



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: Tina Burghardt, Land Officer Supervisor
AGENDA ITEM: Fourmile Property 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 fee title to 6.62 acres owned by Michael Sandrock, with any associated water rights, for \$1,500,000. The property has an address of 38899 Boulder Canyon Drive and is located at the northwest corner of the intersection of Boulder Canyon Drive and Fourmile Canyon Drive.

Background Information

The 6.62-acre property has historically been used for residential purposes and includes one 1,480 square foot residence, one 720 square foot residence, a 412 square foot detached garage, and a 428 square foot detached studio. The property also covers a portion of the historic Orodell Townsite and is a designated Boulder County Historic Landmark. It is bordered on the west side by the county's Betasso open space.

Deal Description

Boulder County would acquire the property for \$1,500,000.

Acquisition Summary

\$1,500,000	Land Price (includes mineral rights)
<u>\$0</u>	Water Price
\$1,500,000	Total Price (Fund Source: Open Space Sales and Use Taxes)
<u>\$0</u>	Donation Value
\$1,500,000	Total Value

Boulder County will acquire these interests:

- 6.62 Acres (Fee) [\$226,586/acre, or \$1,500,000/right for 1 Building Right]
- 4 Structures [\$280,300 total value]
- 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: Archaeologically Sensitive Area, High Biodiversity Area (B3), Preble's Meadow Jumping Mouse Conservation Zone, Riparian Area, Riparian Habitat Connector, Significant Natural Communities, View Protection Corridor, and Orodell Townsite County Historic Landmark. In addition, the property provides the potential opportunity for trail connection to Betasso.

Potential Uses

Like all properties acquired for open space, the property will be managed for an open space use. The property is currently used as a residence and for passive recreation. The property will be closed to public use due to management review. Parks & Open Space may later determine other closures or public access is appropriate.

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.

A Phase I environmental assessment will be completed, and if the results show any mining hazards on the property, staff will notify the State of Colorado's Division of Mining, Reclamation and Safety for formal closure of those hazards. Parks & Open Space will use the Phase I report to determine whether any portions of the property need to be closed to public use for public safety reasons.

Staff Recommendation

Staff recommends approval. The property's historic significance, its adjacency to Betasso open space, possible trail connection from Boulder Canyon to Betasso, and its numerous comprehensive plan designations support this acquisition.

POSAC Action Requested

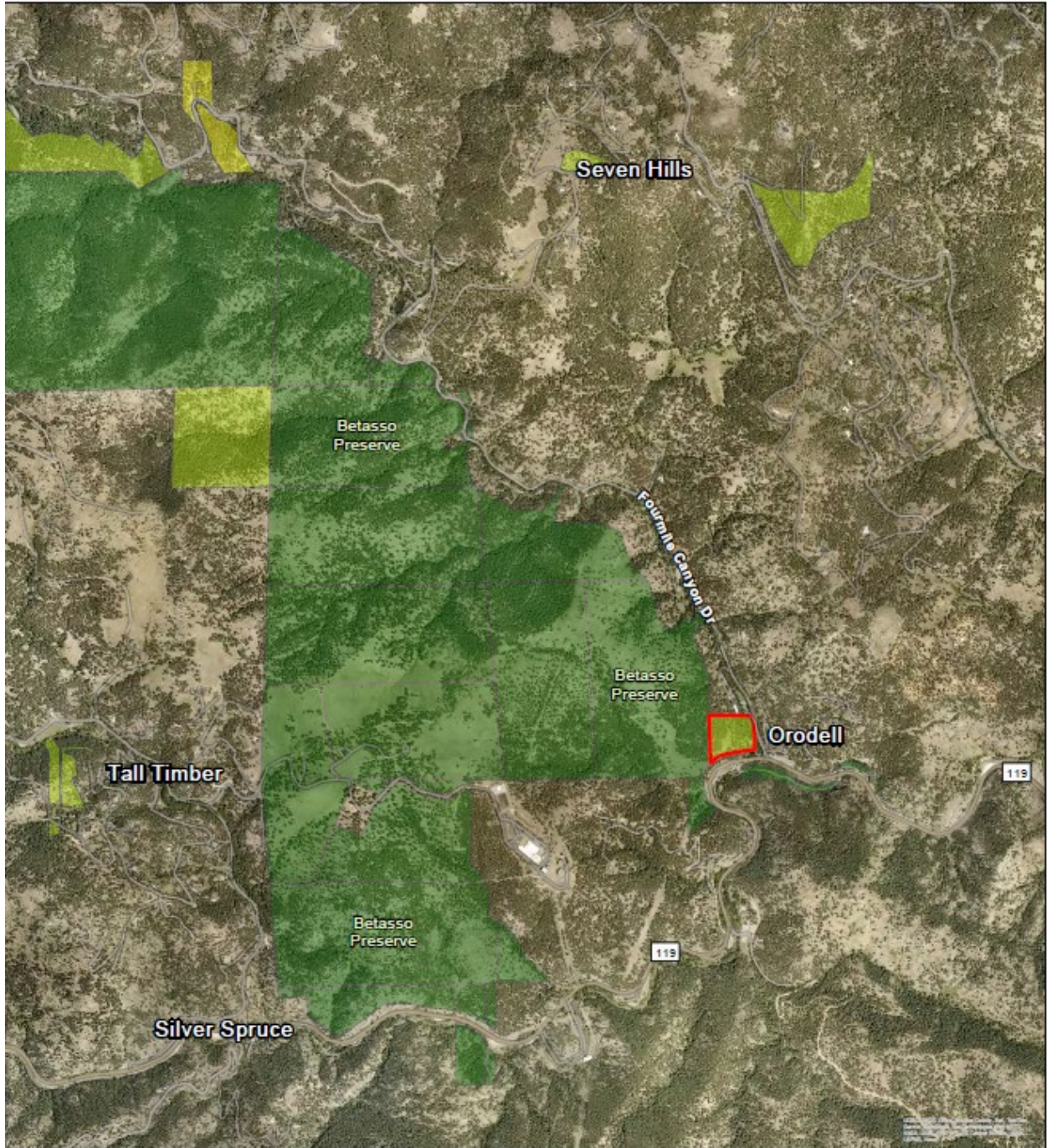
Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

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

Fourmile Vicinity Map



September 2025

- Subject Property
- County Open Space
- County Conservation Easement
- County Miscellaneous Easement

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Fourmile Focus Map



October 2025

-  Subject Parcel: Fourmile
-  County Open Space
-  County Conservation Easement

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