



Land Use Recommendation Form

The purpose of the Land Use Recommendation (LUR) Form is to provide an OSC Land Use Recommendation to the Board of County Commissioners. This LUR consists of a **1) Fact Sheet**, **2) Key Features**, documentation of a **3) Suitability Analysis**, that hopefully took place at a standard OSC Suitability Hearing and the actual **4) LUR**, which recommends a Purpose, Impact Level and a Use Type(s). Every County Open Space designated parcel shall have an approved Land Use Recommendation.

1) OSC Statement of Intent FACT SHEET											
Open Space Land Name		Jennie Mining Claim									
Official Parcel Name(s)		Jennie Mining Claim				Parcel(s) #		1837-343-00-615			
Property Address or Coordinates											
Acres		Purchase Date		Purchase Price		RPP?		Y	N	x	
5.165											
Title Restrictions				Reso #		Reso Date					
Acquisition Means: (Mark one)		Purchase		x	Gift or donation		Via designation				
		Trade			Retained Life Estate		Cons. Easement				
		Other:									
Land Type: (check all that apply)		High Alpine			Other Back Country		x	Front Country			
		Other:									
Primary OS Plan Goal(s) Addressed				Preservation/Conservation							
2) Key Features to Protect											
Name				Description							
Saxon Mtn Viewshed				This mining claim is surrounded by National Forest that and is on the flank of Saxon Mtn. It is visible from I70.							



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If the land is already developed, please describe current status:	NA
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3) Suitability Analysis

Does this land preserve natural, scenic, cultural or historic values?	Yes, This claim is on the flank of Saxon Mountain which provides the viewshed from I70 and Alvarado Road north of Georgetown. It also maintains habitat for wildlife.
How and to what degree will the land enhance the quality of life for Clear Creek County residents and visitors?	Protection of this claim maintains the undeveloped nature of the Saxon Mountain area.
Will the land preserve a vista from major travel corridors?	Yes, it maintains an open undeveloped area visible from I70 and Alvarado Rd.
Does this land connect to other open space, parks, trails or other public property?	Yes, it is surrounded by National Forest and is near County-owned Open Space on Saxon Mountain and Alvarado Open Space Park and is in the viewshed of Silver Creek Trail.
Does the land have historical significance or contain historic or cultural resources?	No.
Will acquisition of this land protect wetlands or other biologically sensitive areas? Wildfire potential and mitigation impacts?	Provides breaks between development which reduces wildfire potential.
Will the characteristics of the property serve its intended function?	Yes
Should preservation of this property be a priority due to an imminent purchase or development?	It is being offered to the County as a donation. The opportunity is now.
Does the land have special value for wildlife preservation or will it act as a bridge or corridor for the passage of wildlife?	It provides a corridor from the Creek to portions of the Sheepkeep.
Will the land serve as a buffer between land uses?	Yes, it contributes to the buffer created by the undeveloped land along I70.
Will the property preserve unusual terrain and geological features?	No
Will the property maintain the agricultural, ranching or mining heritage of the community?	No.



The LUR

The Land Use Recommendation is based on a three-step process.

Step 1: Identify Primary Purpose: Based on the Suitability Analysis responses, and other criteria like proximity to communities, availability of parking, access to the Creek, connectivity to trails, terrain, a recommendation should be made as to the Primary Purposes.

- According to R12-30 Open Space lands are to be managed for open space and public purposes and in order to protect the quality of experiences on Open Space Lands, R 12-30 established a set of definitions and rules to apply to all Open Space designated county lands where other rules have not need adopted.

Primary Purpose: Primary purposes include:

- 1) Recreation: Land that will be visited regularly by people, will need services like trash and may have restrooms, picnic tables, parking and signage including interpretive content, and that can be used by a wide variety of people with different skill levels.
- 2) Conservation/Preservation: Land that is acquired to protect a specific ecologic feature like High Alpine Basin, a viewshed or wetlands or to create a more contiguous parcel of existing conservation land.
- 3) Heritage/Habitat: a piece acquired primarily for habitat or to preserve historic elements present on the land

Conservation/Preservation. This claim is one piece of the larger undeveloped National Forest and County Open Space properties that provide a backdrop to the area North of Georgetown that is seen by the many people who drive by on I70.

Step 2: Identify Recommended Impact Category: Recommend an Impact Level. Impact level categories include:

- 1) Impact Level 1 - No Impact: No improvements
- 2) Impact Level 2 - Minimal Impact: No improvements, no facilities and minor maintenance
- 3) Impact Level 3 - Controlled Impact: Improvements and maintenance, with minor facilities



4) Impact Level 4 - Active Impact: Improvements, maintenance, and facilities

Step 2 Considerations: Considerations for this step include the Primary purpose, the resiliency of the land prior to development, the elements in need of protection etc. Apply the following Criteria for Impact levels:

- Recreation purpose lands generally have Level 4 Impact Levels assigned.
 - Criteria for assigning Level 3 are if conservation or habitat/heritage are also a purpose for the acquisition and the property is not expected to get much use, i.e. it is in a remote area.
 - Under developed recreation areas, invite mis-use and unsafe conditions.
- Conservation or Habitat/Heritage purpose lands are generally 1 or 2 Impact/Development Levels.
 - Level 3 might apply if there is a desire to invite people to visit in a manner that limits the impact and provide interpretive content.

Impact Level 1. The claim is not easily accessed as the terrain is very steep. Due to the terrain, recreation should not be encouraged on this mining claim.

Step 3: At least For Recreation Lands, identify use type: Recreation Types include

- 1) Multi Use: a broad group of users, 4 or more
- 2) Exclusive Use: only one user type is welcome
- 3) Limited Use: 2-3 users only are allowed in this space.

Step 3 Considerations:

- Connectivity - Does or could the space play a role in addressing a missing piece in a certain user type or connectivity? For example, does a trail head for hiking fall at a location with Creek access that, if designed differently, could help an unrelated user group?
- Ecology – What are the physical impacts or use type? For example, is the soil fragile making mountain biking a undue risk to the integrity of the soil or is it similar to other mountain biking locations? Is it a wetland? Etc.



- Habitat? What wildlife rely on the area? For example, should only silent sport (i.e. skiing or walking) user types be welcome?
- Proximity to Communities – Will this spot be in high demand? What sort of pressure i.e., amount of usage, do we anticipate?
- Public Opinion - what did the public engagement process indicate?

Limited use due to steep geography.

For Parcels Already Owned by Clear Creek County and Designated for Open Space Management Provide a Brief History of Acquisition

- Include what is known of original intent, process used, key organizations/individuals, etc.

NA

Donation of land is one of the key ways that Clear Creek County has received lands that we are managing as Open Space. While the Jennie Mining Claim is surrounded by US Forest Service National Forest, it is very close to a large area that the County owns and manages as Open Space, Saxon Mountain. That land was given to the County as part of the BLM Land Transfer. The National Forest and the Saxon Mountain area are the viewshed that is seen from I70 as people drive by. Development of the mining claim on that hillside which could occur if it stays in private ownership would have a negative visual impact and potentially negative environmental impacts from the resulting disturbance.



In the past, we have acquired similar parcels surrounded by National Forest with the thought that in the future, we may be able to exchange them with the US Forest Service for some parcels that could be used for County-desired purposes. The same logic holds here. In terms of fiscal impact on the County, the 5.16 acres claim is assessed at \$280 which translates to a property tax payment of \$20.40. Its location on the hillside is such that it would not require any on-going maintenance.

Once this document is complete, it goes to the BOCC for approval. Once approved, Staff will use this plan to guide further plans for signage, amenities and additional rules beyond those identified in R12-30, if needed.