



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, April 25, 2024

TO: Parks & Open Space Advisory Committee
FROM: Aaron Clark, Land Officer
AGENDA ITEM: Loveland 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 approximately 5 acres owned by Bill Cornwell, with any associated water rights, for \$28,000. The property has an address of 8454 Lefthand Canyon Drive and is located near the intersection of Lefthand Canyon Drive and Licksillet Road. Staff supports this acquisition.

Background Information

The current owner acquired the property in 2009. There are no structures on the property, though a rough Forest Service road passes through it. The property lies north of Rowena near Nugget Hill and consists of the “Loveland Lode” mining claim, though no mining activity seems to have taken place. The property is an inholding, surrounded by Boulder County open space on three sides; this includes the Steen Lodes and Johnson-Nugget Hill properties. USFS land is adjacent to the west.

Deal Terms

This transaction will acquire approximately 5 acres south of Jamestown. 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	None	1	\$5,982	N/A	\$28,000

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: Walker Mountain Environmental Conservation Area, B3 High Biodiversity Significance Area (Steen Lodes), View Protection Corridor (Lefthand Canyon Drive), Archaeologically Sensitive Area (Lefthand Canyon).

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. Acquisition of this small inholding has value for management of the surrounding Boulder County open space, which will become much easier with this private property interest removed. Acquisition of the property will also further POS' goals of protecting scenic views in Lefthand Canyon and important biodiversity areas and the other open space values noted on and near the property.

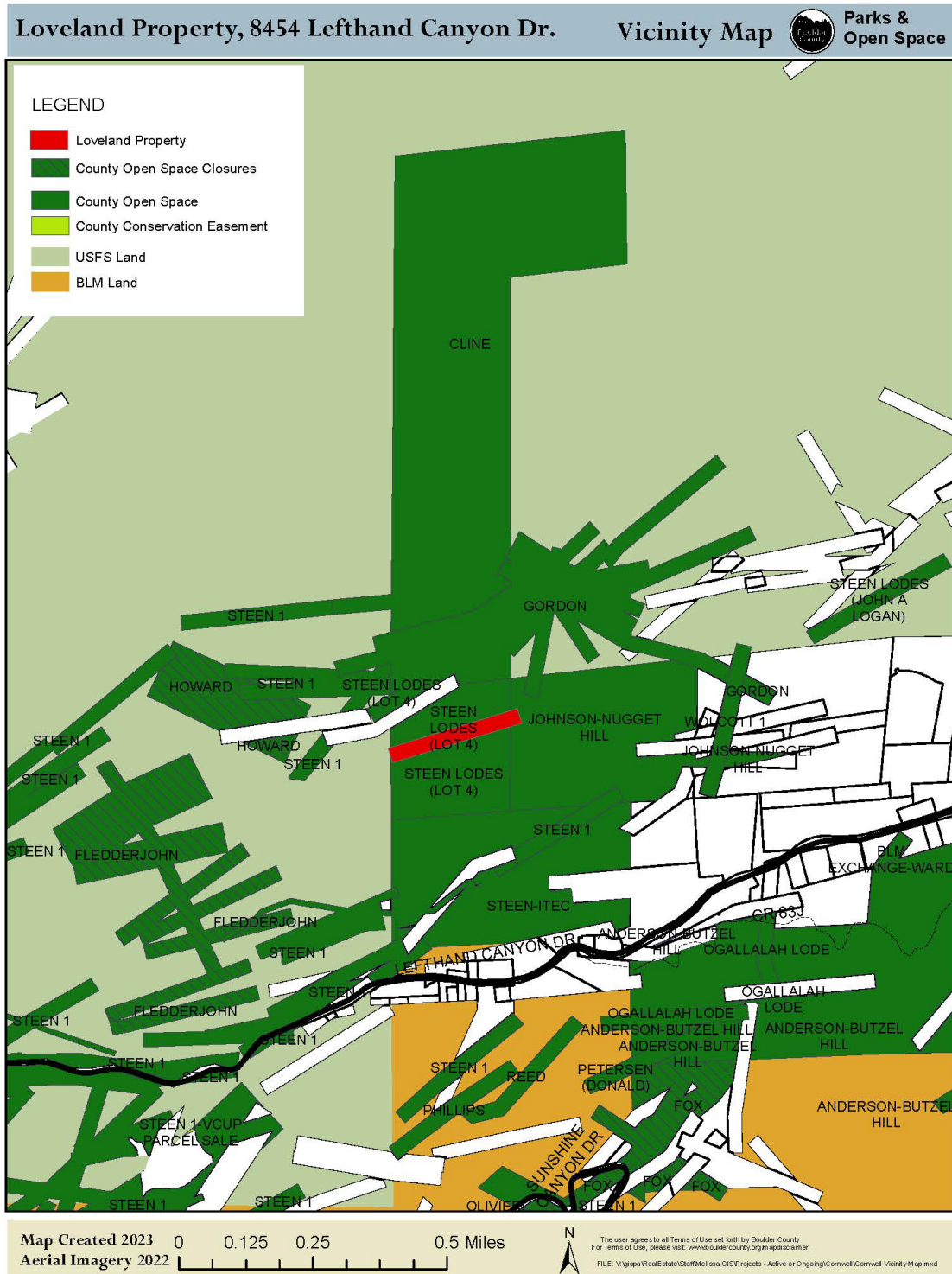
POSAC Action Requested

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



Close-Up Map

