

Natural Resources -- Parks and Wildlife
Sweitzer Lake State Park - Sweitzer Fee Title Acquisition

Delta County

274 acres

1 mile southeast of Delta

Action Required

Recommend support for the acquisition in fee title of the Sweitzer property adjacent to Sweitzer Lake State Park (274 acres for \$904,200).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

Capital Development Committee February 2023—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 to 274 acres from Paul Sweitzer and add that property to the Sweitzer Lake State Park.
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General Information	
Name	Sweitzer Lake State Park – Sweitzer Property Fee Title Acquisition
Number of acres	274
Location	One mile southeast of Delta.
County	Delta

Costs / Source of Funding			
Purchase Price	\$904,200.00	Funding Sources*	GOCO - \$490,000 and Lottery - \$414,200
GOCO	<i>GOCO funds are not appropriated in the Long Bill.</i>		
	Fiscal Year	FY 2022-23 GOCO Parks Purpose	
	Line Item	GOCO grant resolution 2020-06	
	Appropriation	\$700,000.00	
	Remaining Unexpended Balance	\$667,798.77	
Lottery	<i>The 10% direct distribution of Lottery proceeds to CPW are not appropriated in the Long Bill.</i>		
	Fiscal Year	FY 2022-23	
	Line Item	Lottery Parks Land Acquisitions	
	Appropriation	\$1,500,000.00	
	Remaining Unexpended Balance	\$873,161.07	
Annual Operation Costs	<i>This cost includes an annual estimated Impact Assistance Grant (IAG) payment for this property.</i>	\$45,800.00 (including \$30,000 for temporary workers); \$15,650 for Operations; and \$150 for IAG.	
Development Costs	\$850,000 – 20 site campground, flush restroom and a vault toilet, entrance station, and a road into the campground.		
* 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:

Colorado Parks and Wildlife has the opportunity to purchase 274 acres of land from Paul Sweitzer (the “Sweitzer Property”) that are immediately adjacent to south and east sides of the

Sweitzer Lake State Park (“SLSP”), specifically south and east of E Road (the entrance road to SLSP), south and east of Sweitzer Lake, and east of Colorado Highway 50.

This acquisition will expand SLSP and provide more recreational activities such as hunting, hiking, and camping in Delta County. SLSP cannot currently expand any recreational opportunities due to limited land resources. Advantages of purchasing the Sweitzer Property include:

- Creating a buffer zone around the park. Residential development near the park would jeopardize future hunting at the park and decrease land resources for other recreational uses.
- Maintaining and improving wildlife habitat for upland birds, waterfowl, and other wildlife.
- Expanding recreational trails.
- Expanding hunting areas.
- Development of additional picnic areas and campgrounds. Numerous campers are turned away as the park has no camping facilities. The Sweitzer property is ideal for development of campgrounds and trails.
- The property includes approximately 55 shares of the Uncompahgre Water Valley Users Association, and
- These additional recreational opportunities will increase usage and therefore revenue. The current and historical use of the Sweitzer Property is, and has been, agricultural, farming various crops.

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.

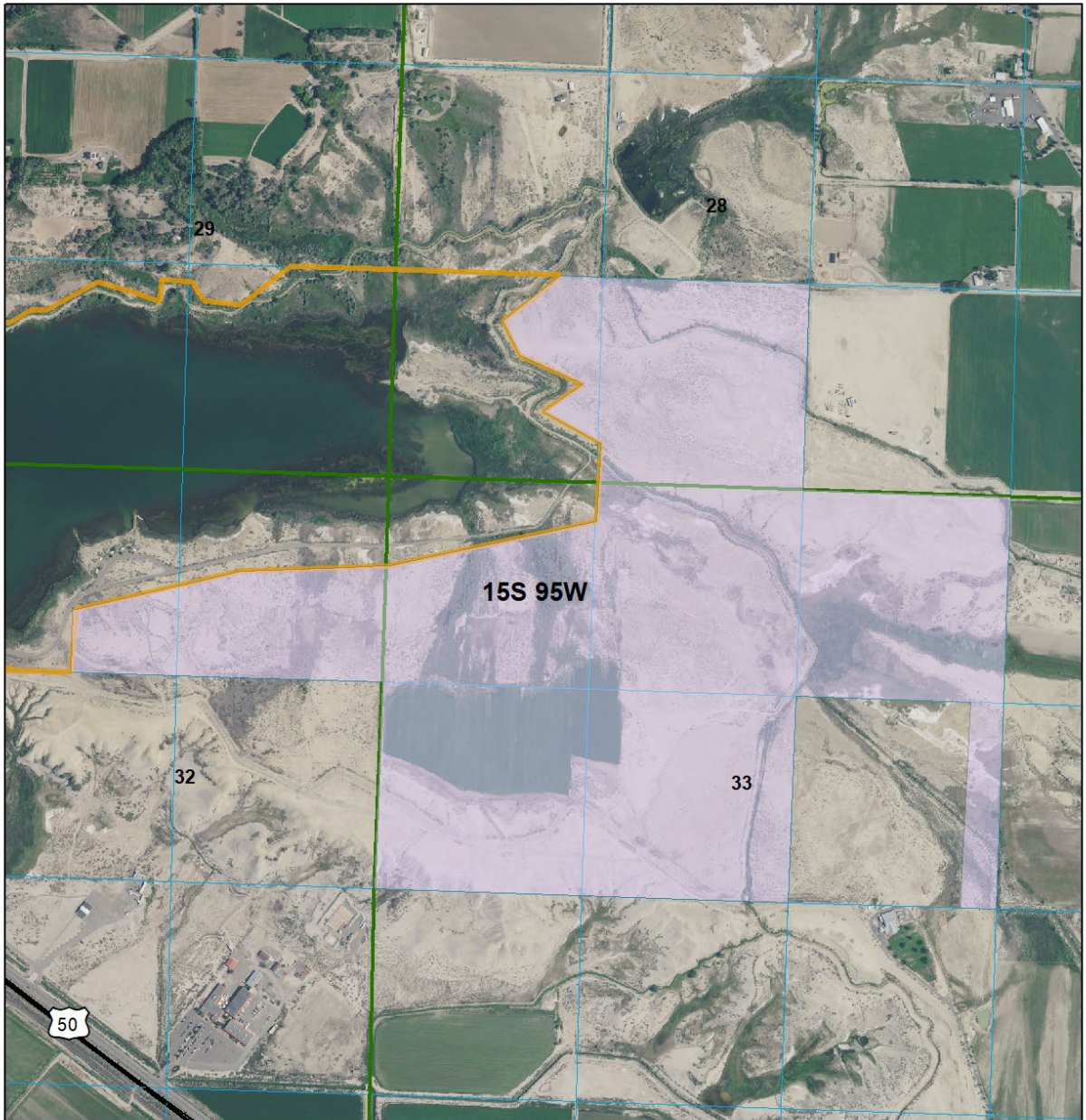
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Mineral Interest Ownership:

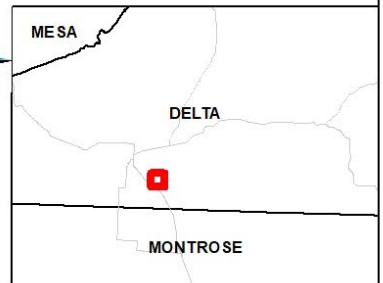
The mineral estate has not been severed from the surface estate. The mineral estate will be acquired by CPW as part of this purchase.

Attachments:

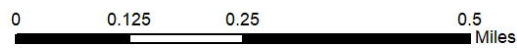
- Map
- Pictures
- Concurrence letters



**Sweitzer Lake State Park
Fee Title Acquisition REAP 16-036
Delta County**



- Fee Title Property
- Sweitzer Lake State Park





View from South East Corner of the Property



View to the West from interior access road



View to the Northeast



COLORADO

Parks and Wildlife

Department of Natural Resources

Sweitzer Lake State Park
PO Box 147
Crawford CO 81415
P 970.921.5721 | F 970.921.3636

December 13, 2022
Delta Board of County Commissioners
Re: CPW purchase of 281 acres adjacent to Sweitzer Lake State Park

Dear Commissioners Lane, Suppes and Koontz,

I am writing to request your support for a project in your county that Colorado Parks and Wildlife (CPW) plans to present to the Capital Development Committee in the near future. The property proposed for purchase is 281 acres of land located just south of the City of Delta and Paul Sweitzer is the owner the property.

Sweitzer Lake State Park is currently approximately 314 acres in size. Water levels seldom fluctuate on its 137 surface acre reservoir, offering waterskiing, swimming and other water related recreation all summer long. The park is in the process of doing a Master Plan to expand recreational opportunities. Sweitzer Lake is the closest State Park to the City of Delta and is one of only a handful of developed recreational sites in Delta County. Its location, near two large West Slope towns and on a major highway, leads us to believe that Sweitzer Lake State Park could add much more to the State Park system than it currently offers. Also Delta County is viewed as an underserved county.

Colorado Parks and Wildlife respectfully requests your support of CPW's purchase of the 281 acres of land. If you support, or do not object to this transaction, please sign at the bottom of this letter and return it to me at the address above or email it to me (Scott.Rist@state.co.us) as soon as it is convenient. CPW would like to have this letter signed and available for the Capital Development Committee of the Colorado legislature by February 2023. If you have any questions, or wish to discuss this further, please call me at 970-921-5721. Thank you for your time in considering this matter.

We support / do not oppose this proposal.

Sincerely,

Date 3-Jan 2023

Scott Rist

Park Manager-Crawford, Paonia and Sweitzer Lake State Parks





COLORADO

Parks and Wildlife

Department of Natural Resources

Director's Office
6060 Broadway
Denver, CO 80216
P 303.297.1192

January 31, 2023

Representative Matt Soper
200 E Colfax
Denver, CO 80203

RE: CPW Purchase of 281 Acres adjacent to Sweitzer Lake State Park

Dear Representative Soper:

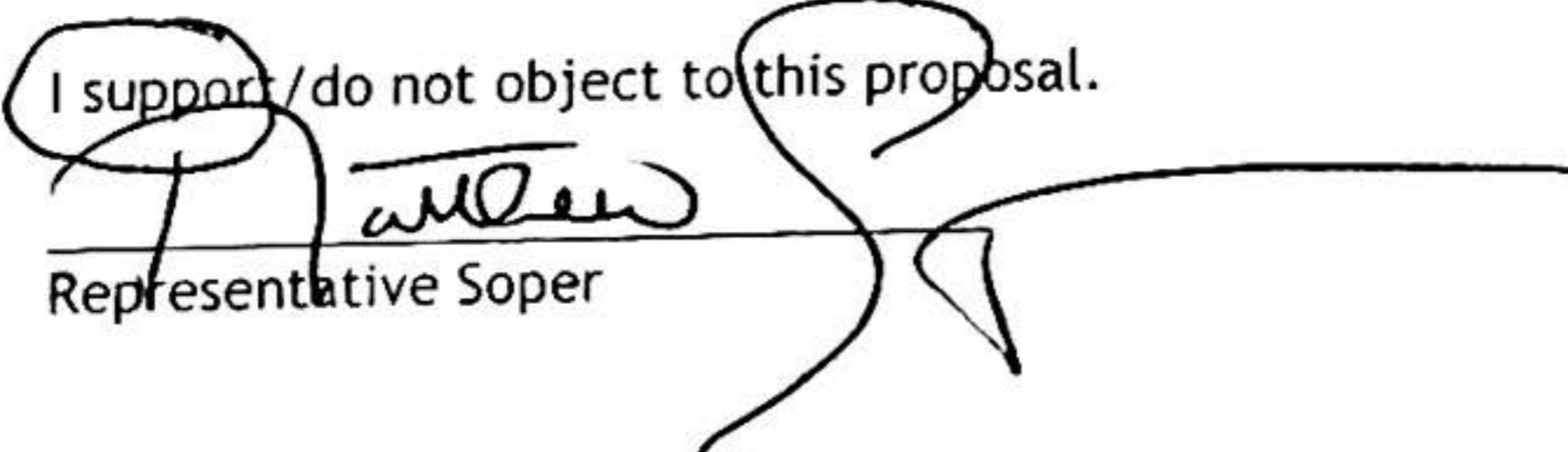
I am writing to request your support for a project in your district that Colorado Parks and Wildlife (CPW) plans to present to the Capital Development Committee in February, 2023. The property proposed for purchase is 281 acres of land located just south of the City of Delta and Paul Sweitzer is the current owner of the property. This proposal is supported by the Delta County Commissioners.

Sweitzer Lake State Park is currently about 314 acres in size. Water levels seldom fluctuate on its 127 surface acre reservoir, which offers waterskiing, swimming, and other water related recreation all summer long. The park is in the process of doing a Master Plan to expand recreational opportunities on the property. Sweitzer Lake is the closest State Park to the City of Delta, and is one of only a handful of developed recreational sites in Delta County. Its location, near two large West Slope towns and on a major highway, leads CPW to believe that Sweitzer Lake State Park could add much more to the State Park system, and we hope to continue to invest in the property. If acquired, CPW would integrate this property into the state park to provide more access to hunting, hiking, and camping to the public.

Colorado Parks and Wildlife respectfully requests your support of CPW's purchase of the 281 acres of land. If you support, or do not object to this transaction, please sign at the bottom of this letter and return it to Daphne Gervais at daphne.gervais@state.co.us. Thank you for your consideration.

Sincerely,

Adrian Archuleta
Area Wildlife Manager - Durango
Colorado Parks and Wildlife

I support / do not object to this proposal.

Representative Soper

Date: Feb. 27, 2023





COLORADO

Parks and Wildlife

Department of Natural Resources

Director's Office
6060 Broadway
Denver, CO 80216
P 303.297.1192

January 31, 2023

Senator Perry Will
200 E Colfax
Denver, CO 80203

RE: CPW Purchase of 281 Acres adjacent to Sweitzer Lake State Park

Dear Senator Perry Will:

I am writing to request your support for a project in your district that Colorado Parks and Wildlife (CPW) plans to present to the Capital Development Committee in February, 2023. The property proposed for purchase is 281 acres of land located just south of the City of Delta and Paul Sweitzer is the current owner of the property. This proposal is supported by the Delta County Commissioners.

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Sincerely,

Adrian Archuleta
Area Wildlife Manager - Durango
Colorado Parks and Wildlife

I support/do not object to this proposal.


Senator Perry Will

Date: Feb 1, 2023

