

January 26, 2016 -- Property Transaction Proposal

Colorado Parks and Wildlife

Dome Peak Ranch Fee Title Acquisition

Routt County

960 acres

9 miles west of Toponas

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the fee title acquisition of the Dome Peak Ranch property (\$0 for 960 acres).

CDC Staff Notes

1. The proposal states \$85,500 is required for the parking lot and fence repair. How will this be funded? These costs are not noted in the Development Costs line.

These improvements are not a necessary requirement to open the property and CPW has not made a decision to make the improvements. If CPW decides to make those improvements at some point in the future in order to further enhance public access we will request Wildlife Cash spending authority from the General Assembly at that time.

2. Is the acquisition a donation from the landowner?

As far as CPW is aware, this is a donation. CPW is not extending any monetary or other consideration for this acquisition.

3. The proposal states that the acquisition will provide access to the Routt National Forest, which is currently unavailable. Based on the submitted maps, it appears there would still be private land separating Dome Peak Ranch and National Forest lands. How would this acquisition provide connectivity?

In 1995 the landowner and the adjacent landowner entered into a Reciprocal Access Easement (easement) which allows the landowner to cross the adjacent private property to reach the National Forest. That easement applies to successors in interest to the property. CPW will be a successor in interest.

4. How will the property be managed? Will the property be designated as a State Wildlife Area or any other type of CPW-designated land?

The property will be designated a State Wildlife Area and managed as such for wildlife habitat and public use.

Capital Development Committee January, 2016—Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

| | |
|------------------------|--|
| Action Required | Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire, for no monetary cost to CPW, fee title to real property. |
|------------------------|--|

| General Information | |
|----------------------------|---------------------------------------|
| Name | Dome Peak Ranch |
| Number of acres | 960 |
| Location | Approximately 9 miles west of Toponas |
| County | Routt |

| Costs / Source of Funding | | | |
|---|--|--|-----|
| Purchase Price | N/A | Funding Source | N/A |
| | <i>Spending authority has already been approved for this project in the Long Bill.</i> | | |
| | Fiscal Year | | |
| | Line Item | | |
| | Appropriation | | |
| | Remaining Unexpended Balance | | |
| Annual Operation Costs | \$2,375 | Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment of \$375 for this property. | |
| Development Costs | | | |
| * The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing. | | | |

Summary of Proposal:

CPW will acquire fee title to approximately 960 acres without monetary or other consideration. CPW anticipates the need for significant fence repair and a small parking area to accommodate public use, in the approximate estimated amount of \$85,500.

Current uses of the property are livestock grazing, hunting and wildlife habitat. These uses will continue in the future. Additionally, the public will have access to the Routt National Forest which is currently unavailable.

The landowner acquired the property in 1995.

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

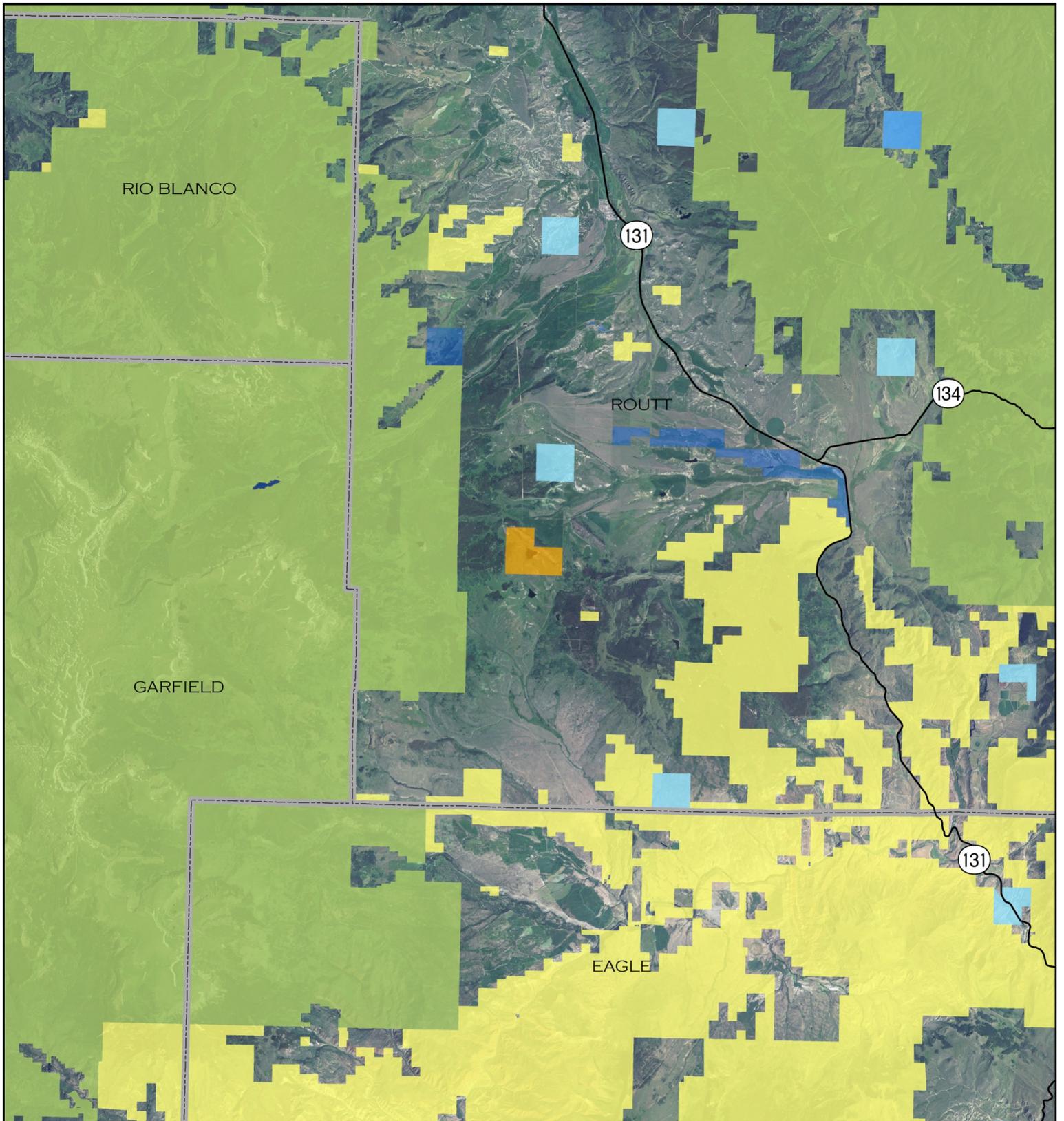
Mineral Interest Ownership:

Approximately 50% of the mineral rights are severed from the surface estate and held by private individuals while the remaining 50% are owned (and will be retained) by the landowner.

Currently, no mineral activity is occurring in the area and the landowner stated that he was told by experienced oil and gas operators that the geology in this location is not likely to result in productive oil and gas operations.

Attachments:

- Map
- Concurrence letters

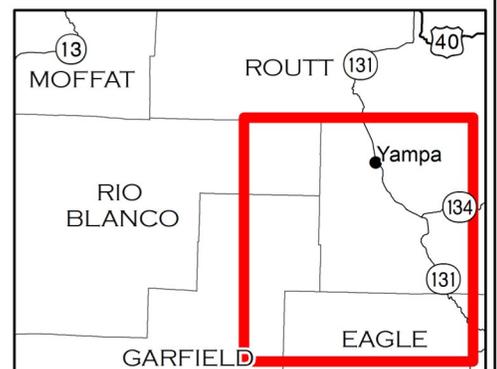


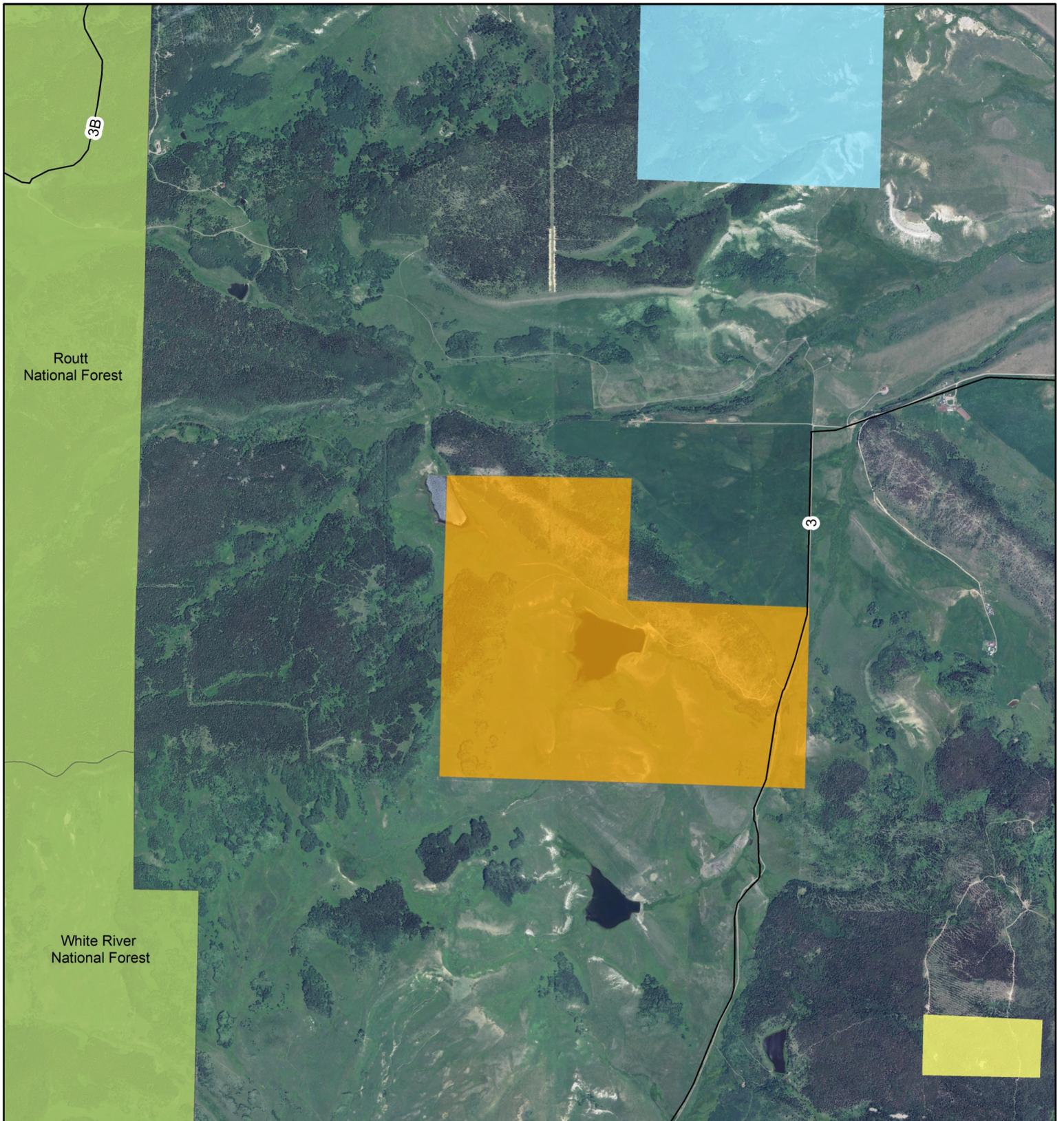
GIS Unit

Dome Peak Ranch 15-043-NW Routt County



- | | |
|--|---|
|  Dome Peak Ranch |  Bureau of Land Management |
|  CPW Property and Easements |  US Forest Service |
|  State Land Board | |



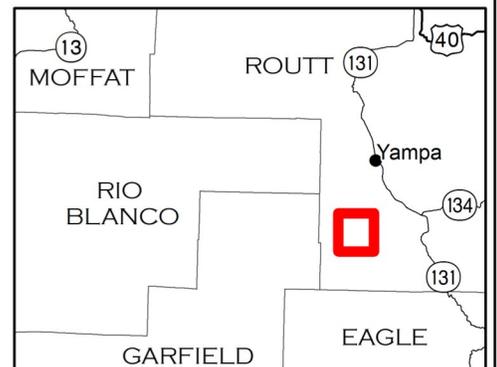
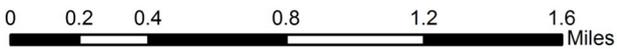


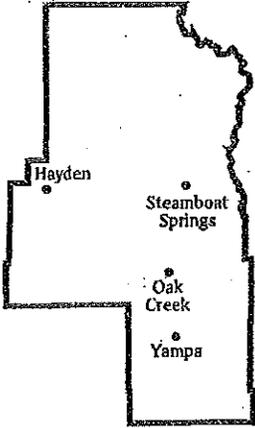
GIS Unit

Dome Peak Ranch 15-043-NW Routt County



- Dome Peak Ranch
- Bureau of Land Management
- State Land Board
- US Forest Service





ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Box 773598 • Steamboat Springs, Colorado 80477

Phone: 970-879-0108 • Fax: 970-879-3992

December 29, 2015

James M. Haskins
Colorado Parks and Wildlife
Steamboat Service Center
PO BOX 775777
Steamboat Springs, CO 80477

Timothy V. Corrigan
District 1

Douglas B. Monger
District 2

Carl Hermacinski
District 3

Thomas A. Sullivan
County Manager

Dear Jim:

On behalf of Routt County, we are writing in support of the Dome Peak Ranch which Colorado Parks and Wildlife (CPW) is currently in negotiations with concerning the fee title acquisition of the 960-acre ranch in southern Routt County.

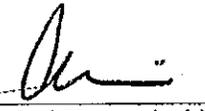
The Dome Peak Ranch is primarily for grazing and recreation. The habitat on the property is predominantly an aspen/sagebrush ecosystem that provides important seasonal habitat for a number of species including elk, mule deer, greater sage grouse, and greater sandhill cranes. A length of the Egeria Creek runs through the property and there is a 20-acre impoundment that would support a cold water fishery.

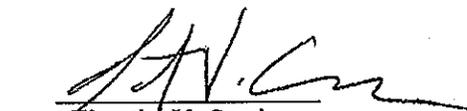
This property, which is being donated to CPW by the current owners, will protect critical wildlife habitat in Routt County and provide public hunting, fishing and wildlife viewing recreation.

The Routt County Board of County Commissioners agree that this project represents a benefit to the citizens of Colorado and support the donation of the Dome Creek Ranch to Colorado Parks and Wildlife.

Best Regards,
ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS


Douglas B. Monger


Carl Hermacinski


Timothy V. Corrigan

Cc: Rep. Diane Mitsch Bush
Senator Randy Baumgardner

State Representative
DIANE MITSCH BUSH
Colorado State Capitol
200 East Colfax Avenue, Room 307
Denver, Colorado 80203
Office: 303-866-2923
diane.mitschbush.house@state.co.us



Vice-Chair:
Transportation & Energy
Committee
Member:
Agriculture, Livestock, &
Natural Resources Committee

COLORADO
HOUSE OF REPRESENTATIVES
State Capitol
Denver
80203

January 15th, 2016

James M. Haskins
Area Wildlife Manager – CPW
Jim.haskins@state.co.us

Via e-mail

Dear Mr. Haskins:

I strongly support the proposed Dome Creek property transaction wherein Mr. and Mrs. Luppens propose to donate 960 acres of prime undeveloped agriculture land containing important wildlife habitat, portions of Egeria Creek, and several water impoundments.

CPW ownership of these 960 acres as proposed will protect important wildlife habitat in perpetuity and provide public access to that habitat. The water impoundments already there will accommodate cold-water fisheries, which are key for the Yampa Basin. Moreover, the habitat to be preserved includes big game and critical sage grouse habitat. Preserving such rare and currently disappearing habitat is essential to our species protection work in Colorado.

This is an exciting opportunity that will benefit all the people of Colorado with no purchase cost to the taxpayers. I very strongly support the proposed land transaction. Please do not hesitate to contact me at repdianehd26@gmail.com or 970-291-1572 should you need more information.

Thank you for your work on this wonderful project.

Yours for a just, equitable, sustainable, and prosperous Colorado for all,

A handwritten signature in black ink, appearing to read "Diane Mitsch Bush". The signature is fluid and cursive.

Diane Mitsch Bush
State Representative
House District 26