



Parks & Open Space

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

MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE February 22, 2018

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: Sue Anderson, Jenn Archuleta, Cathy Comstock, Jim Krug, James Mapes [arrived 6:36], Scott Miller, John Nibarger, Gordon Pedrow, and Heather Williams

Excused:

Staff in Attendance

Sandy Duff, Mel Stonebraker, Craig Sommers, Janis Whisman, Renata Frye, Conrad Lattes, Therese Glowacki, and Eric Lane

Approval of the January 25, 2018 Meeting Minutes

Action Taken: Jenn Archuleta moved to accept the January 25 minutes. Scott Miller seconded the motion. Motion carried unanimously.

Public Participation - Items not on the Agenda

Neshama Abraham, 1460 Quince Ave., Boulder. She is Chair for the Sierra Club Beyond Oil and Gas Team and she represents a citizen group called Hold Our Ground. She spoke about their opposition to oil and gas activity on county open space and asked for POSAC make a recommendation to the BOCC to fund a motion for a preliminary injunction to stop permitting for oil and gas extraction on open space.

Response: Conrad Lattes, Assistant County Attorney, offered to advise POSAC members on how to address the request in a closed executive session. Jim Krug moved to enter into executive session later in the meeting, before the Director's Update. Jenn Archuleta seconded the motion. The motion carried 5-4.

Brand 2 Acquisition

Boulder County proposes acquiring approximately 116 acres located east of Rabbit Mountain, immediately adjacent to the Brand Open Space property.

Staff Presenter: Sandy Duff – Sr. Land Officer

Public Comments

None

Action Taken:

Motion 1: Jim Krug moved to accept staff recommendation for the purchase plan as presented, and Cathy Comstock seconded the motion. After discussion, motion carried 8-1.

Motion 2: Gordon Pedrow moved to require staff to bring a more detailed update on the Rabbit Mountain Management Plan, including other potential property purchases. Cathy Comstock seconded the motion. After discussion, motion was withdrawn in lieu of a request for a future update.

Swanson (Adelia)-Lot Line Adjustment

It is proposed that for certain financial compensation and changes to an existing conservation easement the county agree to a small lot line adjustment on the Adelia Swanson open space property.

Staff Presenter: Mel Stonebraker – Sr. Land Officer

Public Comments

None

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

Volunteer Work Projects Update

Staff Presenter: Craig Sommers - Volunteer Coordinator

Public Comments

None

Action Taken: Information only

Resource Management Division 2017 Summary

Staff Presenter: Therese Glowacki - Manager, Resource Management Division

Public Comments

None

Action Taken: Information only

At approximately 8:32 p.m. POSAC entered into executive session to receive legal advice related to public comments about oil and gas activity at the start of the meeting. The meeting resumed after the executive session.

Director's Update

- Youth Corps is looking for teens 14-17 years old corps members, and adult team leaders, for their program this summer. More information can be found here: <https://www.bouldercounty.org/jobs/youth-corps/>
- Forestry staff is working on a forest stand improvement project on the county-owned Williams (Merlin) property just off the Peak-to-Peak Highway. This is to enhance forest health and wildlife habitat. It will also provide POS with poles for fencing projects.
- Elk trapping is underway to attach new radio collars, because so far four collars have failed and we expect others to fail.
- POS had good attendance for two of our e-bike open houses. So far we've received over 300 public comments and 76 online surveys were completed.

Adjournment

The meeting adjourned at 9:06 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, February 22, 2018
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 January 25, 2018 Meeting Minutes**
- 6:35 2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Brand 2 Acquisition**
Boulder County proposes acquiring approximately 116 acres located east of Rabbit Mountain, immediately adjacent to the Brand Open Space property.
Staff Presenter: Sandy Duff – Sr. Land Officer
Action Requested: Recommendation to BOCC
- 6:50 4. **Swanson (Adelia)-Lot Line Adjustment**
It is proposed that for certain financial compensation and changes to an existing conservation easement the county agree to a small lot line adjustment on the Adelia Swanson open space property.
Staff Presenter: Mel Stonebraker – Sr. Land Officer
Action Requested: Recommendation to BOCC
- 7:10 5. **Volunteer Work Projects Update**
Staff Presenter: Craig Sommers - Volunteer Coordinator
Action Requested: Information Only
- 7:25 6. **Resource Management Division 2017 Summary**
Staff Presenter: Therese Glowacki - Manager, Resource Management Division
Action Requested: Information Only
- 7:55 7. **Director's Update**
- 8:00 8. **Adjourn**



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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

File

TO: Parks & Open Space Advisory Committee
TIME/DATE: Thursday, February 22, 6:30 p.m.
LOCATION: Commissioners Hearing Room, 3rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM: Brand 2-Acquisition of approximately 116 acres of dryland agricultural land east of the Ron Stewart Preserve at Rabbit Mountain
PRESENTER: Sandy Duff, Sr. Land Officer
ACTION REQUESTED: Recommendation to the BOCC

Summary

Boulder County proposes to invest \$1,953,687 to acquire fee title to approximately 116 acres of dryland agricultural land, in the vicinity of North 75th Street and Woodland Road.

Background

The property lies east of the Ron Stewart Preserve at Rabbit Mountain (Rabbit Mountain) and immediately adjacent to the Brand Open Space property in north Boulder County. It is owned by the Bar D Ranch LLC and the Vance and Beverly Brand Family Trust. The property is vacant, and it has four building rights and a Longs Peak Water District domestic water tap. The property does not have any associated irrigation water rights. Mineral rights are intact and have not been leased out for oil and gas exploration.

The property has been used for agriculture, and so it will be closed for agricultural purposes. If the future update to the Rabbit Mountain Management Plan identifies the property as being appropriate for public use, it may be opened to public use at a later date.

Deal Terms

The purchase price for the property is \$1,953,687 (\$16,801/acre) for the land, mineral rights, water tap, and four building rights.

The property is also within the Brand Family Subdivision Exemption Plat, which will be revised as part of the transaction, because the county is coordinating with the landowner to carve off the western portion of one of the lots on the west side of the Supply Ditch, leaving the remainder as a non-buildable outlot in the subdivision on the east side of the ditch. Since the property is already platted, the division of land will be done pursuant to the Community Facility Lot Split process through Boulder County Land Use.

Acquisition Summary

Acres	Water Rights	# Building Rights County Will Acquire	Price per Acre	Water Right Value	Total Purchase Price
116.28	N/A	4	\$16,801	N/A	\$1,953,687

Boulder County Comprehensive Plan Designations

Since the maps in the Boulder County Comprehensive Plan (Comp 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 Comp Plan maps indicate the property contains these features: Rabbit Mountain Environmental Conservation Area, the Rabbit Mountain B1-Outstanding Biodiversity Significance Area, and Significant Agricultural Lands of Local Importance.

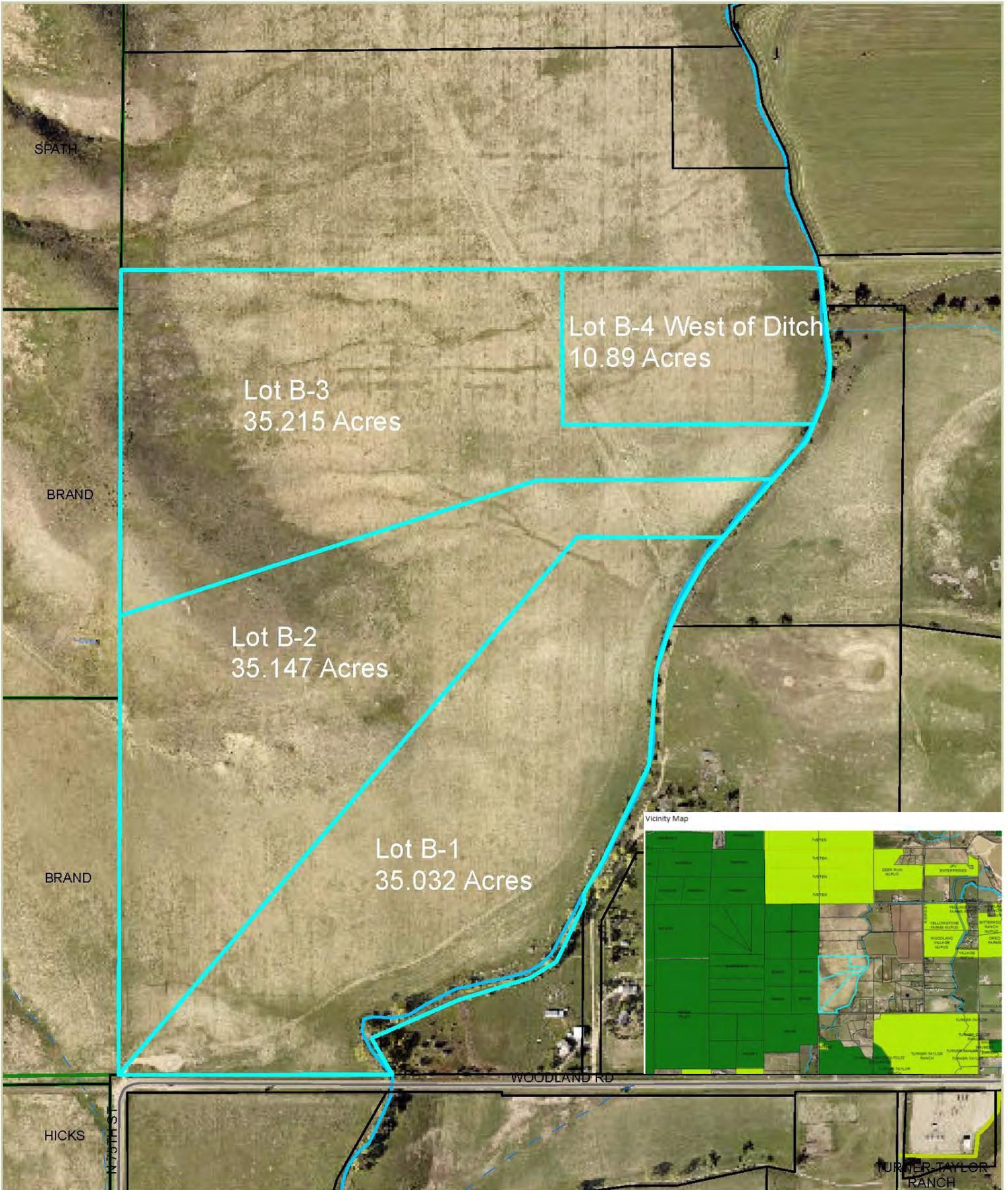
Staff Discussion and Recommendation

Staff supports this acquisition of approximately 116 acres, as it will be an important component of the Rabbit Mountain complex and will provide an important open space buffer to the developed properties to the east.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition as described above and as further described by staff at the POSAC meeting.

Suggested motion language: I move approval of the Brand 2 acquisition as staff has described.





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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

TO:	Parks & Open Space Advisory Committee
TIME/DATE:	Thursday, February 22, 2018, 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Swanson (Adelia)-Lot Line Adjustment – Proposed small lot line adjustment on the Swanson (Adelia) open space property
PRESENTER:	Mel Stonebraker, Sr. Land Officer
ACTION REQUESTED:	Recommendation to the BOCC

Summary

Landowners John Roberts and Bren Frisch of 11150 Prospect Road, located southeast of Longmont, approached the county with the request to purchase an approximate 0.8-acre sliver of land from the adjacent Swanson (Adelia) open space (see attached map). The landowners propose combining this acreage with their adjacent 50-acre property, which is encumbered by a county-held conservation easement (Swanson (Adelia) conservation easement). The landowners would pay the county \$6,000/acre for the purchase and amend the conservation easement over their property to include the increased acreage. They would also restrict all structures to a seven-acre building envelope that encompasses all existing structures, and they would limit agricultural storage areas to a total of four acres in two locations, leaving approximately 40 acres for open agricultural use. Staff supports the proposal.

Background

John Roberts and Bren Frisch have owned and operated ‘Sunflower Farm’ on their conservation easement property for many years and are currently undergoing a Limited Impact Special Use Review (LISUR) process to permit their demonstration farm. In the process of seeking the necessary approvals, they learned that the easternmost edge of their property where they have allowed visitors to park their vehicles for years is in fact part of the Swanson (Adelia) open space. They have been unable to move forward with their LISUR without resolving this encroachment issue. The landowners have considered grading a new parking area elsewhere on their property, but because that would require disturbance of irrigated land that is currently under agricultural production, they decided to approach the county to discuss other options.

The resulting proposal is for the county to sell the approximately 0.8-acre sliver of county land to John and Bren so that they can combine it with their conservation easement property and continue using it as a parking and agricultural storage area. This sliver of land lies west of the lateral that runs north from the Leggett Ditch and is not being farmed by the tenant of the Swanson (Adelia) open space. Staff has determined that sale of the 0.8 acres would not impact the agricultural production of Swanson (Adelia) open space.

Deal Terms

Acquisition Summary

Acres	Water Rights	# Building Rights County Will Acquire	Price per Bldg. Right	Water Right Value	Total Purchase Price
Appro x0.8 acres*	N/A	None	N/A	N/A	\$6,000/acre*

* Area to be determined by survey

In this disposition process, the county would sell approximately 0.8 acres of land to John Roberts and Bren Frisch for \$6,000/acre. The county would retain an access easement over the parcel and all of the mineral rights. The landowner would pay for the survey of this parcel of land. No water or building rights will be included in the sale of this parcel.

The existing conservation easement over the landowners' adjacent property would be amended to incorporate this 0.8-acre parcel and require that the land remain together and cannot be further divided. The conservation easement would be strengthened by the creation of a building envelope around the existing structures, requiring that all agricultural and residential structures remain within. Additionally, two agricultural storage areas would be created in the amendment, defining the areas where agricultural material can be stored (see attached map). Together, these defined envelopes/areas would prevent the spread of high impact areas onto land that is currently in agricultural production.

Public Process

The resolution language creating the sales tax that was used to purchase the property requires specific procedures be followed to sell any portion of the property, including adjacent property owner notification of the county commissioners' public hearing, newspaper notice, and a 60-day waiting period following county commissioner approval.

The notices included an invitation to attend and comment at this meeting. No public comments have been received to date. Any additional comments we receive will be shared with you at the meeting.

Staff Discussion and Recommendation

Although 0.8 acres of the Swanson (Adelia) open space property would be sold and no longer owned in fee by the county, it would be subject to a county-held conservation easement. The strip of land is not currently farmed nor used by the tenant of the Swanson (Adelia) open space, and it would not be practical to do so. From a management perspective, it makes more sense to combine this sliver of land with the adjacent conservation easement property because it is physically separated from the Swanson (Adelia) open space by the ditch lateral and is naturally used together with the adjacent conservation easement property. Additionally, the opportunity to amend the conservation easement to create a building envelope and agricultural storage areas on the property will create significant added benefit

to the county by preventing the spread of high impact areas and structures. Lastly, if the landowners own and continue to use the strip of land for a parking lot and agricultural storage area, they will not need to disturb other pristine agricultural land for the creation of a new parking lot.

Because this 0.8-acre sliver of property will remain a part of the county's open space properties as a conservation easement, and the existing conservation easement will be amended to strengthen the terms, staff supports this proposal.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the disposition of approximately 0.8-acre of the Swanson (Adelia) open space and approval to amend to the Swanson (Adelia) conservation easement as described above.

Suggested motion language: I move approval of the amendment to the Conservation Easement over the Adelia Swanson project as staff has described.







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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, February 22, 2018, 6:30 p.m. Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Resource Management 2017 Summary

PRESENTER: Therese Glowacki, Resource Management Manager

ACTION REQUESTED: Information Only

Background: The Resource Management Division consists of Education and Outreach, Forestry, Plant Ecology, Resource Protection, Weeds, and Wildlife. Below are some of the 2017 accomplishments we will discuss.

Wildlife

- Critter Snap is a volunteer Citizen Science project created to invite the public to view and help categorize wildlife photo data gathered with game cameras on Parks and Open Space. Currently in the project's initial launch, we have 118 registered volunteers who have completed the task on nearly 1000 photos.

Weeds

- Staff continued a collaborative research study at Rabbit Mountain on cheat grass control using Esplanade. The results show it to be extremely effective therefore we have begun a large scale control on our valuable grasslands like Ruth Roberts.

Resource Protection

- During the past year, Resource Protection staff and trained canines provided crucial public service to the community. They worked search and rescue missions in Boulder, Aurora, Denver, and Jefferson County. This program also serves as an important educational resource helping kids of all ages understand what to do if they become lost or disoriented in the outdoors. In 2017, the program expanded with the inclusion of park deputy Katie Tkach and K9 Scout.

Plant Ecology

- Work continued on flood restoration. We completed the Bielins-Hock project along the Diagonal Highway and the South St. Vrain River project near Lyons. The St. Vrain Reach 3 project, Lyons to Longmont, began construction in 2017.
- Webster Pond Wetland Restoration: Two volunteer projects with Wildland Restoration Volunteers, a local youth group, Hygiene volunteers, and Boulder County

Youth Corps, planted nearly 16,000 wetland plants into Webster Pond to create an emergent wetland as part of the flood restoration.

Forestry

- Forestry staff and Sheriff's Office fire crews completed a 185 acre prescribed burn at Ron Stewart Preserve.
- Forestry staff completed a major forest health improvement project thinning 35 acres along the northern boundary at Heil Valley Ranch. This had the dual goal of forest health and fire mitigation for neighbors.

Education and Outreach

- We had over 300 volunteers providing education and outreach programs to the public in natural and cultural history.
- We had a 20% increase in visitors to the Agricultural Heritage Center.
- Overall our museums hosted almost 20,000 visitors!

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