



## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
303-678-6200 • POSinfo@bouldercounty.org  
www.BoulderCountyOpenSpace.org

### BOCC PUBLIC HEARING

Tg

**TO:** Board of County Commissioners  
**FROM:** Tina Burghardt, Senior Land Officer  
**FOR:** BOCC Public Hearing, 9:30 a.m., Tuesday, February 13, 2024  
**RE:** Sky View Acquisition  
**MEMO DATE:** February 6, 2024

*For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to diverse Indigenous communities that continue to live here. 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. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.*

#### Summary

Boulder County proposes to acquire fee title to 42.46 acres owned by Chloe Johnson and Craig Scariot, with associated water rights, for \$1,750,000. The property has an address of 10384 Airport Road, Longmont CO and is located near the intersection of Airport Road and Rogers Road (please see the maps at the end of this memo). Staff supports this acquisition.

#### Background Information

The Sky View property is an approximately 42.26-acre parcel just to the south of the Longmont city limits. The property has been in agricultural use for decades and the proposed acquisition will include 1/21<sup>st</sup> share in the South Flat Ditch which has been used to irrigate the property. The property is also currently encumbered by a county-held conservation easement which limits residential development to the existing homestead residence. Structures accessory to agricultural uses are allowed but limited to 10 acres of coverage or 10% of the property area, whichever is less.

#### Deal Terms

This transaction will be paid for with open space sales and use taxes, which Boulder County can only use for open space purposes.

#### *Acquisition Summary*

Acres	Water Rights	# Building Rights County Will Acquire	Price per Acre	Water Rights Value	Total Purchase Price
42.46	1/21 <sup>st</sup> share in the South Flat Ditch	1	\$41,215	N/A	\$1,750,000

### *Mineral Rights*

Boulder County will acquire the mineral rights with this property.

### *Phase I Assessment*

A Phase I environmental assessment has been completed, and no Recognized Environmental Conditions were discovered.

### *Oil & Gas Leases*

The property is subject to several oil and gas leases. Boulder County will be taking its interest subject to those pre-existing property rights and must honor by those rights.

### **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 the following designations of these resources near the property: Significant Agricultural Land of National Importance and Riparian Areas.

### **Potential Uses**

Like all properties acquired for open space, the property will be managed for an open space use. Currently, the property is used for agricultural purposes. The property will be closed to public use due to agriculture unless Parks & Open Space later determines other closures or other open space uses are appropriate. The process to determine specific future open space uses (including public access via trails or other passive recreation versus closures that protect a property's open space resources) is an involved planning process that can only be done after acquisition. Parks & Open Space staff need ample time after acquisition to evaluate the property, and no evaluations about other potential future uses have been made at this time.

### **POSAC Recommendation**

POSAC considered this proposed acquisition at its January 25, 2024, meeting, and unanimously recommended approval (7-0 vote).

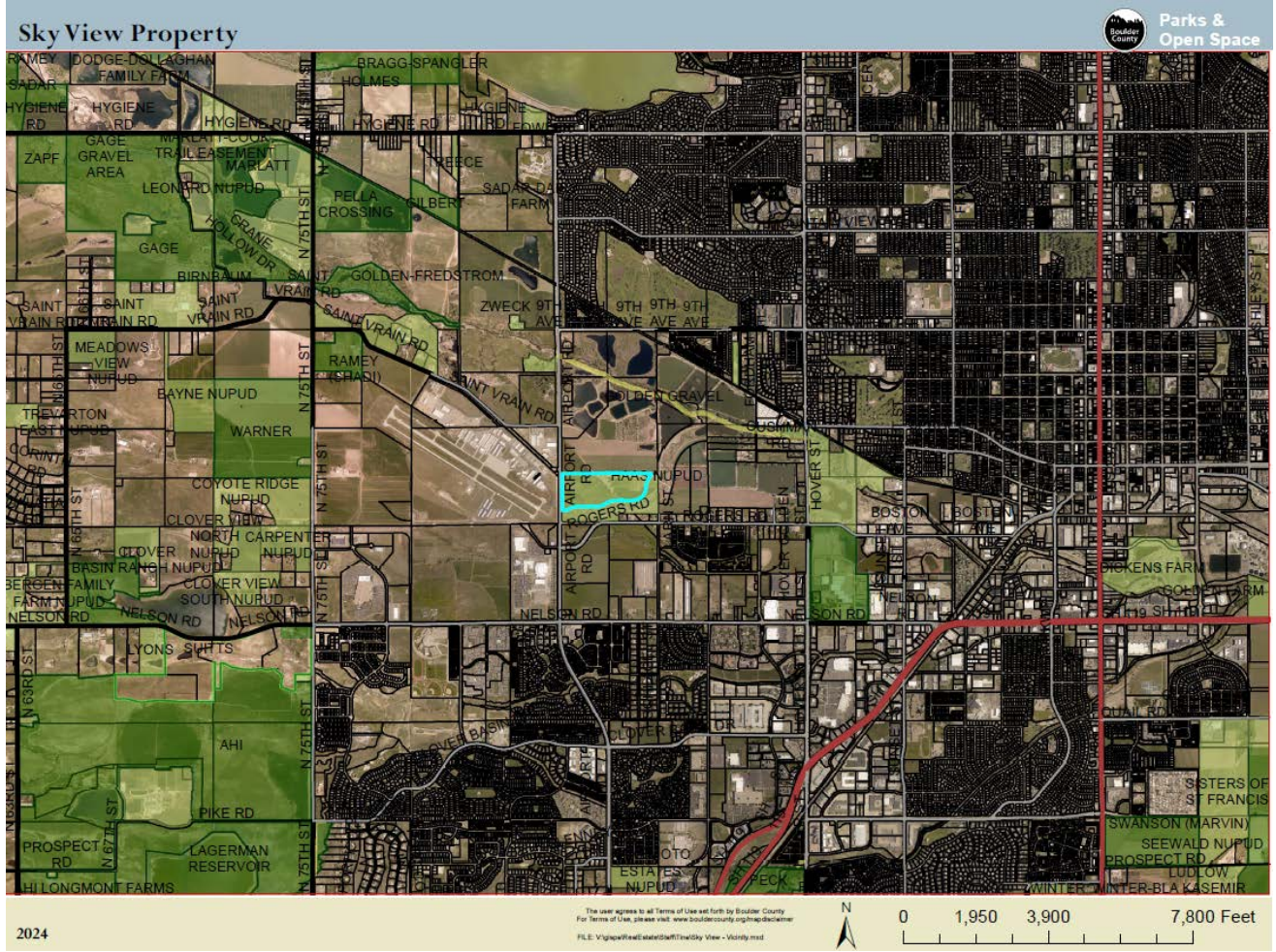
### **Staff Recommendation**

Staff recommends approval. The property will provide the department with the potential to use this agricultural property for small acreage diverse farming. This property will help the department offer agricultural opportunities to a diverse tenant pool since it lies in close proximity to Longmont, which offers housing and transportation means for potential farm workers.

### **BOCC Action Requested**

Approve the request as described above and as presented by staff.

### Vicinity Map:





### Close-Up Map:

