



Eagle Trace Golf Course Fact Sheet

Last Updated: Aug. 19, 2025

General

Are there changes coming to the Eagle Trace Golf Course?

The City and County of Broomfield (CCOB) staff has received information suggesting the owner of Eagle Trace Golf Course might be interested in selling the property. At this time, there has been no formal development application filed with the City and County of Broomfield (CCOB) for the property.

Property

Does the City and County of Broomfield own the Eagle Trace Golf Course property?

No, CCOB does not own the Eagle Trace Golf Course. The Golf Course is privately owned and operated.

How does the Broomfield Comprehensive Plan relate to this property?

The 2016 Broomfield Comprehensive Plan (Comp Plan) sets forth the guiding vision for Broomfield. The Comp Plan land use map designates the property for open land uses, which includes golf courses. When a new land use application is proposed that is not consistent with the Comp Plan land use map designation for the property, staff identify this inconsistency and the need to propose an amendment to the map for the land use change as part of the communications with City Council and others regarding that application. Ultimately, the City Council would make a decision regarding any proposed amendment to the land use vision for the area. The consideration and decision of a land use map amendment will require a public process and public hearing similar to what is described in greater detail below for a rezoning of the property. Any rezoning and land use amendments could be considered concurrently through a single public process.

Can the City and County buy the golf course property and run it or add it to the City's open land inventory?

CCOB staff has provided preliminary input to some HOA representatives that it is unlikely CCOB would purchase the property to run it as a golf course. If the owner desires to consider dedication of the property or if Council directs staff to further evaluate a potential purchase of the property, staff would need to start with an appraisal of the property as well as a study to understand the scope of work necessary to modify the property for passive or active open lands use.

Conditions of the Property and Estimated Costs

As Eagle Trace Golf Course is privately owned and maintained, CCOB does not have detailed information regarding the conditions of the property. CCOB staff produced these rough cost estimates based on limited knowledge of the conditions of the property, measurements from aerial mapping and typical costs for similar improvements. If exact costs are needed, the property owner would likely need to hire a consultant to complete a feasibility study on the property to provide exact quantities, conditions and required improvements.

Item	Logic Used for Estimating Costs
Water License Fee	Assumed annual water consumption of 204.3 acre-feet, which equates to 408.6 Tap Equivalents (TE). This estimated annual water usage was based on the standard turf irrigation rate of 24 inches per year across 75% of the entire golf course parcel (approx. 116 acres).

	• Cost of a Raw Water TE = \$13,780 per TE • Cost of Potable Water = \$37,850 per TE
Deferred Maintenance of Course	• Assumed 180,000 SF of trails • Estimated cost of full-depth reclamation = \$3.00/SF • Estimate primarily based on research findings of other local golf course renovations ranging from \$2.1M - \$46M, depending on scope. • A 2024 USGA article has the cost estimated between \$8M - \$16M.
Irrigation System Upgrades	• Estimate provided by the property owner
Water Rights Decree (water court)	• A recent change-of-use case where Broomfield changed the use of 157 Marshal shares in the water court. Using the known cost from this case, we estimated the cost for a similar request for the smaller number of shares.
Essential Reservoir Repairs	• Engineering estimate provided by Public Works consultant, Schnabel Engineering, Inc., based on the latest State Engineer's inspection report
Annual Water Costs	• Assumed annual water consumption rates at current Broomfield rates for raw/potable water for the estimated annual consumption noted above
Open Space Conversion	• Assumed 90 acres of greens to have sod removed and replaced • Cost of Sod Removal = \$0.88/SF. This estimated cost was based on comparable projects and industry-standard unit costs for the area • Range based on type of replacement, ranging from native to sod
Water Rights and Reservoir Refilling	• Assumed evaporation rate to calculate annual water consumption and the utilized Broomfield's annual water rate for that annual amount of water.
Reservoir Modifications as Dry Detention Facilities	• Estimate based on assumed modifications to the storm system taken from recent detention pond projects

Zoning and Permitting

What is the zoning of the Eagle Trace Golf Course and what uses are permitted?

The Eagle Trace Golf Course property is zoned PUD for planned unit development. This is a custom zoning designation that is used throughout much of Broomfield. The existing approved zoning (PUD) requires the property to be a golf course.

Can the zoning be changed?

A PUD plan (zoning) amendment will be required for any proposal to change the use of the property from its current approved use as a golf course. The golf course was provided to meet Broomfield's public land dedication requirements for the Broomfield Country Club subdivision.

What is the process to amend the zoning?

Any reduction in the area of the golf course would need to be analyzed as part of a formal development application.

An owner/developer seeking to change the approved land use(s) of a PUD-zoned property will be required to:

- (1) host a neighborhood meeting before submitting a formal application,

- (2) submit a concept review application for preliminary consideration, and then
- (3) submit a formal development review application for the new use(s).

A formal application may have several plan components, such as a subdivision plat to further subdivide and/or adjust lot lines, the PUD amendment, and a site development plan amendment, and will typically require technical studies and reports (i.e., for traffic, drainage, a natural resources report) to support the development.

A concept review for this property would be considered by the City Council. At the concept stage, City Council may ask questions and provide input on the conceptual plan but there would be no formal decision on the application.

The formal application for a PUD plan amendment would require two public hearings and City Council would ultimately make a decision on the application following the second hearing. Residents within 1,000' of the property would be notified in advance of the meetings.

Water

Who owns the water rights for Eagle Trace Golf Course?

Eagle Trace Golf Course sold the water rights to a private investment group called Owl Creek Investments, LLC. on August 9, 2024. The golf course is currently leasing the water back from the new owner.

As part of the lease-back, Eagle Trace will continue to fill the Nissen Reservoirs. BBA Water Consultants, which represents Eagle Trace Golf Course, indicated it is likely that Owl Creek will seek to apply those water rights to a future development outside the City and County of Broomfield. Per the terms of the sale to Owl Creek Investments, irrigation water from the reservoirs will only be available for golf course use until November 1, 2026, after which the golf course will need to find an alternative source of water supply.

Nissen Reservoirs 1 and 2 serve as stormwater detention for the Broomfield Country Club 1st Filing and a portion of the 3rd Filing. Approximately 96 acre-feet of storage above the normal water surface elevation and the spillway elevation is for stormwater detention. Therefore, the reservoirs would need to remain and will continue to be utilized to detain the stormwater for the surrounding development.

At this point, it's premature to try to predict what would/could/will happen in the future; however, it is expected water will be needed to do almost anything that could potentially be proposed in the future whether the property remains as a golf course or is considered and approved for some other use or combination of uses.

We heard there had been a moratorium on buying water licenses and/or taps in the past. Is there an ability for a future entity to buy new water licenses and water taps to serve the property with water for the existing or a future use?

There is no moratorium on purchasing water licenses and taps. These are both available for purchase.

Potential Outcome Analysis

Eagle Trace Golf Course is a privately owned and operated golf course. Due to the owner of the golf course having sold the water rights currently utilized to irrigate the golf course, Broomfield staff has evaluated multiple potential scenarios for the golf course property. These potential outcomes ranged from private development to various forms of public ownership and use. The current owner's choice to sell the water rights separately from the golf course and sign a dry-up covenant as a condition of the water sale has significantly impacted the future of the property.

[Eagle Trace - Potential Outcomes Summary](#)

[Eagle Trace - Potential Outcomes Table](#)

Follow-Up Questions from Residents with Responses:

Is the golf course operating cost listed in the table a net operating loss annually (revenue less operating expenses)?

Yes

Are water license fees (tap fees) one-time expenses?

Correct. The water license fee is a one-time fee.

How did staff estimate the annual water usage for the course?

This estimated annual water usage was based on the standard turf irrigation rate of 24 inches per year across 75% of the entire golf course parcel. The golf course is approximately 155 acres, so 75% is 116 acres irrigated at a rate of 24 inches per year.

What was considered when estimating the cost for the golf course improvements?

This cost estimate was primarily based on research findings of other local golf course renovations ranging from \$2.1 million to \$46 million, depending on scope. Those projects included renovations to existing structures, redesign of the course, replacement of aging equipment, etc.

What do the cost estimates for golf course maintenance include?

This is an estimated cost received from neighboring municipalities that own and operate a similarly sized golf course. This is the annual cost to operate a golf course, including staff and routine maintenance.

For restoring the property to open space, other than the \$3.5M for sod removal, what are the other components?

The remaining costs would be associated with the type of surface material (native vs sod) that is installed, how the material is installed, required trail improvements, and potential grading and site modifications. The surface material improvements considered range from planting native seed (about \$1 million) to installing sod in select areas (about \$12 million). These are rough estimates that include the cost of materials, watering and installation.

Neighborhood

How can our neighborhood have a say in what may be proposed for the golf course in the future?

Residents are free to communicate with each other and the various homeowner associations to consider ideas and explore options for how to organize and influence the future use of the property if the current owner opts not to continue the golf course operations.

Engagement

How can I stay informed and provide my input if desired?

CCOB will require any prospective developer/applicant to host a neighborhood meeting before submitting a formal development application. The neighborhood meeting and any formal application will require public notification by mail to area residents within 1,000 feet of the property boundary. Public notice signs would also be placed on the property.

Once a concept plan application is submitted to CCOB, the Planning Division will create a project web page that will be hosted on Broomfield Voice. The Broomfield Voice is CCOB's platform for communications and engagement regarding developments under consideration. Residents can keep a lookout for a future Broomfield Voice project web page through this general link to the [Broomfield Voice platform](#).