



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, June 26, 2024

TO: Parks & Open Space Advisory Committee
FROM: Tina Burghardt, Land Officer Supervisor
AGENDA ITEM: Cliffside Property Acquisition
ACTION REQUESTED: Information Item Only

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.

Information Item Only

The proposed Cliffside property acquisition will be funded with Conservation Trust Fund (Colorado lottery proceeds) dollars; therefore, staff is not seeking a recommendation from POSAC for this acquisition.

Summary

Boulder County proposes to acquire fee title to 53 acres owned by Cindy and David Johnson, for \$1,160,000. The property has an address of 1810 Stone Canyon Road, Lyons CO, and is located on Stone Canyon Road, approximately 1.75 miles north of Highway 36 in Lyons.

Background Information

The Cliffside property is approximately 53 acres located on Stone Canyon Road and adjacent to the county's Southdown Indian Mountain open space property. The property is bordered on two sides by county owned open space (Neal to the north, Southdown Indian Mountain on the east) and BLM land to the south. The property has an appraised value and proposed purchase price of \$1,160,000. The property had a residence that was burned in the Stone Canyon fire. The property is now vacant and has a working well that would need some surface improvements to repair damages from the fire.

Deal Description

Boulder County would acquire the property for \$1,160,000. Mineral rights are intact and will be acquired by the county.

Acquisition Summary

\$1,160,000	Land Price (includes mineral rights)
<u>\$0</u>	Water Price
\$1,160,000	Total Price (Fund Source: Conservation Trust Fund)
<u>\$0</u>	Donation Value
\$1,160,000	Total Value

Boulder County will acquire these interests:

- 52.68 Acres (Fee) [\$20,121/acre]
- 1 Building Rights [\$1,060,000/right]
- All Mineral Rights [\$100,000]

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: Archaeologically Sensitive Area, Rabbit Mountain Environmental Conservation Area, Rabbit Mountain High Biodiversity Area (B1: Outstanding Biodiversity Significance), Indian Mountain Natural Landmark, and Significant Agricultural Land of Local Importance.

Potential Uses

The property is currently used for private passive recreation. Acquisition of this property would complete open space acquisition efforts on the west side of Dowe Flats. The county may decide to manage the property as part of the Rabbit Mountain complex. Since it lies on the west side of Indian Mountain, the property could also be managed as a separate property if the county were to decide to use it to accomplish land restoration goals with a native tribe. This potential use is the reason for using Conservation Trust Fund dollars to fund the acquisition.

Staff Recommendation

On July 8, 2025, at the Board of County Commissioners (BOCC) public hearing, staff will ask for BOCC approval to acquire the 53-acre Cliffside property.

(see next pages for maps)

[illegible]

Close-Up Map

