



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, October 23, 2025

TO: Parks & Open Space Advisory Committee
FROM: Aaron Clark, Land Officer
AGENDA ITEM: Paintbrush Conservation Easement Acquisition
ACTION REQUESTED: Recommendation to the BOCC

Real Estate 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

Boulder County proposes to acquire a conservation easement over 36 acres owned by TJ Price for \$215,000. The property has an address of 6745 Coal Creek Canyon Drive and is located near the intersection of Coal Creek Canyon Drive and the Peak to Peak Highway. Staff supports this acquisition.

Background Information

The current owner acquired the property in 2021 and has been considering options for conservation of the land for several years. Paintbrush is adjacent to County open space on three sides. The Baylin and Cree properties are on the north side, together with lands owned by the US Forest Service. The Elk Tracks open space is adjacent on the east, and the Bearberry open space is to the south, across Highway 72. The Paintbrush property is primarily forested, but it also contains wetlands and riparian areas that are centered on an ephemeral tributary to Beaver Creek.

Deal Description

This acquisition will limit development on the property to one residence and residential structures, such as a garage, totaling no more than 2,000 square feet and non-residential accessory structures totaling no more than 1,500 square feet. This transaction will be paid for with funds from the 2021 Gross Reservoir settlement between Denver Water and Boulder County. As part of that agreement, Denver Water set aside funds for Boulder County to use "for acquisitions of fee properties, conservation easements, and trail corridors." Boulder County is also acquiring a right of first refusal on the property as part of this transaction.

Acquisition Summary

\$215,000	Land Price (includes mineral rights)
\$215,000	Total Price (Fund Source: Open Space Sales and Use Taxes)
\$215,000	Total Value

Boulder County will acquire these interests:

- 36 Acres (CE) [\$5972/acre]
- All Mineral Rights [valued with land price]

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: Environmental Conservation Area (Magnolia), Riparian Areas, Significant Natural Communities, View Protection Corridor (Highway 72/Coal Creek Canyon Drive), Wetlands, and Wildlife Migration Corridors.

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 over this 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.

Staff Recommendation

Staff recommends approval. Acquisition of a conservation easement over the Paintbrush property will protect important natural areas between Highway 72 and Reynolds Ranch. The CE will preserve significant natural areas in Coal Creek Canyon and provide beneficial effects for local wildlife migration corridors as well as the scenic protection area along Highway 72.

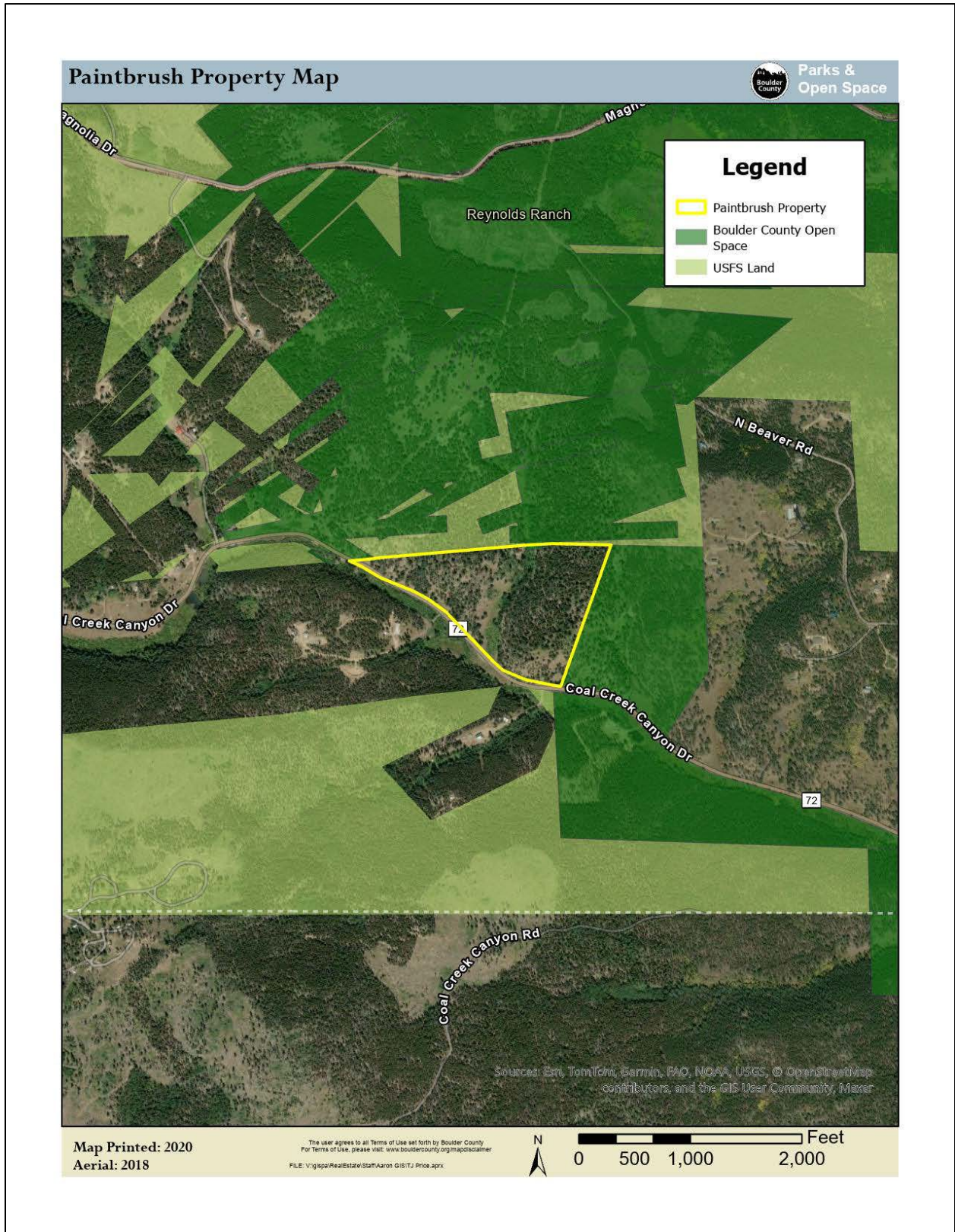
POSAC Action Requested

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

