



FIVE VALLEYS  
LAND TRUST

# Hayden – Grass Valley Conservation Easement



## Climate Conservation and Parks Committee

November 19, 2024

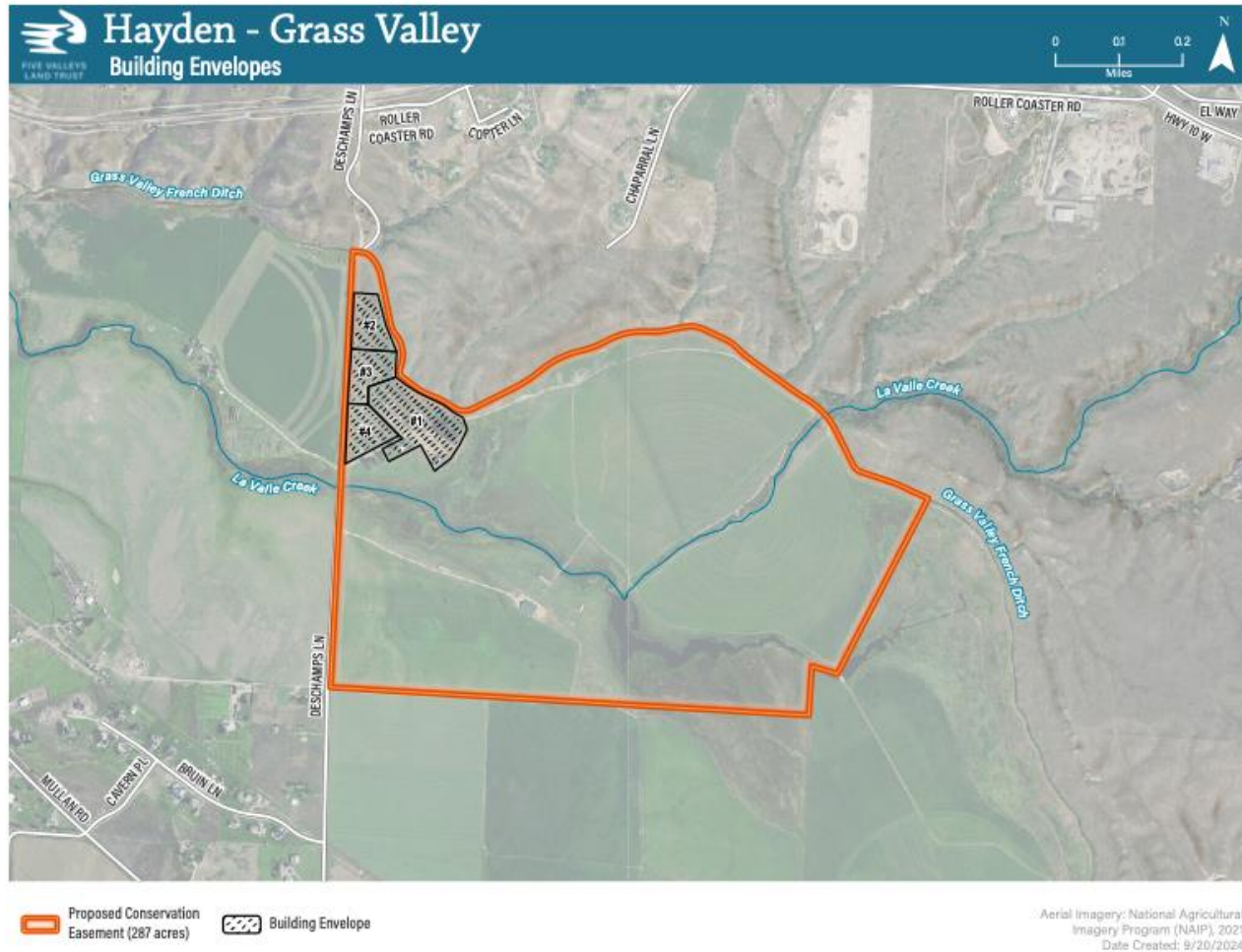
Derek Goble – Five Valleys Land Trust





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# Project Summary

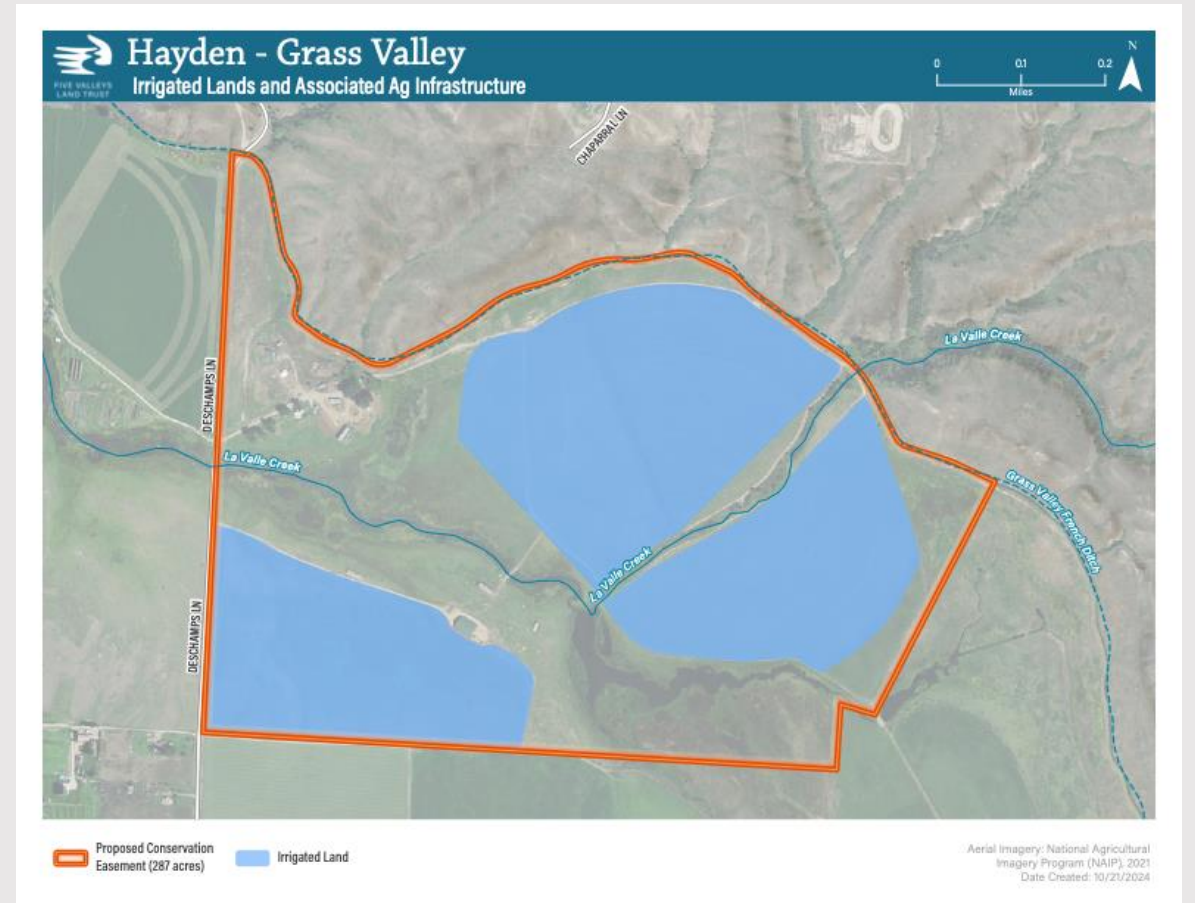
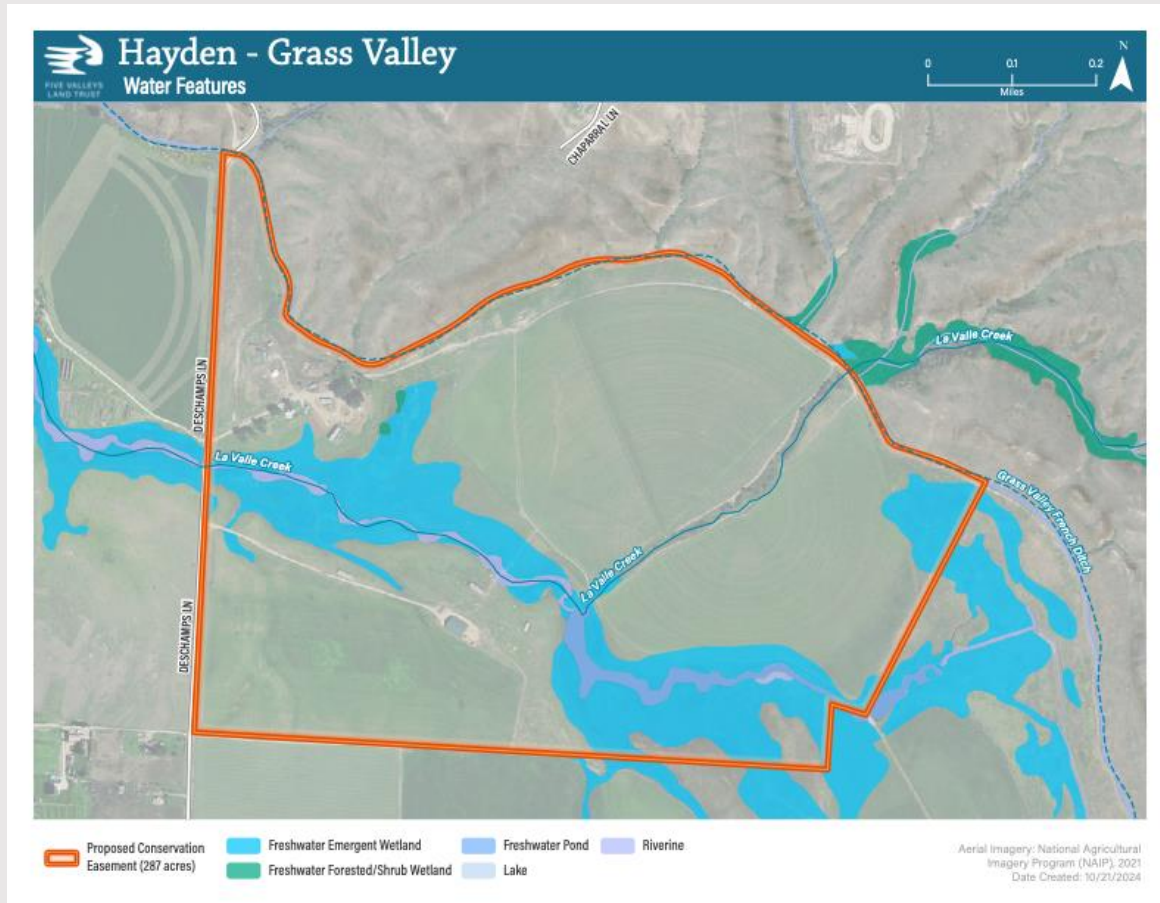


- Conservation Easement protecting agriculture, wildlife habitat, and scenic views
- 287 Acres
- 4 Contiguous Tax Parcels
- 2 Permitted Building Envelopes – 11 combined acres



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# Land Uses





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# Wildlife and Plant Communities

Prime, year-round Grass Valley bird Habitat





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# Agricultural Working Lands





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# Climate and Resilience

- City of Missoula - Conservation and Climate Action Plan (2015)
  - “Protect our remaining agricultural land from future development”
  - “Enhance Missoula’s water resources and floodplains so they have resiliency to withstand new pressures imposed by climate change and continue to provide clean water and ecosystem benefits to our community.”
  - “Conserve existing carbon pools in forests, soils, or rangeland vegetation through a host of activities... including land protection”

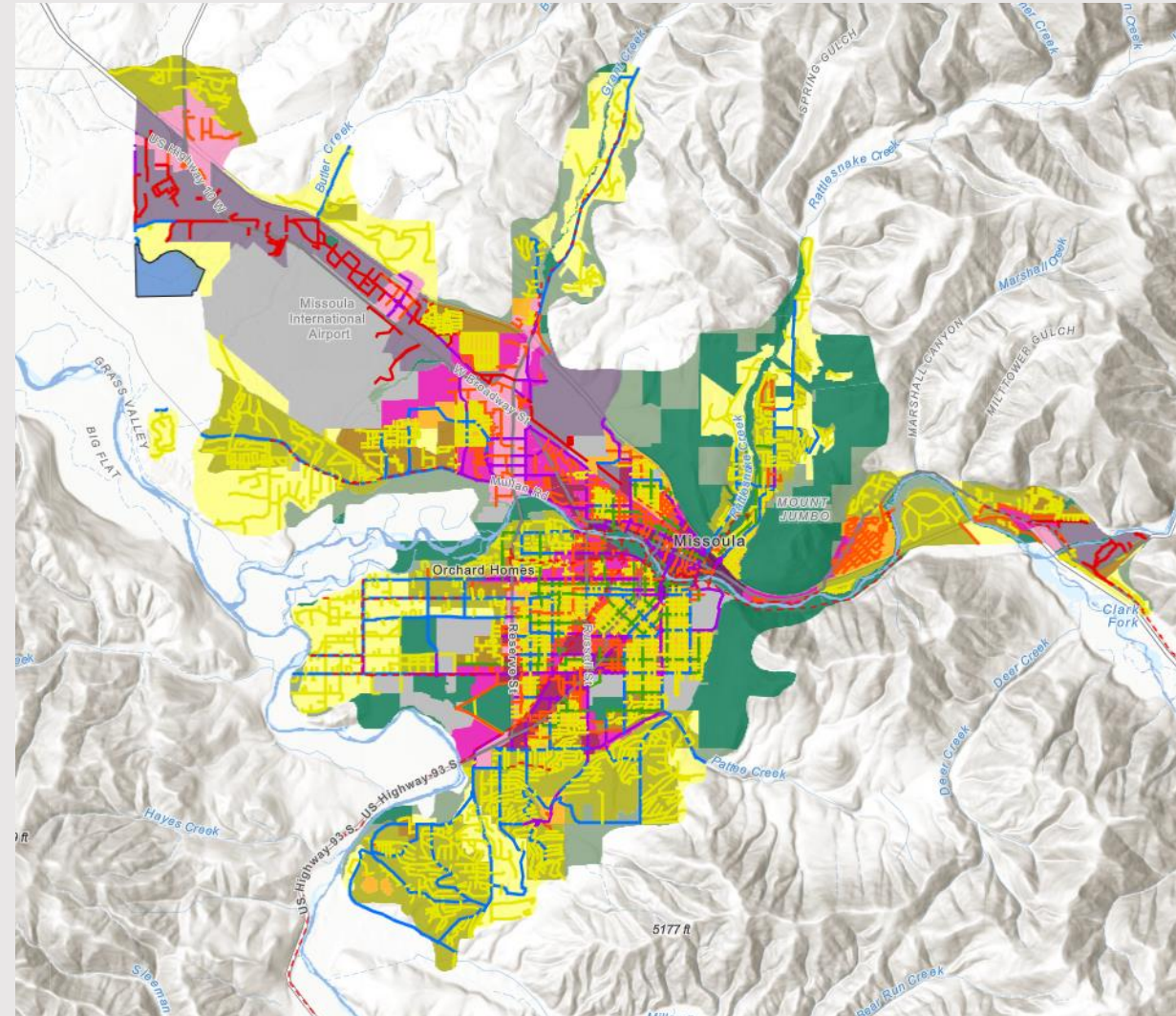




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# Equity and Housing

- Preservation of this Open Space is a nice compliment to the long-term envisioned land use in the area
  - Adjacent to future rural residential land use
- Preserving open space maintains the regions natural beauty and aligns with the character of Montana as we welcome more residents to the community
- Encourages responsible development near services and transportation

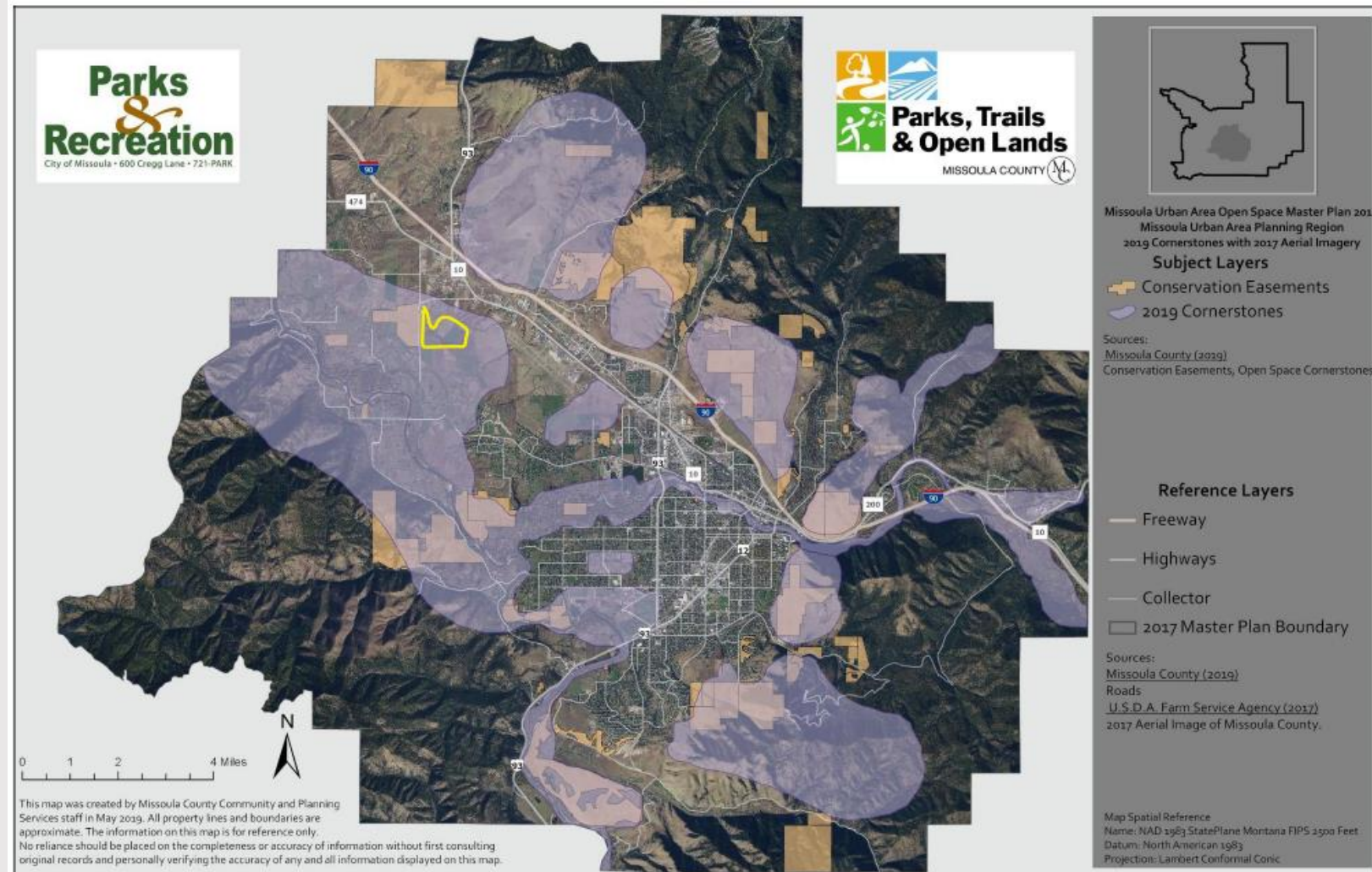




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# Public Benefit

- 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
- 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"





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# Budget

Estimated Project Budget	Amount	Percentage of Total Cost
<b>Estimated Conservation Easement Value</b>	<b>\$700,000</b>	<b>95%</b>
<b>Staff Time</b>	<b>\$11,500</b>	<b>1.5%</b>
<b>Legal Fees</b>	<b>\$6,000</b>	<b>&lt; 1%</b>
<b>Estimated Transaction Costs</b>	<b>\$5,050</b>	<b>&lt; 1%</b>
<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	
<b>Stewardship Contribution</b>	<b>\$15,000</b>	<b>2%</b>
<b>Total:</b>	<b>\$737,550</b>	<b>100%</b>



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



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# Timeline

Past Conservation  
Efforts

2001 - 2008

Open Space Bond  
Application  
Level 1 and Site Visit

September 2024

City Council Vote

December 2024

New Landowner  
Inquiry to Five  
Valleys

2023

Open Space Bond  
Application  
Level 2

November 2024

Anticipated Project  
Closing

December 2024



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# Questions and Discussion



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