

This proposal
on May 3, 20
support passed on a vote of 3-2.

May. 3, 2012 -- Property Transaction Proposal Division of Parks and Wildlife

Matheson Ranch Perpetual Conservation and Hunting Access Easements

Grand County

1,204 acres

About 16 miles north of Kremmling

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 the Matheson Ranch hunting access easement (84 acres, \$11,000) and perpetual conservation easement (1,120 acres, \$1,100,000).

CDC Staff Questions

1. Please discuss the area on the map labeled "Area within which a 10-acre building envelope may be established." What types of buildings might be constructed in this area?

Grantor may construct one single family dwelling not to exceed a 5,000 square foot footprint and associated out buildings including, but not limited to, vehicle and equipment storage buildings; small sheds built to house propane tanks, pumps, generators, or similar items; and livestock barns, corrals, and hay sheds of any size.

2. Why has the cost of the acquisition been reduced from \$1.4 million (quoted price during an earlier request for the acquisition in October 2011 that was rescinded) to \$1.1 million?

The Appraisal Report was expected to be completed by the October CDC meeting, but it was not completed, and so the project was temporarily rescinded. The \$1.4 million was the amount originally requested by the landowners, pending the final appraisal. Once completed, the appraisal concluded that the value of the conservation easement was \$1.1 million. The landowners agreed to the negotiated price of the conservation easement at the appraised value of \$1.1 million.

Capital Development Committee May 2012—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual conservation easement and hunting access easement on the Matheson Ranch property.		
General Information			
Name	Gunsight Pass SHA and Perkins Place SWA		
Number of acres	1,120 conservation easement; 84 hunting access easement		
Location	Approximately 16 miles north of Kremmling.		
County	Grand		
Costs / Source of Funding			
Purchase Price	\$1,100,000 for CE \$11,000 for AE	Funding Source*	GOCO Legacy and Habitat Stamp
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	N/A-GOCO Board Resolution October 10, 2011	
	Grant	GOCO08729	
	Grant Amount	\$6,200,000	
	Remaining Unexpended Balance	\$2,558,723	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	2011-12	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,327,280	
Annual Monitoring and Operating Costs	\$334 (based on 1 monitoring day)	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill. Amount is based on the cost of an average DWM which includes vehicle costs.	
Development Costs	Up to \$3000 for signage, fencing if needed and parking area(s).	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

A perpetual conservation easement on 1,120 acres and a public access easement for hunting on 84 acres (within said 1,120 acres) to be held by the Colorado Parks and Wildlife (CPW). The

Q:\0-Real Estate Unit\PROJECT AUTHORITIES\Capital Development Committee documents\2012\05-3-2012\PTP's\Matheson-Revised PTP 6-5-12.doc

access easement allows for hunting on the property and provides access to significant public lands. The property is habitat for several threatened or endangered species and species of concern. It is winter range for big game species as well as a migration corridor for the same. The property is surrounded by BLM and State Land Board lands and is bordered by a 1,300 acre tract of private land protected by a conservation easement held by the Rocky Mountain Elk Foundation.

This property and the surrounding public ground provides a big game migration corridor from the Continental Divide and North Park south to lower elevation winter range in Middle Park with no developmental infringement or impediments. The surrounding public ground has minimal wetland/riparian areas and this property offers a significant wetland/riparian area due to irrigation from agricultural use and the ponds. BLM has a Travel Management Plan in place that protects wildlife from off road disturbances. The Travel Management Plan was created because of the high big game and sage-grouse value of the area. CPW holds the lease on adjoining State Land Board property from September thru February to allow for hunter access. The Matheson Ranch would provide further protection of big game and sage-grouse habitat in an area that has been identified by BLM and CPW as high importance. Although development north of Kremmling has slowed there are several large developments platted with lots for sale.

The northern part was patented in the 1890s by the Perkins Family. The southern part (in Sections 20 & 21) was homesteaded under the Taylor Act in the 1940s by Olive Perkins.

The property's current use is cattle ranching and raising hay. The property owner's planned future use of the property is cattle ranching and raising hay in accordance with a Management Plan which will be jointly prepared by CPW and landowner prior to closing.

According to the geothermal map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. According to the wind and solar map 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.

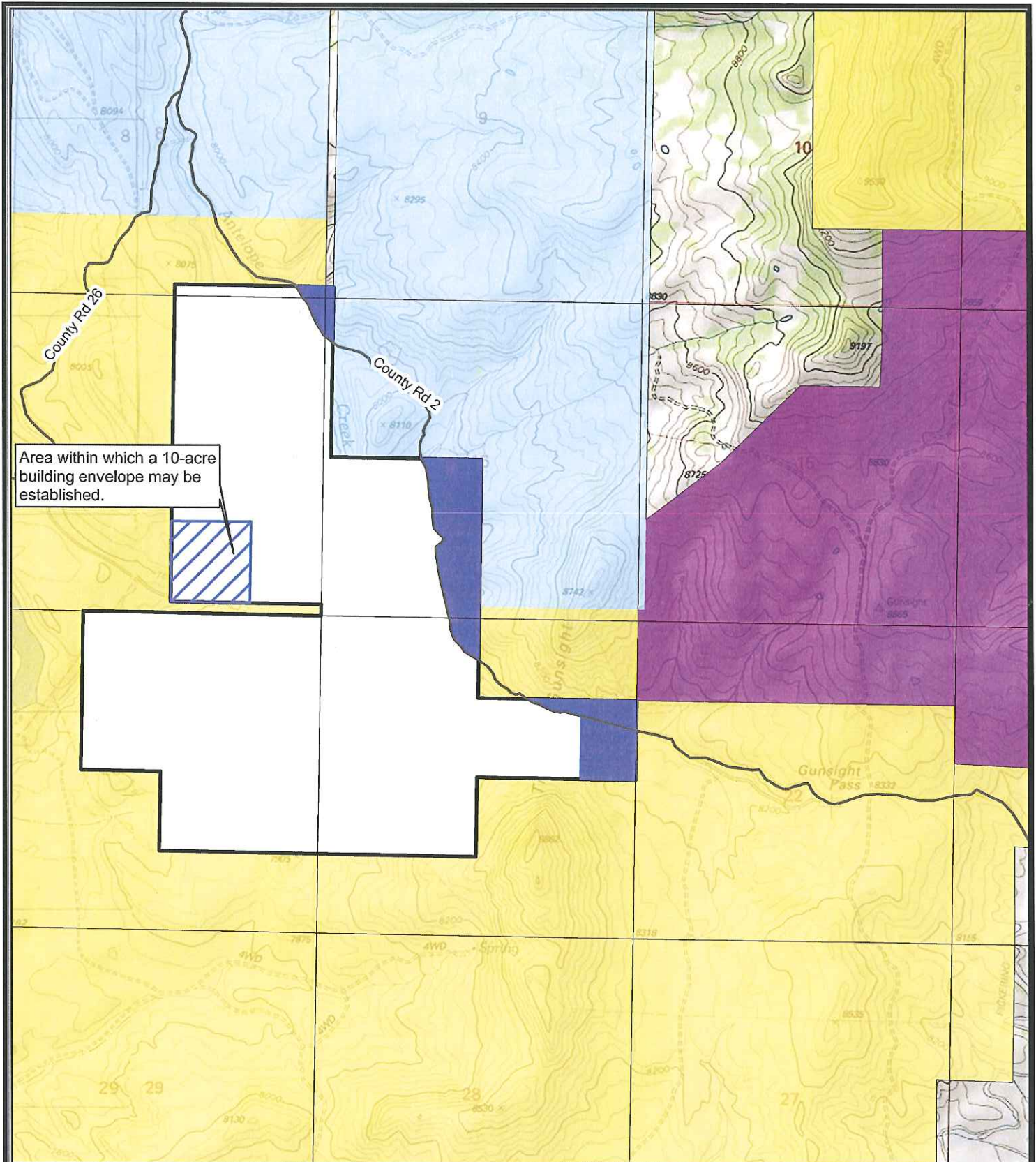
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Attachments:

- Map
- Concurrence letters
- Three (3) comparable sales

TABLE OF LAND SALES/APPRaisal INFORMATION

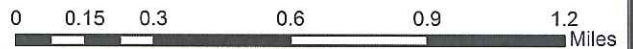
Sale #	Grantor / Grantee Legal Description	Sale Price - Adjust. (Adj \$/Acre)	Acres	Sale Date	Recording # County
1 G-06-43	Don Matheson to Coal Mountain Pt 4, 5, 6-T3N-R80W	\$2,290,000 - \$63,000 (\$1,871 /ac)	1,190.43	5/3/2006	2006004176 Grand
2 G-09-03	WFR LLLP (Lewis) to Shiner Pt 3, 10, 11, 12, 14-T3N-R81W	\$2,000,000 - \$707,000 equip & imps (\$1,533/ac)	843.52	5/22/2009	2009004742, -4756, -4762 Grand
3 J-10-01	Whistling Elk Ranch to Whistling Elk Properties Pt 3, 2, 9, 10, 11, 14, 15, 17, 20, 28, 29, 21-T6N-R78W	\$6,250,000 - \$850,000 P-Prop & Imps (\$1,742/ac)	3,100	6/14/2010	93649, etc. Jackson



Area within which a 10-acre building envelope may be established.

Gunsight Pass Conservation Easement and Public Access Easement

- County Roads
- Section Boudaries
- Development Area
- Access Easement Area
- Conservation Easement Area
- Rocky Mountain Elk Foundation CE
- Private
- State Land Board
- Bureau of Land Management





JEANNE NICHOLSON
SENATE DISTRICT 16

STATE CAPITOL BUILDING, ROOM 332
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DENVER, COLORADO 80203
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Senate Chamber
State of Colorado
Denver

LOCAL GOVERNMENT & ENERGY COMMITTEE
VICE-CHAIR

APPROPRIATIONS
MEMBER

EDUCATION
MEMBER

JUDICIARY
MEMBER

Mr. Lyle Sidener
Area Wildlife Manager
Colorado Parks and Wildlife
PO Box 216
Hot Sulphur Springs, CO 80451

Dear Mr. Sidener,

I support Colorado Parks and Wildlife's proposal to obtain conservation and access easements on the Matheson Ranch, North of Kremmling in Grand County. I reviewed the map and description of this property and am impressed with the diversity of wildlife habitats that exist there. Wildlife and their habitats are an important legacy to the people of Grand County and the State of Colorado. Maintaining the existing agricultural use of the property with its benefits to wildlife will serve the people of Grand County, State of Colorado, and Matheson Ranch visitors.

These conservation and access easements are a testimony to the Matheson family's conservation ethic and will be an important Colorado legacy.

Sincerely,

Jeanne Nicholson
State Senator



COLORADO PARKS AND WILDLIFE
1313 Sherman Street, Room 618 • Denver, Colorado 80203
Phone (303) 866-3437 • FAX (303) 866-3206
wildlife.state.co.us • parks.state.co.us



Lyle Sidener
Area Wildlife Manager
Colorado Division of Parks and Wildlife
P.O. Box 216
Hot Sulphur Springs, CO 80451

July 15, 2011

Re: Matheson Ranch

Dear Mr. Sidener,

This letter is in reference to the Division of Wildlife's effort to acquire both a conservation easement without access, and a public access easement on the Matheson Ranch property in Grand County. After reviewing the information and maps that describe the proposal, I concur with this project.

Sincerely,

Randy Baumgardner, Representative

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Rick D. Cables, Director, Colorado Parks and Wildlife
Parks and Wildlife Board: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian
Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Perricone • Jim Pribyl • John Singletary
Mark Smith, Secretary • Robert Streefer • Lenna Watson • Dean Wingfield
Ex Officio Members: Mike King and John Salazar



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LURLINE UNDERBRINK CURRAN
County Manager
ANTHONY J. DICOLA
County Attorney

October 18, 2011

Colorado Parks and Wildlife
Lyle Sidener
P.O. Box 216
Hot Sulphur Springs, CO 80451

RE: Proposed Matheson Conversation Easement


Dear Mr. Sidener,

We have received your request to comment on the purchase of a conservation easement from Bill Matheson and Diana Matheson. Grand County supports the purchase of conservation easements that will retain open space, preserve wildlife habitat, and allow the public access to public lands. The purchase of this easement is consistent with the needs of the public and the Grand County Master Plan.

Sincerely,


Gary Bumgarner
Commissioner Chairman


Nancy Stuart
Commissioner


James L. Newberry
Commissioner