

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Stafford Hogback - Turnbuckle Trailhead JCOS24-10

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 2.693 acres of vacant land located on Bowles Avenue, just west of C-470 for \$200,000. This project was presented to the Board on December 10, 2024, but JCOS and the seller needed more time to negotiate terms of the Purchase and Sale Agreement.

Background:

The Stafford Hogback - Turnbuckle Trailhead property (Property) is the eastern half of a larger parcel that has been approved for development as a distillery. The Property is encumbered by a 2003 Conservation Easement (CE) held by Colorado Open Lands (COL) that was dedicated to preserve the Front Range Mountain Backdrop/Foreground Preservation Area and to provide passive recreation and access to JCOS's adjacent Stafford Hogback property. The Property will be subject to setback requirements, easements for underground utilities and drainage that support the adjacent development, and a stormwater detention area depicted in previously approved site plans.

Discussion:

The seller has agreed to a \$200,000 purchase price, which is supported by a staff market analysis of other sales with similar restrictions, including supporting a donative component associated with the "Turnbuckle Trailhead" naming requirement. JCOS intends to develop the Property as a trailhead that provides public access to Stafford Hogback from C-470 and Bowles Avenue. Preliminary site plans have been approved by COL, as holder of the CE, and include parking, restrooms and a trail connection along a previously dedicated easement, which are consistent with the terms of the CE. Acquisition of the Property advances several priorities in the Conservation

Greenprint, including Goal 4 - Land Acquisition, Goal 9 - Park System Trail Expansion, and Goal 10 – Quality Visitor Experience. The acquisition also meets the goals of the Jeffco Trails Plan to improve equitable access and access close to home.

On November 7, 2024, the JCOS Advisory Committee approved Resolution #24-22 recommending the project to the Board of County Commissioners for approval.

Fiscal Impact: ☒ yes ☐ no

\$200,000 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: Anne Kelson, 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 recommendation made by JCOS Staff and the Open Space Advisory Committee in Resolution #24-22, approving the acquisition of the Stafford Hogback - Turnbuckle

Trailhead Property for \$200,000 and authorize execution of the required documents at a future hearing.

Originator:

Hillary Merritt, Deputy Director

Contacts for Additional Information:

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