

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Topic: Beaver Ranch Park - Land and Water Conservation Fund Deed
Restriction JCOS25-08**

Presented by: Hillary Merritt, Deputy Director, Open Space

Date: 6/10/2025

☐ For Information

☐ For Discussion/Board Direction

☒ Consent to
Place on Business/
Hearing Agenda

Issue:

Jefferson County Open Space (JCOS) applied for a Land and Water Conservation Fund (LWCF) grant through Colorado Parks and Wildlife (CPW) to support the construction of an inclusive playground at Beaver Ranch Park. As a condition of accepting LWCF monies, JCOS must place a Deed Restriction on Beaver Ranch Park that requires the property to be "used for public outdoor recreation in perpetuity" once the playground is complete.

Background:

In late 2023 JCOS received approval from the Board of County Commissioners (BCC) Resolution #CC23-319, to apply for a \$752,500 LWCF grant to help construct an inclusive playground at Beaver Ranch Park. Matching funds for this grant came from Beaver Ranch Community, Inc. (BRCI), who lease the property from JCOS, and Open Space funds that are dedicated to a larger project in the park. The CPW Commission recommended the project for funding and the National Park Service (NPS), which administers the LWCF grant, is considering the project for final approval.

Discussion:

As a condition of accepting an LWCF grant, NPS requires a deed restriction that includes the following language:

Property acquired or developed with Land and Water Conservation Fund assistance shall be retained and used for public outdoor recreation in perpetuity. Any property so acquired or developed shall not be wholly or partly converted to other than public outdoor recreation uses without notification to Colorado Parks and Wildlife, and the approval of the National Park Service pursuant to the LWCF Act (54 U.S.C. § 200305(f)(3)) and

conversion requirements outlined in regulations (36 C.F.R. § 59.3).

The Deed will exclude areas around the existing buildings from the public recreation requirement. This exclusion will allow BRCI to continue renting these spaces for private events as permitted under the lease agreement with JCOS.

On May 1, 2025, the JCOS Advisory Committee approved Resolution #25-09 recommending the project to the Board of County Commissioners for approval.

Fiscal Impact: ☐ yes ☒ no

SPA Review: Brett Deady reviewed May 27, 2025. Support, no concern.

County Attorney Review: Anthony Chambers reviewed and approved May 27, 2025.

Facilities Review: Support, no concern. Mark Danner, May 23, 2025

BIT Review: Support, no concern. Andy Corbett, May 27, 2025

Fleet Review: Support, no concern. Janice Mayer, May 27, 2025

County Human Resources Review (new FTE only): N/A

Recommendations:

That the Board of County Commissioners consider the recommendations made by JCOS Staff and the Open Space Advisory Committee in Resolution #25-09, placing a Deed Restriction on Beaver Ranch Park that requires the property to be used for public outdoor recreation in perpetuity, and authorize execution of the required documents at a future hearing.

Originator:

Hillary Merritt, Deputy Director, hmerritt@co.jefferson.co.us, 303-271-5948

Contacts for Additional Information:

Hillary Merritt, Deputy Director, hmerritt@co.jefferson.co.us, 303-271-5948