



Parks & Open Space

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TO: Hannah Hippely, Long Range Planning Manager, Community Planning & Permitting
From: Liz Northrup, Conservation Easement Program Supervisor for Parks & Open Space
Cc: Janis Whisman, Real Estate Division Manager for Parks & Open Space
Re: Conservation Easement Properties Relating to Docket IGA-24-0002
Date: March 25, 2024

I hope you find it helpful to have the following background information about the conservation easement properties affected by Docket IGA-24-0002, the City of Longmont – Boulder County Comprehensive Development Plan Intergovernmental Agreement (IGA). Please feel free to contact me if I can answer any questions. Thank you.

Summary

Parks & Open Space does not have any concerns regarding the proposed IGA.

Conservation Easement Details

Boulder County holds 23 conservation easements within the proposed Longmont Annexation Boundary. Twenty of those conservation easements totaling approximately 844 acres do not allow termination. Owners of those properties may only apply for annexation into the City of Longmont to obtain city services. Nine of them require written consent from the county to annex. The proposed IGA does not constitute this written approval. Parks & Open Space would evaluate any requests from conservation easement property owners to annex individually.

Only three conservation easements covering 208 acres contain terms allowing for their potential termination and additional development, provided that the county and city agree future development is appropriate. Those three conservation easements contain such language because they were created through regulatory processes outlined in Boulder County's land use regulations for non-urban planned unit developments (NUPUDs, or rural subdivisions) that were developed on the properties. While there are similarities in the process language for considering potential termination for development, each easement must be read individually to identify the process for that particular easement and a future public review process would be required. Those three easements are:

1. Kanemoto Estates NUPUD (Outlot A) totals approximately 29 acres and is located in southern Longmont along N. 87th Street.
2. Silverwood Estates NUPUD (Outlot A) totals approximately 60 acres and is located between County Line Road and N. 115th Street, north of State Highway 66.
3. Wood Meadows NCNUPUD (Outlots A and B) total approximately 119 acres and are located at the southwest corner of the intersection of Vermillion Road and Highway 287.

Although the Kanemoto Estates conservation easement has already been through the termination review process, the terms of the termination agreement have not yet been fulfilled. All three of these conservation easements remain in effect. Again, public review processes would be required for the Silverwood Estates and Wood Meadows conservation easement properties to be considered for additional development.