



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 July 27, 2017

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

POSAC Members in Attendance

Present: Sue Anderson, Jenn Archuleta, Cathy Comstock, Jim Krug, James Mapes, Scott Miller [arrived 6:37], and Gordon Pedrow

Excused: John Nibarger and Heather Williams

Staff in Attendance

Janis Whisman, Renata Frye, Mel Stonebraker, Deborah Price, Dave Hoerath, Therese Glowacki, Vivienne Jannatpour, and Eric Lane

Approval of the June 22, 2017 Meeting Minutes

Action Taken: Jim Krug moved to accept the June 22 minutes. Sue Anderson seconded the motion. Motion carried unanimously. Cathy Comstock and James Mapes abstained because they were not at the June meeting.

Public Participation - Items not on the Agenda

- Kelly Macaulay, 1950 Shamrock Dr., Superior. She spoke about her desire for Boulder County and the Town of Superior to preserve a parcel of land in Superior for open space.

Staff Response: Janis Whisman explained that this parcel of land is within the Superior town limits. Either the Town would need to purchase this parcel or the Town would need to approach the County about partnering with them in this open space purchase.

Mayhoffer Farm Acquisition

Boulder County proposes acquiring 170.2 acres, conservation easements over two residential parcels totaling approximately 17.4 acres, and a restrictive covenant over one residential parcel of 11.88 acres. The county will pay fifty percent of the \$8.5 million price, and the Cities of Lafayette and Louisville will each pay twenty-five percent of the price.

Staff Presenter: Mel Stonebraker – Land Officer

Public Comments:

- Matt Jones, 265 Dahlia Dr., Louisville. He spoke in favor of the purchase.

- Sally Blaser, 1515 Sidon Circle, Lafayette. She spoke in favor of the purchase.
- Cimmaron Stahr, 549 Lincoln Ave., Louisville. She spoke in favor of the purchase.
- Jean Morgan St., 1131 Spruce, Louisville. She spoke in favor of the purchase.

Action Taken: Jim Krug moved to accept staff recommendation for the purchase plan as presented, and Scott Miller seconded the motion. After discussion, motion carried unanimously.

Boulder County Wildlife iNaturalist Program Update

*Staff Presenters: Deborah Price- Education Liaison and
Dave Hoerath – Wildlife Biologist*

Action Taken: Information Only

Director's Update

- The BOCC has approved having dogs on leash for a thousand-foot section of the Picture Rock Trail.
- The McCarty 100-acre donation of a conservation easement happened this week. The county is very grateful to the McCarty family for the donation.
- Parks & Open Space is launching a new software called "Discover" to help with volunteer management.
- The two finalists for the Agricultural Resource Manager position were interviewed today.
- We are in the burn window for the Rabbit Mountain prescribed burns. The burn window is in effect until the end of September.
- Parks & Open Space will host a community meeting about an upcoming forestry project to reduce hazardous fuels at Heil Valley Ranch, adjacent to Pyrite Way. August 1 at 7:00 p.m. at the Lyons Fire Station, 251 Broadway, Lyons.
- The new 2.5-mile Overland Loop trail will open to the public following a ribbon-cutting ceremony hosted by the Boulder County Commissioners and Parks & Open Space staff. Members of the public are encouraged to attend the event on August 9 at 4 p.m.
- Boulder County Parks & Open Space staff has issued a new request for proposals (RFP) for the Sustainable Agricultural Research and Innovation Initiative (SARII). The deadline for submittals is Tuesday, Aug. 22, at 2 p.m.
- The 2017 Colorado Open Space Alliance (COSA) conference is Sept. 18-20 in Breckenridge.

- Land through the Lens: Our 3rd juried photography exhibit featuring county public lands will be held at The Great Frame Up in Longmont from Friday, October 13, through Friday, November 3. Photographers are invited to visit county-owned open space to capture images to submit for consideration. For more information please visit www.BoulderCountyOpenSpace.org/photoshow

Adjournment

The meeting adjourned at 7:45 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, July 27, 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 June 22, 2017 Meeting Minutes**
- 6:35 2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Mayhoffer Farm Acquisition**
Boulder County proposes acquiring 170.2 acres, conservation easements over two residential parcels totaling approximately 17.4 acres, and a restrictive covenant over one residential parcel of 11.88 acres. The county will pay fifty percent of the \$8.5 million price, and the Cities of Lafayette and Louisville will each pay twenty-five percent of the price.
Staff Presenter: Mel Stonebraker – Land Officer
Action Requested: Recommendation to BOCC
- 7:00 4. **Boulder County Wildlife iNaturalist Program Update**
Staff Presenters: Deborah Price- Education Liaison and Dave Hoerath – Wildlife Biologist
Action Requested: Information Only
- 7:20 5. **Director's Update**
- 7:25 6. **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
TIME/DATE:	Thursday, July 27, 2017 at 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Mayhoffer Farm – Acquisition of Fee Title, Conservation Easements and a Restrictive Covenant
PRESENTER:	Mel Stonebraker
ACTION REQUESTED:	Recommendation to the BOCC

Summary

Boulder County, the Cities of Lafayette and Louisville (the Partners) propose to acquire the majority of the Mayhoffer family farm between Lafayette and Louisville at the intersection of South 95th Street and Empire Road for open space. It is bordered by the Harney Lastoka open space on the north and the Adler-Fingru open space on the east. The Partners will acquire fee title to 170.20 acres with associated water rights, two conservation easements over two residential lots totaling approximately 17.40 acres, and one restrictive covenant over a residential lot totaling 11.88 acres for \$8,500,000. The county will pay fifty percent of the price, and each city will pay twenty-five percent.

Background

The Mayhoffer property was homesteaded by David and Anne Kerr in 1865, and the farm has remained in the Kerr/Mayhoffer family from that time to the present. David and Anne had 8 children, but only 4 lived to adulthood. The property was originally used for farming and ranching, but in 1877, the first coal seam in the area was discovered under the Kerr's wheat fields. In 1877, the City of Louisville was platted and the rest is history. In 1887, Leanna Kerr married John Mayerhofer (during world war one the family changed the name to Mayhoffer).

The Partners have for many years hoped that the Mayhoffer farm might one day be preserved as open space. The property's value as a community buffer along with its historic, agricultural and other open space attributes have always made it a high priority open space acquisition. In August of 1996, the Partners entered into an intergovernmental agreement which designated the property as a Rural Preservation Area and stipulated that if the opportunity to preserve the Mayhoffer farm ever presented itself and an agreement could be reached with the family, the county would pay half the purchase price and the Cities of Louisville and Lafayette would pay the other half (one quarter each).

Deal Terms

The total property is approximately 199.48 acres. It is proposed that Robert Mayhoffer retain approximately 29.28 acres, which would be divided into three residential lots. Two of the lots would be subject to conservation easements, and the third lot would be created subject to a restrictive covenant. Among other things, the conservation easements and the restrictive covenant would limit the sizes of the residences and accessory structures, require that certain historic buildings be protected, and prohibit future subdivision or annexation. The remaining

approximately 170.2 acres, the mineral rights and various water rights would be acquired by the Partners as open space. The proposed purchase price for the land, conservation easements, mineral rights and water rights is \$8.5 million. The county's share of the purchase price would be \$4.25 million, and Lafayette and Louisville would pay the remaining \$4.25 million.

Mayhoffers have asked to retain another 4.89 acres total with the three house lots. The partners are considering whether to agree, and if so, the purchase price will be reduced accordingly.

Mineral Rights

The acquisition would include the mineral rights under the entire 199.48 acres, which have not been severed or leased. The transaction would prohibit the property from being used for mineral extraction.

Water Rights

The following water rights would be included in the acquisition and are collectively valued at approximately \$675,000.

- a) 86.826 shares of the capital stock of the Davidson Ditch and Reservoir Company
- b) 152.658 shares of the capital stock of the Goodhue Ditch & Reservoir Company
- c) 2 shares of the capital stock of the Farmers Reservoir and Irrigation Company
- d) The Hutchinson and Roosevelt Street Irrigation Well.

Acquisition Summary

Acres	Water Rights	# Conservation Easements/Restrictive Covenant	# Building Rights to Be Acquired	Price per Acre*	Total Purchase Price
170.2 fee 29.48 CE/RC 199.48 total	See above	3	2	\$42,611	\$8,500,000

* Includes the value of the restrictive covenant and the two conservation easements.

Boulder County Comprehensive Plan Designations

Since the maps in the comprehensive plan are intended to be illustrative rather than specific, these designations are indicators of importance but not confirmation that these features exist on the property. The Boulder County Comprehensive Plan maps indicate the property is Significant Agricultural Land of National Importance.

Public Process

The Parks and Open Space Department's division of land process to create parcels of land under 35 acres require commissioners' approval pursuant to the Community Facility Lot Split regulations contained in the Land Use Code, and so adjacent property owners and the Land Use and Transportation Departments and Boulder County Public Health have been notified according to standard practice.

Staff Discussion and Recommendation

The preservation of the Mayhoffer farm has been a high priority for many years. The Cities of Louisville and Lafayette have always hoped it could be preserved as a buffer between their two communities.

For the past 20 years, the Partners collectively and separately have from time to time talked with the Mayhoffers about the possibility of preserving their farm, but it wasn't until this last year that they were willing to consider a proposal.

Staff fully supports the acquisition of the Mayhoffer farm. The Mayhoffer farm is a perfect example of the values that the taxpayers of this county and the Parks and Open Space Department have sought to preserve and protect.

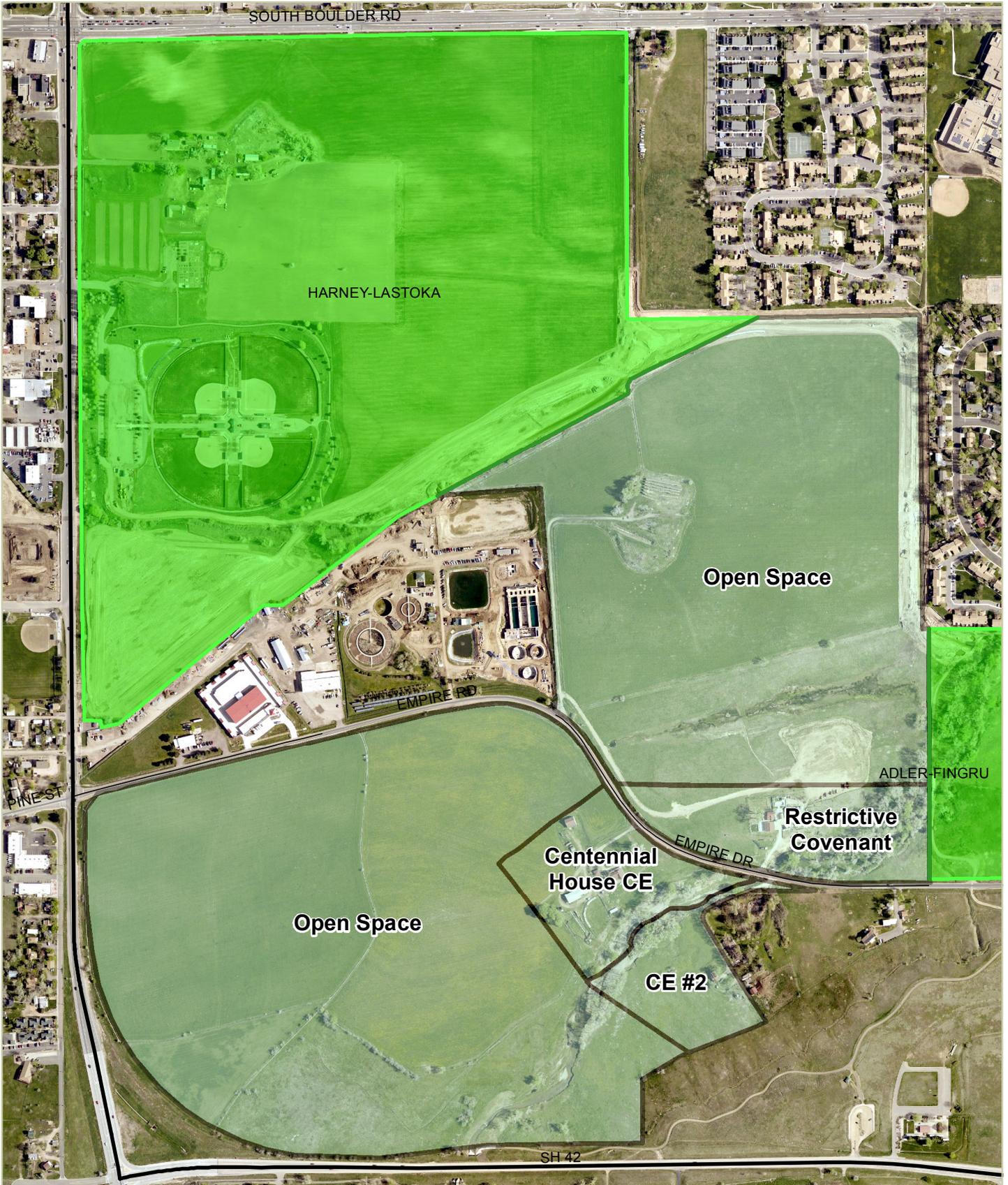
POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition of the Mayhoffer farm as described above.

Mayhoffer Farm Aerial Map



Parks &
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 Mayhoffer Farm

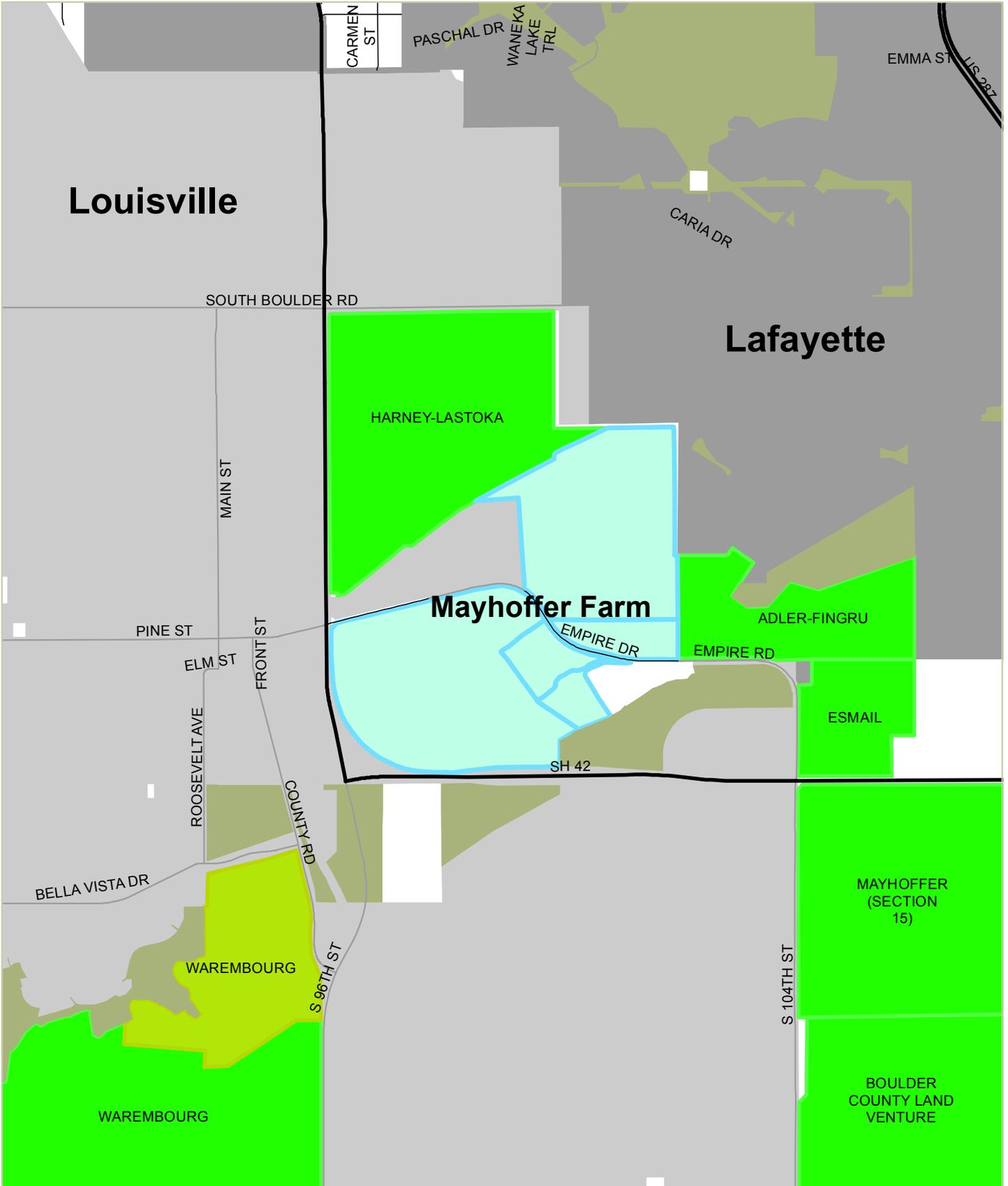

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Feet

Mayhoffer Farm Vicinity Map



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- Mayhoffer Farm
- Joint County and Municipal Open Space
- County Conservation Easement
- City Parks and Open Space
- Municipal OS-CoMap data
- Louisville
- Lafayette

0 500 1,000
 Feet

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TO:	Parks & Open Space Advisory Committee
TIME/DATE:	Thursday, June 27, 2017, 6:30 p.m.
LOCATION:	Commissioners' Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Boulder County Wildlife iNaturalist Program Update
PRESENTERS:	Deborah Price, POS Education Liaison Dave Hoerath, POS Wildlife Biologist
ACTION REQUESTED:	Information only

iNaturalist is an online forum that allows users to post photographs and locations of wildlife they have seen. BCPOS began a project page in the summer of 2016 for observations on county open space. We felt that the forum would be beneficial in three fundamental ways: it provides an engagement tool for the public to share what they see and value, it provides education, excitement, and satisfaction for open space users and supporters, and it provides an extra set of 'eyes' on the landscape to detect rare or important species.

In the fall of 2016 BCPOS was approached by the City of Boulder and the Wild Foundation about forming a joint page for Boulder County wildlife. After several meetings we agreed to fold them into our page and rename it. With the energy and expertise of the larger team, we designed a kick-off party and other events for the launch of the new project. Staff from all the hosts have posted observations, as well as corroborated identifications, to aid in bringing the page along. To date there have been over 1700 observations posted. On the engagement front, individual months have been designated for certain observations (e.g. June was focused on migratory birds) with accompanying programs led by Wild, BCPOS, OSMP, and the City of Boulder. In-school presentations, field trips, and guided hikes have been a part of BCPOS commitment to engaging the public.