



REQUEST FOR COMMISSION ACTION

OG-25-07-286

BCC Public Meeting: Thursday, July 10th, 2025 at 11:30am
Subject: Groff Park Open Lands Bond Program - Phase V Approval

I. Action Requested

This is a request to act on the Groff Park Open Lands Bond Program (OLBP) Phase Five final documentation.

II. Background

- In November of 2006, the citizens of Ravalli County voted to pass the Open Lands Bond ballot question, and spend \$10 million dollars to help preserve open lands in Ravalli County.
- In December of 2006, the Ravalli County Board of County Commissioners (BCC) signed Resolution #2256, which established the Ravalli County Open Lands Bond Program.
- The Open Lands Board (OLB) was established by Resolution #2020 in December of 2006 to review OLBP applications and make recommendations to the BCC.
- The Groff Park OLBP application was submitted on August 21st, 2024.
- On November 21st, 2024, the OLB voted (9-0) to recommend the project be approved by the BCC at the \$200,000.00 funding level requested.
- On January 21st, 2025, the BCC voted 3-0 to preliminarily approve the application at the funding level requested contingent on establishment of a legal mechanism that protects the investment of the County Open Lands Bond Program funds in the conservation of the Property.
- The legal mechanism selected to protect the investment of the County Open Lands Bond Program funds in the acquisition of the Property and to assure that the Property will be used in a manner consistent with open-space purposes, as required by 76-6-109(2)(c), MCA 2023. The applicant shall grant to Ravalli County a perpetual conservation servitude, which shall restrict the use of the Property to certain uses and prohibit certain uses that are inconsistent with open-space purposes, and which may be terminated only by mutual consent of Ravalli County and the grantor (the "Conservation Servitude"). The Conservation Servitude will be established upon filing and recording of the Groff Park final documentation.
- Final Documentation, required pursuant to the BCC's preliminary approval, was submitted to the Planning Department by the Bitter Root Land Trust on June 9th, 2025.
- The Planning Department has determined that the final documentation is complete, and in conformance with the BCC's preliminary approval.
- The Planning Department provided the documentation to the County Attorney's Office for their review and no comments were received.

III. Recommended Motion

That the Groff Park final documentation be approved, and that the requested **\$161,225.00** be issued to Fidelity National Title to distribute to the Bitter Root Land Trust for the acquisition of the Groff Park Property and project-related costs.

Attachment (To BCC upon request): Groff Park OLBP Final Documentation
Staff: Jamie Moffatt

Cc: County Attorney's Office, Bitter Root Land Trust, Conservation
Easement File, Outgoing Correspondence File
Date: July 10, 2025