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September 10, 2007

RECEIVED

SEP 10 2007

Ravalli County Commissioners

Grant Kier, Executive Director
Bitter Root Land Trust
117 North 4th Street, Suite A2
Hamilton, MT 59840

Dear Grant:

Thank you for providing a draft of the Larry Campbell conservation easement, as well as the base line inventory report, for more than 80 acres of property owned by Larry Campbell along Rye Creek southeast of Darby, Montana. The stated purpose of the conservation easement and the proposed easement language are consistent with the goals and objectives of the Ravalli County Growth Policy and provide for the protection and enhancement of both the human and natural resources on the property and in the Bitterroot Valley.

Please note a few of our comments about specific provisions in the easement as follows:

- Section 3.5 (Water Resources) states that "Permitted uses include but are not limited to the creation and development of ponds and wetlands for fishery and wildlife improvement in accordance with applicable state and federal regulations". Please be aware that there may be Ravalli County regulations in addition to the noted state and federal regulations, which would apply to water resources.

- In regards to certain provisions related to construction of living units, additional dwellings, establishment of a guest ranch, bed and breakfasts or rental cabins, please be advised that development of such structures/uses may require formal subdivision, sanitation, and/or road review by Ravalli County or other regulatory agencies.

The County will be happy to map the area and include it in our Conservation Easement database as soon as you inform us that the easement has been filed.

Thank you for working with Mr. Campbell to protect the resources outlined in the draft easement.

Sincerely,

Karen Hughes
Director

cc: Ravalli County Planning Board
Ravalli County Board of County Commissioners
Ravalli County Geographic Information Systems Department