

OPEN SPACE ADVISORY COMMITTEE
ABBREVIATED MINUTES
April 18th, 2013
4:00 – 6:00 pm

Present:	Adam Liljeblad	Matt Barnes	Absent:
	Ethel MacDonald	Dan Spencer	Beth Hahn, Park Brd Rep
	Gabe Millar	Tim Aldrich	Patrick Duffy
	Anna Noson	Maureen Bookwalter	Jenny Tollefson
	Mary Manning	Gary Knudsen	

Also Present: Jackie Corday, Open Space Program Mgr, Morgan Valiant, Conservation Lands Mgr, Ryan Chapin, FVLT

Fieldtrip to Property in the Miller Creek Valley

Before heading into the field, Jackie gave members the background on the property. It is currently listed for \$2,000,000 as a 355 acre parcel with 4 residential development rights in the Miller Creek Valley off Lower Miller Creek Road. There is an adjoining 1,310 acre parcel that includes all of the geographical feature known as the Big Hill that has 14 residential lots spread out across the hill in about 100+ parcels. It is listed for \$3.75 million. Five Valleys Land Trust holds conservation easements on both parcels, although not all of the acreage on 355 acre parcel is subject to the easement (maybe about 55%). Ed Coffman of Lambros Realty has both listings and called Jackie about a month ago to see if the City would be interested in either property.

Jackie, Vickie Edwards from FWP, and Sarah Richie from FVLT went on a fieldtrip to view the properties in late March and saw lots of valuable wildlife habitat on both parcels as well as elk winter range. Jackie decided to focus on the smaller parcel along the Bitterroot River for the following reasons:

- The entire Linda Vista/Maloney Ranch area does not have access to any significant public open space – everyone pretty much has to get in their car and drive to either Blue Mt Rec Area or Sentinel to reach the closest open space.
- When the residential growth heats up again, this area is where it’s already approved to move forward. There are 1,177 dwelling units already approved for 3 subdivisions that were reviewed about 5 years ago - Teton, Linda Vista Estates, and Linda Vista Acres. Thus, over 2,000 additional future residents can benefit greatly from access to this land as well as the over 6,000 residents in the area.
- Having open space near and available to this population will relieve some pressure on the other open spaces.
- We have not expended any open space funds in this area besides the \$25,000 for the Spooner Creek conservation easement that has no public access.
- The land is entirely within the Bitterroot River Cornerstone.
- The property includes over a mile of Bitterroot River frontage.

We then headed out to see the northern half of the property that consists of pastureland with pockets of wetlands and Miller Creek meandering through it leading to the Bitterroot River corridor that is unaltered (no rip rap or diversions) in this portion of the property. Gary spotted a long-eared owl and a snipe. The Bitterroot Corridor is part of or close to an Important Bird Area (need to check & confirm this). We saw many opportunities for wetlands restoration within the pastureland area that had once likely been part of a meander of the Bitterroot or regularly flooded before the river was altered to the south to prevent flooding.

Jackie explained that preliminary negotiations were happening between her and the Realtor for approximately 325+ acres that include property to the south known as the Big Hill parcel. The acreage is along the river in the flats, not up on the hill. OSAC will visit this acreage at their May 9th meeting.

We adjourned at about 6:00pm.