



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, August 24, 2023

TO: Parks & Open Space Advisory Committee
FROM: Aaron Clark, Land Officer
AGENDA ITEM: Park Creek 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 15.13 acres owned by Joshua Nehf, for \$280,000. The property has an address of 1850 Bunce School Road and is located near the intersection of County Road 92 and the Peak to Peak Highway. Staff supports this acquisition.

Background Information

The current owner acquired the property in 2016. There is a small cabin and accompanying shower house/outbuilding on the lot. The property is immediately adjacent to USFS lands to the west and south, and in close proximity to the Currie open space on the north. The Prescott open space is nearby to the west. The property contains approximately 350 feet of Park Creek, which crosses the property as it flows towards Cave Creek. This acquisition will be part of a contiguous area of conserved land that stretches to Rocky Mountain National Park.

Deal Terms

This acquisition will remove one 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 Bldg. Right	Water Right Value	Total Purchase Price
15.13	None	1	\$280,000	None	\$280,000

Mineral Rights

Boulder County will acquire the mineral rights with this property if seller owns them. The status of the mineral rights is unknown and title is currently being researched to determine whether seller owns the mineral rights. A Phase 1 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 Reclamation, Mining and Safety for formal closure of those hazards. Parks & Open Space will use the Phase 1 report to determine whether any portions of the property need to be closed to public use for 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 following designations of these resources near the property: The Ironclads B3 High Biodiversity Significance Area, Ceran St. Vrain B3 High Biodiversity Significance Area, Middle Saint Vrain Creek at Peaceful Valley B3 High Biodiversity Significance Area, Indian Peaks Environmental Conservation Area, South St. Vrain Foothills Environmental Conservation Area, View Protection Corridor (1.51, Jeep Road), Riparian Areas (Park Creek), and Significant Natural Communities.

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 seasonal recreation. The property will be closed to public use closed for public safety until Parks & Open Space can secure or remove the cabin and outbuilding. The property will then be open to the public 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 is a high priority for its proximity to both Boulder County open space and US Forest Service lands, together with its position between three High Biodiversity Areas, the quality of its natural resources and plant communities, its scenic attributes, and the opportunity to preserve a significant length of Park Creek.

POSAC Action Requested

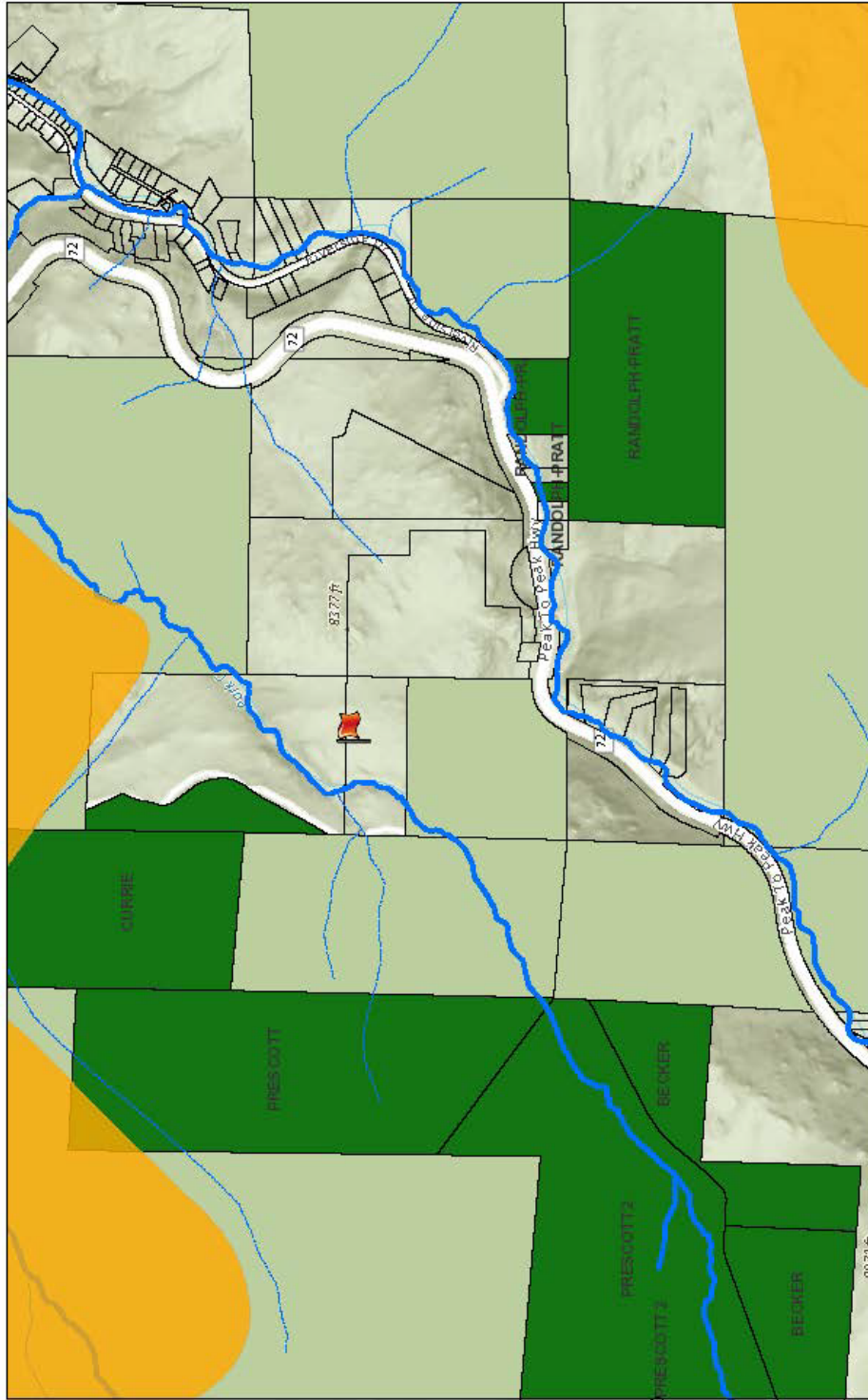
Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

(see next pages for maps)

Vicinity Map

Park Creek Acquisition



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BCCP 2013 High Biodiversity Areas

B3: High Biodiversity Significance

Streams and Ditches

Perennial Stream

1:18,056

0 0.1 0.2 0.36 0.4 mi

0 0.17 0.36 0.7 km

Enr, NASA, NGA, USGS, FEMA, Enr, Community Maps, Contributors, Boulder County, Enr, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.

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USFS Land

Municipal Open Space

Federal Lands

Indian Peaks Wilderness

Rocky Mountain National Park

Ephemeral Stream

Intermittent Stream

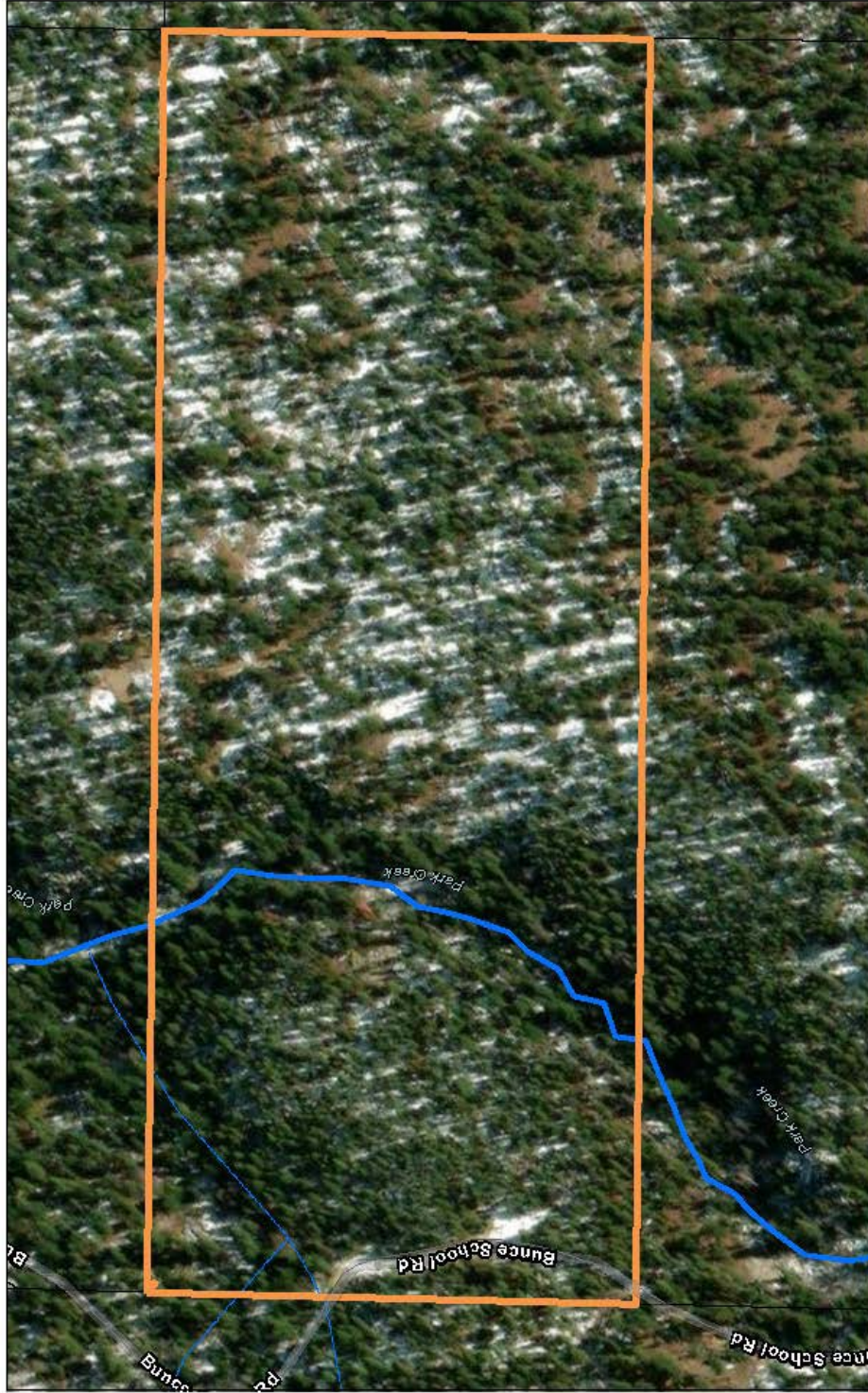
BOCO Parcels

BLM Land

USFS Land

Close-Up Map

Park Creek Acquisition Site Map



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Streams and Ditches

Perennial Stream

Intermittent Stream

Ephemeral Stream

BOCO Parcels

Roads

Other Public Lands

1:2,267

0 0.01 0.02 0.03 0.04 0.05 mi

0 0.02 0.04 0.08 km

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