



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, June 22, 2023

TO: Parks & Open Space Advisory Committee
FROM: Tina Burghardt, Senior Land Officer
AGENDA ITEM: Little Raven Acquisition
ACTION REQUESTED: 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 diverse Indigenous communities that continue to live 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. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.

Summary

Boulder County proposes to acquire fee title to approximately 10.35 acres owned by Little Raven House LLC, with associated water rights, for \$55,000. The property has an address of 0 Peak to Peak Highway and is located southeast of Brainard Lake about one-half mile from Left Hand Reservoir Road (please see the map at the end of this memo). Staff supports this acquisition.

Background Information

The Little Raven property is an approximately 10.35-acre vacant unbuildable parcel surrounded by county open space and United States Forest Service (USFS) land. Most notably, the USFS Sourdough Trail crosses the east portion of the property.

The Little Raven property is a private inholding surrounded by public land: the Kaufman Open Space property flanks the east and west side of the parcel, and the rest is surrounded by USFS land. Acquiring the parcel creates a contiguous county-owned parcel and eliminates a private inholding that is surrounded by public land and is bifurcated by a public trail.

Deal Terms

Boulder County proposes paying \$55,000 for this 10.35-acre property that does not have a development right. 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 Acre	Water Right Value	Total Purchase Price
10.35	None	0	\$5,314	N/A	\$55,000

Mineral Rights

Boulder County will acquire all 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 of those hazards. Parks & Open Space will use the Phase I report to determine whether any portions of the property need to be closed to public use for public safety reasons.

Oil & Gas Leases

The property is not subject to an oil and gas lease.

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 property is in the Indian Peaks Conservation Area.

Potential Uses

Like all properties acquired for open space, the property will be managed for an open space use. At this time, the property is used for private recreation. 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 because acquisition of this parcel will create a contiguous county-owned open space property. Contiguity with the surrounding United States Forest Service land makes this a good candidate for potential future exchange.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition as described above and as further described by staff at the POSAC meeting.

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

(see next pages for maps)

[illegible]

Close-Up Map

