

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: 11/1/2022		ITEM TIME: 11:00 AM
FROM:	PDR Board/Claire Sollars – Jennifer Parent	
TODAY'S DATE:	10/26/2022	
AGENDA TITLE:	Funding Approval for PDR Project 201- Gregory Ranch	
CHECK ONE THAT APPLIES TO YOUR ITEM:		
<input checked="" type="checkbox"/> ACTION ITEM		
<input type="checkbox"/> DIRECTION		
<input type="checkbox"/> INFORMATION		
I. DESCRIBE THE REQUEST OR ISSUE:		
See V. (Background)		
II. RECOMMENDED ACTION:		
A motion to approve the funding of PDR Project 201- Gregory Ranch, in the amount \$400,000 toward the purchase of the conservation easement and up to \$25,000 to be used towards reimbursement of transaction costs; and authorization to sign the Agreement Concerning Conservation Easement between Routt County and Colorado Cattlemen's Agricultural Land Trust (CCALT).		
III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):		
PROPOSED REVENUE: N/A		
PROPOSED EXPENDITURE: \$425,000		
FUNDING SOURCE: Open Space – PDR Fund		
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):		
None.		

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V. BACKGROUND INFORMATION:

The Routt County Purchase of Development Rights (PDR) Citizen's Advisory Board met on September 1, 2022, to review Tier II documents for Project #201. The PDR Board recommends approval of Tier II funding in the amount of \$400,000 towards the purchase of the conservation easement and up to \$25,000 to be used towards the reimbursement of transaction costs. The following conditions need to be met prior to closing the project:

1. Closing Instructions from CCALT
2. Settlement Statements
3. Signed Agreement with County
4. Transaction Costs amount

The final Conservation Easement was valued at \$1,591,000 which is \$782,000 more than the initial estimated value of the Conservation Easement. Under this recommendation, the PDR program will be contributing \$400,000 (25%) towards the Conservation Easement. The landowner will donate the remaining 75%, \$1,191,000. The PDR Board is pleased to see this project move toward completion and highly commends the landowners' dedication to planning for the future.

The Conservation Easement on the Gregory Ranch will include 389.03 acres just outside of the Town of Oak Creek, northeast of the Flattops Mountains and northwest of Gore Pass, both part of the Routt National Forest, and west of Stagecoach State Park. The Property has a mix of agricultural land and natural habitat with some improvements, including ditches, fences, and a haystack. Utility lines and a railroad are present on the Property. The Property features dryland hay meadows, irrigated hay meadows, irrigated pastures, riparian areas, aspen woodlands, mixed montane shrub lands, dryland pastures, irrigated pastures, and sagebrush rangeland. These different habitats provide food, shelter, and breeding habitat for a variety of wildlife species, including those of State Special Concern, big game, and raptors.

VI. LEGAL ISSUES:

All documentation has been reviewed by the County Attorney's Office.
No outstanding items.

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

None.

VIII. SUMMARY AND OTHER OPTIONS:

None.