

Agenda Item 1.5.4

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Meyer Ranch Park - Norm Meyer II JCOS24-16

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) proposes to acquire approximately 8.19 acres of vacant land located at 9234 Eagle Cliff Road in Conifer for \$409,500 and a 0.08-acre, 30-foot-wide easement for trail construction and maintenance at no cost.

Background:

The Meyer Ranch Park- Norm Meyer II property (Property) is adjacent to Meyer Ranch Park and Highway 285. Meyer Ranch Park spans over 666 acres, a majority of which was acquired from the Meyer family. This Property will add to the northwest boundary of the Park and will enable a trail connection as part of the broader vision to connect Meyer Ranch and Flying J Ranch Parks.

Discussion:

Seller has agreed to a \$409,500/50,000 per acre, a purchase price which is supported by comparable sales in the area. The Property enhances habitat connectivity, supports biodiversity, and aids in long-term natural resource conservation efforts. The project is consistent with the priorities of the Jeffco Trails Plan and advances several priorities in the Conservation Greenprint, including Goal 4 - Land Acquisition and Goal 9 - Park System Trail Expansion.

On May 1, 2025, the JCOS Advisory Committee approved Resolution #25-06 recommending the project to the Board of County Commissioners for approval.

Fiscal Impact: ☒ yes ☐ no

\$409,500 paid with Open Space Funds from the adopted 2025 budget.

- Year(s) of impact: 2025
- Existing grant or project: None
- New grant or project: None
- Requested in adopted budget: Funding is part of 2025 adopted budget
- Ongoing or one-time: One-time
- General Fund impact: None
- Staffing impact: None
- Match requirements: None
- Mandate/Contractual obligation: None

SPA Review: Brett Deady, reviewed May 27, 2025. Support, no concern. Funding for the acquisition is provided from the 2025 adopted budget in the Open Space Fund.

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 #25-06, approving the acquisition of the Meyer Ranch Park - Norm Meyer II property for \$409,500 and authorize execution of the required documents at a future hearing.

Originator:

Hillary Merritt, Deputy Director

Contacts for Additional Information:

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