

March 19, 2015 -- Property Transaction Proposal

Colorado Parks and Wildlife

Spinney Mountain State Park Trout Unlimited Perpetual Conservation Easement

Park County

40 acres

30 miles southeast of Fairplay

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 acquisition of a perpetual conservation easement on the Trout Unlimited parcel at Spinney Mountain State Park (\$0 CF for 40 acres).

CDC Staff Questions

1. Why is Trout Unlimited (TU) no longer interested in holding the conservation easement?

TU isn't a land trust and they tell us that they don't have the resources required to properly hold conservation easements (CEs) in perpetuity. They have no dedicated staff or stewardship endowment available to manage CEs or conduct annual monitoring and reporting.

2. In the concurrence letter, CPW states that it will continue to provide access along the river with the same "rules, regulations, and restrictions" currently in place, and that there will be no material changes to the current management of the conservation easement. Please explain how TU currently manages the land.

CPW actually manages the parcel as fee title owner, TU's only responsibility as CE holder is to annually monitor the parcel to ensure that CPW is in compliance with the terms of the CE. CPW manages the fishing in the river which is catch and release only.

Capital Development Committee

March 19, 2015—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 accept at no cost to CPW, an assignment of a conservation easement from Trout Unlimited on a parcel of land at Spinney Mountain State Park in Park County.
------------------------	---

General Information	
Name	Spinney Mountain State Park – Trout Unlimited – Conservation Easement Assignment
Number of acres	40
Location	Spinney Mountain State Park is located approximately 30 miles southeast of Fairplay, on the south side of Hwy 24, in Park County. The subject parcel lies at the southeast end of the Park, directly adjacent to the Charlie Meyers State Wildlife Area.
County	Park

Costs / Source of Funding		
Purchase Price	\$0.00	Funding Source
	<i>Spending authority has already been approved for this project in the Long Bill.</i>	
	Fiscal Year	
	Line Item	
	Appropriation	
	Remaining Unexpended Balance	
	<i>Spending authority has already been approved for this project in the Long Bill.</i>	
	Fiscal Year	
	Line Item	
	Appropriation	
	Remaining Unexpended Balance	
Annual Monitoring and Operation Costs	\$340	
Development Costs	\$0	

Summary of Proposal:

Conservation easement assignment. Trout Unlimited (TU) is the grantee and holder of a conservation easement granted by the former Division of Parks and Outdoor Recreation (Parks) in 1990 encumbering a 40-acre parcel owned by CPW. The encumbered parcel is part of a larger

parcel (160 acres) acquired by Parks from TU on the same day the conservation easement was granted. TU wishes to assign the conservation easement to CPW at no cost to CPW.

Current Use of Property: Outdoor recreation

Proposed Future Use of Property: Outdoor recreation.

Date Landowner Purchased the Property: 1990.

Renewable Energy:

According to a review of the maps referenced below, the Property lies outside the scope of regions of known or potential geothermal resources, 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.

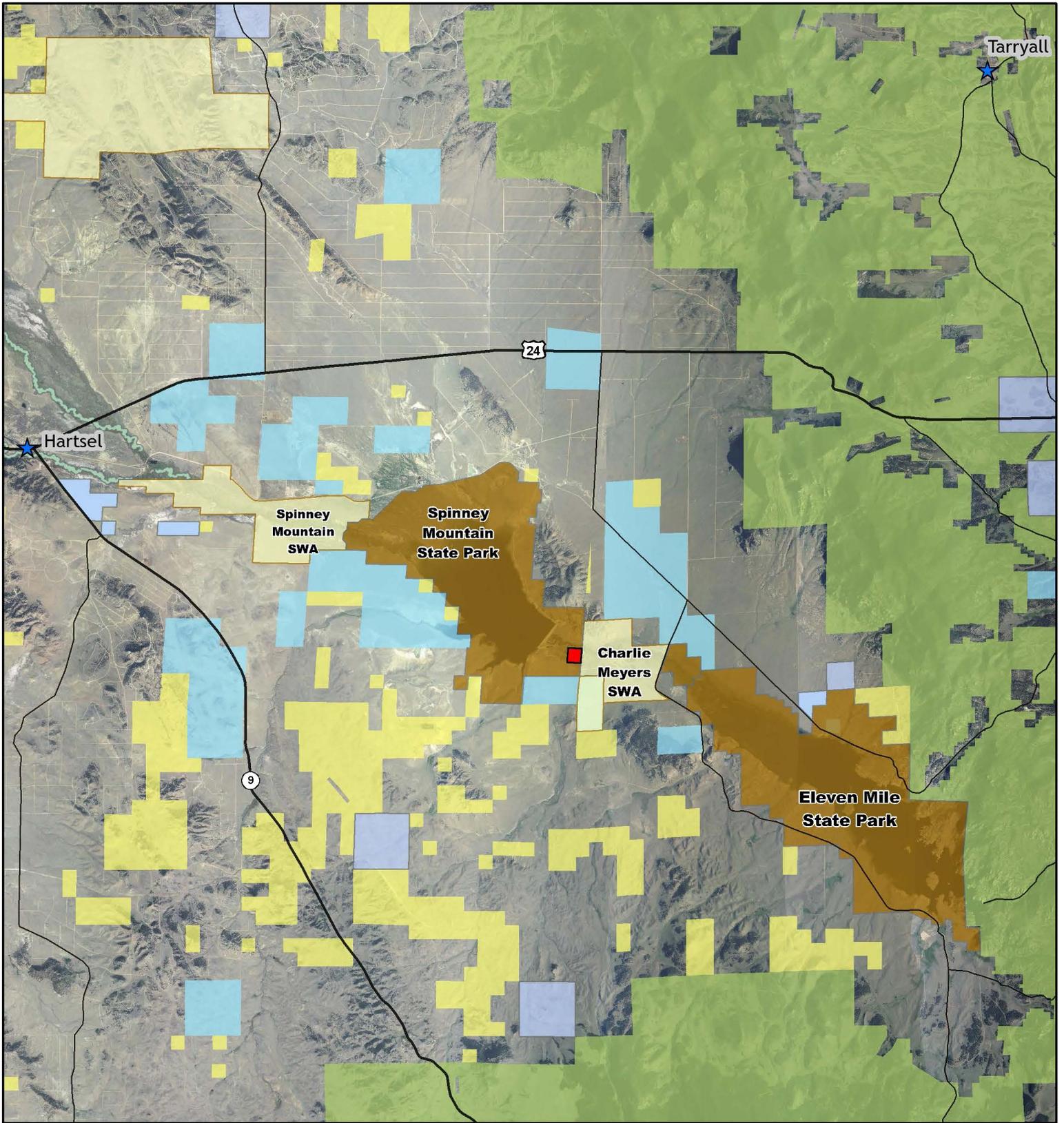
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

N/A.

Attachments:

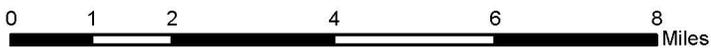
- Maps
- Concurrence letters

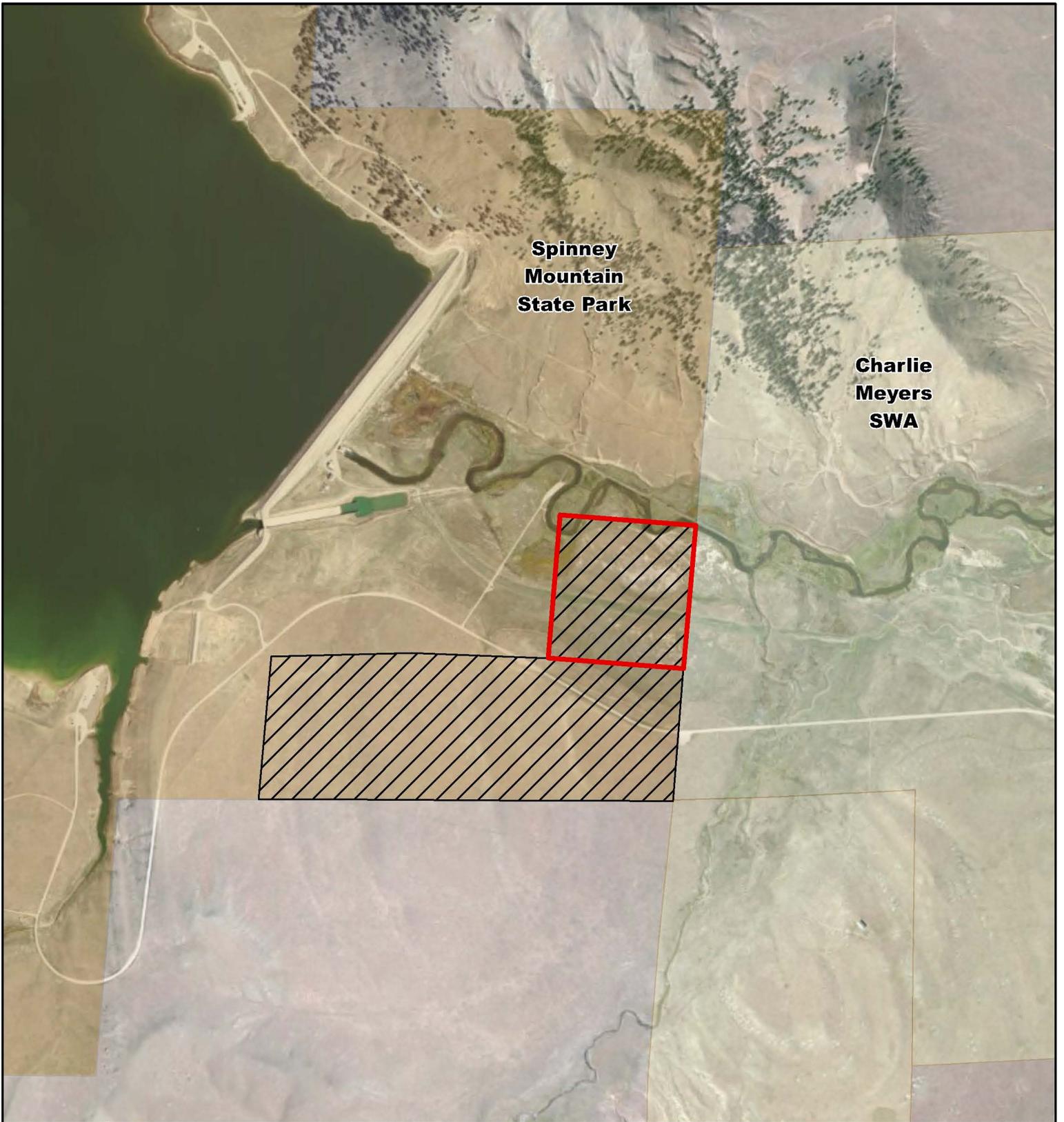


GIS Unit

Spinney Mtn SP - 3rd Party CE - TU - Assignment Project No 14-074 - Park County, Colorado

- Trout Unlimited CE Parcel
- State Park
- SLB
- State Wildlife Areas
- BLM
- Fishing Access
- USFS
- State Trust Lands





Spinney Mountain State Park

Charlie Meyers SWA

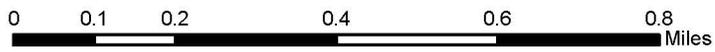
**Spinney Mtn SP - 3rd Party CE - TU - Assignment
Project No 14-074 - Park County, Colorado**



GIS Unit



-  Trout Unlimited Cons. Esmt. to CPW - 40.3 acres (more or less)
-  Spinney Mtn SP Trout Unlimited Parcel - CPW Fee Title
-  Spinney Mountain State Park
-  Charlie Meyers State Wildlife Areas





COLORADO

Parks and Wildlife

Department of Natural Resources

Eleven Mile & Spinney Mountain State Parks
4229 County Road 92
Lake George, CO 80827
P 719.748.3401 | F 719.748.3863

January 15, 2015

Senator Kevin Grantham
Colorado Senate District #2
200 E. Colfax Ave.
Denver, CO 80203

RE: Conservation Easement Acquisition

Dear Senator Grantham:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Trout Unlimited (TU) involving property owned by CPW in Park County known as Spinney Mountain State Park. The Park lies south of Hwy 24, and the subject property (40 acres) lies on the east end of the Park adjacent to the South Platte River (see attached map).

CPW purchased the property from TU on December 17, 1990 and immediately granted a conservation easement to TU on the same day in an effort to ensure that the conservation values of the property would be protected in perpetuity. This parcel is critical to ensure continuous Gold Medal fishing access along the South Platte River from an area just below the dam at Spinney Mountain Reservoir to the eastern boundary of the park which abuts the Charlie Meyers State Wildlife Area. TU is no longer interested in holding the easement and has approached CPW about accepting a transfer of the easement at no cost to CPW. Once the transfer of the easement is complete, we will continue to provide access along the river with the same rules, regulations and restrictions that have been in place, and there will be no material changes to the management of this parcel following the transfer. CPW will monitor the conservation easement annually to ensure compliance with the terms and conditions.

You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from Senators and Representatives from the county in which the property is located.



As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (719) 748-3401 or via email at kevin.tobey@state.co.us. Thank you for your time and consideration.

Sincerely,

Kevin Tobey
Park Manager
Spinney Mountain State Park

Approved by:



Senator Kevin Grantham

Date: 3/4/15



COLORADO

Parks and Wildlife

Department of Natural Resources

Eleven Mile & Spinney Mountain State Parks
4229 County Road 92
Lake George, CO 80827
P 719.748.3401 | F 719.748.3863

January 15, 2015

Representative James Wilson
Colorado House District #60
200 E. Colfax Ave.
Denver, CO 80203

RE: Conservation Easement Acquisition

Dear Representative Wilson:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Trout Unlimited (TU) involving property owned by CPW in Park County known as Spinney Mountain State Park. The Park lies south of Hwy 24, and the subject property (40 acres) lies on the east end of the Park adjacent to the South Platte River (see attached map).

CPW purchased the property from TU on December 17, 1990 and immediately granted a conservation easement to TU on the same day in an effort to ensure that the conservation values of the property would be protected in perpetuity. This parcel is critical to ensure continuous Gold Medal fishing access along the South Platte River from an area just below the dam at Spinney Mountain Reservoir to the eastern boundary of the park which abuts the Charlie Meyers State Wildlife Area. TU is no longer interested in holding the easement and has approached CPW about accepting a transfer of the easement at no cost to CPW. Once the transfer of the easement is complete, we will continue to provide access along the river with the same rules, regulations and restrictions that have been in place, and there will be no material changes to the management of this parcel following the transfer. CPW will monitor the conservation easement annually to ensure compliance with the terms and conditions.

You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from Representatives and Senators from the county in which the property is located.



As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (719) 748-3401 or via email at kevin.tobey@state.co.us. Thank you for your time and consideration.

Sincerely,

Kevin Tobey
Park Manager
Spinney Mountain State Park

Approved by:



Representative James Wilson

Date: 3/5/15



COLORADO

Parks and Wildlife

Department of Natural Resources

Eleven Mile & Spinney Mountain State Parks
4229 County Road 92
Lake George, CO 80827
P 719.748.3401 | F 719.748.3863

January 15, 2015

Board of County Commissioners
Park County, Colorado
501 Main St.
P.O. Box 1373
Fairplay, CO 80440

RE: Conservation Easement Acquisition

Dear Commissioners:

The purpose of this letter is to notify you of a proposed real estate transaction between Colorado Parks and Wildlife (CPW) and Trout Unlimited (TU) involving property owned by CPW in Park County known as Spinney Mountain State Park. The Park lies south of Hwy 24, and the subject property (40 acres) lies on the east end of the Park adjacent to the South Platte River (see attached map).

CPW purchased the property from TU on December 17, 1990 and immediately granted a conservation easement to TU on the same day in an effort to ensure that the conservation values of the property would be protected in perpetuity. This parcel is critical to ensure continuous Gold Medal fishing access along the South Platte River from an area just below the dam at Spinney Mountain Reservoir to the eastern boundary of the park which abuts the Charlie Meyers State Wildlife Area. TU is no longer interested in holding the easement and has approached CPW about accepting a transfer of the easement at no cost to CPW. Once the transfer of the easement is complete, we will continue to provide access along the river with the same rules, regulations and restrictions that have been in place, and there will be no material changes to the management of this parcel following the transfer. CPW will monitor the conservation easement annually to ensure compliance with the terms and conditions.

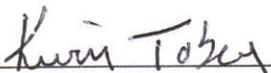
You are receiving this letter because CPW is required by state statute to present this project to the Capital Development Committee of the Colorado General Assembly for their review, and as part of that process, CPW must obtain a concurrence letter from the Board of County Commissioners for the county in which the property is located.



As such, we respectfully request your support of this project. If you approve, please sign and return to me at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at (719) 748-3401 or via email at kevin.tobey@state.co.us. Thank you for your time and consideration.

Sincerely,

Approved by:



Kevin Tobey
Park Manager
Spinney Mountain State Park



(signature)

mark Donahy

(printed name)

Chairman, Park County

(title)

2/9/2015

(date)