



## Parks & Open Space

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**TO:** Board of County Commissioners  
**FROM:** Tina Burghardt, Land Officer Supervisor  
**FOR:** BOCC Public Hearing, 9:30 a.m., Tuesday, July 8, 2025  
**RE:** Cliffside Acquisition  
**MEMO DATE:** July 3, 2025

Real Estate Land Commitment: 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

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. Staff supports this acquisition.

### 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 would also 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.

Parks & Open Space will determine whether current uses of the property will continue or whether other open space uses of the property may be suitable. 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 Input**

Staff presented this acquisition to POSAC on June 26, 2025, as an information item and no concerns were noted.

### **Staff Recommendation**

Staff recommends approval. The acquisition of the Cliffside property will complete the county's open space acquisition efforts on the west side of Dowe Flats and provides the county with the option to use the property to accomplish land restoration goals with a native tribal nation.

### **BOCC Action Requested**

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





## Close-Up Map

