

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Ken-Caryl Ranch Metropolitan District – Property Transfers  
JCOS25-15**

**Hillary Merritt, Shared Services Director, Parks & Open Space**

**Date: 1/27/2026**

For Information

For Discussion/Board Direction

Consent to  
Place on Business/  
Hearing Agenda

**Issue:**

Ken-Caryl Ranch Metropolitan District (District) proposes to transfer the approximately 905-acre South Hogback property (South Hogback), located south and west of the junction of C-470 and Ken-Caryl Avenue, to Jefferson County Parks & Open Space (County). The County proposes to transfer the approximately 12.025-acre Community Center property (Community Center), located at Club Drive and South Valley Road, to the District. Both Deeds will include reverters that require the properties be used exclusively for public park and open space purposes.

**Background:**

The County purchased the Community Center property in 1991 and subsequently leased it to the District. The property includes extensive facilities that the District is well suited to operate and maintain. The District acquired the South Hogback property in 2003 through a deed from the Ken-Caryl Ranch Foundation, with requirements that the property be used for low-impact education and recreation uses, and natural resource and habitat management. The District recently completed a Management Plan for the South Hogback and contacted the County to gauge its interest in managing the property in conjunction with the adjacent South Valley and Hildebrand Ranch Parks.

**Discussion:**

Based on the County's and the District's missions, staffing and areas of expertise, the entities agree that transferring the properties will achieve the most beneficial outcome. The County will convey the 12.025-acre Community Center property to the District and the District will convey the approximately 905-acre South Hogback property to the County. Both

conveyance Deeds will include reverters requiring the properties be used exclusively for public park and open space purposes.

On January 8, 2026, the Open Space Advisory Committee approved Resolution #26-03 recommending the project to the Board of County Commissioners for approval.

**Fiscal Impact:**  yes  no

**Budget & Strategy Review:** Brett Deady, reviewed January 15, 2026. Support, no concern.

**County Attorney Review:** Anthony Chambers reviewed and approved January 15, 2026.

**Facilities Review:** Support, no concern. Mark Danner, January 14, 2026

**BIT Review:** Support, no concern. Andy Corbett, January 15, 2026

**Fleet Review:** Support, no concern. Janice Mayer, January 14, 2026

**County Human Resources Review (new FTE or Total Rewards Request):** None

**Recommendations:**

That the Board of County Commissioners consider the recommendations made by Parks & Open Space Staff and the Open Space Advisory Committee in Resolution #26-03, approving the property transfers and authorizing the Chair to execute the required documents at a future hearing.

**Originator:**

Hillary Merritt, Shared Services Director

**Contacts for Additional Information:**

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