



Conserving Land and Protecting Water

March 9th, 2018, 9 AM to 1 PM

Buck's T-4 Lodge, Big Sky, MT

“Conserving Land and Protecting Water” is a continuing education course that introduces real estate professionals to a range of water resource topics that are relevant to real estate transactions. The goal of this course is to empower realtors with relevant water resource information to pass along to landowners to help make wise land use decisions. These decisions can help protect a landowner’s investment; human health; and provide many community, economic, and ecologic benefits. Objectives of the course are to provide real estate professionals with water resource information that will help:

1. accurately and professionally represent property and potential water resource issues
2. provide landowners necessary information to make legal, wise, and sustainable decisions on their property that affect water resources
3. identify septic permit requirements for developing near water resources

Agenda

State of Water Resources in the Big Sky Area

Stephanie Lynn, Education and Communication Coordinator, Gallatin River Task Force

9:00 - 9:10 AM	Introduction to ecological health of the river systems in the Big Sky area.
9:10 - 9:20 AM	Overview of <i>Big Sky Sustainable Watershed Stewardship Plan</i> , including expected future water challenges and recommendations relating to ecological health. Questions?

Wastewater Treatment Considerations for New Homes in Gallatin County

Brittney Krahn, Environmental Health Specialist, Gallatin City-County Health Department

9:20 – 9:30 AM	The connection between wastewater treatment and environmental and human health.
----------------	---



9:30 – 9:40 AM	The difference between municipal treatment systems and on site wastewater treatment systems. Overview of their distribution in Gallatin County.
9:40 – 9:50 AM	Water system considerations for new home owners. Septic permitting for new homes in Gallatin County. Suggested “due diligence” for homes with existing septic systems in Gallatin County.
9:50 – 10:00 AM	Questions?

The Big Sky Water and Sewer District Updates, Capacity, and Timelines
 Ron Edwards, General Manager, Big Sky County Water & Sewer District

10:00 – 10:15 AM	Everything you need to know about the Big Sky Water & Sewer District, single family equivalents (SFEs), and the influence of SFEs on development.
10:15 – 10:30 AM	Overview of wastewater challenges in Big Sky and recommendations.
10:30 – 10:40 AM	Updates on potential upgrades to the treatment plant. Questions?

10:40 – 10:50 AM Break

Introduction to the Ground Water Information Center (GWIC) Database
 Dan Blythe, Hydrogeologist, Montana Bureau of Mines and Geology

10:50 AM – 11:05 AM	How to use the GWIC database to find information on groundwater resources.
11:05 AM – 11:20 AM	Questions?

Community Water Conservation and Realtor Roles
 Emily Casey, Water Conservation Program Manager, Gallatin River Task Force

11:20 – 11:30 AM	Introduction to Big Sky Water Conservation program. Why water conservation is needed in the Big Sky community to protect water supply and watershed health.
11:30 – 11:40 AM	Homeowner water use trends and opportunities to conserve water. How realtors can promote daily water conservation strategies to community members. Questions?



Noxious Weed Management and Native Plant Ecology

Jennifer Mohler, Coordinator for the Gallatin Invasive Species Alliance

11:40 – 11:50 AM	Noxious weed identification and management
11:50 AM – 12:00 PM	Benefits of gardening and landscaping with native plants. Questions?

12:00 – 12:10 PM BREAK

Conservation Tools for Private Land

Christian Dietrich, General Counsel, Montana Land Reliance

12:10 – 12:25 PM	Conservation easements in Montana: a broad overview of past, present, and future. Sample conservation easement property and outline of process for donating an easement to a land trust.
12:25 – 12:40 PM	Federal income and estate tax benefits and how to qualify for them. Tax strategies and other financial opportunities involving conservation easements. Tips for reading a conservation easement deed.
12:40 – 12:55 PM	Basic components of the land trust-landowner relationship. Conservation easement amendments and terminations.
12:55 – 1:00 PM	Questions?