



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: “Proposed Purchase of the Sadar Property”.

PRESENTER: Mel Stonebraker - Land Officer

ACTION REQUESTED: Recommendation to the BOCC

Background

The Sadar Property is approximately 48 acres located at the northeast corner of Hygiene Road and N. 61st Street. It is bordered by the Ramey Open Space on the north and the Braly Open Space on the west. The St. Vrain Creek passes through the northeast corner of the property.

The purchase would include a small residence and two outbuildings along with 100 acre-feet of the Webster and McCaslin Ditch and a 1/3 interest in the True Webster Ditch. The future of the residence is still being considered; however, because of problems with the house, it may have to be demolished.

It is proposed that the County purchase the property for \$1,500,000 at a closing in January 2010.

St. Vrain Trail

While there are a number of different alignments being considered for the St. Vrain Trail, the preferred alignment envisions a third of mile of the trail passing through the Sadar Property.

Summary of terms:

Total Acreage	48 acres
Total Purchase Price	\$1,500,000
Less Water Rights	\$573,0500
Land Value	\$926,500
Land Cost / Acre	\$19,302

Boulder County Comprehensive Plan and other Designations

The Sadar Property is designated Steam Habitat Connector, Open Corridor, Streamside, Archaeologically Sensitive Area and Agricultural Land of Statewide Importance under the Boulder County Comprehensive Plan.

Staff Discussion and Recommendation

The preservation of the Sadar Property has been high on the list of potential open space purchases for a long time. The purchase includes two senior water rights with a total yield of approximately 573 acre-feet. Approximately 395 acre-feet of this water could also be use to irrigate the Gage Open Space property, which lies south, and east of the Sadar Property.

The Sadar Property is a beautiful parcel and one of the finest hay meadows in the County. It's abundant water rights and natural sub-irrigation make it is a critical piece in an area of preserved open space that lies along both sides of the St. Vrain stretching from the James and Montgomery open space properties on the north all the way down to the Gage, Pella Crossing and Golden Fredstrom properties on the south.

Staff strongly supports the purchase of the Sadar Property.

POSAC Action Requested

Recommendation to the BOCC to approve of the purchase of the Sadar Property as proposed.

