

2018 MISSOULA COUNTY OPEN SPACE BOND

OPEN SPACE ADVISORY COMMITTEE LEVEL ONE AND LEVEL TWO APPLICATION COVER SHEET

Date:

Project Name:

Project Type(s):

- ☐ Conservation Easement
- ☐ Other Interest(s) in Land: _____
- ☐ Fee Title Acquisition
- ☐ Capital Improvements

Conservation Purpose(s) as it relates to 2018 bond language:

- ☐ Provide public access to water and land
- ☐ Conserve agricultural lands
- ☐ Conserve fish and wildlife habitat
- ☐ Conserve rivers, lakes, and streams
- ☐ Protect scenic views
- ☐ Make improvements to lands acquired or designated as open space that are accessible to the public

Applicant Information

Name of Sponsoring Entity:

Mailing Address:

Phone Number:

Email Address:

Name and Title of Contact Person:

Property Information

Current Landowner:

Mailing Address:

Phone Number:

Size of the property:

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LEVEL ONE APPLICATION

CONSERVATION EASEMENT, FEE TITLE ACQUISITION, OR OTHER INTEREST IN LAND PROJECTS

For pre-screening of projects requesting funding from the 2018 Open Space Bond or other applicable City funding sources. Projects passing the Level One review may submit a Level Two application, which will be forwarded to the City of Missoula's Open Space Advisory Committee. For further information, review the Guidelines for Applicants document.

Directions: *Please provide a narrative with respect to the items below. Please keep your responses to less than two pages (total). Provide a brief description of:*

- ☐ Summary/description of the project, including current and proposed uses of property
- ☐ Conservation and open space values on the property
- ☐ How project objectives contribute to the following goals of the 2018 Open Space Bond: Provide access to water and land; conserve agricultural lands; conserve fish and wildlife habitat; conserve rivers, lakes, and streams; protect scenic views; and make improvements to lands acquired or designated as open space that are accessible to the public.
- ☐ Any known factors at this time that are problematic or would challenge the project coming to fruition
- ☐ Ability of the applicant/sponsoring entity/agency to steward and manage the conservation and open space values of the property in the long-term

Please provide:

- ☐ Map(s) showing the project's location and resources
- ☐ Anticipated project timeline
- ☐ Budget outline (please use tables below)
- ☐ Funding outline (please use tables below)

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LEVEL ONE APPLICATION CAPITAL IMPROVEMENTS PROJECT

For pre-screening of projects requesting funding from the 2018 Open Space Bond or other applicable City funding sources. Projects passing the Level One review may submit a Level Two application, which will be forwarded to the City of Missoula's Open Space Advisory Committee. For further information, review the Guidelines for Applicants document.

Directions: *Please provide a narrative with respect to the items below. Please keep your responses to less than two pages (total).*

- ☐ Summary/description of the improvements project, including current and proposed uses of property
- ☐ Conservation and open space values on the property
- ☐ How the completion of this project will protect or improve the conservation and open space values of the property
- ☐ How these lands are designated or will be designated as open space, including who (entity/agency) will do so and when, as every project involving capital improvements through the 2018 Open Space Bond program must be designated as open space
- ☐ Proposed terms for how the project provides for public access, as every project involving capital improvements through the 2018 Open Space Bond program must be publicly accessible
- ☐ Ability of the applicant/sponsoring entity/agency to steward and manage the capital improvement project/infrastructure in the long-term
- ☐ Whether this improvements project is connected to another previous, current, or anticipated future request for open space bond funds

Please provide:

- ☐ Map(s) showing the location and design of the project
- ☐ Anticipated project timeline
- ☐ Budget outline (please use tables below)
- ☐ Funding outline (please use tables below)

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Estimated Project Budget

Estimated Project Budget	Dollar Amount	Percent of Total Cost
	\$	
Total Estimated Project Costs		N/A

Anticipated Project Funding

Anticipated Funding Sources	Dollar Amount	Percent of Total Cost	Status
	\$		<i>(Committed/ Pending)</i>
			<i>(Committed/ Pending)</i>
			<i>(Committed/ Pending)</i>
2018 Open Space Bond - City			Requesting
Total Anticipated Funds		N/A	N/A

PER ACRE

Estimated Project Budget	Dollar Amount
Total Project Price per Acre	\$
Total Project Price per Acre (excluding staff time and other costs)	\$
Open Space Bond Total Project Price per Acre	\$

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LEVEL TWO APPLICATION CONSERVATION EASEMENT OR FEE TITLE ACQUISITION PROJECT

For further information, review the Guidelines for Applicants document.

Directions: *Provide a narrative description using the following outline for headings and sub-headings. The application should summarize the proposed project by providing concise, specific information, (recommend 5-10 pages), on the following:*

Project Overview

Project Context

Describe the following:

- ☐ Current and proposed uses of the property/project
- ☐ How project objectives contribute to the goals of the 2018 Open Space Bond: provide access to water and land; conserve agricultural lands; conserve fish and wildlife habitat; conserve rivers, lakes, and streams; protect scenic views; and make improvements to lands acquired or designated as open space that are accessible to the public.
- ☐ How the proposed project furthers the objectives of public policy or programs, including any current open space plan, Growth Policy, community goal statements, land use regulations, or similar. Include City of Missoula, Missoula County, local/community, state, and/or federal policies or programs, when applicable.
- ☐ Plan for long-term management and stewardship of the property, including responsible parties, funding mechanisms, and legal access to the property
- ☐ Adjacent or nearby existing or proposed conservation easements and/or other protected private or public land, including city/county parks and open space
- ☐ Types of land use on adjacent/nearby properties
- ☐ Water and mineral rights and any other rights appurtenant to the property and whether they will remain with the property
- ☐ Any known hazardous materials or contaminants currently present on the property, both above and below ground. If the land is contaminated, describe how the materials can/will be removed from the property and the site reclaimed.
- ☐ Potential or plan for restoration of natural resources/open space values

Conservation Easement Details, if applicable

Provide the following:

- ☐ Total acreage of the deeded property
- ☐ Size of the area to be included in the conservation easement, including total acreage and percentage of deeded land
- ☐ Number of current and future building envelopes and types of buildings permitted by the conservation easement
- ☐ Any existing and/or proposed commercial activities occurring on the property

Fee Acquisition Property Details

Provide the following, if applicable:

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- ☐ Total acreage of the proposed acquisition
- ☐ Description of current property ownership

Project Funding

Provide a brief narrative on the following:

- ☐ Amount of 2018 open space bond funds requested and how those funds would be applied
- ☐ If applicable, preliminary appraised value of the property and the value of the conservation easement
- ☐ Breakdown of the total project costs, including transaction costs and stewardship fees, if any
- ☐ Financial or other contributions from the landowner and/or the sponsoring entity
- ☐ Any additional funding partners or sources and their contributions (i.e., proportion of total price of conservation easement or land purchase by partnering organization)
- ☐ Whether matching contributions have been approved, requested, or are waiting for approval

Conservation/Open Space Values and Resources

Wildlife Habitat/Native Plant Communities

Describe the value and extent of the property as wildlife habitat and/or native plant communities and identify the following features, where applicable.

- ☐ Critical or important habitat for a diverse array of wildlife species
- ☐ Native plant communities of concern or importance
- ☐ Occurrence of and/or habitat for state or federally listed endangered, threatened animal or plant species or species of concern on the property or adjacent to the property
- ☐ Wildlife movement or migration corridor and/or habitat connectivity values
- ☐ Extent that land use on nearby properties provide wildlife habitat and/or native plant community values
- ☐ Existing invasive/noxious plant species on the property and current/future weed management efforts being conducted

Water Quality and Water Resources

Describe the value of the property in terms of water quality and resources, and identify the following features, where applicable:

- ☐ Presence of wetlands or water bodies
- ☐ Buffers of native plant communities or intact riparian habitat around the water bodies
- ☐ Property's contributions to maintaining or enhancing water resource values, riparian habitat, and/or water quality of any nearby/adjacent water bodies (i.e., streams, wetlands, groundwater)
- ☐ Potential impacts from property's current/proposed future use on water resource values, riparian habitat, and water quality on or near the property

Agriculture and Working Lands

Describe the value of the property related to agriculture, ranchland and/or working lands and identify the following features, where applicable:

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- ☐ Agricultural/working lands practices in past and present
- ☐ Agricultural conditions present (i.e., irrigated acreage, type(s) of crop(s), livestock)
- ☐ Percentage of soils classified as Prime/Statewide Importance or Unique/Locally Significant (as defined by the Natural Resources Conservation Service)
- ☐ Irrigation infrastructure and applicable water rights
- ☐ Extent of adjacent or nearby working lands and/or protected working lands (via conservation easement or otherwise)
- ☐ Impacts that current or potential uses may have on the other conservation or open space values

Outdoor Recreation/Public Use

Describe the value of the property for public access and/or recreation and identify the following features, where applicable:

- ☐ Proposed public recreation or access opportunities
- ☐ Public trail linkage or connectivity to existing public trails, corridors, open space lands, or other important areas (i.e., underserved areas, residential neighborhoods, downtown businesses)
- ☐ Necessary public access facilities and infrastructure (e.g., parking, signage, restrooms) that will support the proposed public uses
- ☐ Extent that project is located in an area where recreational access is encouraged by local plans, policies, or regulations
- ☐ Extent that project is in an area that is underserved by parks, trails, open lands, or land conservation or in an area that has not received open space bond investment in the past
- ☐ Potential impacts that proposed recreation/public uses might have on other conservation or open space values found on the property
- ☐ Whether/how accessibility for people with disabilities is integrated into the project

Scenic and Aesthetic Values

Describe the value of the property with respect to scenic and aesthetic values and identify the following features, where applicable:

- ☐ Scenic vistas or backdrop
- ☐ Scenic features that are strongly associated with the community's identity and sense of place
- ☐ Property's visual exposure from roads, trails, or other prominent locations
- ☐ Whether property is classified (by a public process or government entity) for its scenic or aesthetic values

Cultural and Historic Resources

Describe the value of the property related to cultural, historic, or archaeological values and identify the following features, where applicable:

- ☐ Cultural, archaeological, or historic values/resources of concern or interest
- ☐ Statements from tribal representatives or information related to cultural significance from tribal documents or other tribal sources
- ☐ Compatibility of proposed or existing use with cultural or historical resources
- ☐ Existing and/or potential environmental, historic and/or cultural education opportunities for the public at large, educational groups, and/or researchers

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Other Unique/Exceptional Values

Describe any other unique or exceptional open space features or attributes of the property that should be considered as open space values:

Required Documentation and Maps

- ☐ Proof of current ownership (deed or other applicable documents)
- ☐ Legal description that includes the proposed project area
- ☐ Conservation easement summary document
- ☐ Conservation easement (for staff review)
- ☐ Preliminary appraisal that is less than 2 years old completed by a qualified appraiser

Maps

Provide a map or maps of sufficient size that include all the following, where applicable:

- ☐ Vicinity map identifying location of property within Missoula County's planning regions
- ☐ Surrounding property within roughly a 1-mile radius of the property boundary, and their general uses
- ☐ Property boundary identified in legal description
- ☐ Areas of deeded land
- ☐ Conservation easement map, if applicable
 - Area of the proposed conservation easement
 - Existing houses, barns, outbuildings, fences, irrigation ditches, and any other substantial improvements to the property
 - Proposed future home sites and building envelope, if applicable
- ☐ Existing conservation easements on the applicant's land or adjacent properties
- ☐ Wildlife habitat and wildlife movement areas
- ☐ Native plant communities, and invasive/noxious plant communities
- ☐ Water bodies such as rivers, streams, creeks, wetlands, and riparian areas and buffers
- ☐ Areas of irrigated land and/or crop cultivation
- ☐ Soils of agricultural importance as identified by the Natural Resources Conservation Service database
- ☐ Existing and proposed public trails or access areas, including connectivity and associated facilities (e.g., parking, signage, restrooms)

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LEVEL TWO APPLICATION CAPITAL IMPROVEMENTS PROJECT

Instructions

Provide a narrative description. The application should summarize the proposed project by providing concise but specific information on the following:

- ☐ Description of the proposed improvements
- ☐ Existing conditions, including the conservation and open space values on the property
- ☐ How the completion of this project will protect the conservation and open space values of the property
- ☐ How these lands are designated or will be designated as open space, including who (entity/agency) will do so
- ☐ Proposed terms for how the project provides for public access, as every project involving capital improvements through the 2018 Open Space Bond program must be publicly accessible.
- ☐ Whether there are any specific constraints to public access anticipated
- ☐ Whether there is a minimum 20-year period of use projected for the capital improvements planned by the applicant
- ☐ The ability of the applicant/sponsoring entity/agency to steward and manage the capital improvement project/infrastructure
- ☐ Whether this improvements project is connected to another previous, current, or anticipated future request for open space bond funds
- ☐ Whether the project expands access to underserved people or communities
- ☐ Whether the project addresses ADA access, use, and benefits for people of all abilities.

Required documentation:

- ☐ Map showing the location and design of the project
- ☐ Anticipated project timeline
- ☐ Site plans and design layouts of the proposed project
- ☐ Budget outline and funding outline. If the project will be funded by sources other than the Missoula County Open Space Bond, please identify the sources and extent of the funding
- ☐ Open space designation document
 - Title of ownership of land by organization/agency, or
 - Long term lease agreement on the property, or
 - Evidence of public/governmental ownership

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