



# Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
 303-678-6200 • POSinfo@bouldercounty.org  
[www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

Tg

**TO:** Board of County Commissioners  
**FROM:** Melissa Arnold, Land Officer  
**FOR:** BOCC Business Meeting, 9:30 a.m., Tuesday, March 25, 2025  
**RE:** Windy Ridge Conservation Easement Donation  
**MEMO DATE:** March 12, 2025

Land Commitment: For much longer than Parks & Open Space’s history of stewarding open space, the land in this community has been important to American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are making meaningful changes to how we do our work that include them, 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 of Request

Rick and Breida Geesaman propose donating a conservation easement over their approximately 137-acre property located just under a mile west of Gold Hill. The property is comprised of two vacant parcels having addresses of 0 and 10601 Gold Hill Road. The conservation easement will merge these two parcels together, restrict development to one residence and accessory structures within a two-acre building envelope and protect the property’s open space values. Staff recommends approval.

### Background Information

The property ranges from 7,680 to 8,640 feet in elevation and consists of mixed conifer forests, lower montane meadows and intermittent streams. It is adjacent to the Truth Consciousness conservation easement property to the north, and to US Forest Service land to the west and south.

Recognizing the unique open space values of the property, the Geesamans approached the county about protecting it with a conservation easement. The Geesamans will donate the conservation easement to the county, and the county will pay transaction fees related to the transaction.

### Deal Description

The conservation easement will extinguish three development rights and limit the property to one 4,000 square foot residence and no more than 5,000 square feet of structures accessory to the permitted uses on the property, all to be clustered within a two-acre building envelope. The exact shape of the building envelope must be approved by Parks & Open Space staff at a future date when the owner proposes building locations. The two-acre envelope must include the building envelope location point generally depicted on the attached map. By limiting the uses and development on the property, the conservation easement will protect the wildlife habitat, flora and fauna, natural resources and scenic values of the property.

### **Acquisition Summary**

Boulder County will acquire these interests:

- 137-acre conservation easement.
- 3 building rights will be extinguished; landowner will retain 1 building right.

Mineral rights were reserved by the United States in the patent for the property; however, no mining claims were ever perfected that could affect the surface of the property.

### **Potential Uses**

The property will not be open to the public because it is privately owned. Although the county is acquiring a conservation easement interest in the property, it will remain in private ownership and will be managed by the landowner. The landowner's property uses will be restricted by the terms of the conservation easement, which are designed to protect the property's conservation values.

### **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 Fourmile Creek/Bald Mountain Environmental Conservation Area, a Rare Plant Area, a Significant Natural Community, and a View Protection Corridor with a medium ranking of 0.89 (on a scale of 0-5 with 5 being the highest) as designated by the Comp Plan.

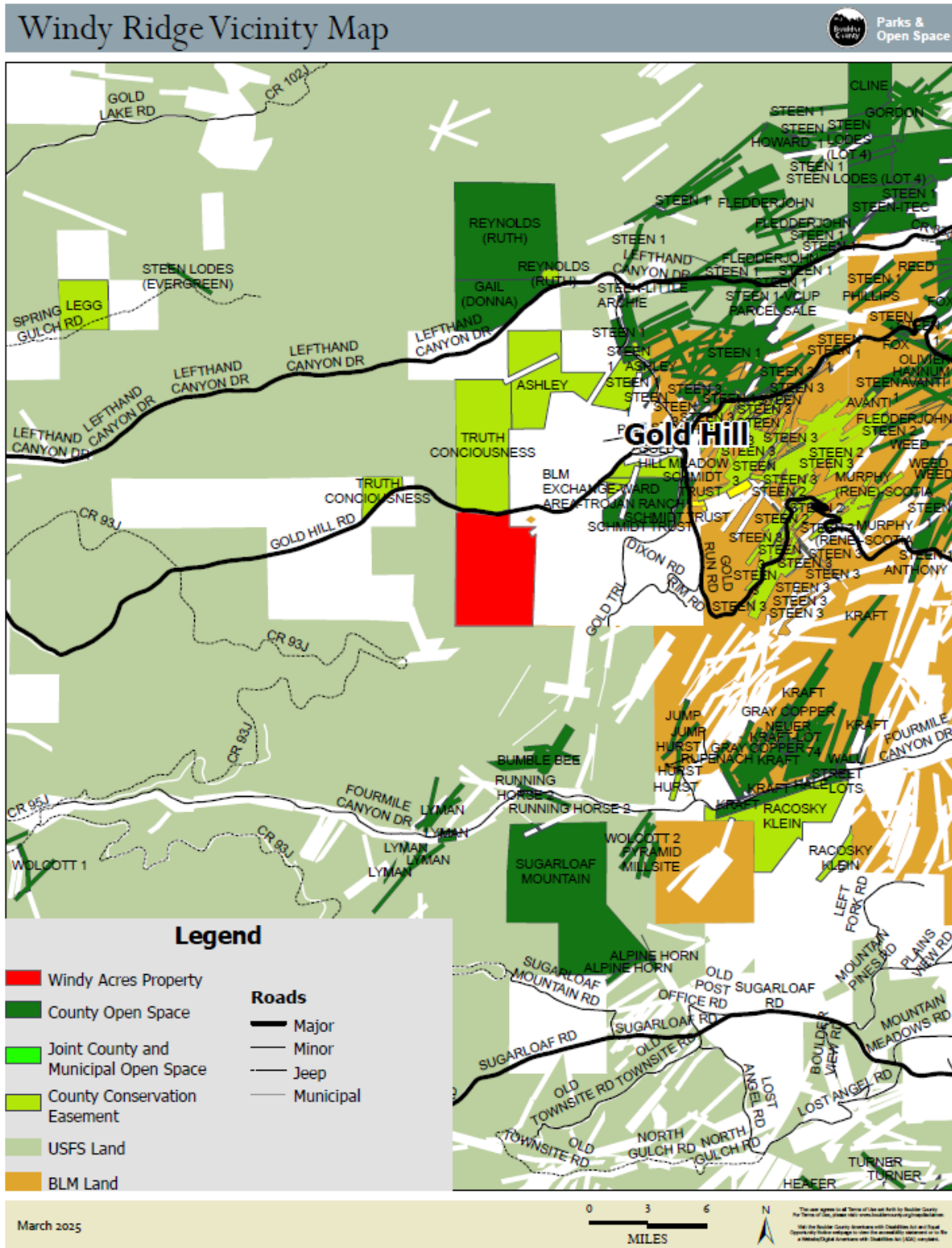
### **Staff Recommendation**

Staff recommends accepting this donated conservation easement. By restricting development as described above, the conservation easement will ensure that the property remains an important habitat connector between adjacent and nearby conserved lands.

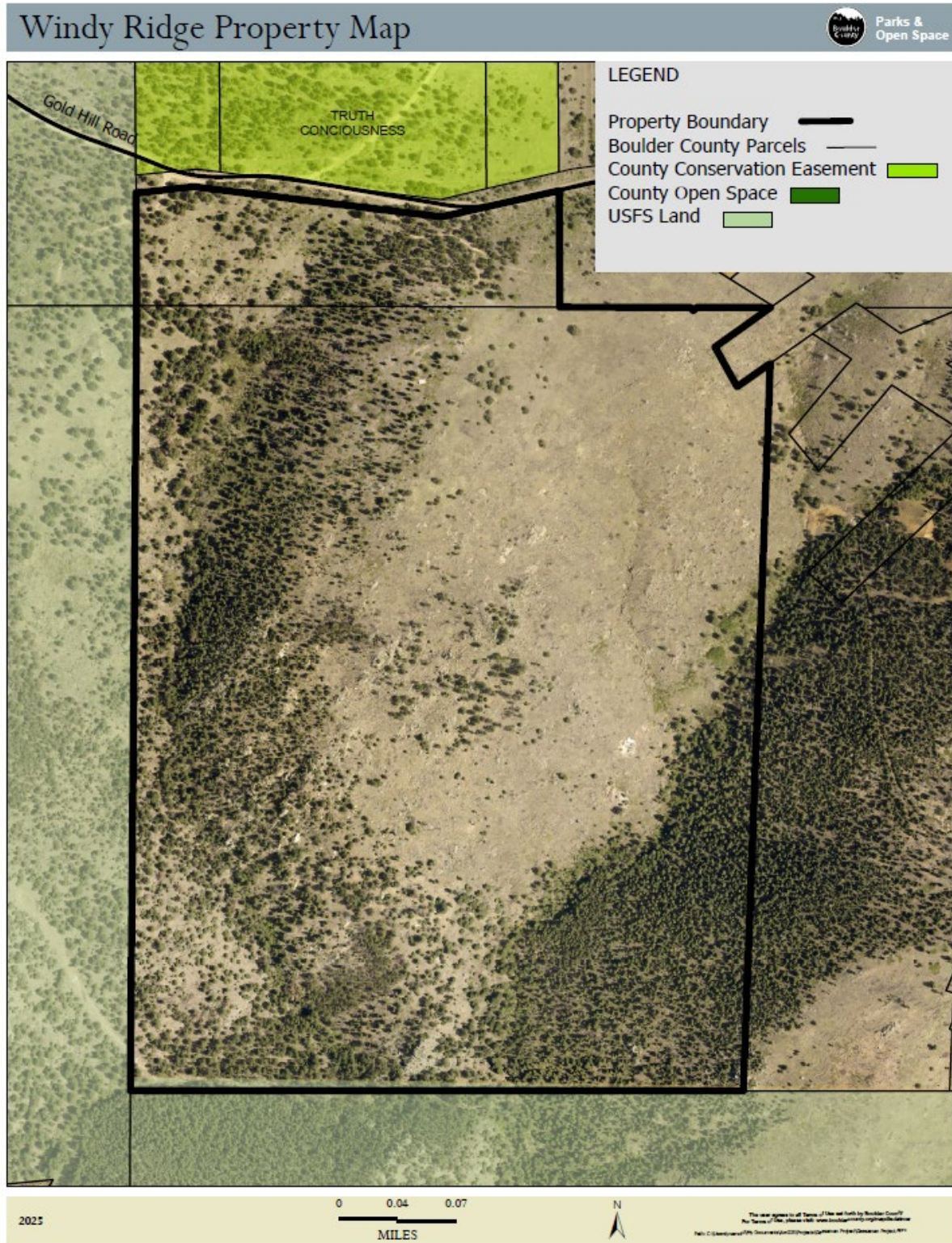
### **BOCC Action Requested**

Approve the request as described above and as verbally presented by staff, if applicable.

Vicinity Map:



Close-Up Map:



### Features Map with Building Envelope Location Point:

