



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE

TO:	Parks & Open Space Advisory Committee
DATE/TIME:	Thursday, February 27, 2020, 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	McLachlan Acquisition
PRESENTER:	Sandy Duff, Senior Land Officer
ACTION REQUESTED:	Recommendation to the BOCC

Summary

Boulder County proposes to pay \$2,400,000 to acquire fee title to Courtney and Brittany McLachlan's 73 acres of agricultural property with wetland features. The property's address is 1000 N. 65th Street in Longmont, and is at the north-east corner of N. 65th Street and Nelson Road. The property is located approximately $\frac{3}{4}$ mile from the town limits of Longmont. The county is also proposing the creation of two lots to be in the north-west portion of the property, each approximately two acres in size, to be marked for sale at a future date, subject to county-held conservation easements.

Background

The 73-acre McLachlan property contains dryland agriculture, wetland features, and the James Ditch that meanders through the property. The property is immediately adjacent to the Clover Basin Reservoir. The property is also adjacent to the Clover Basin Ranch conservation easement property and lies east of the Bergen Family Farm NUPUD conservation easement property and north and west of the Lyons conservation easement property and the Suitts Open Space property.

The City of Longmont controls the Clover Basin Reservoir and has long desired these parcels for additional open space around the reservoir.

Deal Terms

Boulder County will acquire fee title to approximately 73 acres. The county is proposing the creation of two lots located in the north west portion of the property, each approximately two acres in size, to be marketed for sale at a future date. The future uses on these lots will be subject to county-held conservation easements limiting uses to single-family residential uses, subject to future review and approval by Boulder County Planning & Permitting. The remaining 69 acres of land will be open space. The City of Longmont will reimburse the county for one-half of the purchase price of the property, less one-half of any closed sale on a residential lot, and the city will own and manage the 69-acre property. The county will then hold a conservation easement over the vacant 69-acre property.

Acquisition Summary

Acres	Water Rights	# Building Rights County Will Acquire	Price per Acre	Water Right Value	Purchase Price
73 Fee*	None	2	\$32,876	N/A	*\$ 2,400,000
Total County					*\$ 2,400,000

* The county will sell two lots totaling approximately four acres, subject to CEs, with each lot having a residential building right. The county will then convey the remaining 69 acres to the City of Longmont, subject to a county-held CE. The net cost of this transaction is unknown, but the lots will each have substantial value.

The purchase of the property will include all mineral rights.

A Phase I environmental assessment has taken place, and no recognized environmental conditions were identified.

Boulder County Comprehensive Plan Designations

Because the maps in the Boulder County Comprehensive Plan (Comp Plan) are intended to be illustrative rather than specific, the following designations are indicators of importance but not confirmation that these features exist on the property. The Comp Plan indicates the property contains these features: Significant Agricultural Lands of Statewide Importance, Riparian Areas and Wetland Areas at the inlet to the reservoir, and View Protection Corridor.

Public Process

A public 'division of land' process is required, because this transaction will create two, two-acre lots. Divisions of land under 35 acres require Boulder County Commissioners' approval pursuant to the Subdivision Exemption regulations contained in the Land Use Code.

Adjacent property owners have been notified of the proposed divisions of land. The notices included an invitation to attend and comment at this meeting. No public comments have been received to date, and any additional comments we receive after the date of this memo will be shared with you at the meeting.

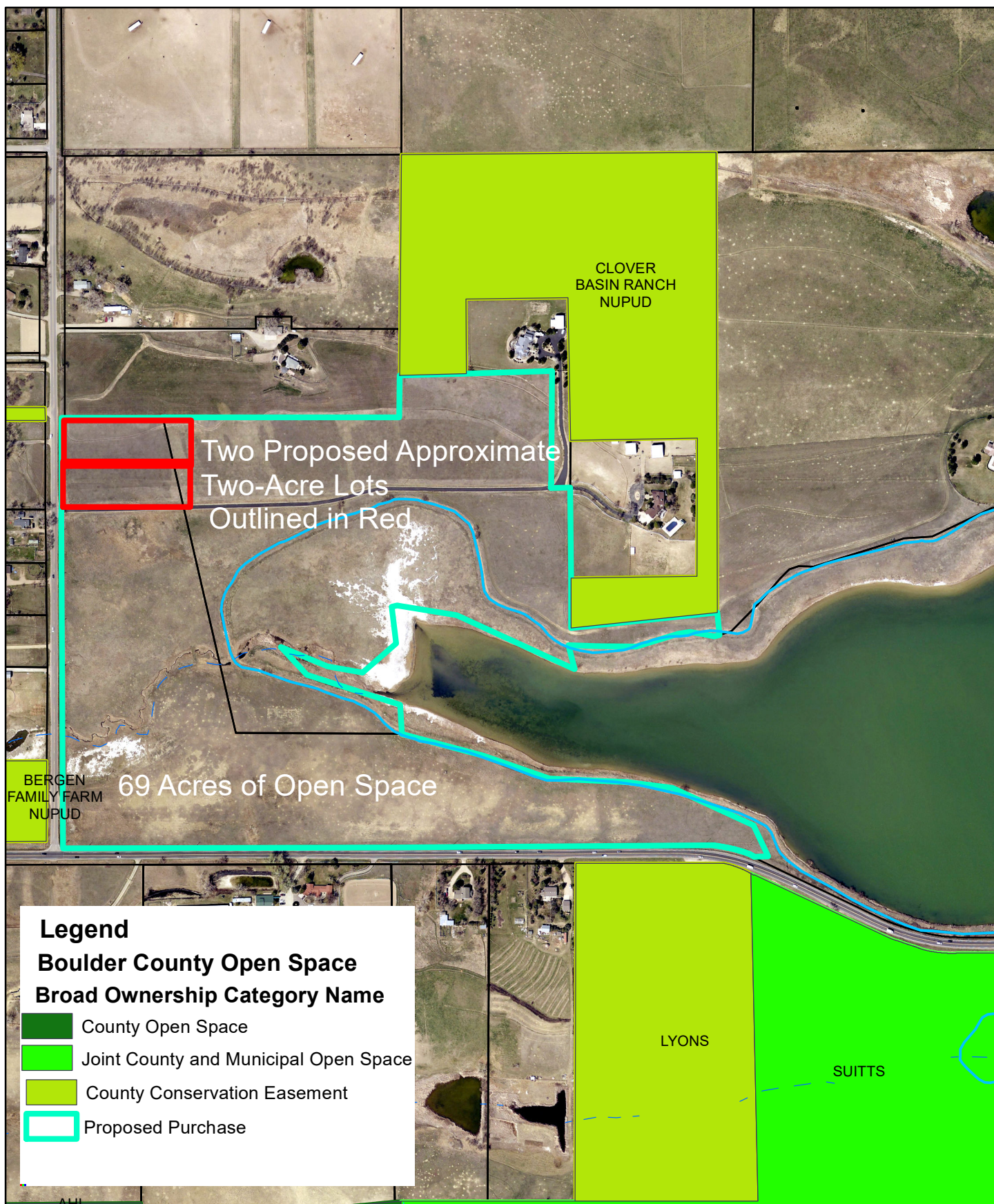
Staff Discussion and Recommendation

Staff recommends approval. The property is a haven for a variety of waterfowl species, including bald eagles and osprey. There are a couple of elevated goose nests on the property. This property has always been of interest for the City of Longmont, as well as the county, which is why we are proposing to partner with the city. By partnering with the City of Longmont, the county and the city will be able share in limiting development along Nelson Road and preserve this important property.

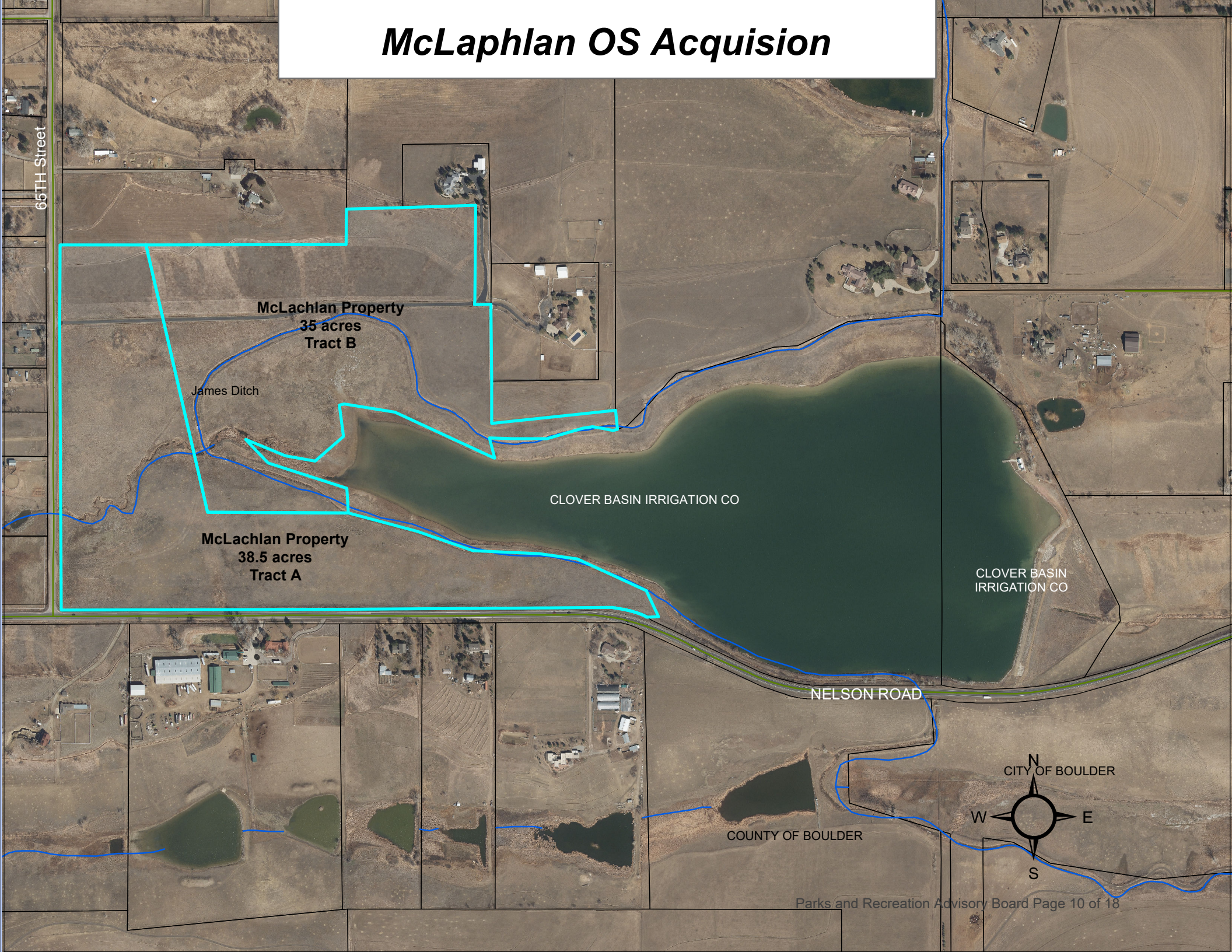
POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition as further described above and by staff at the POSAC meeting.

Suggested motion language: I move approval of this transaction as staff has described.



McLaphlan OS Acquisition



McLachlan Property
35 acres
Tract B

James Ditch

McLachlan Property
38.5 acres
Tract A

CLOVER BASIN IRRIGATION CO

CLOVER BASIN
IRRIGATION CO

NELSON ROAD

COUNTY OF BOULDER

N
CITY OF BOULDER

