

Project Number: _____ **Staff:** Johnson

Values (shown in bold):

Scenic Buffer Wildlife Habitat	Significant Plants/Natural Educational Outdoor Recreational	Wetlands
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Property Description:

This ~159-acre parcel is a key link in the City of Greeley’s Poudre River Corridor Initiative. It is located primarily within the 100-year floodplain of the Poudre River and within the Poudre River National Heritage Area. It has large meanders of the river, including former oxbows, with riparian features including large cottonwoods, wetlands and open meadows. Much of the open meadow areas are inhabited by prairie dogs. Sheep Draw, a narrow perennial stream, flows south to north across the property. The Poudre River Trail passes through the property, roughly paralleling the south side of the river. There is a nesting pair of great-horned owls in one of the large cottonwood trees.

The nearest public lands are approximately one mile east and west of the property. The one to the west is a City-owned natural area. To the east is a City-owned property currently used for agriculture and a dog park. This parcel will be annexed after purchase by City of Greeley Water Department.

Uses planned for the property include a trailhead with a paved trail connection for the Poudre River Trail and a natural surface nature trail. Ecological restoration of the river and associated riparian area and uplands is planned in conjunction with associated water quality improvements. Recreation activities and assets will be managed by City of Greeley Culture, Parks and Recreation Department and Poudre River Trail Corridor, Inc.

The Town of Windsor and Larimer County will jointly hold the third party CE as required by GOCO. Windsor will be the primary holder and lead in managing the oversight of the conservation easement per an intergovernmental agreement. The Town will ensure development of a baseline documentation report, annual monitoring and any easement defense. The City of Greeley has completed and will update (as needed) a Management Plan for the property. Both the Town and Larimer County will jointly review and approve the draft Management Plan.

Acreage: 158.7

Current Zoning: Zoned County Agricultural; will be annexed after purchase to the city of Greeley with the intent to establish its municipal zoning as ‘Conservation District’ (CD)

Adjacent Zoning: Agricultural

Water Rights: None

Mineral Rights: None (oil/gas held by 3rd party)

Value Estimate: \$1, 062,000

Final Review
January 23, 2014

Sheep Draw CE

Partners and Funding Sources	Description	Amount
Great Outdoors Colorado	Funding	\$ 543,750
City of Greeley (Water Department)	Owner in fee	\$ 518,250
Town of Windsor	Hold CE	\$ 0
Larimer County Open Lands Program	Third Party CE holder	\$ 0

Ownership

Owner City of Greeley

Property Rights Involved (shown in bold):

First Right of Refusal	Conservation Easement (3rd party)	Partial Interest
Option to Purchase	Lease	
Fee Simple	Development Rights	

Purchase Price: \$1,062,000.00

Price Per Acre: \$6,679.00

Financial Terms: Fee-simple purchase by Greeley. Due to GOCO funding, Town of Windsor and Larimer County will be third-party CE holders.

Closing Date(s): February 14, 2014

O.L.A.B.

Recommendation 1/23/2014

B.O.C.C. Approval:

Evaluation Criteria

Values	Staff rating
Environmental/Ecological	Medium
Scenic/Aesthetic/Sense of Place	Medium
Outdoor Recreation	High
Historical/Archaeological	No Rating
Agricultural	No Rating
Geological/Paleontological	No Rating
Information/Education	Medium
Context	High
Political Factors	Medium
Price	Medium