

**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

<b>ITEM DATE:</b> December 18, 2012	<b>ITEM TIME:</b> 11:30 AM
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<b>FROM:</b>	Purchase of Development Rights Advisory Board/Tarn Dickerson
<b>TODAY'S DATE:</b>	12/14/2012
<b>AGENDA TITLE:</b>	FUNDING APPROVAL FOR PDR PROJ. 164 – G5 HOME RANCH

<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>
<input checked="" type="checkbox"/> <b>ACTION ITEM</b>
<input type="checkbox"/> <b>DIRECTION</b>
<input type="checkbox"/> <b>INFORMATION</b>

**I. DESCRIBE THE REQUEST OR ISSUE:**

See V. (Background)

**II. RECOMMENDED ACTION:**

Consideration to approve the funding of PDR project 164, G5 Home Ranch, in the amount of \$800,000 with transaction cost reimbursement up to \$25,000 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:** \$825,000  
**FUNDING SOURCE:** Open Space/PDR Fund  
 Project Funding total - \$800,000.  
 Transaction cost reimbursement (up to) - \$25,000.

**IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):**

**V. BACKGROUND INFORMATION:**

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This project will preserve 1,570 acres of an important component of the landowner's larger agricultural operation. The property consists of irrigated native grass hay meadows to the east side of CO-131 and to the west it consists of irrigated meadows along the CO-131, then rises slowly into rolling hills covered by sagebrush rangeland, finally rising to a forested area adjacent to the Routt National Forest.

The conservation easement was appraised at \$2,560,000.00, which represents a \$160,000.00 increase from the initial valuation of \$2,400,000.00. The PDR program contribution remains at \$800,000.00 (31.3% of the easement's value), with contributions from NRCS and GOCO totaling \$1,000,000.00 (39%) and a landowner's generous contribution of \$760,000.00 (29.7%).

This property has been in the family for many years, and it is part of a much larger ranching operation. The family involvement in the ranching in the vicinity of the Town of Yampa currently includes the sixth generation. In 2009 and 2010, the family completed two projects totaling 609 acres with the PDR Program southwest of Yampa. This ranch reflects the true meaning of agriculture and western heritage; it has thrived productively through generations with a history of family members who have been dedicated to the land as well as to Routt County and all of its communities.

### VI. LEGAL ISSUES:

All documents have been reviewed and approved by the County Attorney.

### VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

### VIII. SUMMARY AND OTHER OPTIONS: