



## Parks & Open Space

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### BOCC BUSINESS MEETING

Time/Date of Meeting: 10:30 a.m., Tuesday, March 8, 2022

Location: Virtual Meeting

**TO:** Board of County Commissioners  
**FROM:** Tina Burghardt, Senior Land Officer  
**RE:** Lippincott Ranch-Covenants, Conditions & Restrictions  
**DATE:** March 1, 2022

*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 communities that continue to thrive here. We are partnering with Indigenous people to make meaningful changes to how we do our work that include Indigenous people, incorporate their perspectives, and honor their land stewardship legacy.*

#### **Summary of Request**

The City of Boulder has requested that the county hold enforcement rights for the Covenants, Conditions and Restrictions ("CC&Rs") that will encumber the City of Boulder and Jefferson County's Lippincott Ranch property. The 424-acre property is forested lands located mostly in Jefferson County, with about 40 acres in the southwest portion of Boulder County, west of Highway 93 and north of Highway 72 (Coal Creek Canyon Drive).

#### **Background Information**

The Lippincott Ranch is an approximately 424-acre property that was jointly acquired by the City of Boulder and Jefferson County in 2018 and is depicted on the maps at the end of this memo. The property is adjacent to several City of Boulder and Jefferson County open space properties. Great Outdoors Colorado ("GOCO") grant funding was obtained to assist in this acquisition. One of the conditions of this funding is that a qualified entity holds the authority to enforce the CC&Rs that will encumber this property.

Late in 2021, the City of Boulder asked Parks & Open Space staff if the county would be willing to hold this enforcement role. The county has performed this role for other municipal partners and has also partnered with other municipalities to hold enforcement rights over county property when the county received grant funds. In fact, the county has three open space grant-funded properties over which the City of Boulder has agreed to hold enforcement rights: Cline, Pierce, and Alexander Dawson. The CC&Rs contain restrictions on the use and development of the property which are intended to protect its conservation values. No county open space or other funding is required. The county will have the responsibility to monitor the property for compliance, and this role can be covered by conservation easement stewardship staff at Parks & Open Space.

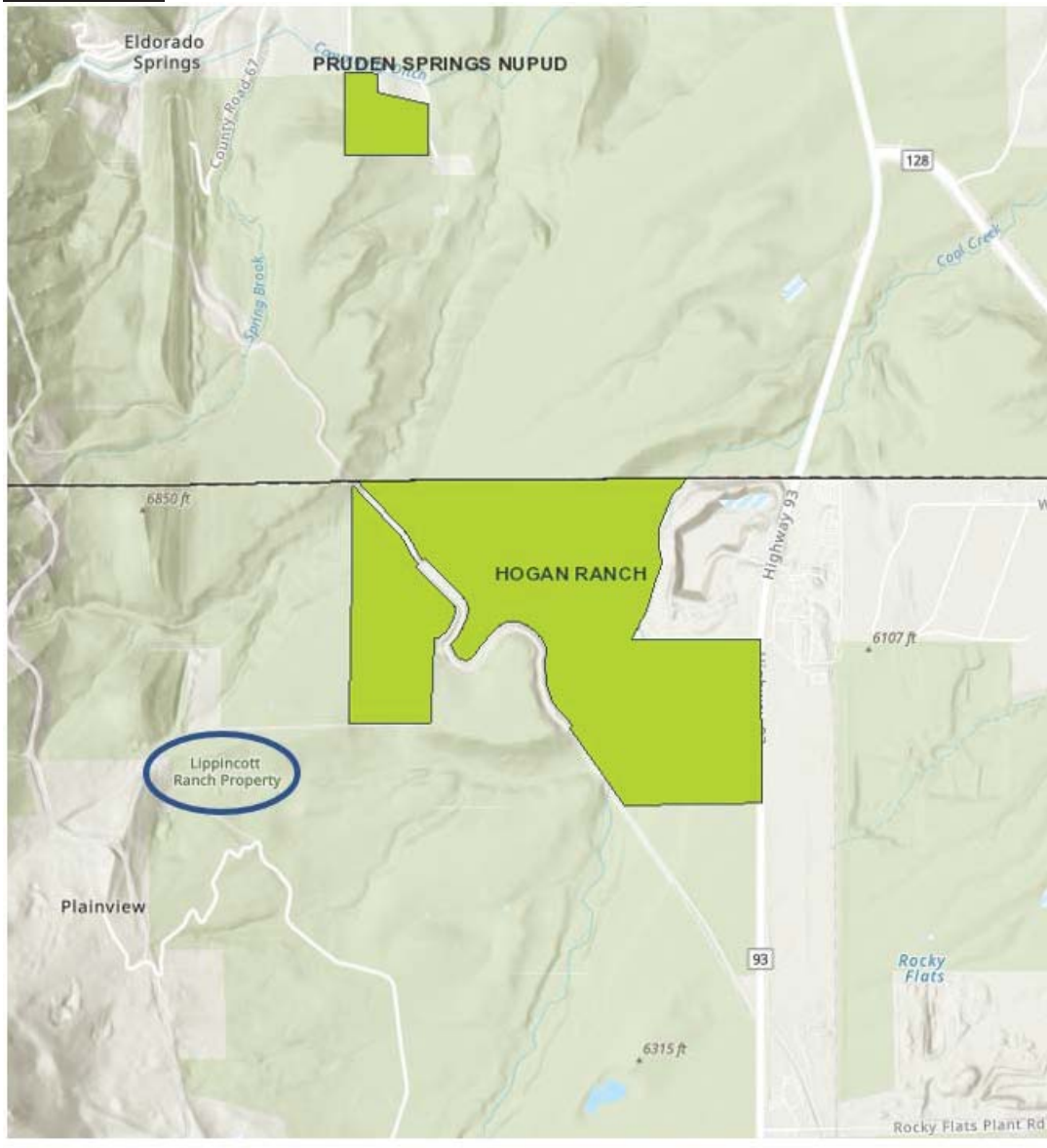
#### **Staff Recommendation**

Staff recommends holding enforcement rights for the CC&Rs that will encumber the Lippincott Ranch property. The county historically partners with other open space agencies to hold enforcement rights on properties that are similarly restricted. These partnerships further regionwide land conservation and strengthen Boulder County's relationships with other municipalities, counties, and land trusts in the region.

#### **BOCC Action Requested**

Approve the request as described above and by staff at the business meeting.

**Vicinity Map**



### Property Map

