



Parks & Open Space

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BOCC HEARING

Time/Date of Meeting: 11:30 a.m., Tuesday, March 8, 2022

Location: Virtual Meeting

TO:	Parks & Open Space Advisory Committee
FROM:	Mel Stonebraker Senior Land Officer
AGENDA ITEM:	Plum LLC Acquisition
ACTION REQUESTED:	Recommendation to the BOCC

For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to the diverse Indigenous communities that continue to thrive here today. We are partnering with Indigenous people to make meaningful changes to how we do our work that include Indigenous people, incorporate their perspectives, and honor their land stewardship legacy.

Summary

Boulder County proposes joining with the City of Longmont in the acquisition of the Plum LLC property, which is 2.96 acres located at the northwest edge of McCall Lake. The property's address is 12800 N. 63rd Street. The city would acquire the fee simple interest in the property and the county would acquire a conservation easement interest. Staff supports this acquisition.

Background Information

The city wishes to acquire the Plum LLC property to eliminate the possibility of a house being built on it and to preserve it as open space. The city has asked the county to partner in the acquisition. Up until 2005, there was a house situated on the property, which was then moved to a different location. A few months ago, the owners put the property on the market as a lakefront residential building site. The city approached the county asking if we saw the value in not having a house on the edge of McCall Lake and if so, would we consider acquiring a conservation easement to assist in the preservation of the property.

The city has owned the adjacent McCall Lake since 1912 and has designated it the "McCall Lake Nature Area". It is open to the public for fishing and nonmotorized boating. The city has constructed limited public parking and a restroom facility. Hundreds of people visit the lake every year.

Deal Terms

The purchase price for the Plum LLC property is \$430,000. It is proposed that the county pay \$215,000 (half the purchase price) plus incidental closing costs for a conservation easement interest over the property. The conservation easement would remove the property's one residential building right and would restrict the property to open space uses that would include passive recreation. The conservation easement would also allow the city to construct shaded picnic structures, restrooms, and up to eight parking spaces. This transaction would be paid for with open space sales and use taxes, which Boulder County can only use for open space purposes.

Mineral Rights

Because the county is only acquiring a conservation easement interest, it would have no ownership in the mineral rights. The mineral rights would be owned by the city. The county's conservation easement would prohibit any future exploitation of the mineral rights.

Oil & Gas Leases

The property is not subject to an oil and gas lease.

Boulder County Comprehensive Plan Designations

The Boulder County Comprehensive Plan (Comp Plan) provides information about the area's agricultural, cultural, environmental, and other open space resources (including passive recreation, community buffers, and scenic viewsheds). Maps in the Comp Plan indicate that the property is in a designated Riparian Area. It also scores a 3.09 on the 1-5 scale for ranking Scenic Viewsheds in the county due to its visible location along the south side of Highway 66.

Staff Recommendation

Staff recommends approval. The county aims to invest open space sales tax funds to assist our municipal neighbors conserve open space. This is an opportunity to help the City of Longmont provide shaded picnic structures, restrooms, and up to eight parking spaces to enhance the public recreation features at McCall Lake.

POSAC Recommendation

That their meeting on February 24th the Parks and Open Space Advisory Committee unanimously recommended the Plum LLC conservation easement acquisition to the BOCC.

BOCC Action Requested

Approval of the Plum LLC conservation easement acquisition as described above and as presented by staff.

Vicinity Map



Close-Up Map (showing the property and the north side of McCall Lake where the existing parking lot is located)

