

Agenda Item 1.5.7

BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER

Topic: Stafford Hogback –13975 W Bowles LLC JCOS25-07

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 2.11 acres of vacant land located at Eldridge Street and Bowles Avenue, just west of C-470, for \$300,000.

Background:

The Stafford Hogback - 13975 W Bowles LLC property (Property) is comprised of three vacant parcels at the base of Jefferson County Open Space's Stafford Hogback property. As part of the Front Range Mountain Backdrop/Foreground Preservation Area, this acquisition will preserve the scenic view corridor to Stafford Hogback from C-470 and several local streets in the vicinity. The Property provides habitat for wide array of wildlife common to the foothills of Jefferson County and is within wintering range for local herds of mule deer and elk.

Discussion:

The seller has agreed to a \$300,000 purchase price, which is supported by a staff market analysis of other sales in the area. This acquisition offers public access to adjacent Open Space land for multiple visitor types, however the easement providing access to the Property across Eldridge Avenue, a private road, is restricted to "pedestrian and animal use," which impacts trail construction (no vehicles) and trail type.

On May 1, 2025, the JCOS Advisory Committee approved Resolution #25-11 recommending the project to the Board of County Commissioners for approval.

Fiscal Impact: ☒ yes ☐ no

\$300,000 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 recommendations made by JCOS Staff and the Open Space Advisory Committee in Resolution #25-11, approving the acquisition of the Stafford Hogback - 13975 W Bowles LLC property for \$300,000 and authorize execution of the required documents at a future hearing.

Originator:

Hillary Merritt, Deputy Director

Contacts for Additional Information:

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