



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE March 23, 2017

The meeting was called to order at 6:30 p.m. by John Nibarger in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

POSAC Members in Attendance

Present: Jenn Archuleta, Sue Anderson, Heather Williams, Cathy Comstock,
Scott Miller, Jim Krug, Gordon Pedrow, and John Nibarger

Excused: James Mapes

Staff in Attendance

Renata Frye, Sandy Duff, Jeff Moline, Susan Spaulding, Conrad Lattes, Therese Glowacki,
and Eric Lane

Election of New Officers

Cathy Comstock moved to nominate John Nibarger for Chairperson. Jenn Archuleta seconded the motion. Motion carried unanimously.

Gordon Pedrow moved to nominate Jenn Archuleta for Vice Chairperson. Jim Krug seconded the motion. Motion carried unanimously.

Approval of the February 23, 2017 Meeting Minutes

Action Taken: Scott Miller moved to accept the January minutes. Gordon Pedrow seconded the motion. Motion carried 4-0 with 4 abstentions. [Jenn Archuleta, John Nibarger, Sue Anderson and Heather Williams abstained because they were not at the February meeting.]

Public Comments - Items Not On The Agenda

None

**Callahan Open Space - the City of Lafayette Orange
Zone Water Line Takings from Boulder County Interests**

Staff Presenter: Sandy Duff – Land Officer

Public Comments:

None

Action Taken

Gordon Pedrow moved to accept staff recommendation as presented, and Jenn Archuleta seconded the motion. After discussion, Motion carried unanimously.

**Northern Colorado Water Conservancy District,
Southern Project II Takings from Boulder County Interests**

Staff Presenter: Sandy Duff – Land Officer

Public Comments:

- Larry Scriptor, 8423 N. 73rd Street. He spoke against the current proposed route. He also argued that the county should have sent affected land owners a letter instead of relying on newspaper notices.

Action Taken

Motion 1: Gordon Pedrow moved to accept staff recommendation as presented, and Jenn Archuleta seconded the motion. After discussion, Motion 1 carried unanimously.

Motion 2: Cathy Comstock made a second motion that the County shall notify property owners by letter in addition to a public notice. Jim Krug seconded the motion. After discussion, Motion 2 was withdrawn.

Weed Research on Rabbit Mountain

Presenter: Derreck Sebastian - CSU

Public Comments:

None

Action Taken

Information Only

Update on Sustainable Agriculture Research and Innovation Initiative (SARII)

Staff Presenters: Jeff Moline – Agricultural Resources Division Manager and Eric Lane - Parks & Open Space Director

Public Comments

None

Action Taken: Information Only

Director's Update

- Boulder County Land Use will bring the CU South Annexation item to POSAC on April 27.
- The POS budget is being reviewed by our new director and a more thorough budget will be presented to POSAC soon.
- An Open House on Elk Management on Rabbit Mountain will take place at the POS building in Longmont, April 6, 5:30-7:30 p.m. This topic will also come to POSAC on April 27. For more information: [Boulder County rabbit-mountain-elk-management-plan](#)
- We will have a Grand Reopening ceremony for Pella Crossing, located just west of Longmont, on April 26 at 4:30 p.m.
- The Land Conservation Awards will be on April 26 at 3:00 p.m. at the POS building in Longmont
- There will be a Rock Creek Farm educational outing for POS staff on May 9, 8 a.m. to 2 p.m.
- The Open Space Element of the Comprehensive Plan was approved by the Planning Commission. To view: [Boulder County BCC Plan Update](#)

Adjournment

The meeting adjourned at 8:55 p.m.

The full audio, available staff memos and related materials for this meeting can be found on our website: www.BoulderCountyOpenSpace.org/POSAC



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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

DATE: Thursday, March 23, 2017
TIME: 6:30 pm
PLACE: Commissioners' Hearing Room, 3rd Floor, Boulder County Courthouse,
1325 Pearl Street, Boulder, CO

AGENDA

Suggested Timetable

- 6:30 1. **Approval of the February 23, 2017 Meeting Minutes**
- 6:35 2. **Election of New Officers**
- 6:45 3. **Public Participation - Items not on the Agenda**
- 6:50 4. **Callahan Open Space - the City of Lafayette Orange Zone Water Line Takings from Boulder County Interests**
Staff Presenter: Sandy Duff – Land Officer
Action Requested: Recommendation to BOCC
- 7:00 5. **Northern Colorado Water Conservancy District, Southern Project II Takings from Boulder County Interests**
Staff Presenter: Sandy Duff – Land Officer
Action Requested: Recommendation to BOCC
- 7:10 6. **Weed Research on Rabbit Mountain**
Presenter: Derreck Sebastian - CSU
Action Requested: Information Only
- 7:40 7. **Update on Sustainable Agriculture Research and Innovation Initiative (SARII)**
Staff Presenters: Jeff Moline – Agricultural Resources Division Manager and Eric Lane - Parks & Open Space Director
Action Requested: Information Only
- 8:10 8. **Director's Update**
- 8:15 9. **Adjourn**

Available staff memos & related materials for this meeting may be viewed on our website:
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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, March 23, 2017, 6:30 p.m. Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Callahan Open Space – the City of Lafayette Orange Zone Water Line Takings from Boulder County Interests

PRESENTER: Sandy Duff, Land Officer

ACTION REQUESTED: Recommendation to BOCC

Summary

The City of Lafayette (Lafayette) proposes to construct and maintain a municipal water main that is necessary to the provision of domestic water to Lafayette's customers. The Orange Zone Water Line originates at the Baseline Water Treatment, then heads east along Baseline Road, turning north just east of Applewood Drive along the recreation path to a point where it turns east to run along the north edge of the Indian Peaks Golf Course south of Red Deer Trail, then extending to an existing pipeline at 95th Street.

This alignment has been presented to Parks and Open Space, and within that area, the Callahan Open Space property, jointly owned with the City of Louisville and managed by the county, is affected by the project and the associated easement takings. Lafayette has condemnation authority over Boulder County, so the county and landowners are legally unable to prevent this project. The county and the city will be entitled to the proceeds for the permanent and temporary easement takings. Lafayette and the county have coordinated to protect and preserve the open space interests, minimize site disturbances, and provide reclamation standards to the extent practicable.

Background

Lafayette received a 1041 Permit (Areas and Activities of State Interest) via Boulder County Land Use Docket SI-15-001 and Resolution 2016-122 that make certain requirements for how they will implement the project. They intend to start construction of the project in June of this year taking an approximate 15 foot wide permanent easement along the northern open space boundary that totals approximately 0.248 acres of the open space property. The width is a little wider where the pipeline will be bored under the Burlington Northern Santa Fe Railroad crossing. Lafayette will also take a 15 foot wide construction easement that totals 0.219 acres to install the pipeline.

Public Process

Because the county open space property affected by the easement takings was purchased with open space sales tax funds, these easement dispositions require POSAC review and county commissioner approval and then will be subject to a 60-day waiting period before the easements can be conveyed to Lafayette. As required by sales tax language, staff sent letters

to adjacent property owners outlining the proposed easement takings and published a notice of this hearing in the newspapers of record within the county. Staff will share any comments we receive with POSAC at the POSAC meeting.

Staff Discussion and Recommendation

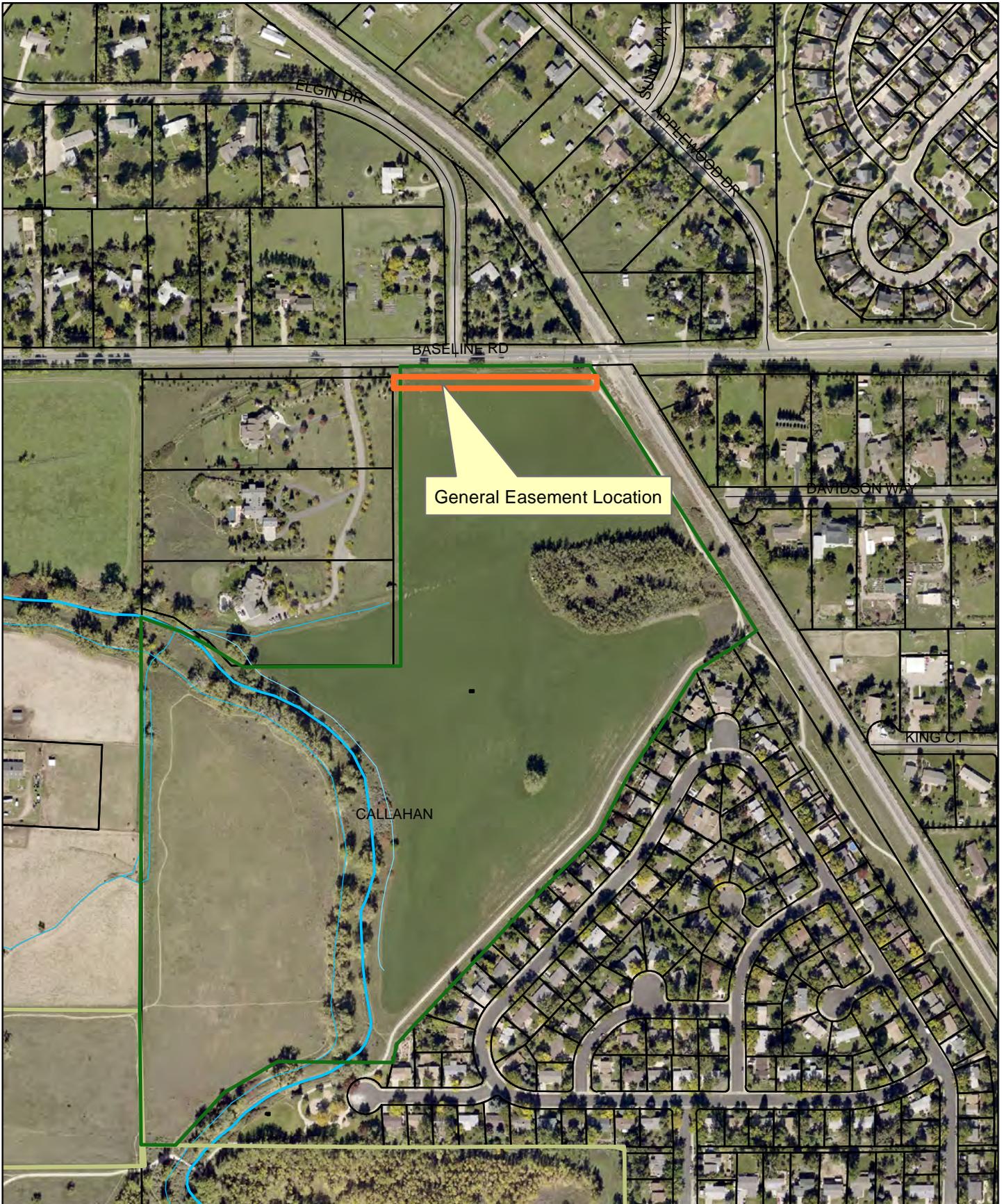
Staff recommends approval of the disposition of the permanent and temporary easements to Lafayette. Lafayette has received its 1041 approval and has condemnation authority over Boulder County and other landowners, so the county cannot prevent these takings and will have to grant the easements. Boulder County prefers to cooperate informally with Lafayette in these instances and negotiate fair compensation, rather than require the full formal condemnation process that is more costly and time-consuming for both parties. Lafayette has been cooperative in meeting staff's requests designed to protect natural resources as much as possible and properly reclaim the areas following installation of the pipeline. They will be coordinating with Parks and Open Space, as well as other county agencies, on the timing, location and phasing of the construction of the pipeline. They are also providing an overseer to monitor the project and ensure compliance with permit conditions and county requirements. Site specific exhibits and reclamation plans will be attached to each easement document, and recorded.

Value of Takings

Lafayette is required to provide just compensation for the easement takings, and appropriate value work has been provided. The compensation for the takings will be split with the City of Louisville since the city and the county are tenants in common at the property. The county and Lafayette have negotiated \$13,000 for both the temporary construction easement and the permanent easement, which means the county will receive \$6,500.

POSAC Action Requested

Recommendation to the Board of County Commissioners of the disposition of the easements at the Callahan Open Space property as proposed.





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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, March 23, 2017, 6:30 p.m. Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Northern Colorado Water Conservancy District Southern Water Supply Project II – NCWCD Takings from Boulder County Interests

PRESENTER: Sandy Duff, Land Officer

ACTION REQUESTED: Recommendation to BOCC

Summary

Northern Colorado Water Conservancy District (Northern) is adding an additional water pipeline in existing easement areas, as well obtaining new easements to construct a new pipeline to transmit water from Carter Lake Reservoir to the City of Boulder, Left Hand Water District, and Longs Peak Water District. Presently, the three entities depend in part on seasonally operated open canals which at times are subject to water quality concerns. The new pipeline will provide a year-round secure water supply to these entities. This project is called the Southern Water Supply Project II (SWSP II).

This alignment has been presented to Parks and Open Space, and within that area, a number of county open space properties are affected by the project and the associated easement takings. Northern intends to take approximately 21 acres of county owned open space property and approximately 1.5 acres of county conservation easement property. Northern has condemnation authority over Boulder County and other landowners, so the county cannot prevent these takings. Boulder County will retain the condemnation proceeds from the Northern takings on the affected fee properties, splitting them with the City of Boulder on jointly owned properties, and will share those proceeds with the landowner on the affected conservation easement properties.

Background

This project has been in the planning stages for many years. Northern received a 1041 Permit (Areas and Activities of State Interest) via Boulder County Land Use Docket SI-11-0001 that makes certain requirements for how Northern will implement the project. The SWSP II parallels an existing alignment from Carter Lake Reservoir, in Larimer County, for 12 miles south to St. Vrain Road in Longmont. From there, the new 8 mile alignment is generally south and west along 75th Street, to 63rd Street where it terminates at the City of Boulder's water treatment plant located at 63rd Street and the Diagonal Highway.

Within that area are ten properties where the county holds a property interest: Lohr Open Space, Bragg-Spangler Open Space, Gilbert Open Space, Golden/Fredstrom Open Space, Suitts Open Space, AHI 75th Street Conservation Easement property, Ranch at Clover Basin Open Space, Imel Open Space, IBM Open Space and Longseth/Lynch Conservation Easement property.

Public Process

Because the county open space properties affected by the easement takings were purchased with open space sales tax funds, these easement dispositions require POSAC review and county commissioner approval and then will be subject to a 60-day waiting period before the easements can be conveyed to Northern. As required by sales tax language, staff sent letters to adjacent property owners outlining

the proposed easement takings and published a notice of this hearing in the newspapers of record within the county. Staff will share any comments we receive with POSAC at the POSAC meeting.

Staff Discussion and Recommendation

Staff recommends approval. Boulder County prefers to cooperate informally with Northern in these instances and negotiate fair compensation, rather than require the full formal condemnation process that is more costly and time-consuming for both parties. Northern has been cooperative in meeting staff’s requests designed to protect natural resources and properly reclaim following installation of the pipeline. Northern will be coordinating with Parks and Open Space, as well as other county agencies, on the timing, location and phasing of the construction of the pipeline. They are also providing an overseer to monitor the project and ensure compliance with permit conditions and county requirements. Site specific exhibits and reclamation plans will be attached to each easement document, and recorded.

Value of Takings

Northern has condemnation authority, so the county and landowners are legally unable to prevent this project and have to grant the appropriate easements for the takings. Northern is required to provide just compensation for the easement takings, and appropriate appraisal work has been provided. There may be slight adjustments in proceeds depending on final negotiated proceeds on the conservation easement properties.

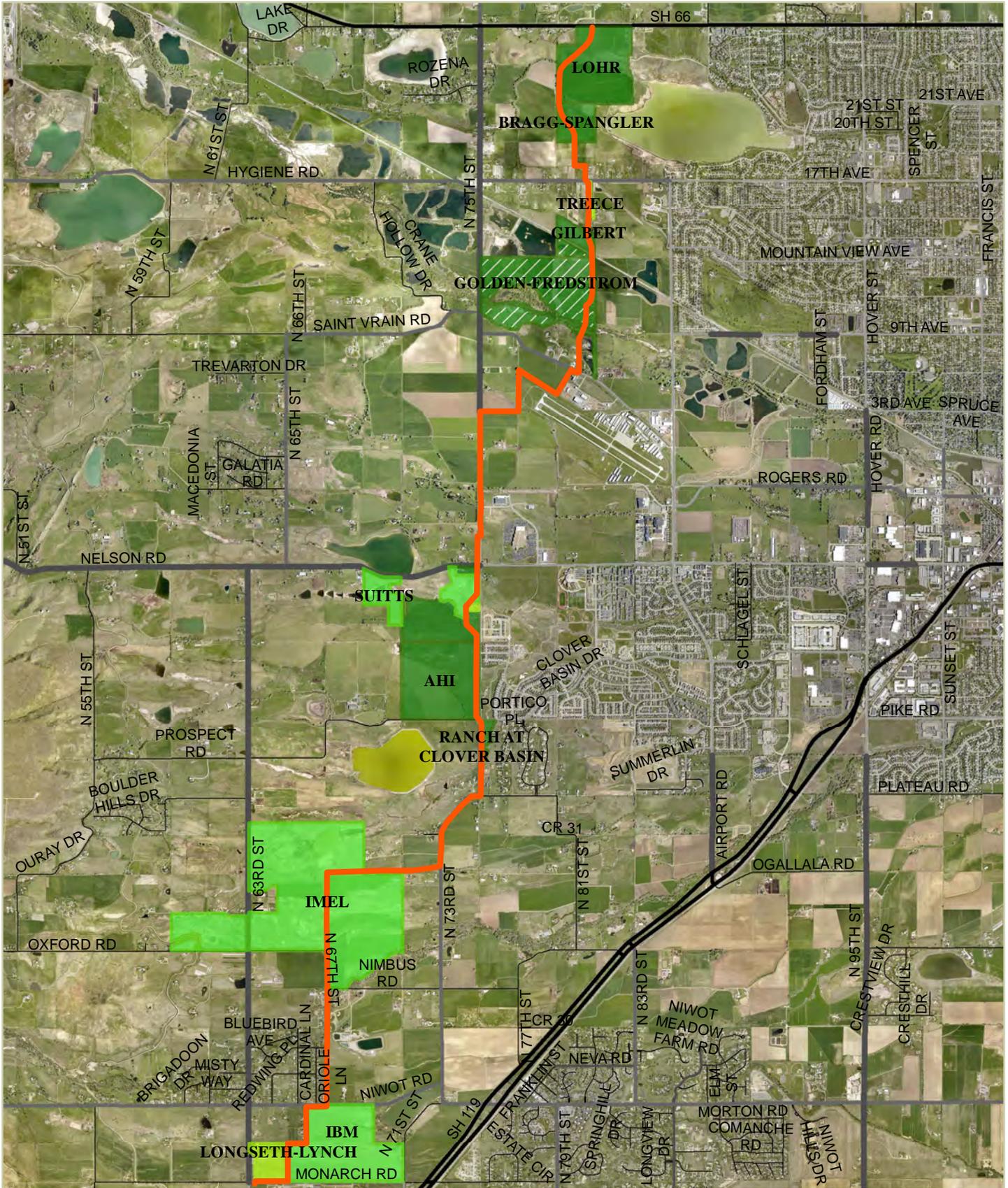
Northern will take permanent pipeline easements that total approximately 20 acres of county owned open space property and approximately 1.5 acres of county conservation easement property. They will also take approximately 17 acres of construction easements to install the pipeline, which run parallel to the permanent easements. With regard to Conservation Easement property, the landowner will receive all proceeds from the temporary easements and will split the proceeds with the county for the permanent easements, proportionate to the conservation easement interests held by the county.

Fee Property	Perm. Pipe. Easements	Value/acre	Value	County Proceeds*
Action: Permanent Easement Disposition				
Suitts	1.831 acres	\$29,000	\$ 53,099	\$26,550
AHI	5.189 acres	\$33,000	\$171,237	\$85,619
Ranch at Clover Basin	1.293 acres	\$30,000	\$ 38,790	\$19,395
(50/50 split with City of Boulder- joint ownership)				
Imel	7.282 acres	\$33,000	\$240,306	\$60,077
IBM	4.532 acres	\$38,000	\$172,216	\$43,054
Conservation Easement Properties (split with landowner)				
Action: Consent for Permanent Easement Disposition				
AHI 75 th St. House CE	0.282 acres	\$2.70 p.s.f	\$23,187	\$2,318
Conservation Easement Jointly Owned with City of Boulder (split with landowner and City)				
Action: Consent for Permanent Easement Disposition				
Longseth-Lynch CE	1.274 acres	\$20,000	\$25,480	\$3,185

* Permanent pipeline easements are valued at 50% of the Value/Acre.

POSAC Action Requested

Recommendation to the Board of County Commissioners of the disposition of the easements for fee properties and the county’s consent for dispositions of the easements for Conservation Easement properties as proposed.



- NCWCD SWSP II Easement
- County Open Space
- Open Space Option
- County Conservation Easement
- Joint County and Municipal Open Space



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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, 3/23/2017, 6:30 p.m. Commissioners Hearing Room, 3rd floor
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Update on Sustainable Agriculture Research and Innovation Initiative (SARII)

PRESENTERS: Eric Lane, Director Boulder County Parks and Open Space,
Jeff Moline, Agriculture Division Manager Boulder County Parks and Open Space

ACTION REQUESTED: Informational Item

Executive Summary

At their November 30, 2016 public meeting on the Transition Plan for genetically-engineered crops, the Board of County Commissioners (BOCC) directed Boulder County Parks and Open Space (BCPOS) staff to develop a request for proposals (RFP) for a sustainable agriculture research program and center. Since then staff has explored how such a facility would operate in the context of the department and where it would most suitably be located. On February 2 the RFP (Reference 1) was posted on the County's website and was accompanied by a press release along with a targeted outreach effort to academic and professional research outlets. On February 28, staff held a mandatory on-site pre-bid meeting at the Haley property—the site chosen for the facility. A variety of firms and individuals attended. Following County purchasing protocols, bidders submitted questions by March 7 and the County will provide answers to all of the questions by March 14. Final proposals are due on March 28 and staff anticipates having vendors make presentations to the review committee during the first week of April. Staff will provide a bid ward recommendation to the BOCC and following approval will begin the process for drafting a contract for the operation of the research program along with a lease for the management of the research center property.

BCPOS Involvement and Role in SARII

Property

From the beginning, staff has envisioned that the SARII project will be housed on a BCPOS property. During the last year, the tenant on the 153-acre Haley property passed away and, since the remaining family members elected to terminate their lease, the County had an opportunity to examine the area for its suitability as the site for the research facility. After the consideration of other properties, staff selected the Haley property for a variety of reasons including its fertile soils, good irrigation water, visible and accessible site, existing infrastructure and utilities, and finally its past management history. While the property had been an important agricultural lease for the department, staff determined that it provides a representative and appropriate place

for the SARII project. Details of the resources this property brings to the project are detailed in the RFP.

Staff

BCPOS staff will have ongoing involvement in SARII. Agriculture division staff and CSU extension will oversee and direct the contractor's operation of the program. This will include working with the contractor on current and future infrastructure and site needs since the county will retain ownership of the property and facility. Also, staff will coordinate the research committee (a group of technical advisors) and steering committee which together will refine the mission and goals of the program and provide the overall direction for the program's research. The management and maintenance of the property and facilities will be the contractor's responsibility along with the administration and management of the research.

Funding and Timeframe

At this time, the County is funding this initiative. It will provide a budget for site improvements and staffing as well as additional funding to the contractor for the management and administration of the research center. While the exact source of this funding from the county budget is not clear at this time, it is not expected that County Open Space funds will be used for this project. The County will work with the contractor to secure other funds such as grants and partnerships with existing academic and research programs. While this will be initially scheduled to run for 10 years, the county expects the program and facility to operate as long as it continues to generate useful and relevant research information in a cost-effective manner.

Summary

BCPOS expects this research program to provide scientifically-based results that can be readily incorporated into local agricultural practices and techniques in order to realize a more sustainable way of providing products and stewarding the land. The department will secure the funding and staff to ensure the success of this important, complex endeavor.

References

1. RFP: http://www.bouldercounty.org/gov/business/lists/biddingopps/attachments/545/6617_17.pdf