

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

**Topic: South Table Mountain Park – Montrachet Trail Easement
JCOS25-06**

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 obtaining a trail easement from Sequoia Equities Montrachet LLC (Montrachet), comprised of two segments that are approximately 0.42 acres and 0.32 acres that will provide access to South Table Mountain Park.

Background:

JCOS acquired an 88-acre property as its first addition to South Table Mountain Park in 1973. The property includes Jawbone Ridge, an area of geological interest that attracts visitors for its open views and distinctive topography. In 2013, JCOS received two trail easements from the Denver West Metropolitan District to establish the Welch Ditch Trail, which runs adjacent to the Jawbone Ridge. However, JCOS does not have a trail connecting the Welch Ditch Trail to Jawbone Ridge. This has led to multiple unauthorized trails leading into South Table Mountain Park from the Welch Ditch Trail that run through Montrachet's property and contribute to natural and cultural resource degradation, erosion, and drainage issues.

Discussion:

JCOS is completing restoration work on Jawbone Ridge in Spring 2025 to address these impacts, including closing unauthorized trails, restoring vegetation, and establishing a designated hiker-only trail from Tertiary Trail to Jawbone Ridge. To further the success of these projects, JCOS has worked with Montrachet to establish two trail connections on its property connecting to South Table Mountain Park. Montrachet will grant an easement to JCOS that permits the construction and maintenance of two trail segments on its property. The first will complete a hiker-only trail from Welch Ditch Trail to Jawbone Ridge and the second will establish a multi-use

trail connection from Tertiary Trail. Both segments will replace existing unauthorized routes to Jawbone Ridge with designated, sustainable trails.

On May 1, 2025, the JCOS Advisory Committee approved Resolution #25-10 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 #25-10, accepting a trail easement consisting of two segments that are approximately 0.42 acres and 0.32 acres, and authorize execution of the required documents at a future hearing.

Originator:

Hillary Merritt, Deputy Director

Contacts for Additional Information:

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