Colorado Parks and Wildlife

Rio Blanco Lake State Wildlife Area - White River City Improvements, LLC
Fee Title Exchange

Rio Blanco County
9 acres

Rio Blanco Lake State Wildlife Area
approximately 20 miles west of Meeker off Highway 64 (Sec 36, T2N, R97W)

Action Required

Recommend support for the exchange of fee title to three acres of CPW-owned property in Rio Blanco County for nine acres of privately owned property in Rio Blanco County.

Questions and Responses

1. The request indicates that some mineral rights for the new property are owned by the surface owner. Will those mineral rights be transferred to the state along with the property?

Yes, that is correct.

2. The initial plans disposed of a one-acre parcel whereas the current proposal disposes of a three-acre parcel. What caused the change in the terms of the exchange?

The survey just showed that the true acreage of the CPW parcel was closer to three acres than one acre. A fence, assumed to be the boundary line for the CPW property, turned out to be an internal fence. The true boundary was 50-75 feet to the west, resulting in CPW conveying a bit more land than originally considered. Area Wildlife Manager DiVergie has confirmed that the addition of this acreage will have little impact on CPW operations or public access. We also reached out to Representative Will and Senator Rankin about this change and they both confirmed that this does not alter their support for the exchange.

Prepared by Legislative Council Staff

Wednesday, October 16, 2019
Capital Development Committee  
October 16, 2019—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 exchange fee title parcels with White River City Investments, LLC.

**General Information**

<table>
<thead>
<tr>
<th>Name</th>
<th>Rio Blanco Lake State Wildlife Area – White River City Investments, LLC Fee Title Exchange</th>
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</thead>
<tbody>
<tr>
<td>Number of acres</td>
<td>CPW would obtain a 9 acre parcel on the north side of the White River in exchange for conveying a 3 acre parcel on the south side of the river.</td>
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<tr>
<td>Location</td>
<td>Rio Blanco Lake State Wildlife Area approximately 20 miles west of Meeker off Hwy 64 (Sec 36, T2N, R97W).</td>
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<tr>
<td>County</td>
<td>Rio Blanco</td>
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</tbody>
</table>

**Costs / Source of Funding**

<table>
<thead>
<tr>
<th>Purchase Price</th>
<th>$0.00</th>
<th>Funding Source</th>
<th>N/A</th>
</tr>
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<tbody>
<tr>
<td><strong>Annual Monitoring and Operation Costs</strong></td>
<td>$2.65</td>
<td>This cost includes an annual estimated Impact Assistance Grant payment for the new 9 (8.55) acre parcel. The new parcel will be managed in conjunction with the larger Rio Blanco Lake SWA property that abuts the new parcel on the same side of the White River. Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.</td>
<td></td>
</tr>
<tr>
<td><strong>Development Costs</strong></td>
<td>$300 for signage</td>
<td>Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.</td>
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**Summary of Proposal:**  
This proposal is to exchange fee title of undeveloped parcels. CPW would obtain nine acres on the north side of the White River with 2,000 feet of river frontage in exchange for a three-acre parcel (200 feet of river frontage) on the south side of the White River, which would be conveyed to White River City Investments, LLC. Acquisition of the property on the north side of the White River would increase public hunting and fishing access and fit better into the current management plan for Rio Blanco Lake State Wildlife Area. The new parcel also will close a river frontage gap of 2,000 feet west of Rio Blanco Lake. According to CPW field staff, a loss of three acres and 200 feet of frontage on the south side of the White River would have a negligible impact.
Mineral Interest Ownership:
Title work indicates that all oil and gas rights were reserved in a 1925 deed. Other mineral rights are owned by the surface owner. The riparian habitat and close proximity to the White River make it very unlikely that mineral rights would be developed on the surface of the nine acre parcel.

Attachments:
- Map
- Concurrence letters
CPW - White River City Investments
Fee Title Exchange - Rio Blanco Lake SWA
19-036-NW
Rio Blanco County
August 26, 2019

Senator Bob Rankin
200 East Colfax
Denver, CO. 80203

Dear Senator Rankin,

My name is Bill de Vergie and I am the Area Wildlife Manager for Colorado Parks and Wildlife (CPW) in Meeker. I am sending you this letter in hopes of gaining your support for a small acreage land exchange between White River City Investments (WRCI) and CPW in Rio Blanco County. This project was initiated by the landowner to help assist their farming operation. CPW is working in concert with the landowner, WRCI on this particular property exchange.

WRCI owns a parcel of land about 20 miles west of Meeker and adjacent to the Rio Blanco Lake State Wildlife Area (SWA). The land manager for WRCI approached CPW about the potential for a small acreage land exchange between the two parties to improve their efficiency in agricultural production in a corner of their property. WRCI is offering approximately 9 acres of their land, which includes a stretch of the White River, to CPW in exchange for approximately 1 acre of CPW lands. Again, the primary purpose of this exchange is to aid the landowner with their agricultural production and benefit Colorado sportsmen by adding additional river access and increasing fishing and hunting opportunities on the Rio Blanco Lake SWA.

We would like to ask for your support with this project. CPW will be presenting this project to the CDC in October and we would like to have a response letter from you included in our presentation. To support this project, please provide a copy of this letter with your signature to me by September 15th, 2019.

Please feel free to contact me if you have any questions or contact Doug Vilsack with DNR at douglas.vilsack@state.co.us or 720-456-8956. Thank you for your consideration of this project.
August 26, 2019

Representative Perry Will
200 East Colfax
Denver, CO 80203

Dear Representative Perry Will,

My name is Bill de Vergie and I am the Area Wildlife Manager for Colorado Parks and Wildlife (CPW) in Meeker. I am sending you this letter in hopes of gaining your support for a small acreage land exchange between White River City Investments (WRCI) and CPW in Rio Blanco County. This project was initiated by the landowner to help assist their farming operation. CPW is working in concert with the landowner, WRCI on this particular property exchange.

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Sincerely,

Bill de Vergie

Bill de Vergie - Area Wildlife Manager
PO Box 1181
Meeker, CO. 81641
(970) 878-6061
Bill.devergie@state.co.us

I support/do not oppose the above reference small acreage land exchange between White River City Investment and Colorado Parks and Wildlife.

Representative Perry Will  7/2/19
Date
September 13, 2019

Bill de Vergie
Area Wildlife Manager
PO Box 1181
Meeker, CO 81641

Via Email: Bill.devergie@state.co.us

RE: Proposed Land Swap between Colorado Parks and Wildlife and White River City Investments - Letter of Support

Dear Mr. de Vergie:

This letter is to confirm the citizens of Rio Blanco County, by and through the Board of County Commissioners of Rio Blanco County, Colorado, herein “County”, support the proposed land swap between the Colorado Parks and Wildlife and White River City investments.

After a review and discussion during a general work session on September 10, 2019, the County hereby confirms support of the land swap of the subject lands, wherein White River City investments will swap nine acres of land with White River access for one acre of land to improve agricultural operations. While the Rio Blanco County Land and Natural Resources Plan and Policies, adopted on June 20, 2016, Policy Statement Paragraph 4.1.2(1) specifically supports “no net gain of federal lands”, the County believes the swap, while increasing Colorado State land holdings by a net gain of eight acres, still maintains a wise use of the County’s natural recourse, and does not impede on the customs, cultures, and economy of Rio Blanco County.

If you have any questions, or need anything further, please contact us at bocc@rbc.us.

The Board of County Commissioners of
Rio Blanco County, Colorado

Jeff Rector, Chairman
Si Woodruff
Gary Moyer

JEFF RECTOR  
Chairman

SI WOODRUFF  
Commissioner

GARY MOYER  
Commissioner