

Colorado Parks and Wildlife
Highline Lake State Park-Long Family Trust Fee Title Acquisition

Mesa County

174 Acres

1118 R Road, Loma

Action Required

Recommend support for the fee title acquisition of the Long Family Trusts property adjoining Highline Lake State Park (174 acres for \$775,000).

Questions and Responses

None.

Capital Development Committee

June 2021—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 fee title ownership of property adjoining Highline Lake State Park.
------------------------	--

General Information	
Name	Highline Lake SP – Long Family Trusts - Acquisition
Number of acres	174
Location	1118 R Road, Loma, Colorado, one half mile west of the intersection at R Road and 11 8/10 Road.
County	Mesa

Costs / Source of Funding		
Purchase Price	\$775,000	Funding Source GOCO and LWCF Federal Grant
GOCO	GOCO Funds are not appropriated in the Long Bill	
	Fiscal Year	FY 2020-21
	Line Item	GOCO Grant # G18171
	Appropriation	\$700,000
	Remaining Unexpended Balance	\$688,775
LWCF	Federal Funds are not appropriated in the Long Bill	
	Fiscal Year	FY 2020-21
	Line Item	LWCF Grant (projected)
	Appropriation	\$387,500
	Remaining Unexpended Balance	\$387,500
Annual Monitoring and Operation Costs	One new Park Ranger position of \$87,304. Annual estimated Impact Assistance Grant payment of \$554.	Funding for operation costs will come from the Parks Operations Line Item under the Division Operations Group in the Long Bill.
Development Costs	\$500,000 initial estimate to remove current property fences, add signage, realign and partly reconstruct the existing road and deal with the existing single-family house on the property. Future costs will include adding day use and camping facilities, as well as reconstructing the entrance station, ANS station, and boat ramp on the west side of the park.	Funding for development costs will be determined at a later date through the capital construction legislative process.

* 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 has desired to expand Highline Lake State Park (SP) for many years. Highline SP is a popular park in an area with very few state parks. The Long Family Trusts property, which borders the entire western boundary of the Park, has always been of prime interest for expansion of the Park, particularly given the increasing potential for private development. Acquiring the property would allow expansion of public access to the lake from the west side, and the potential for additional camping and day-use facilities.

The property has been in the Long family since the early 1940s when it was purchased by the present owners' father. The family used it for cattle grazing and limited irrigated hay production for many decades. As the current owners, who live in Utah, aged they stopped ranching many years ago.

There is one occupied single family house on the property, which will be vacated by the tenant, and considered for possible CPW uses. CPW may incur yet to be determined relocation expenses associated with the use of LWCF funds.

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.

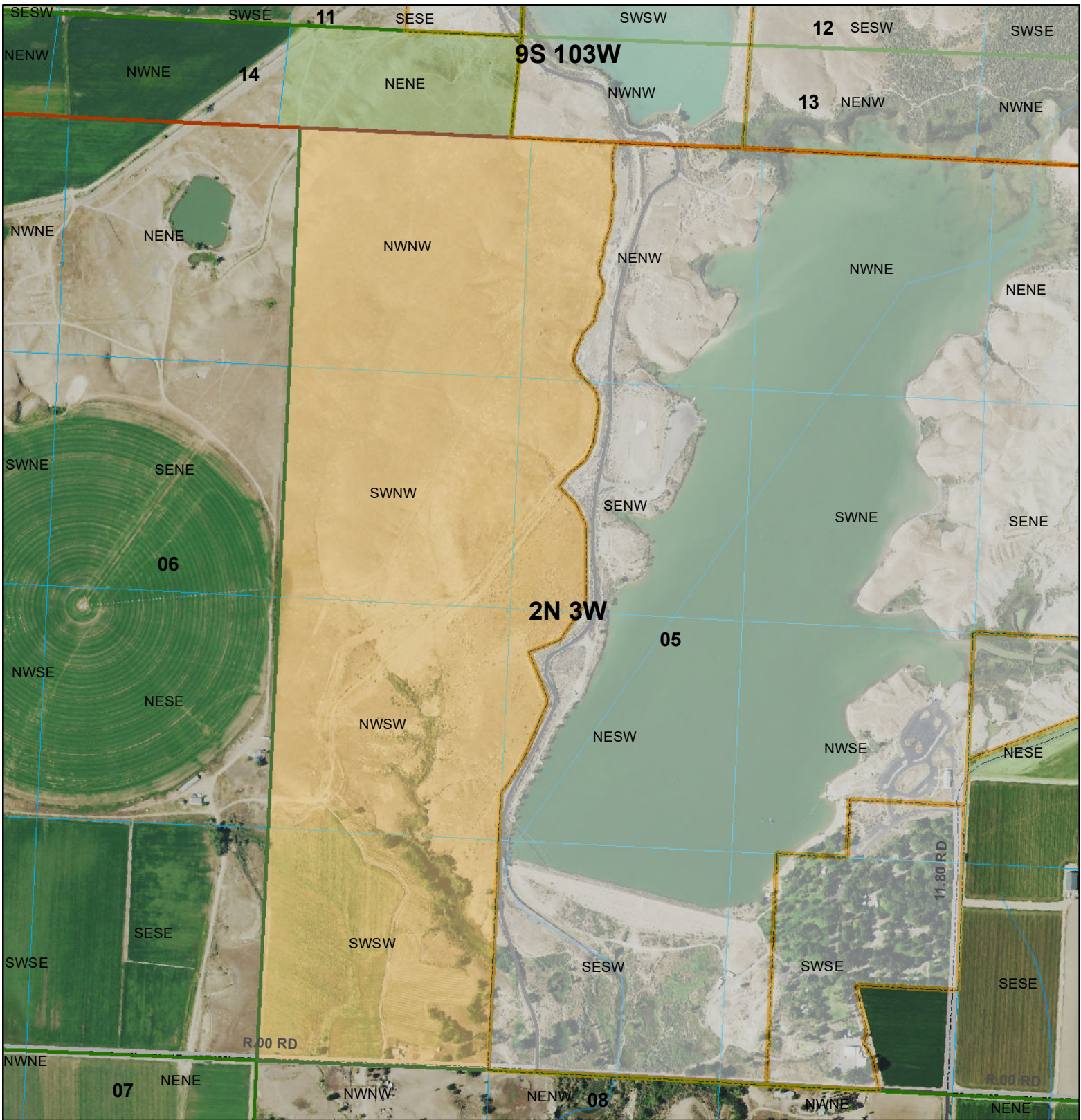
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Mineral Interest Ownership:

The title commitment indicates that mineral rights have not been severed from the surface ownership. Those rights will be transferred to CPW. A minerals assessment indicates that there likely are no minerals of any value under the property.

Attachments:

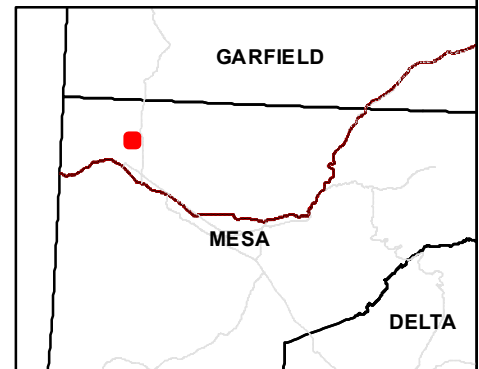
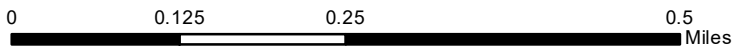
- Map
- Photos



**Highline Lake State Park
Long Family Trust Fee Title Acquisition
20-072
Mesa County**



- Long Family Parcel
- BOR
- BLM
- Highline Lake SP





COLORADO

Parks and Wildlife

Department of Natural Resources

Highline Lake SP
Long Family Trusts - Acquisition
Project # 20-072
Mesa County



Center of Property Looking North



COLORADO

Parks and Wildlife

Department of Natural Resources

Highline Lake SP
Long Family Trusts - Acquisition
Project # 20-072
Mesa County



Small Portion of Highline Lake from Property



COLORADO

Parks and Wildlife

Department of Natural Resources

Highline Lake SP
Long Family Trusts - Acquisition
Project # 20-072
Mesa County



Looking East toward Highline Lake from Property



BOARD OF COMMISSIONERS

District 1 – Cody Davis 970-244-1605

District 2 – Scott McInnis 970-244-1604

District 3 – Janet Rowland 970-244-1606

April 19, 2021

Alan Martinez
Highline Lake State Park Manager
Colorado Parks and Wildlife
1800 11.8 Road
Loma, CO 81524

Re: Highline Lake Property Purchase

Dear Mr. Martinez,

The Mesa County Board of Commissioners is pleased to support the purchase of an adjacent parcel (approximately 175 acres) to the west of Highline Lake, by Colorado Parks and Wildlife, for expansion of the day-use areas, group picnic area, camping sites and expansion of the trail system for hikers, bicycle riding and equestrian uses at Highline Lake.

The project will also provide a new entrance and entrance road, plus address some critical parking constraints at Highline Lake.

The Mesa County Board of Commissioners believes it is in the interest of the people of the Mesa County to fully support any consideration for this project.

Sincerely,

Janet Rowland, Chair
Board of County Commissioners

Scott McInnis
Commissioner

Cody Davis
Commissioner



COLORADO

Parks and Wildlife

Department of Natural Resources

Highline Lake
1800 11.8 Rd.
Loma, CO 81524
P 970-858-7208 | F 970-858-5150

April 21, 2021

Senator Ray Scott
200E Colfax
Denver, CO 80203

RE: HIGHLINE LAKE STATE PARK PROPERTY ACQUISITION

Dear Sen. Scott

I am writing to request your support for a property acquisition in Mesa County that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee. The 175-acre property is adjacent to Highline Lake State Park and has been for sale for many years. The parcel, 1118 R Road, is owned by the Long family.

In 2020, CPW reached out to the Longs about acquiring the property. The purchase would allow Highline Lake State Park to expand day-use and camping options. Prior to COVID-19, the park was at capacity most weekends and busy from March through October. With the rapid increase in park use during 2020, Highline Lake reached capacity almost every day. There is a tremendous need to increase camping at Highline but the current 640-acre park lacks space for expansion. This may be the last, best chance to acquire property adjacent to the park and grow this Mesa County gem. This acquisition would be a tourism boost for western Mesa County and a recreation boost for area residents. Our vision for the new property includes day-use areas, group and individual picnic areas, and additional mountain bike and hiking trails.

A purchase price has been negotiated with the landowner. Funds for purchase will come from CPW and the federal Land and Water Conservation Fund (LWCF).

As you know, local support is needed when this project is heard by the Capital Development Committee. CPW is respectfully asking you to support this acquisition. Your signature at the bottom of this letter will show support for the project. If you are willing, please sign and return to me at the address above or email to Alice Cosgrove Horgan at alice.cosgrove@state.gov. If you have questions, please feel free to call me at 970-858-7208. Thank you for your time and attention to this matter.

Sincerely,

Alan C. Martinez
Park Manager V, Highline Lake State Park

I support/do not oppose this proposal

Sen. Ray Scott Date





COLORADO

Parks and Wildlife

Department of Natural Resources

Highline Lake
1800 11.8 Rd.
Loma, CO 81524
P 970-858-7208 | F 970-858-5150

April 21, 2021

Representative Soper
200E Colfax
Denver, CO 80203

RE: HIGHLINE LAKE STATE PARK PROPERTY ACQUISITION

Dear Rep. Soper

I am writing to request your support for a property acquisition in Mesa County that Colorado Parks and Wildlife (CPW) will be presenting to the Capital Development Committee. The 175-acre property is adjacent to Highline Lake State Park and has been for sale for many years. The parcel, 1118 R Road, is owned by the Long family.

In 2020, CPW reached out to the Longs about acquiring the property. The purchase would allow Highline Lake State Park to expand day-use and camping options. Prior to COVID-19, the park was at capacity most weekends and busy from March through October. With the rapid increase in park use during 2020, Highline Lake reached capacity almost every day. There is a tremendous need to increase camping at Highline but the current 640-acre park lacks space for expansion. This may be the last, best chance to acquire property adjacent to the park and grow this Mesa County gem. This acquisition would be a tourism boost for western Mesa County and a recreation boost for area residents. Our vision for the new property includes day-use areas, group and individual picnic areas, and additional mountain bike and hiking trails.

A purchase price has been negotiated with the landowner. Funds for purchase will come from CPW and the federal Land and Water Conservation Fund (LWCF).

As you know, local support is needed when this project is heard by the Capital Development Committee. CPW is respectfully asking you to support this acquisition. Your signature at the bottom of this letter will show support for the project. If you are willing, please sign and return to me at the address above or email to Alice Cosgrove Horgan at alice.cosgrove@state.gov. If you have questions, please feel free to call me at 970-858-7208. Thank you for your time and attention to this matter.

Sincerely,

Alan C. Martinez
Park Manager V, Highline Lake State Park

I support/do not oppose this proposal

Rep. Matt Soper

Date

2021.05.13

