Five Valleys and Private Funders – Staff Time	\$11,500
Total:	\$36,550





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Timeline

Past Conservation Efforts

2008



New Landowner Inquiry
to Five Valleys

Late 2022



Open Space Bond
Application
Level 1 and Site Visit

September 2024



Open Space Bond
Application
Level 2

October 2024



Anticipated Project
Closing

Late 2024





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Ability to Steward and Manage Land

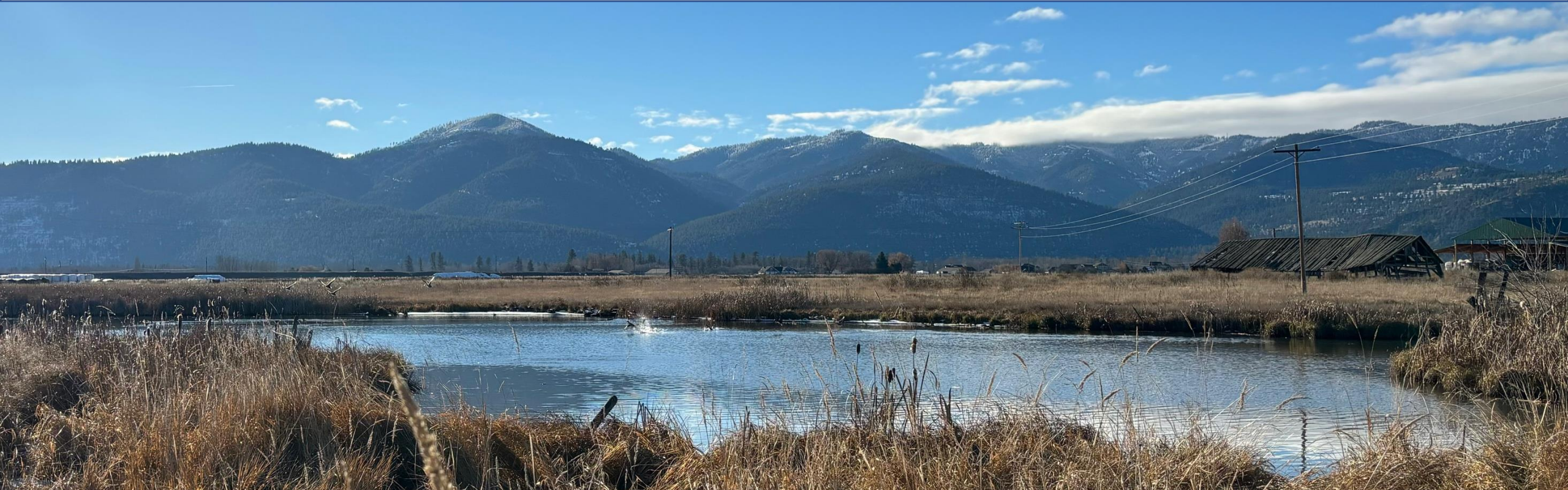
- Five Valleys Land Trust has been active since 1972
- Our qualified staff stewards over 200 conservation easements throughout our service area
- This easement will border an existing Five Valleys held conservation easement





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Questions and Discussion



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