



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, May 23, 2024

TO: Parks & Open Space Advisory Committee
FROM: Tina Burghardt, Senior Land Officer
AGENDA ITEM: Sunny Belle Property 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 5.16 acres owned by Deloras and Larry Fifer, with any associated water rights, for \$25,000. The property has an address of 8111 Lefthand Canyon Drive, Boulder, Colorado and is located near the intersection of Lefthand Canyon Drive and County Road 83J (please see the maps at the end of this memo). Staff supports this acquisition.

Background Information

The Sunny Belle property has been owned by the Fifer’s for over 50 years. The property is a forested, vacant parcel and is surrounded by the county’s Anderson-Butzel Hill open space property.

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 Acre	Water Right Value	Total Purchase Price
5.16	N/A	0	\$5000/acre	N/A	\$25,000

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 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 following designations of these resources on portions of the property: Lefthand Canyon High Biodiversity Area – B3 rating.

Potential Uses

Like all properties acquired for open space, the property will be managed for an open space use. Currently, 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

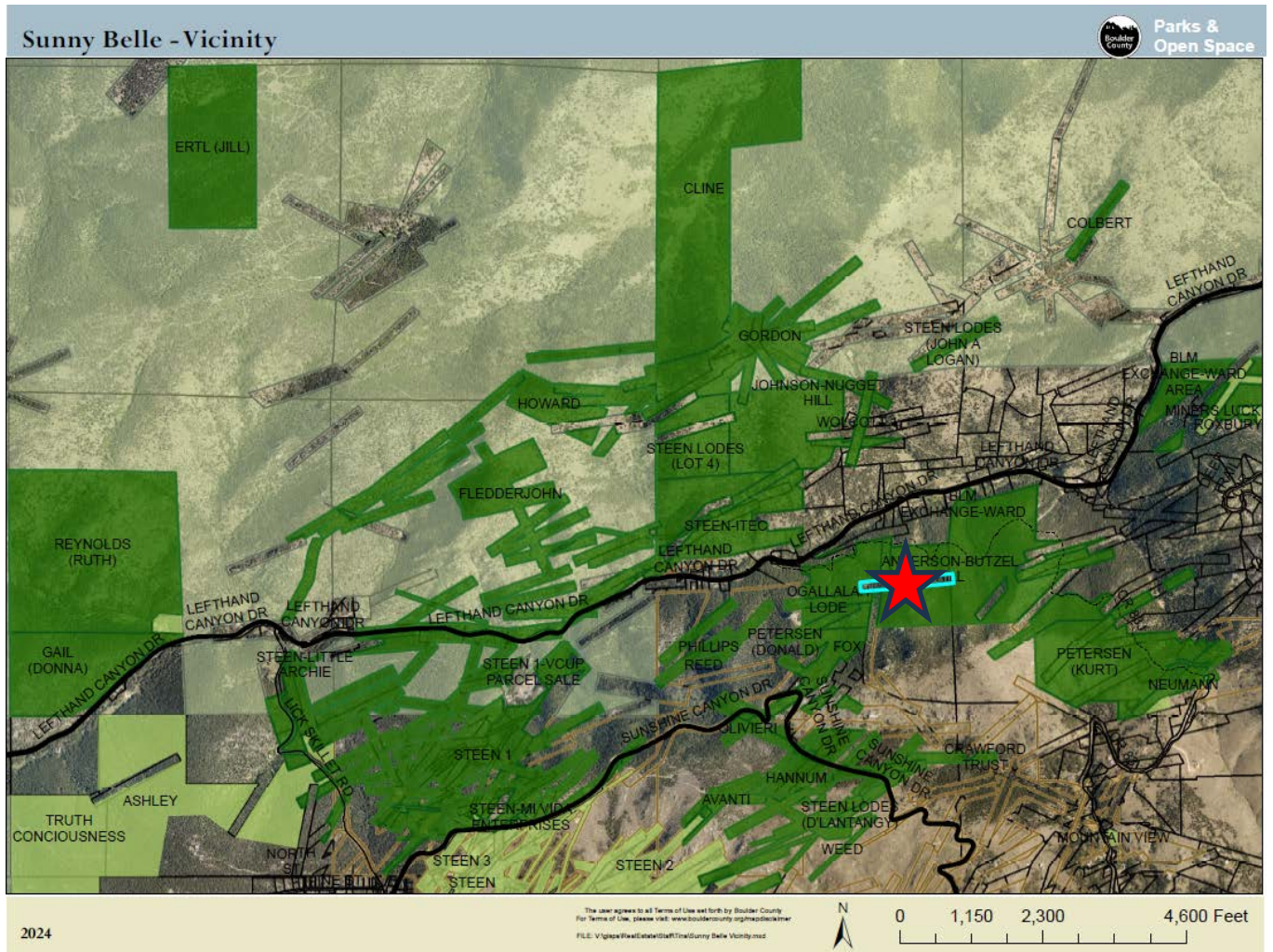
Staff recommends approval of the acquisition of the Sunny Belle property for \$25,000. The acquisition would eliminate a private inholding in county owned open space.

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.

(see next pages for maps)

Vicinity Map



Close-Up Map

