

OPEN SPACE ADVISORY COMMITTEE  
ABBREVIATED MINUTES  
July 8th, 2010  
4:00 – 6:30 pm

<b>Present:</b>	Tim Aldrich	Jenny Tollefson	<b>Absent:</b>
	Jeff Stevens	Mary Manning	Maureen Hartman
	Bob Clark	Gary Knudsen	Jed Little
	Ethel MacDonald	Bert Lindler	
	Adam Liljeblad		

Also Present: Jackie Corday, Open Space Program Mgr, Ken Jenkins (Montana Northwest Company) & Bonnie Thompson (landowner), Jim Habeck (for presentation at Currents)

**Updates from Jackie**

- OSAC appointment by Park Board will happen on July 20<sup>th</sup> – the position was advertised for about 3 weeks.
- On July 15<sup>th</sup> there will be a ribbon cutting ceremony with the Mayor, OSAC members, Parks staff, and TNC staff for the Marshall Canyon 220 acre addition to the Mt. Jumbo Open Space. Tim and Ethel as Chair and Vice-chair plan on attending and all other members are welcome to attend.
- Jackie invited City Council members to visit the Deschamps property on July 7<sup>th</sup>. This is the first time that she took Council members on a fieldtrip to see a project prior to OSAC completing their evaluation. She explained how important it was for them to see the property during its prime (green grass and flowers blooming) as it is on the far western boundary of the Open Space Plan and the dollar amount is significant.

**Presentation and Fieldtrip to the Thompson/Huff Properties in the Rattlesnake Valley**

Ken Jenkins, a surveyor who represents landowners Bonnie Thompson and Rod Huff, gave a presentation about two adjacent properties located at the base of Mt. Jumbo near the intersection of Rattlesnake Drive and Missoula Avenue. Bonnie's parcel is about 8.57 acres and Rod's parcel is 20.57 acres. Rod purchased the property in 2006 from Bonnie's sister in order to place one house at the base of the hill off of Richard Street. Bonnie's parcel currently has one house that she resides in and she is seeking to obtain City approval for re-locating boundary lines and re-zone in order to allow for two other home-sites at the base of the hill. One parcel already has an old foundation existing. The size of the 3 home-sites would be .59 acres, 1.06 acres, and .64 acres, which is conforming to the immediate neighborhood that consists of a mix of 1/4 acre to large lots. The remainder acreage on both Bonnie's parcel and Rod's is steeply sloping land that goes up from the base of Mt. Jumbo. The eastern boundary line of Rod's parcel is approximately 1/3 of the way up to Jumbo's ridgeline.

The lower portions of both parcels are forested predominately by Ponderosa Pine and Douglas Fir and Rod's parcel is traversed by a dense woody draw that includes a natural spring that has been capped by a concrete cistern. The remainder of the property is open grassland. Some parts of the forested acreage and most of the grassland acreage have been badly infested by spurge. Rod's parcel abuts Mt. Jumbo Open Space on the southern and eastern borders, residential to the west, and Bonnie's parcel to the north. Bonnie's parcel is adjacent to private land except for part of the eastern border that abuts open space.

Bonnie and Rod would like to "sell" the remainder of the acreage on Bonnie's parcel (6.28 acres) in fee title and grant a conservation easement on about 18+ acres of Rod's parcel to the City for the cost of

surveying and re-zoning (up to \$10,000). In order to keep costs down, Jackie would contribute a significant amount of her time to helping with the re-zoning request to OPG. This would essentially protect another 24.5 acres on Mt. Jumbo for just over \$400/acre. Although this land could not be further developed than as proposed, undevelopable open space land generally is valued around \$1000/acre.

Bob asked about the cistern located in the SE corner on Rod's parcel. Ken said that Rod had been thinking about building something, perhaps a gazebo, at that site. Bob Clark also asked about the wet area located close to the proposed building site on this proposed Tract 1. Bob said that he had seen it a number of times and thought if functioned as a spring. Bob was interested in its protection.

We then drove out to the site and met up with Bonnie, who lead us on a steep trail along the lower 1/3 of both parcels. The Rough Cut evaluation was saved for a later date when more information becomes available on the process and costs of this project.



The meeting adjourned at 6:30 pm with the next meeting date scheduled for 4:00 – 6:00pm on Thursday, August 12<sup>th</sup> at Currents.