



Board Agenda Background

Date: 1/6/2026
To: Board of County Commissioners
Through: Colton Rohloff, County Manager
Alexis Sohlden, Public Lands Manager
From: Martha Tableman, Open Space Coordinator
Subject: Consideration of the Board of County Commissioners Accepting Donation of Jennie Mining Claim (MS 5499)

RECOMMENDATION

Wanda G. and Michael J. Turre have provided the deed for the donation of the Jennie Mining Claim (MS 5499) to Clear Creek County. The next step in the process is for the Board of County Commissioners (BOCC) to accept the deed. Staff recommends that the BOCC accept the deed.

BACKGROUND

At the June 24, 2025 Board of County Commissioners meeting, the BOCC directed staff to prepare the documents necessary to accept donation of the Jennie Mining Claim (MS 5499) from Wanda G. and Michael J. Turre and that it will be designated as Open Space.

The Turre Family contacted the County Attorney's Office to offer the donation of the Jennie Mining Claim (MS 5499). Donation of land is one of the key ways that Clear Creek County has received lands being managed as Open Space.

While the Jennie Mining Claim is surrounded by US Forest Service National Forest, it is very close to a large area of land that the County owns and manages as open space (Saxon Mountain). That land, approximately 630 acres, was given to the County as part of the BLM Land Transfer. These lands are designated as open space with uses allowed under the Resource Protection and Public Purpose (RPP) provision in the Federal Land Management Act.

The National Forest and the Saxon Mountain area is the viewshed seen from I-70 by motorists. The terrain of the area in question is relatively steep and not easily developed. It also does not have road access. Mining claims, such as the Jennie, are zoned to allow development of one residence. If the claim stays in private ownership, development on that hillside could occur, which would have a negative visual impact and potentially negative environmental impacts from the resulting disturbance. Specifically, if someone was to build a residence on the claim, they would ask the US Forest Service for a road easement, which if granted, would create a large area of disturbance across the hillside. The Silver Creek Trail also goes along the edge or very near this mining claim. Development of the claim would negatively impact trail users.

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.

ANALYSIS

The following analysis was presented: staff reviewed the location of the Jennie Mining Claim to assess if it made sense to accept the donation. Using the Acquisition Process adopted by the Open Space Commission (OSC) and the BOCC, staff analyzed the Claim and its attributes against the various criteria specified in the Land Use Recommendation and Suitability Analysis. The completed analysis is attached.



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CONCLUSION

Staff concluded that accepting the donation of the Jennie Mining Claim fits with the overall vision for the Saxon Mountain area. Like the lands within the Georgetown/Silver Plume National Historic District Public Lands District, which has multiple land ownerships that work together on management, the mosaic of County lands and National Forest on Saxon Mountain are currently managed cooperatively. The addition of the Jennie Mining Claim makes sense and will not make additional demands on the County's open space management.

COMMISSION RECOMMENDATION/INPUT

The OSC considered the Jennie Mining Claim donation at their May 14, 2025 meeting. Having reviewed the Land Use Recommendation and Suitability Analysis for the Claim, they determined that it significantly met many of the various criteria for open space acquisition. The OSC made a motion to recommend that the BOCC accept the donation and designate the parcel to be managed as open space, unanimously.

FISCAL IMPACT

In terms of fiscal impact on the County, the 5.16-acre 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.

ATTACHMENTS:

1. Quit Claim Deed
2. Jennie Mining Claim Land Use Recommendation
3. Jennie Mining Claim Context