



Parks & Open Space

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BOCC PUBLIC HEARING

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TO: Board of County Commissioners
FROM: Kristina Burghardt, Senior Land Officer
FOR: BOCC Public Hearing, 9:30 a.m., Tuesday, June 11, 2024
RE: Sunny Belle Acquisition
MEMO DATE: June 5, 2024

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 Fifers 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 Description

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

\$25,000	Land Price (includes mineral rights)
\$0	Water Price
\$25,000	Total Price (Fund Source: Open Space Sales and Use Taxes)
\$0	Donation Value
\$25,000	Total Value

Boulder County will acquire these interests:

- 5.17 Acres (Fee)
- 1 Building Rights (Landowner will retain 0 building rights.)
- 0 TDRs (Transferable Development Rights)
- No Water Rights
- Yes Mineral Rights (All)

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

A Phase I environmental assessment has been completed. No Recognized Environmental Concerns were noted, but one mining adit was located. Staff will notify the State of Colorado's Division of Mining, Reclamation and Safety to determine if formal closure of the adit is appropriate.

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.

POSAC Recommendation

POSAC unanimously recommended acquisition at its May 23rd meeting.

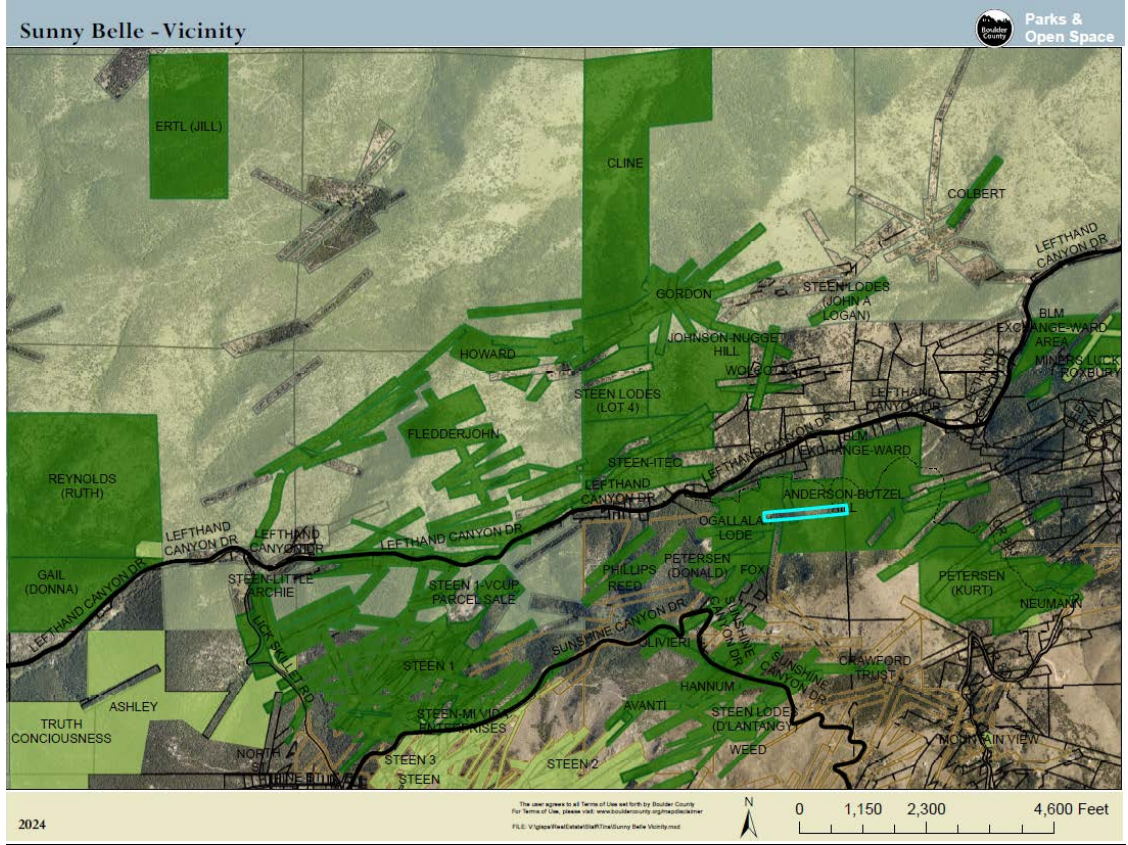
Staff Recommendation

Staff recommends approval. The acquisition of the Sunny Belle property will eliminate a private inholding in county owned open space which will allow for better management of the entire Anderson-Butzel Hill property by staff workgroups.

BOCC Action Requested

Approve the request as described above and as presented by staff.

Vicinity Map:



Close-Up Map:

