



City of
Golden

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Council Memorandum

To: The Honorable Mayor and City Council

From: Steve Glueck, Director of Community and Economic Development

Through: City Manager, Mike Bestor

Date: July 16, 2013

Re: Surplus City Land Discussion

Purpose of Agenda Item: This item appears before Council as a follow-up to discussions in the fall of 2012 pertaining to potentially surplus city lands. At that time, City Council decided to sell a city-owned lot in the Canyon View Filing No.2 subdivision, and further discussed whether to proceed to an election in 2013 or later regarding the potential disposal of other properties subject to the Charter requirement for an election. The timing for Council to decide whether to submit a ballot question to City voters this year requires that a decision be made at the July 25th meeting. The decision at that time would be to have the election; the actual ballot questions should be determined by the August 22nd Council meeting.

Background: The City acquires land under a number of circumstances and procedures. Land is sometimes purchased or conveyed for municipal or street purposes. Other times land is “dedicated” as part of a subdivision or land development. Such dedications are typically for park or open space purposes, but occasionally they are for other municipal purposes. As noted in the 2012 discussion, there are two specific parcels where a potential sale would benefit the community or where the adjacent owner has long wanted to expand their yard area, thereby reducing City maintenance costs.

- Portion of Tract B, Mesa Meadows Phase 3 Subdivision. The Mesa Meadows Phase 3 Subdivision was approved by the City in 1994. At that time, a parcel of almost 1/2 acre at the intersection of Pine View Road and Wyoming Circle was conveyed to the city for a combination of utility, drainage, open space (trail head) and possible street extension purposes. At the time, the land to the north was private, and it was uncertain whether a vehicular connection would be needed. The City property was subsequently developed as trail head parking for North Table Mountain with a significant water line connection in the western

portion up to the nearby tank. With the development of the Jefferson County Open Space trail head and facilities immediately to the north, this parcel is more of a walk up trail head, and it is legitimate to ask whether a portion of it (one single family lot) could reasonably be sold.

A 2012 appraisal indicated that a 9,000 square foot lot in this location would be worth about \$150,000 or more, and would leave enough land for one row of parking and the trail head. Because this parcel is used for park and open space purposes and included that purpose in the dedication, disposal of a portion of the tract would require a city-wide election, which could next reasonably occur in November 2013. If Council proceeds, staff recommends that the proceeds be committed to park or recreation improvements in the north Golden area.

- Mesa Meadows Phase 1 Outlot D. The parcel of land at the corner of Ridge Road and Cressman Circle is an example of a fairly unusable tract that the City occasionally accepted for dedication in the 1980's. It is a fairly steep open space area where, over the years, the adjacent owner at 801 Ridge Road has wanted to landscape and in some cases maintain the portion next to their house. This parcel is indicative of other parcels in early parts of Eagle Ridge and Tripp Ranch that current staff would consider remnants and discourage acceptance of them as City land. This one is mentioned in the context that if there is an election to authorize disposal of the potential new single family lot, this is a parcel where a portion could be conveyed to benefit the neighbor. It is unlikely that this or any similar parcel would result in any measurable compensation. At this time the neighbor would like to acquire the immediately adjacent part (shown in solid line) for yard purposes. If included in the election, staff would recommend a restriction so that it could not become a separate lot.
- Long term use of City land.. In the recent discussion about the solar garden concept, staff was again reminded that the lease of park or open space land for a different purpose for any period of time would also require voter approval. In that context, it had been believed that there may be certain portions of open space parcels (perhaps in the open space along US 6 near the golf course where a solar garden may be an appropriate land use. Again, if Council decides to proceed with an election, it may be appropriate to discuss a question authorizing Council to lease open space land for very specific purposes and under specific circumstances.

Policy Questions:

Does Council want to continue discussions of an election, possibly in 2013 to authorize the disposal of:

- A portion of Tract B Mesa Meadows Phase 3 Subdivision as a fair market sale for purposes of constructing a house.

- A portion of the parcel, adjacent to 801 Ridge Road simply to lessen maintenance costs.
- And perhaps authorizing Council to enter into long term leases of open space land under very specific criteria and purposes.

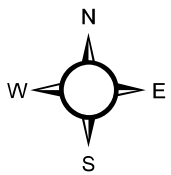
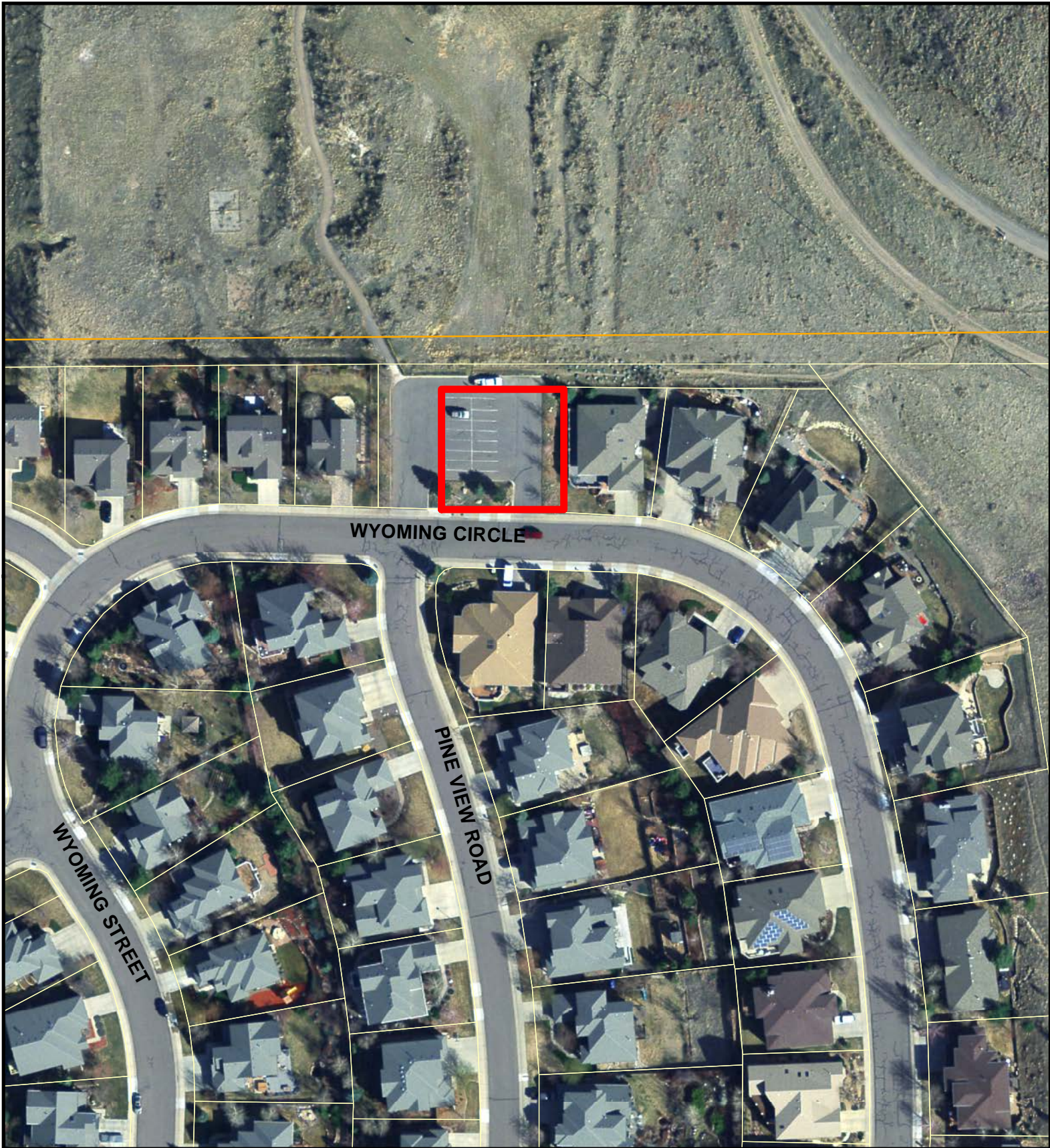
Each of these would be a separate question to avoid impacting each other.

Fiscal Impact: If approved by voters, there would be a substantial fiscal gain to dispose of the proposed single household lot.

Alternatives: Action by Council on this request is totally discretionary. If Council is ready to decide on the potential election it could be presented this fall.

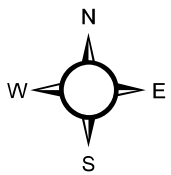
Recommendations: Staff recommends that City Council discuss the above information and provide direction to staff. If City Council wants to proceed with the election this year, staff will present draft ballot questions for review and action in August.

Attachments: Vicinity Maps



0 50 100 Feet

Mesa Meadows Ph. 3 Tract B



0 50 100 Feet

Mesa Meadows Ph. 1 Outlot D