



## Parks & Open Space

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### BOCC BUSINESS MEETING

**TO:** Board of County Commissioners  
**FROM:** Janis Whisman, Real Estate Division Manager  
**FOR:** BOCC Business Meeting, 9:30 a.m., Tuesday, June 11, 2024  
**RE:** Carlson 2 Fee Acquisition  
**MEMO DATE:** June 10, 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 of Request**

Boulder County holds a right of first refusal to acquire the 80-acre Carlson 2 property located at 11120 Vermillion Road north of Longmont, along with a 50% undivided interest in two shares of Highland Ditch Company irrigation water. The property and water rights are subject to a county-held conservation easement. The Carlson family has found a buyer who has offered to pay \$1,600,000 for the property and water rights. Staff recommends exercising the county's right of first refusal to buy this property because it is important agricultural land in an area where the county owns other agricultural land. Owning this land would allow the county to put a center pivot on the property and increase efficient use of the county's water resources.

#### **Background Information**

In March 2013, Boulder County acquired two conservation easements over the Carlson 2 property, which consists of two agricultural parcels under one easement and a house lot under a second easement. The county had previously acquired a separate 76 acres of the Carlson property in 2001. The county would have preferred acquiring fee title to the rest of the property (now called Carlson 2), but the family wanted to remain on the property at the time. The family instead preferred to sell the current conservation easement interest to the county and grant the county a right of first refusal for the future time when the family desired to sell the property. That time has now come.

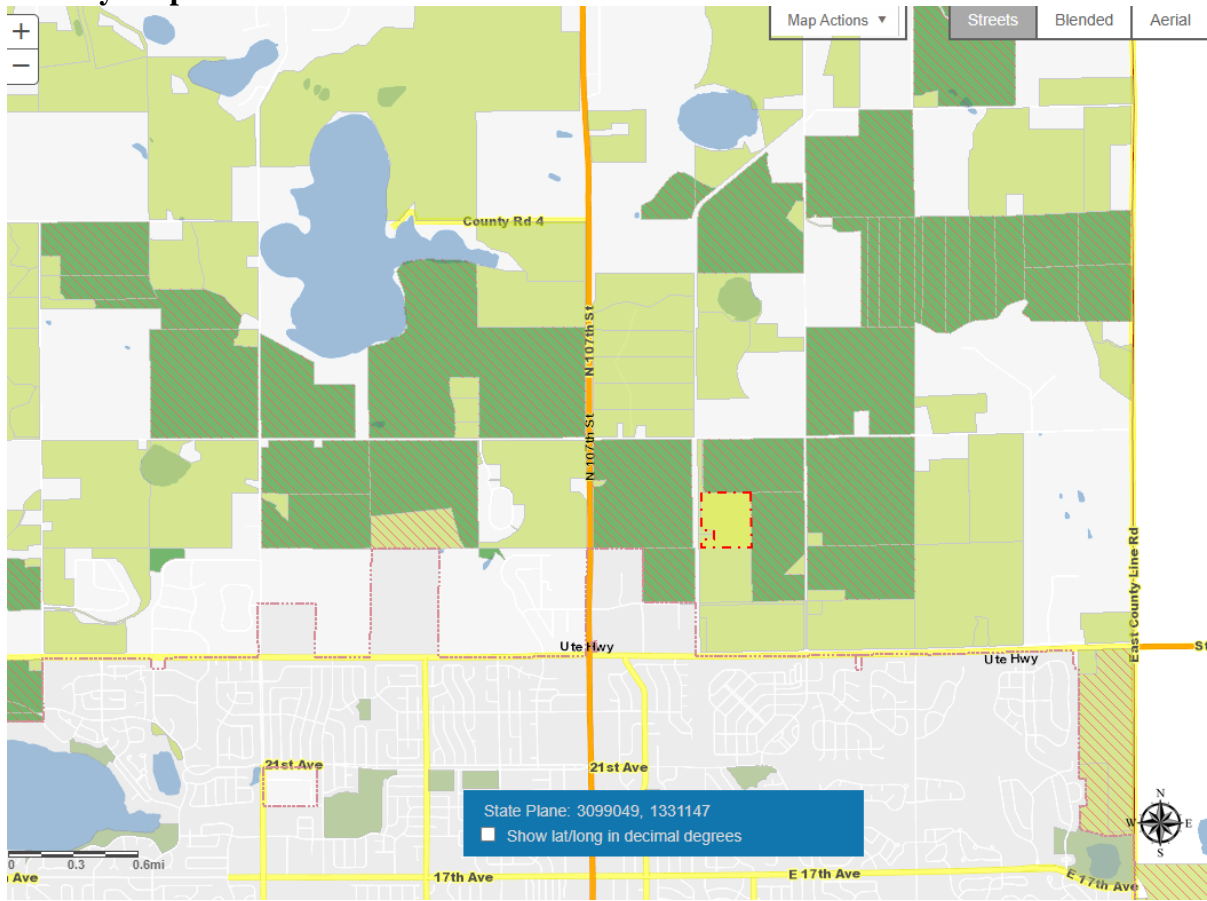
#### **Staff Recommendation**

Staff recommends approval of this request to exercise the county's right of first refusal. The property is important agricultural land in an area where the county owns other agricultural land. Owning this land would allow the county to put a center pivot on the property and increase efficient use of the county's water resources. Staff have evaluated sales comps and determined that the price is reasonable.

#### **BOCC Action Requested**

Approve the request as described above.

# Vicinity Map:



**Close-Up Map from a recent Conservation Easement Monitoring Visit:**

