



Parks and Open Space

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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, October 22, 2009, 6:30 p.m. Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Kelly/LoBo Trail Land Exchange

PRESENTER: Ellen Flannelly, Land Officer

ACTION REQUESTED: Recommendation to the BOCC

Background

When the County acquired the Russell/Anderson Open Space parcel in 1994, we created a 5-acre residential lot that the sellers retained. Our acquisition included a 25-foot wide strip between the lot and the adjacent railroad right of way to give us access to the railroad crossing and the Diagonal Highway. (The name was later changed to Russell/Anderson-Schmidt after a land exchange to realign boundaries.) The residential lot is currently owned by Richard and Peggy Kelly. In the course of acquiring land for the Longmont to Boulder (LoBo) Trail, we discovered a fence encroachment on this strip. The fence was built by a previous owner and the Kellys were not aware that it was encroaching on Open Space.

The County is seeking to acquire a strip of land from the Kellys, adjacent to the strip we already own, for the LoBo Trail. The parcel of land contains approximately 898 square feet and is valued at \$1.22 per square foot for a total (rounded) of \$1,100. The area contained in the fence encroachment is approximately 1,798 square feet. It is also valued at \$1.22 per square foot except for about 120 square feet where the Kellys already have an access easement; we value that part at 50% of full value. The total would be \$2,000. The Kellys are willing to sell the land for the trail and buy the land inside the fence, paying the difference of \$900 to the County.

Public Process

Notices of this proposed land exchange, involving a disposition of Open Space, were sent to all property owners within 1,500 feet of the parcel. The property was not purchased with sales tax funds.

Staff Discussion and Recommendation

County Transportation and Open Space staff have determined that the remaining width of the original strip of land – approximately 17' wide at the narrowest place – is sufficient to build the LoBo Trail and to access the rest of Russell/Anderson-Schmidt from the railroad crossing. Therefore staff supports this exchange of land.

POSAC Action Requested

Recommend approval of this exchange to the Board of County Commissioners.

