



# Parks & Open Space

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## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, January 27, 2022

Location: Virtual Meeting

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>FROM:</b>	Sandy Duff, Senior Land Officer
<b>AGENDA ITEM:</b>	Wallace (Debra) Acquisition
<b>ACTION REQUESTED:</b>	Recommendation to the BOCC

*For much longer than Parks & Open Space’s history of stewarding open space, the land in this community has been important to the diverse Indigenous peoples that continue to thrive here today. We are partnering with them to make meaningful changes to how we do our work that include Indigenous communities, incorporate their perspectives, and honor their land stewardship legacy.*

### Summary

Boulder County proposes to acquire fee title to 110 acres owned by the Debra S. Wallace Living Trust, for \$1,050,000. The property is comprised of portions of parcels at 18950 Peak to Peak Highway and 1900 S. St. Vrain (Highway 7) and is located at the southwest corner of the intersection of those highways. The property encompasses an area that stretches in a northerly and westerly direction to Bunce School Road. Staff supports this acquisition.

### Background Information

The property lies south of State Highway 7 and is accessed via Bunce School Road. It is immediately adjacent to US Forest Service (USFS) lands to the west and south. The enclosed maps illustrate the property and its location. The property has over 3,000 feet of highway frontage, adding to scenic views at the intersection of Peak to Peak Highway and S. St Vrain (Highway 7). Acquisition of this property contributes to and helps protect the open space values from State Highway 7 to the west, through USFS lands along Bunce School Road past the county’s Fabel, Engle, Currie, Prescott, Prescott 2, and Becker Open Space properties.

### Deal Terms

This transaction will be paid for with open space sales and use taxes, which Boulder County can only use for open space purposes.

### *Acquisition Summary*

Acres	Water Rights	# Building Rights County Will Acquire	Price per Bldg. Right	Water Right Value	Total Purchase Price
110	N/A	3	\$350,000	N/A	\$1,050,000

### *Mineral Rights*

Boulder County will acquire the mineral rights with this property. A Phase I environmental assessment will be completed, and if the results show any mining hazards on the property, staff will notify the State of Colorado’s Division of Mining, Reclamation and Safety for

formal closure. After the Phase I assessment has been done, Parks & Open Space will determine whether portions of the property need to be closed to public use for public safety reasons.

### **Boulder County Comprehensive Plan Designations**

The Boulder County Comprehensive Plan (Comp Plan) provides information about the area's agricultural, cultural, environmental, and other open space resources (including passive recreation, community buffers, and scenic viewsheds). Maps in the Comp Plan indicate the following designations of these resources near the property: The Ironclads High Biodiversity Significance Area with a B3 rating; the property is within the Indian Peaks Environmental Conservation Area; it has Significant Natural Communities, Wetlands, and a View Protection Corridor with a 5 rating (the highest rating) for providing scenic views along State Highway 7.

### **Potential Uses**

Like all properties acquired for open space, the property will be managed for an open space use. The property is currently vacant. Bunce School Road runs through the upper northwest section of the property. The property will be open to public use unless Parks & Open Space later determines other closures or other open space uses are appropriate. The process to determine specific future open space uses (including public access via trails or other passive recreation versus closures that protect a property's open space resources) is an involved planning process that can only be done after acquisition. Parks & Open Space staff need ample time after acquisition to evaluate the property, and no evaluations about other potential future uses have been made at this time.

### **Staff Recommendation**

Staff recommends approval. The property contains numerous significant environmental resource elements and open space values. The property is surrounded by U.S. Forest Service property and will help provide for a contiguous open space experience as one travels along Bunce School Road to the west, crossing through USFS land and by and through the open space properties listed above.

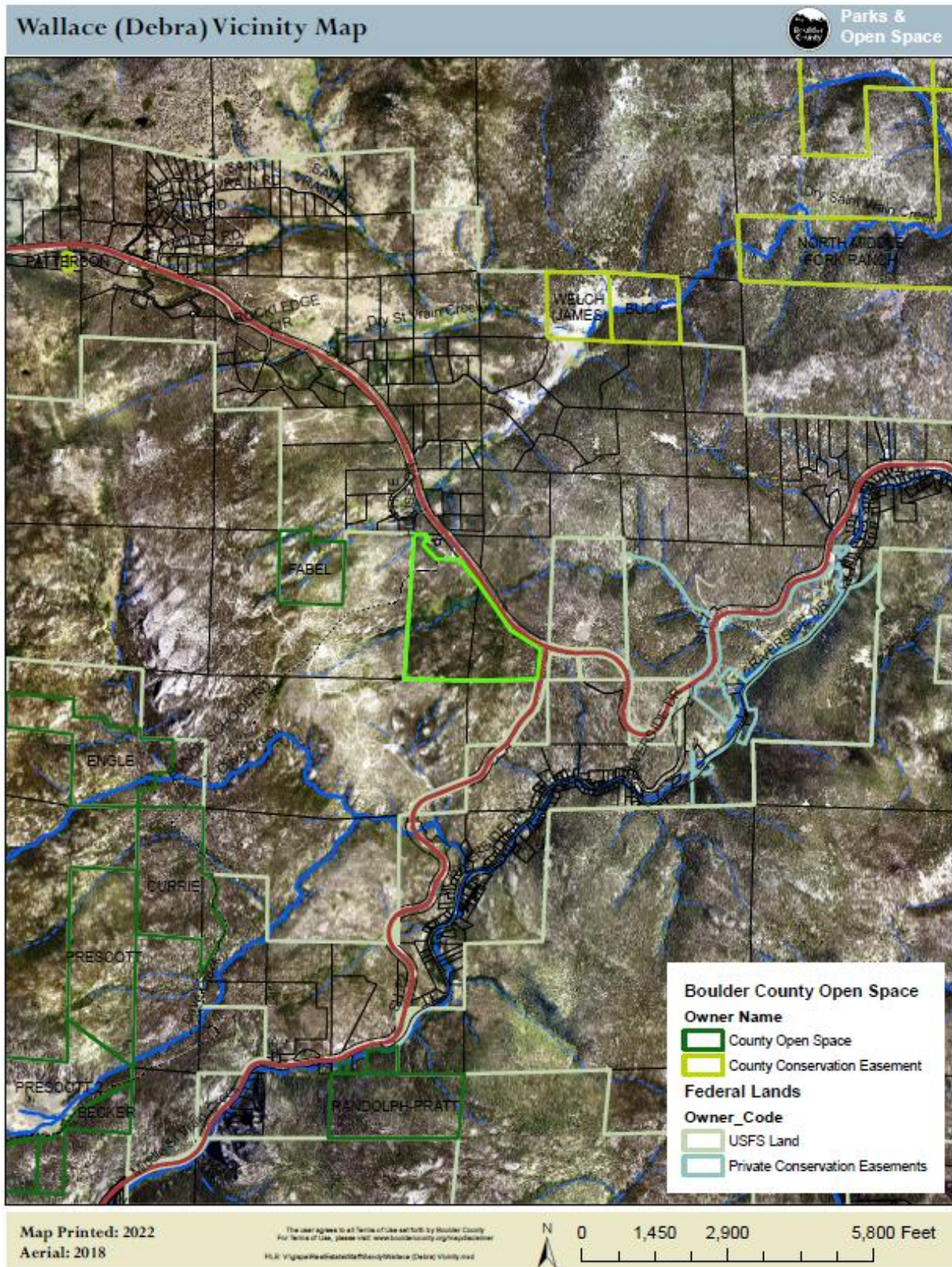
### **POSAC Action Requested**

Recommendation to the Boulder County Commissioners to approve the request as described above and as presented by staff.

Suggested motion language: I move approval of this acquisition as staff has described.



Vicinity Map:





# Close-Up Map:

## Wallace (Debra) Property (Approx. 110 Acres)



2021



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