



# Parks & Open Space

5201 St. Vrain Road • Longmont, Colorado 80503  
303.678.6200 • Fax: 303.678.6177 • [www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

## MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE April 26, 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, Cathy Comstock, Jim Krug, James Mapes, Scott Miller, John Nibarger, Gordon Pedrow, and Heather Williams

Excused: Jenn Archuleta

### **Staff in Attendance**

Tina Nielsen, Renata Frye, Vivienne Jannatpour, Therese Glowacki, Tina Burghardt, Janis Whisman, Sandy Duff, Matt Wempe, Jeff Moline, Justin Atherton-Wood, and Eric Lane

### **Approval of the March 22, 2018 Meeting Minutes**

Action Taken: Gordon Pedrow moved to accept the March 22 minutes. Sue Anderson seconded the motion. Motion carried unanimously.

### **Public Participation - Items not on the Agenda**

None

### **Cushman-CE Exchange**

Staff proposes to exchange approximately 1.45 acres of the Cushman Open Space property with approximately 1.45 acres of Mr. Cushman's Lot C property; the County will gain productive agricultural acreage in exchange for non-productive agricultural acreage that includes deteriorating structures which pose a potential liability for the County.

*Staff Presenter: Tina Burghardt - Land Officer*

### **Public Comments**

None

Action Taken: Cathy Comstock moved to accept staff recommendation for CE exchange as presented, and Scott Miller seconded the motion. After discussion, motion carried unanimously.

**Tveten-NCWCD Taking**

NCWCD is proposing to take approximately 0.594 acres of county-held conservation easement property for permanent pipeline installation and approximately 1.823 acres of county-held conservation easement property for permanent access to install and maintain the pipeline.

*Staff Presenter: Sandy Duff – Sr. Land Officer*

**Public Comments**

None

Action Taken: Gordon Pedrow moved to accept staff recommendation for pipeline and access taking as presented, and Sue Anderson seconded the motion. After discussion, motion carried unanimously.

**McCarty 2 Acquisition and Van Thuyne Conservation Easement Amendment**

Boulder County proposes investing \$1.35 million to acquire a conservation easement interest in the historic house lot of the McCarty property and to consolidate six conservation easements into one updated conservation easement that will cover the entire Van Thuyne property and keep it as one parcel into the future.

*Staff Presenter: Janis Whisman – Real Estate Division Manager*

**Public Comments**

None

Action Taken: Gordon Pedrow moved to accept staff recommendation for the acquisition and CE amendment as presented, and Scott Miller seconded the motion. After discussion, motion carried unanimously.

**POSAC Roles & Procedures**

*Staff Presenter: Tina Nielsen - Special Projects Manager*

Action Requested: Information Only

## **LOBO Trail – Jay Road Connection**

*Staff Presenter: Matt Wempe - Regional Trails Planner, Transportation Department*  
Action Requested: Information Only

## **Update on POS Trail Planning:**

### **Rocky Mountain Greenway, Eldorado Canyon – Walker Ranch Trail Feasibility Study, Anne U. White Trail, and Tolland Ranch Trail (aka Toll Trail)**

*Staff Presenters: Jeff Moline - Planning Manager and Justin Atherton-Wood - Planner II*  
Action Requested: Information Only

## **Director's Update**

Real Estate Matters:

1. AHI-Ranch (aka Double Dove) Complex Sale
  - We sold the ranch complex on April 18 for \$4 million.
  - This sale price was noticeably lower than the initial \$9 million value the county originally estimated it would recoup from the sale because that original proposal would have sold 80 acres and 12 development rights. After trying unsuccessfully to sell it for several years (starting in 2011), the county repackaged the deal to sell just 70 acres and 2 building rights.
  - This is a welcome return of money to the Open Space Fund for new acquisitions.
  
2. Rainbow Nursery – acquired between POSAC meetings
  - Boulder County has held a conservation easement over the 40-acre Rainbow Nursery property since 1994 (acquired for \$169,625).
    - The property has one building right associated with it.
    - The conservation easement included a right of first refusal for the county to acquire the property if it later desired to do so.
  - When a property is subject to a right of first refusal held by the county AND the seller gets a bonafide offer, the county then has the opportunity to acquire the property by matching all terms of the bonafide deal.
  - This is what happened in the last few weeks. The BOCC decided to exercise the county's right on April 5 and matched an offer of \$985,000, which purchased the 40 acres and 35 shares of Boulder and White Rock ditch water and 8 units of Big T water.
  - The water rights represent approximately \$385,000 of the value, and the land represents \$600,000 of the value.
  - The contract specified an April 17 closing, so there was not time to bring it before POSAC.
  - The county is considering how best to use the property and will be considering the site for zero waste infrastructure under the county's sustainability program. If that should happen, the Open Space Fund would be reimbursed for the real estate assets we would transfer but POS would retain all or the vast majority of the water rights from the purchase. If the county/sustainability program determines that the site is not suitable for any uses, we could re-sell the

property subject to a new conservation easement that would be more beneficial to the county than the older 1994 version of the conservation easement while retaining all of the water.

- National Volunteer week was last week and we held our annual Land Conservation Award ceremony.
- Nederland Community Forestry Sort Yard opens on May 2 – There will be an open house and celebration of May as Wildfire Awareness Month at the sort yard on Saturday, May 5 from 10-2. Stop by if you want to learn about the sort yards!
- Burrowing owls are starting to return! We have two nests so far. One nest has required a temporary trail closure.
- Mat Alldredge, CPW, presented the Front Range Cougar Study results to 180 people on 4/12. Standing room only! The video is on-line at <https://www.youtube.com/watch?v=leie9f6qZy8> but there will be another presentation to POSAC and BOCC on August 23rd. We may move the meeting to late afternoon to accommodate BOCC.
- Elk Hazing at Rabbit Mountain continues (at least twice per week)
- BOCC may send you a survey monkey for my annual evaluation.
- May POSAC meeting Eric Lane will be absent.

### **Adjournment**

The meeting adjourned at 9:45 p.m.

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



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## PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

**DATE:** Thursday, April 26, 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 March 22, 2018 Meeting Minutes**
- 6:35 2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Cushman-CE Exchange**  
Staff proposes to exchange approximately 1.45 acres of the Cushman Open Space property with approximately 1.45 acres of Mr. Cushman's Lot C property; the County will gain productive agricultural acreage in exchange for non-productive agricultural acreage that includes deteriorating structures which pose a potential liability for the County.  
*Staff Presenter: Tina Burghardt - Land Officer*  
**Action Requested: Recommendation to BOCC**
- 6:55 4. **Tveten-NCWCD Taking**  
NCWCD is proposing to take approximately 0.594 acres of county-held conservation easement property for permanent pipeline installation and approximately 1.823 acres of county-held conservation easement property for permanent access to install and maintain the pipeline.  
*Staff Presenter: Sandy Duff – Sr. Land Officer*  
**Action Requested: Recommendation to BOCC**
- 7:05 5. **McCarty 2 Acquisition and Van Thuyne Conservation Easement Amendment**  
Boulder County proposes investing \$1.35 million to acquire a conservation easement interest in the historic house lot of the McCarty property and to consolidate six conservation easements into one updated conservation easement that will cover the entire Van Thuyne property and keep it as one parcel into the future.  
*Staff Presenter: Janis Whisman – Real Estate Division Manager*  
**Action Requested: Recommendation to BOCC**

- 7:20 6. **POSAC Roles & Procedures**  
*Staff Presenter: Tina Nielsen - Special Projects Manager*  
**Action Requested: Information Only**
- 7:50 7. **LOBO Trail – Jay Road Connection**  
*Staff Presenter: Matt Wempe - Regional Trails Planner*  
**Action Requested: Information Only**
- 8:10 8. **Update on POS Trail Planning:  
Rocky Mountain Greenway,  
Eldorado Canyon – Walker Ranch Trail Feasibility Study,  
Anne U. White Trail, and  
Tolland Ranch Trail (aka Toll Trail)**  
*Staff Presenters: Jeff Moline - Planning Manager and  
Justin Atherton-Wood - Planner II*  
**Action Requested: Information Only**
- 8:55 9. **Director's Update**
- 9:00 10. **Adjourn**

Available staff memos & related materials for this meeting may  
be viewed on our website:

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## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 2018, 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	Cushman-CE Exchange
<b>PRESENTER:</b>	Tina Burghardt, Land Officer
<b>ACTION REQUESTED:</b>	Recommendation to the BOCC

### Summary

Mr. Dwayne Cushman is the owner of an approximately 2-acre parcel located at 13450 North 75<sup>th</sup> Street (Cushman Lot C). This parcel is adjacent to the Cushman Open Space Property and Mr. Cushman is the current agricultural tenant of the Cushman Open Space Property. Mr. Cushman approached the county in 2017 with a proposal to exchange 1.45 acres of his property with 1.45 acres of the adjacent Cushman Open Space property. The exchange would result in the county gaining productive and irrigable agricultural land while disposing of non-irrigable acreage POS staff deems a liability and no longer beneficial for the county to own. Therefore, staff recommends approving this exchange.

### Background

The 385-acre Cushman Open Space property was owned by the Cushman family since the 1930's until acquired by Boulder County in 2000 (See Exhibit 1). Upon acquiring the property, the county created three house lots (Lots A, B, and C) along the western boundary of the Property and encumbered each with conservation easements. Lot C is located on the southwest corner of the property (see Exhibit 2) and the portion of the Cushman Open Space property directly to the north of and adjacent to Lot C contains a cluster of aging agricultural building and feeding pens (see Exhibit 3). This area was originally slated to provide a base of operations area for the agricultural uses on the county property. However, the county has determined that other locations are better-suited as a base of operations in other areas of the Cushman Open Space property that are higher, dryer, flatter and less restricted and cramped by ditches and buildings. As a result, the county has not used the old staging area and has not invested in restoring the buildings, livestock pens and feeding area. This entire area, therefore, has become a liability for the county and possesses little utility with regards to agricultural uses.

As the tenant of the Cushman Open Space, Mr. Cushman currently irrigates and farms the land in the southern portion of his house lot (Lot C) together with the rest of the Cushman Open Space property. If someone other than a Cushman ever owns Lot C and fences off their yard, the irrigation in the southwest corner of the Cushman Open Space property would be greatly compromised. Parks and Open Space (POS) would have to divert the irrigation water around the fence, and then try to send the water back north, undoubtedly losing a portion of that irrigable agricultural land on county property. POS would also have to share the irrigation lateral serving the private lot and POS property which could prove difficult to coordinate and could be a point of contention between future tenants and future landowners of Lot C.

**Deal Terms**

The county will exchange approximately 1.45 acres of the Cushman Open Space property with approximately 1.45 acres of Mr. Cushman’s Lot C property (See Exhibit 4). The Covenants, Conditions, and Restrictions document (CC&R) that restricts the Cushman Open Space property and the CE that currently encumbers Lot C will be amended to reflect the new legal description of each property. All other provisions of the CC&R and the CE will remain unchanged. Mr. Cushman will also grant a permanent utility easement to the county in order for the County to provide electricity to the well which is located on the Cushman Open Space property. The county will retain its current access easement through Lot C. The county will also retain any and all mineral rights appurtenant to the 1.45 acres that will be deeded to Mr. Cushman.

*Acquisition Summary*

Acres Acquired by County	Acres Disposed of by County	Water Rights	# Building Rights County Will Acquire	Water Right Value	Total Purchase Price
1.45	1.45	N/A	N/A	N/A	\$0.00

**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 1.45 acres the county will be acquiring in this exchange contain these features (See Exhibit 5): Preble’s Meadow Jumping Mouse Suitable Contiguous Habitat and Riparian Areas.

**Public Process**

The resolution language creating the sales tax that was used to purchase the property requires specific procedures be followed to dispose of property – in this case, the 1.45 acres of the Cushman Open Space - 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. Public comments received to date are attached, and any additional comments we receive will be shared with you at the meeting.

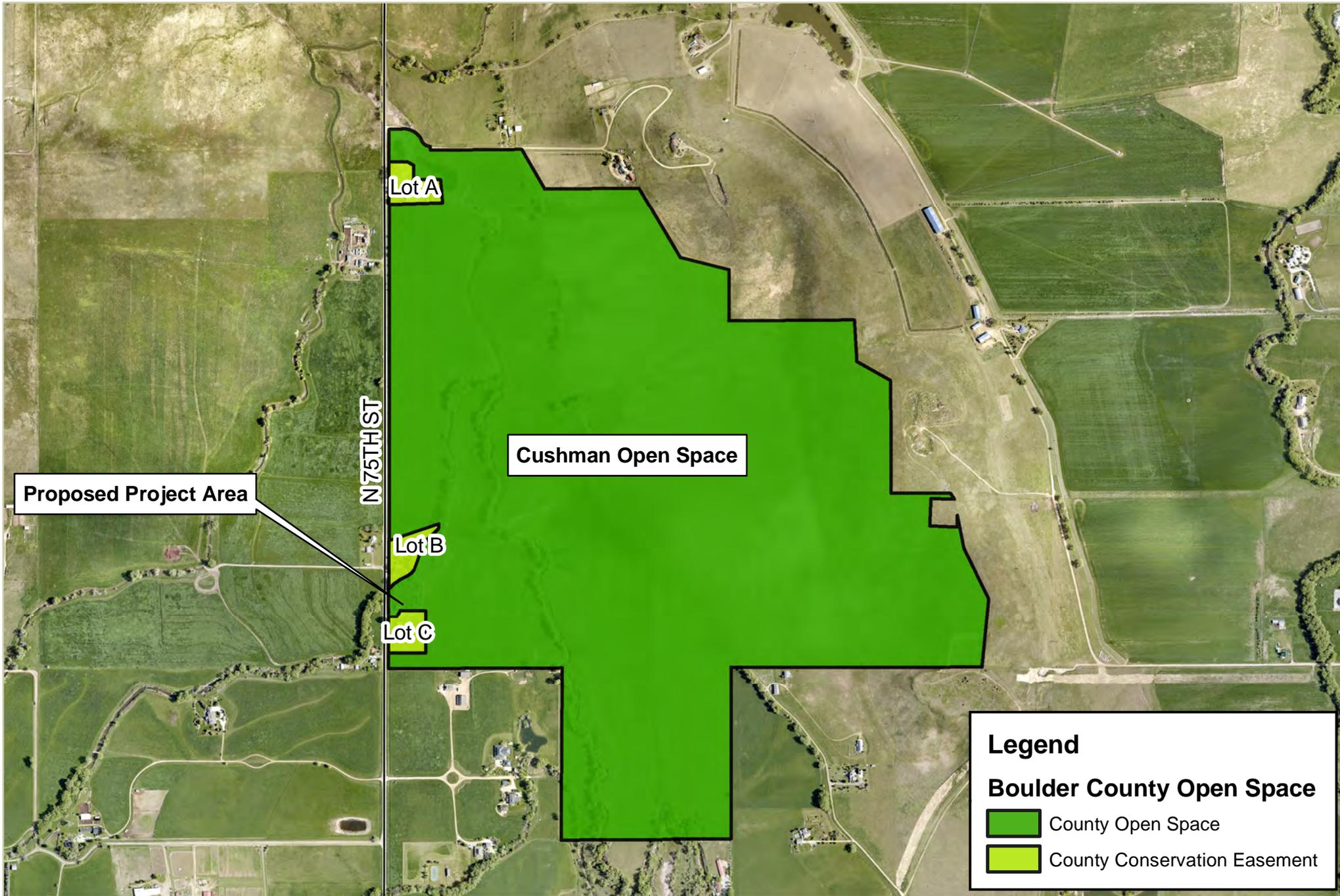
**Staff Discussion and Recommendation**

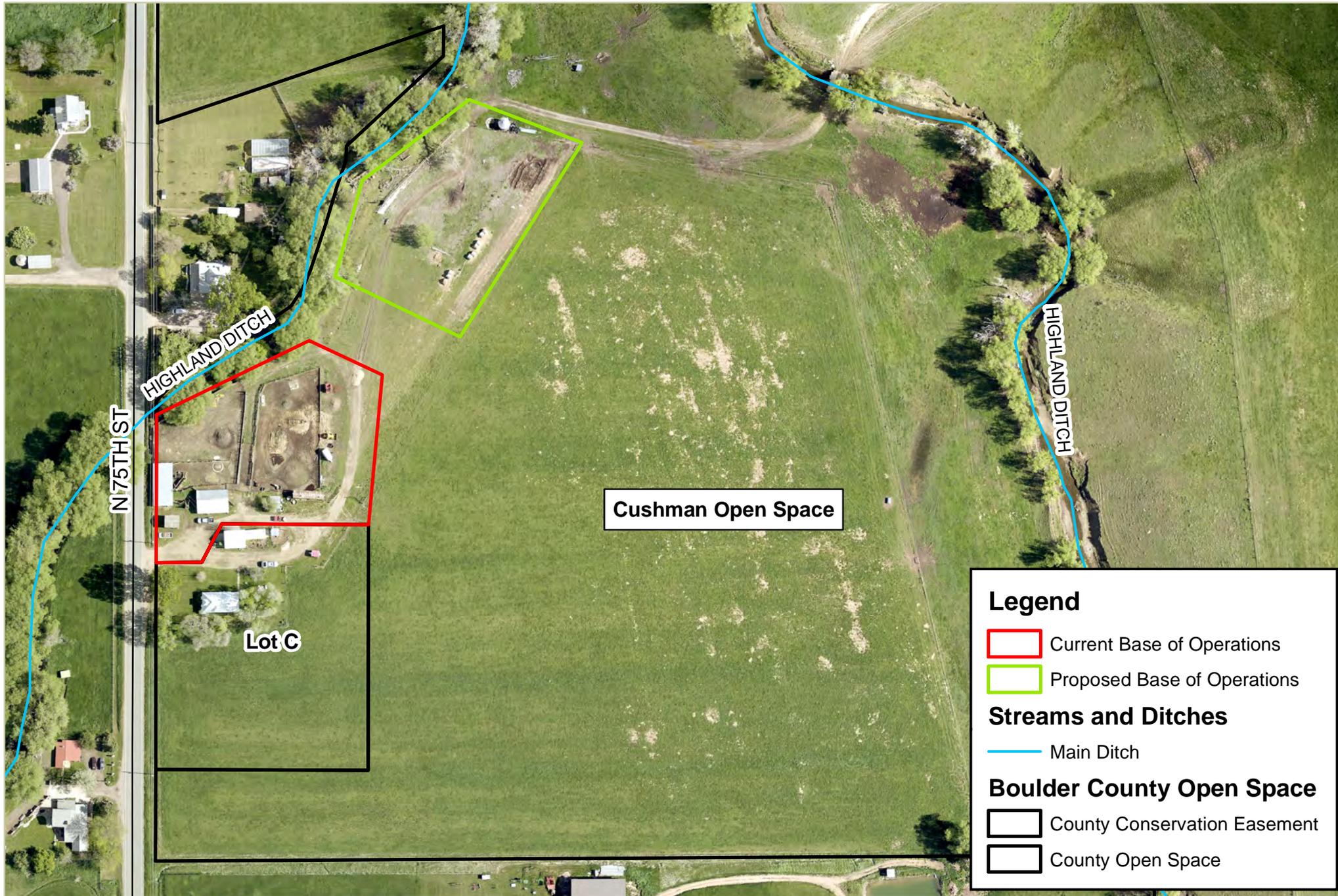
POS Staff recommends that POSAC agree to recommend to the Boulder County Commissioners for approval the exchange of 1.45 acres of the Cushman Open Space property for 1.45 acres of the Cushman Lot C CE property. POS Staff recommends this to POSAC because the exchange will increase the irrigable acreage associated with the Cushman Open Space property at the same time as reducing any liabilities and future maintenance or removal costs related to the dilapidated agricultural structures currently located on the Cushman Open Space property.

**POSAC Action Requested**

Recommendation to the Boulder County Commissioners for approval of the exchange of 1.45 acres of the Cushman Open Space property for 1.45 acres of the Cushman Lot C CE property as described above.







**Legend**

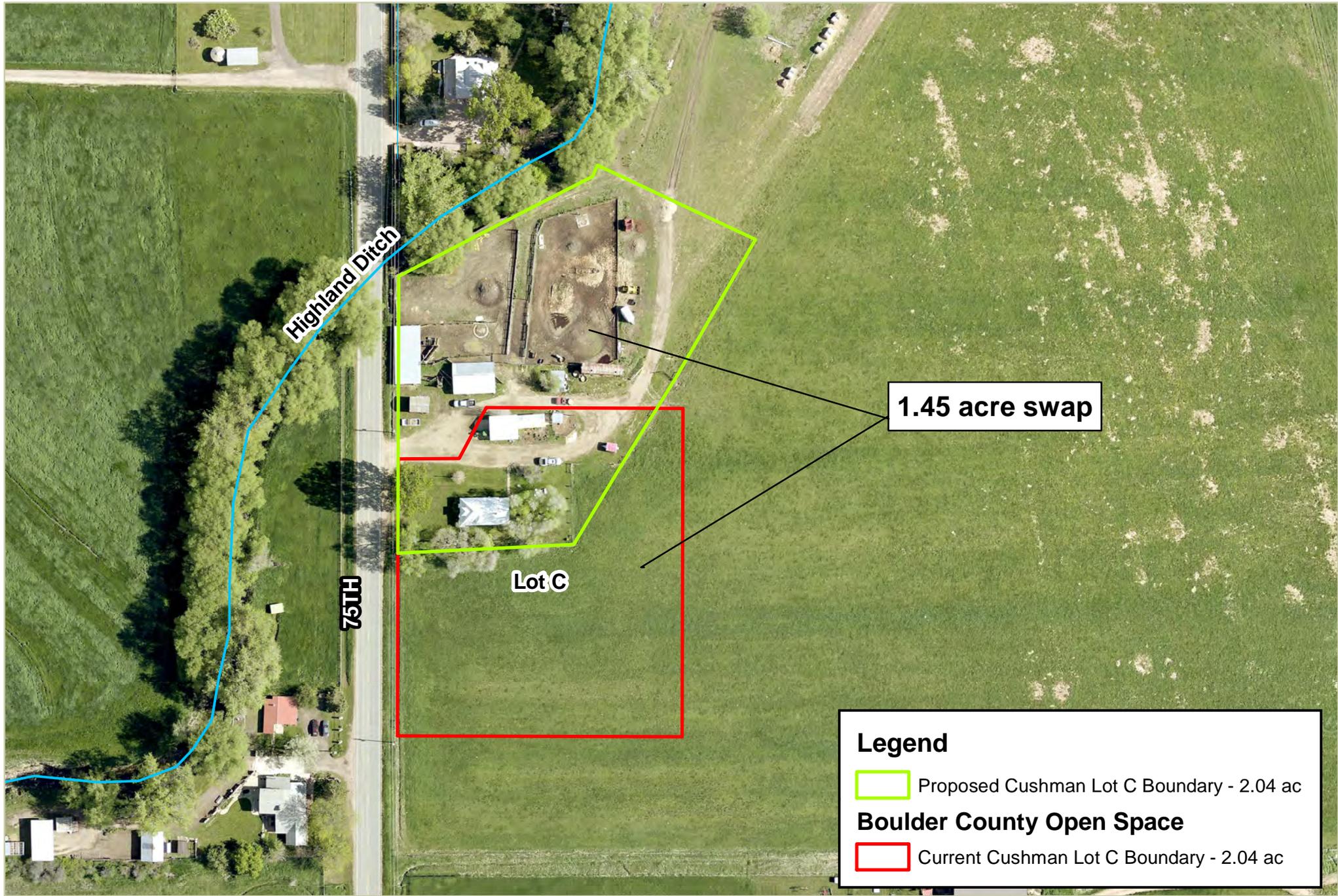
-  Current Base of Operations
-  Proposed Base of Operations

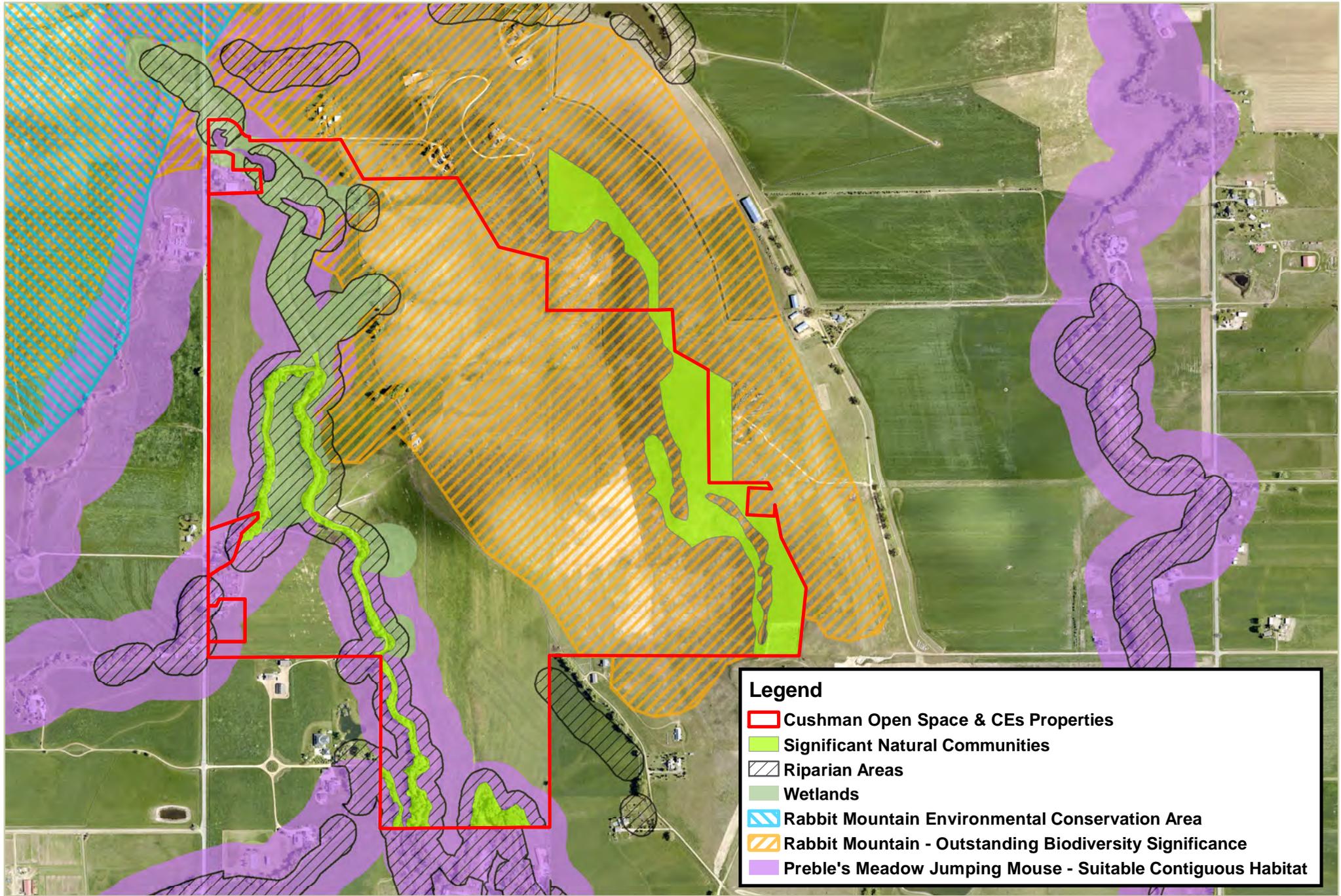
**Streams and Ditches**

-  Main Ditch

**Boulder County Open Space**

-  County Conservation Easement
-  County Open Space





**Legend**

-  Cushman Open Space & CEs Properties
-  Significant Natural Communities
-  Riparian Areas
-  Wetlands
-  Rabbit Mountain Environmental Conservation Area
-  Rabbit Mountain - Outstanding Biodiversity Significance
-  Preble's Meadow Jumping Mouse - Suitable Contiguous Habitat



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## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 2018 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	Tveten-2018 NCWCD Taking
<b>PRESENTER:</b>	Sandy Duff, Sr. Land Officer
<b>ACTION REQUESTED:</b>	Recommendation to the BOCC

### Summary

Northern Colorado Water Conservancy District (Northern) proposes to add an additional water pipeline adjacent to its existing easement through the Tveten conservation easement property, which is located near the north Boulder County line, west of North 83<sup>rd</sup> Street, on the east side of the Ron Stewart Preserve at Rabbit Mountain. Northern has condemnation authority over the landowner and Boulder County, so the landowner and county are legally unable to prevent this project.

### Background

Northern has an existing easement and water pipeline on the Tveten Conservation Easement (CE) property. Northern has determined it needs to obtain new easements to construct a 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). The SWSP II parallels an existing alignment from north Boulder County to St. Vrain Road in Longmont. From there, the new alignment is generally south and west along 75<sup>th</sup> Street, to 63<sup>rd</sup> Street where it terminates at the City of Boulder's water treatment plant located at 63<sup>rd</sup> Street and the Diagonal Highway.

Northern will install a new pipeline along the route and has received a 1041 Permit (Areas and Activities of State Interest) via Boulder County Land Use Docket SI-11-001 that makes certain requirements for how Northern will implement the project. Northern intends to start construction of the project in late summer 2018.

In spring of 2017, POSAC and the BOCC approved of the conveyance of multiple easements on open space fee and conservation easement properties south of Highway 66. More recently, Northern has determined that the 2013 floods impacted the existing easement area, making it physically infeasible to place the new SWSP II pipeline within Northern's existing easement. Northern needs to take an additional permanent easement that totals approximately 0.594 acres of county-held conservation easement property for the pipeline and approximately 1.823 acres for permanent access to install and maintain the pipeline. In addition, the

conservation easement between the landowner and the county would need to be amended to allow the landowner to convey the easement to Northern.

**Public Process**

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

**Staff Discussion and Recommendation**

Northern has condemnation authority over the landowner and the county, so the landowner and the county are legally unable to prevent this project. Northern is required to provide just compensation for the easement takings. The county is entitled to a portion of the proceeds for the Tveten CE property. Northern, the landowner, and the county have coordinated to protect and preserve the open space interests and minimize site disturbances to the extent practicable and to require full reclamation of the property.

**Value of Takings**

**Conservation Easement Property (split with landowner)**

	<u>Taking</u>	<u>Per Acre</u>	<u>Proceeds</u>	<u>County Portion</u>
Tveten CE	Permanent Easement 0.594 acres	\$30,000*	\$8,910	\$4,455
	Permanent Access Easement 1.823 acres	\$30,000**	\$13,672	\$6,836

\*50% fee value for permanent easement

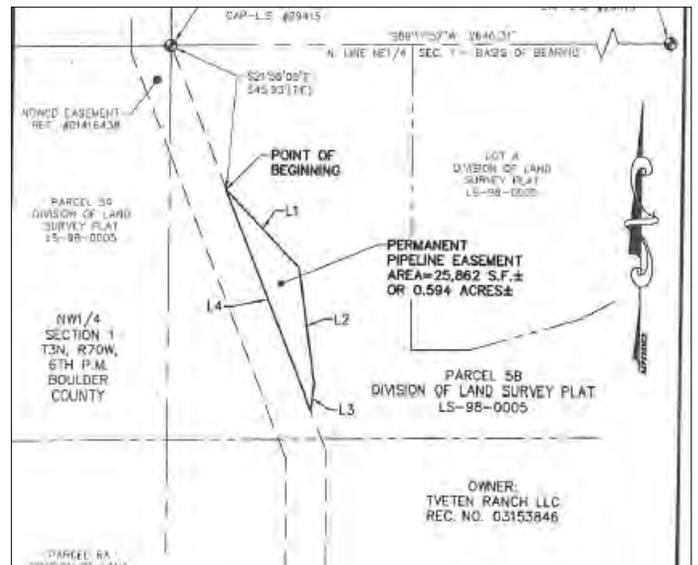
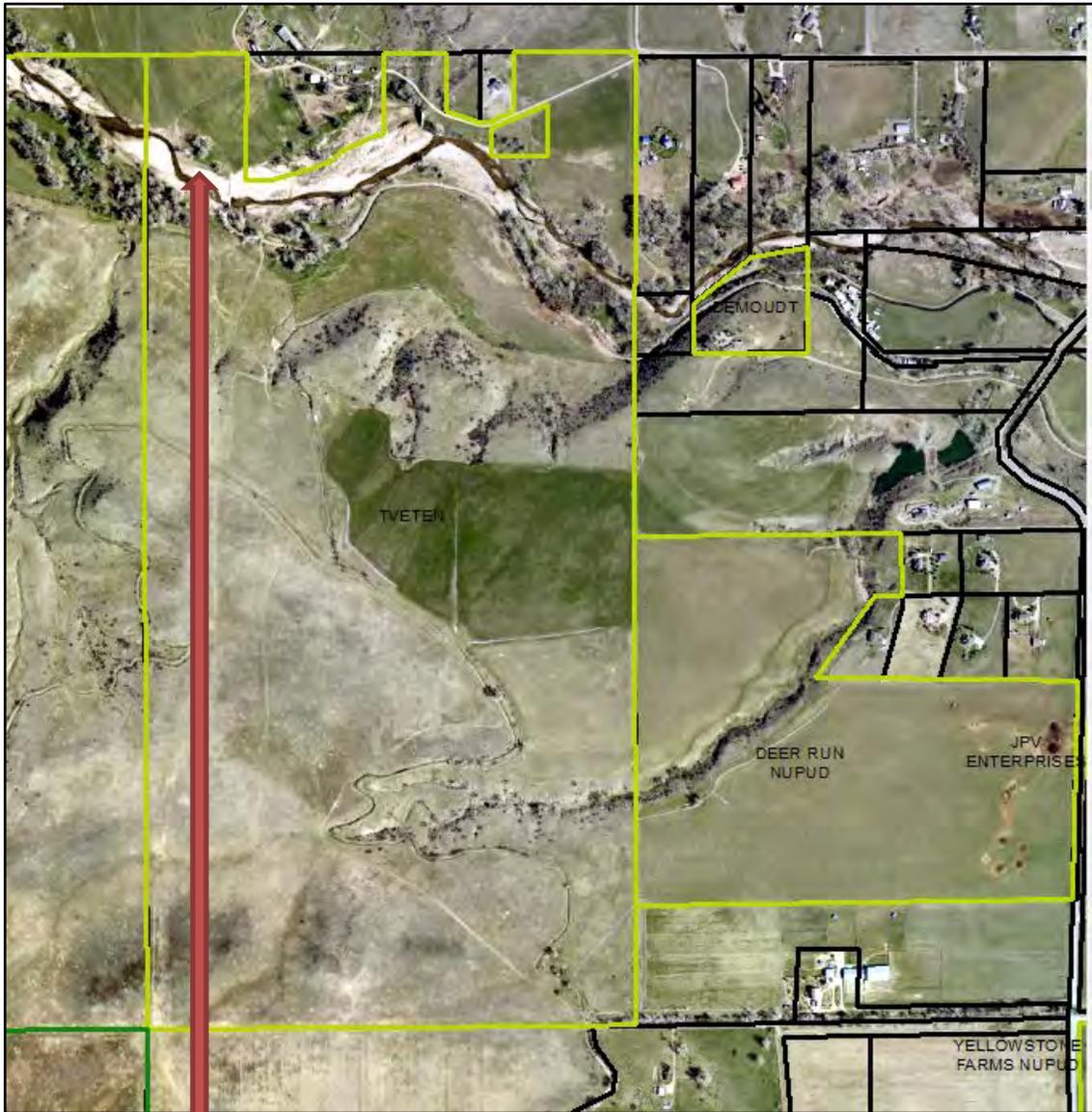
\*\*25% fee value for permanent access on existing road

**POSAC Action Requested**

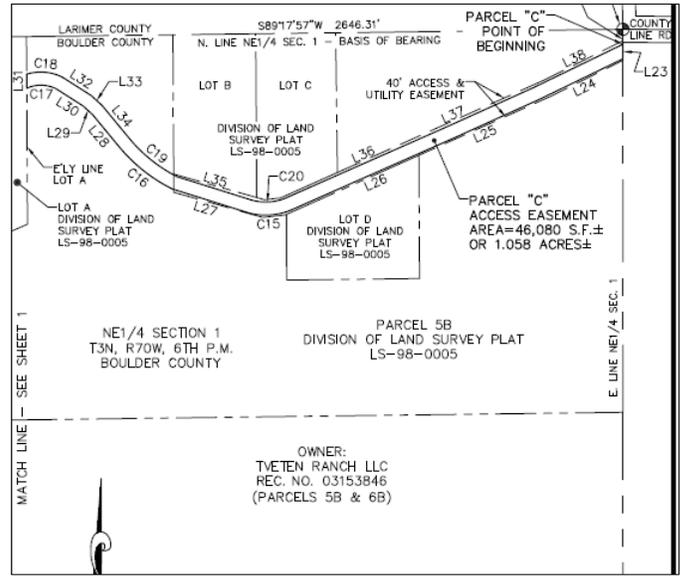
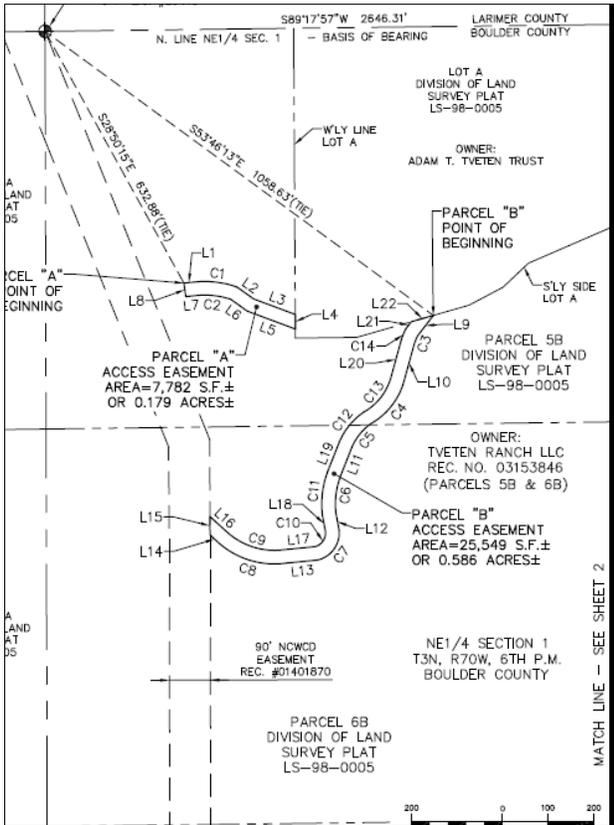
Recommendation to the Boulder County Commissioners for approval of the permanent easement disposition and conservation easement amendment as described above and as further described by staff at the POSAC meeting.

Suggested motion language: I move approval of the \_\_\_\_\_ project as staff has described.

Proposed permanent easement, 0.594 acres:



Proposed permanent access easements, 1.823 acres total:





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## PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

**\*\*Updated Memo\*\***

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 2018, 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	McCarty 2 Acquisition and Van Thuyne Conservation Easement Amendment
<b>PRESENTER:</b>	Janis Whisman, Real Estate Division Manager
<b>ACTION REQUESTED:</b>	Recommendation to the BOCC

### Summary

Boulder County proposes acquiring 104.9 acres of the McCarty property located at 6387 N. 107<sup>th</sup> Street south of Longmont. These 104.9 acres contain the 100-acre property over which Helen McCarty posthumously donated a conservation easement to Boulder County, plus a 4.9-acre lot containing the historic home and outbuildings. The McCarty family now desires to sell the property to Boulder County for \$1,350,000. Boulder County would retain conservation easements over the full 104.9 acres and convey the underlying fee interest to the Van Thuyne family, and in return, the Van Thuyne family would pay the county \$600,000 and grant additional water rights and a revised conservation easement over the 245-acre Van Thuyne property. Additional details are described below. Staff recommends approval.

### Background

The McCarty property was acquired by Helen McCarty's grandparents (Swedish immigrant Andrew William (A.W.) and Christine Johnson) in the mid-1870s. It has been in the same family's ownership for more than 100 years, so it has been recognized as a Centennial Farm. The property contains a 1902-era brick house and several outbuildings that have been determined by historic site survey as having local historic significance.

On July 25, 2017, Boulder County received a conservation easement over 100 acres of the McCarty property as a donation that Helen McCarty made in her will. Boulder County invested \$144,000 to acquire a 50% interest in 64 shares of water that are now tied to the property to ensure its continued use for agriculture.

The property was 126 acres in total, and at the time, the property was divided into three parcels – the 100-acre agricultural parcel (Lot A on the enclosed map), a 4.5-acre lot around the historic home and outbuildings (Lot B on the enclosed map), and a new 21-acre vacant house lot (Lot C on the enclosed map). Lot C is under contract to sell to a private buyer, and the remaining 104.9 acres have been for sale since July 2017 at a list price of \$1,600,000. Multiple parties have offered to buy the property, but all of the sales have fallen through for one reason or another. The McCarty family would prefer to sell the property to Boulder County rather than a private buyer, and so the family has agreed to a reduced sale price of \$1,350,000.

Boulder County desires to hold a conservation easement over the 4.9-acre house lot that would protect the historic structures and tie the lot to the 100-acre agricultural parcel, so that

the full property remains intact into the future. The county, however, does not need to own the property and would prefer instead that it be privately owned, with the county just holding a conservation easement over the property. The neighbor, Jules Van Thuyne, Jr., has farmed the property for many years, and he would like to own the property.

### **Deal Terms**

This transaction would be a partner project with the Van Thuyne family, which includes Jules Van Thuyne, Jr., and his parents, Margaret and Jules Van Thuyne, Sr. Jules Van Thuyne, Jr. has agreed to contribute \$600,000 cash at a simultaneous closing, so Boulder County's net cost would be \$750,000.

The Van Thuyne family would receive fee title to 104.9 acre McCarty property and an undivided 50% interest in the 64 shares of Boulder and White Rock Ditch Company water that is tied to the 100-acre agricultural parcel (Boulder County owns the other undivided 50% interest already).

The county would receive these interests in the McCarty side of the transaction:

1. A conservation easement over the 4.9-acre McCarty house lot that would protect the property's historic buildings. (This would be accomplished either by amendment to the 100-acre conservation easement or by a new conservation easement over just the house lot and a restrictive covenant tying the house lot to the 100-acre agricultural parcel.)
2. Five shares of Boulder and White Rock Ditch Company water. These shares would be owned by the county, and they would be unrestricted, so Parks and Open Space could use them on other fee-owned open space properties that are served by the ditch.

The county would also receive these new interests in the 245-acre Van Thuyne property located at 6728 N. 107<sup>th</sup> (owned by Jules Van Thuyne, Sr. and Margaret Van Thuyne):

1. A new conservation easement over the Van Thuyne property that would replace six separate conservation easements currently covering six separate parcels of the property. This new conservation easement would recombine the Van Thuyne property into one parcel, remove an ambiguity about one potential building right and clarify that the existing main dwelling and second dwelling are the only residential rights, and update the conservation easement language to further protect the property for agricultural use. Those improvements would include updated conservation easement language (the language in the existing easements was drafted in 1994, and today's standard language offers significantly stronger protections of the land for agriculture, protecting scenic views of the property, and other open space purposes); and
2. An additional 45% interest in the 186 shares of Boulder and White Rock Ditch Company water rights that are tied to the land.

Staff estimates these additional interests to be worth \$750,000 in total, with approximately \$125,000 in value attributable to the new interests in the McCarty property and water and \$625,000 in value attributable to the new interests in the Van Thuyne property and water. Boulder County would receive full value for its net \$750,000 investment, and the Van Thuyne family would receive full value for their \$600,000-cash plus-land-interests investment.

*Acquisition Summary:*

<b>Summary of County Interests:</b>		
	Water Rights	Price
McCarty 104.9-acre CE	New conservation easement over the 4.9-acre house lot 5 unrestricted shares of Boulder and White Rock Ditch Company (B&WR) [The county will also retain its 50% interest in 64 additional shares of B&WR water that are tied to the 100-acre agricultural parcel.]	\$125,000
Van Thuyne 245-acre CE	Revised, combined new conservation easement 45% interest in 186 shares of B&WR water (which is tied to the land for agricultural use)	\$625,000
Subtotal:		\$750,000
<b>Summary of Van Thuyne Interests:</b>		
	Water Rights	Price
McCarty 104.9-acre Fee (subject to county-held CE)	[The county will also retain its 50% interest in 64 additional shares of B&WR water that are tied to the 100-acre agricultural parcel.]	\$600,000
Subtotal:		\$600,000
Transaction Total:		\$1,350,000

**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 that:

- The McCarty property contains approximately 91 acres are Farmland of National Significance, also now called Prime Farmland because it is irrigated, and approximately 10 acres are Farmland of State and Local Importance. The property is also within the White Rocks/Gunbarrel Hill Environmental Conservation Area.
- The Van Thuyne property contains approximately 200 acres of Farmland of National Significance, also now called Prime Farmland because it is irrigated, and approximately 45 acres are Farmland of State and Local Importance.

**Staff Discussion and Recommendation**

Staff recommends this transaction. Both properties are important to the county's agricultural heritage and are highly visible from Highways 52 and 287, and the McCarty house lot contains structures of local historic significance. Correcting issues with the Van Thuyne conservation easements to recombine the 245 acres into one parcel and restrict them with current conservation easement language also has value to the county's open space program.

**POSAC Action Requested**

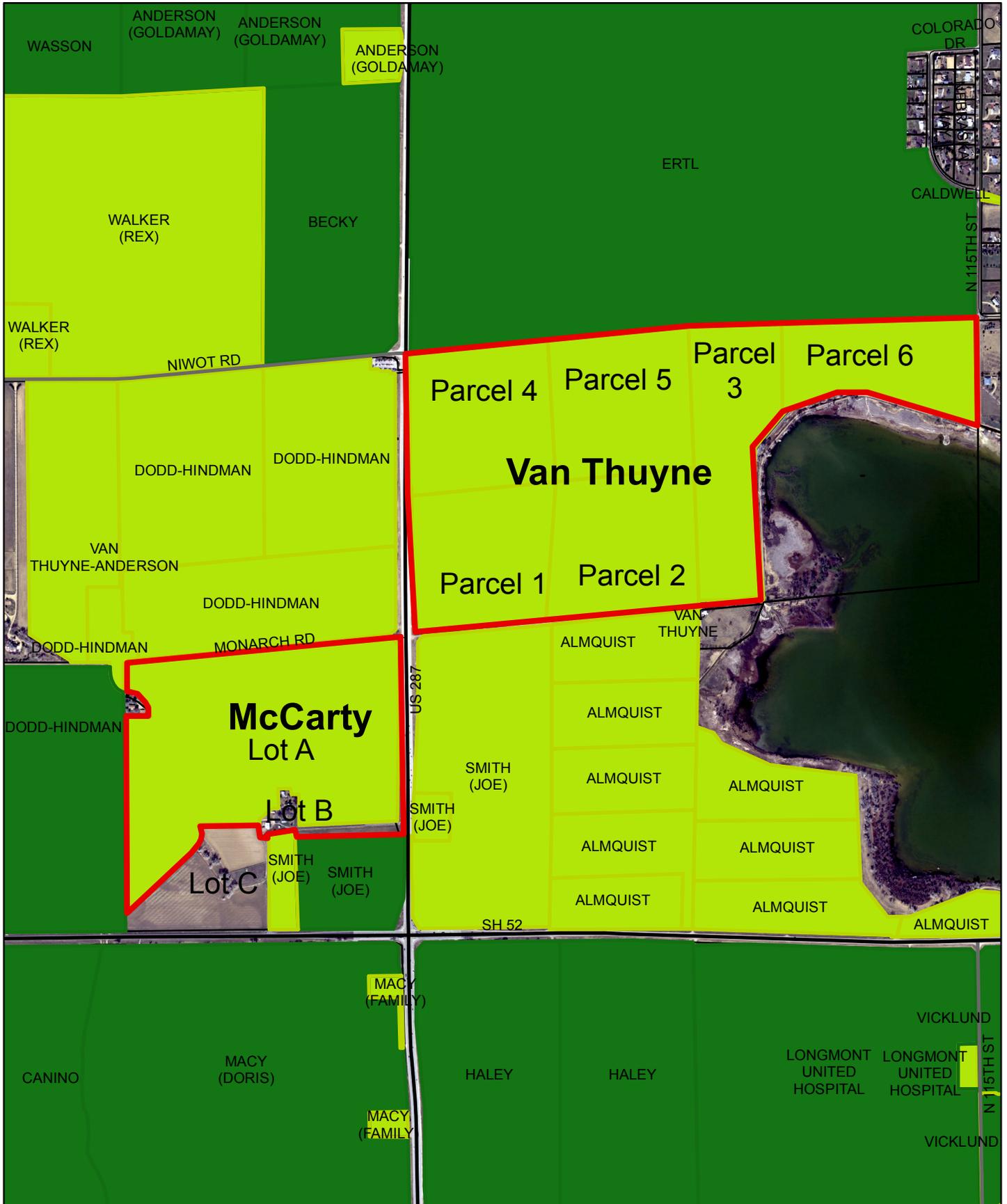
Recommendation to the Boulder County Commissioners for approval of the transaction as described above.

Suggested motion language: I move approval of this transaction as staff has described.

# McCarty and Van Thuyne Properties and Vicinity



Parks & Open Space



2018

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0 700 1,400 2,800 Feet



# Parks & Open Space

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## PARKS & OPEN SPACE ADVISORY COMMITTEE

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	<b>POSAC Roles and Procedures</b>
<b>PRESENTER:</b>	Tina Nielsen, Special Projects Manager
<b>ACTION REQUESTED:</b>	Information and Discussion

### Introduction

At the POSAC Feb. 2018 POSAC retreat, POSAC members and staff discussed a number of aspects of POSAC roles and procedures, continuing a discussion that began at the 2017 retreat, and based on a survey sent in advance of the retreat. The purpose of this agenda item is to continue this discussion, reflecting broadly on POSAC roles, effectiveness, and how staff can best support POSAC.

### Background

One of POSAC's most important and valued roles is providing a voice and forum for the public, as referenced in the policies of the Open Space Element of the Boulder County Comprehensive Plan:

**OS 4.01. *Parks and Open Space Advisory Committee.*** The Board of County Commissioners shall appoint a Parks and Open Space Advisory Committee to provide a forum for public input and advice to the Board of County Commissioners and Parks and Open Space Department regarding Parks and Open Space plans, programs, and actions.

**OS 4.04. *Public Input.*** Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.

**OS 4.04.01.** Open space land acquisitions, the capital improvements plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.

### Discussion

Survey results are summarized below with staff response for each question. Response rate was eight out of nine members. Complete results are included as an attachment.

### Survey Topics

#### Meetings

Q1, 2 Meeting start time and length: 6:30 start time works well. In those instances where the agenda includes a hot topic with high public interest, most POSAC members favor deferring other agenda items if possible in order to avoid going late/fatigue. Five respondents favor splitting public comment and deliberation/decision into two meetings in cases of extremely high public

comment, with caveats about possible public frustration, and the possibility of forgetting comments, if the decision is put off.

- Staff: continue practice of starting meetings at 6:30 p.m. and when the agenda includes a hot topic, defer items as possible in order to focus agenda on a topic with high public interest. Evaluate the need to split up a meeting on a case-by-case basis, expected to occur rarely.

Q3 Order of Agenda Items: The majority favors the current practice of having Real Estate matters first, followed by other decision items, then information items, and finally, director's update.

- Staff: continue current practice.

Q4 Packet Materials Provide Sufficient Details: All respondents feel that packet materials usually or always provide sufficient detail for Real Estate matters, while the majority feels that sufficient detail is provided for Management Plans and information items.

- Staff agrees that brevity and high level summary are appropriate for presentations on information items and non-controversial matters, and that divisive or polarized issues warrant more thorough treatment and context, with pros and cons of alternative scenarios laid out. See more under discussion of Q5.

Q5 Management Plans & Policies: In varying degrees, all respondents feel it is important to have early introduction during scoping phase, to connect management recommendations to scientific studies and data, and to provide regular updates.

- Staff is committed to providing timely opportunities for POSAC direction and relevant scientific information where possible. As stated in the survey question, staff is committed to following a three-step process as follows:
  - Early introduction at pre-scoping phase for POSAC input,
  - Interim update to summarize public input, especially for items with high public interest,
  - Final presentation with options outlined
- Staff concurs that studies and data are an important foundation, but not the only bases for policy decisions.

Q6 Directors Update: half or most respondents agree that updates are useful for real estate matters, finances, and follow up on previous recommendations.

- Staff appreciates the comments and will continue to focus on items that are coming up, hot topics, BOCC actions, and items where input would be most useful.

## **Packet**

Q7 Updates Materials in Packet: Five respondents would not like non-agenda related materials added to the packet. Three respondents favor having additional update materials included such as: ongoing updates on hot topics, context for items that will come before POSAC in the future, and summary of upcoming events/public process.

- Staff will provide a resource list of links (event calendars, subscription email lists) so individual POSAC members can choose whether to opt in for more information rather than increasing the information in the monthly packets

Q8 Format of Meeting Minutes: The majority (seven) respondents are satisfied or don't have an opinion about the new format using the audio recording with bookmarks in the written record. One comment requests looking into a transcription service for the audio recording of minutes.

- Staff will continue the current format and proposes to check back in with members after the launch of the video streaming and archiving software is launched later this year. This software will include meeting documents.

Q11 Paperless Packet Delivery: Three respondents indicated that paperless packet delivery was not a good option for them.

- As we implement this change, staff will work with each individual POSAC member to ensure that they get the materials in the format that works best for them.

### **Public Engagement**

Q9 Email Communications: A majority of respondents are in favor of access to a web report of public comments. Staff is considering options for directing email messages from the public to POSAC members, and several were presented for consideration.

- To ensure that a few strong opinions delivered shortly before a meeting will not have outsized influence on POSAC attention and to facilitate equal consideration of all public comments, staff will package together all public comments relating to a given agenda item and provide them with the relevant decision item information. In cases where public comments do not relate to specific decision items, they will be made available with the monthly packet.

Q10 Public Engagement during POSAC meetings: All respondents are in favor of live streaming POSAC meetings. A majority (5) also indicated support for real time Q&A through social media, with some questions/concerns raised about the effect on in-person public comment and meeting length.

- Staff will test and evaluate the effects of accepting online comments and questions during meetings after all in-person participants have been heard.

### **Subcommittees**

Q12 Ad Hoc Subcommittees: Five respondents are in favor of using subcommittees for issues that are controversial, where POSAC members have a particular expertise, commitment, or passion, or for new management plans with high public discourse. Three respondents were neutral or not sure.

- Staff: subcommittees have been used in the past with limited success. Staff will look to POSAC for direction as to if and when you would like to use subcommittees as a tool and will provide support as needed.

### **Field Trips**

Q13 Field Trip Scheduling: The best time for field trips is clearly the regular POSAC meeting date, either before or in lieu of the regularly scheduled meeting.

- Staff will schedule field trips on POSAC meeting days as possible.

Q14 Field Trip Topics: Most respondents find field trips valuable when they relate to a discussion (7) and even if not related to a decision (5). Two comments supported the idea of ensuring a favorable cost/benefit calculation with sufficient attendance to warrant the effort, and one prefers that field trips be related to decision issues.

- Staff: continue current practice of tying most field trips to agenda items.

### **Annual Retreat**

Q15 Retreat Timing: unanimous support for current practice of scheduling on a Saturday morning in February.

- Q16 Other thoughts about retreat: ensure sufficient time for discussion, use a facilitator to get more POSAC input, fewer information-only items/updates, and incorporate a practical aspect (e.g., e-bikes, Birds of Prey Tour) in addition to the sit-down session.
- Staff appreciates your thoughtful comments, and will incorporate them in the planning for your next retreat.

**Other Comments**

- When new members come onboard, provide some format (lunch/dinner etc.) to welcome and get to know new Board members
  - Staff: great suggestion. Staff is considering the best way to do this.

**ATTACHMENT**

Survey Monkey report on POSAC Roles and Operational Effectiveness Survey

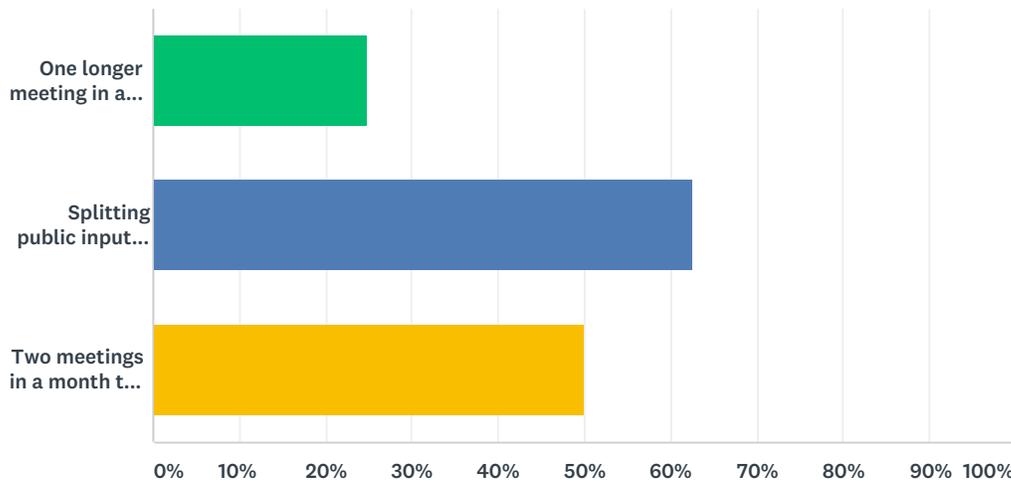
**Q1 POSAC Meeting Start Time** Currently meetings begin at 6:30 p.m., though occasionally we will have an earlier start time to accommodate a guest presenter or a full agenda. Any comments on start time?

Answered: 7 Skipped: 1

#	RESPONSES	DATE
1	6:30 works well for me, but if it looks like the meeting might be a long one I prefer starting earlier at say 6:00. It's also nice for these long meetings to have dinner provided if possible.	2/13/2018 3:03 PM
2	Seems good!	2/9/2018 9:05 PM
3	I can't generally do earlier as I frequently have a meeting in Denver til 5. Later puts us into very late territory if we have a lot of public comment. Seems about right to me.	2/6/2018 9:21 AM
4	OK	2/1/2018 8:54 PM
5	6:30p start time is fine.	2/1/2018 4:35 PM
6	My experience on private sector Boards is a 1.5 hr. Meeting. If we are going to have 2-3 hr. meetings we will not make good decisions and should either pair back the agenda or start earlier.	2/1/2018 2:49 PM
7	Fine as is	2/1/2018 2:43 PM

Q2 POSAC Meeting Length/Frequency Occasionally there is high public interest in a matter under consideration, causing a lengthy public hearing and a late meeting. When possible, staff defers items that are not time-sensitive to the next month, or splits the public input from the POSAC discussion/decision. In some cases it may not be possible to defer to the next month. Please indicate your preference in cases where items have high public interest. (Check any that you prefer.)

Answered: 8 Skipped: 0

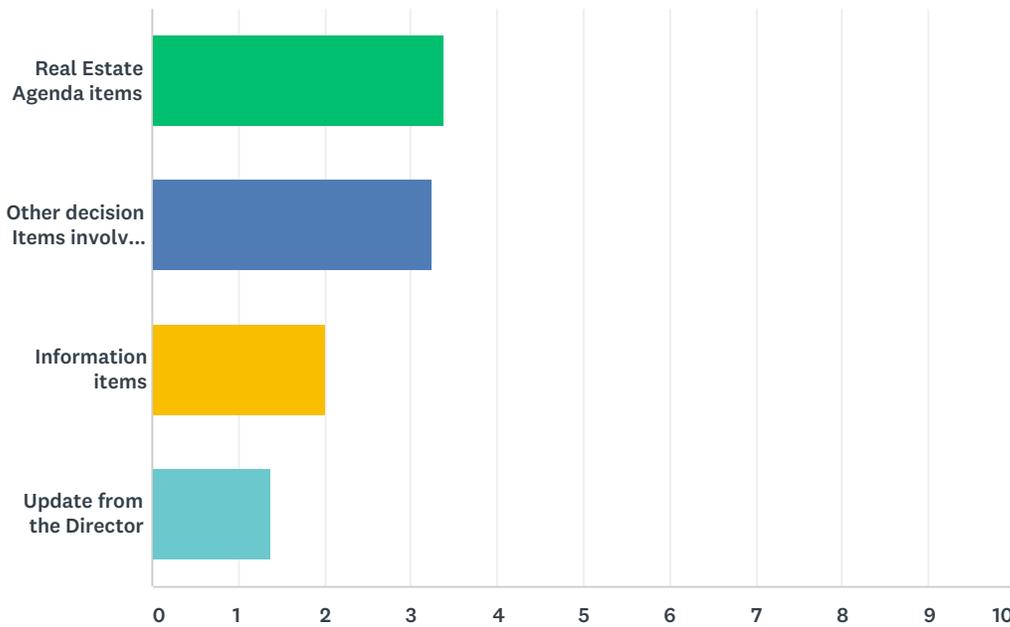


ANSWER CHOICES	RESPONSES
One longer meeting in a given month	25.00% 2
Splitting public input from POSAC discussion/decision into two meetings, may or may not be in the same month	62.50% 5
Two meetings in a month to keep meetings shorter	50.00% 4
Total Respondents: 8	

#	COMMENTS:	DATE
1	I don't feel that I make the best decisions after hours and hours of public input and then need to deliberate. Two meetings would be better, either in the same month (if needed based on timing) or in two subsequent months.	2/13/2018 3:03 PM
2	This is a tough one. ONE meeting is my ultimate preference, in that the public gets psyched and everyone is eager to see how deliberations will go. I think it would be frustrating to the public to be cut off and come to another meeting instead. However, if there were *two hot ticket items that were unavoidable, I'd like to do two separate meetings, one for each.	2/9/2018 9:05 PM
3	The lengthy public hearing and late meetings can cause a bit of fatigue, and can sometimes result in a loss of focus on topics that follow.	2/1/2018 3:48 PM
4	I dont think we know who is going to show so it is a wildcard how to time it.	2/1/2018 2:49 PM
5	A month is too long and comments may be forgotten	2/1/2018 2:43 PM

**Q3 Order of Agenda Items** The current practice is to put Real Estate matters first (after hearing about matters not on agenda and approval of minutes). After Real Estate, if there are both policy matters and informational items on the agenda, the order of items is usually based on minimizing inconvenience to guest presenters and members of the public. Director’s Update is last. Please rank the items from 1-4 in the order you would prefer, where 1 is first and 4 is last:

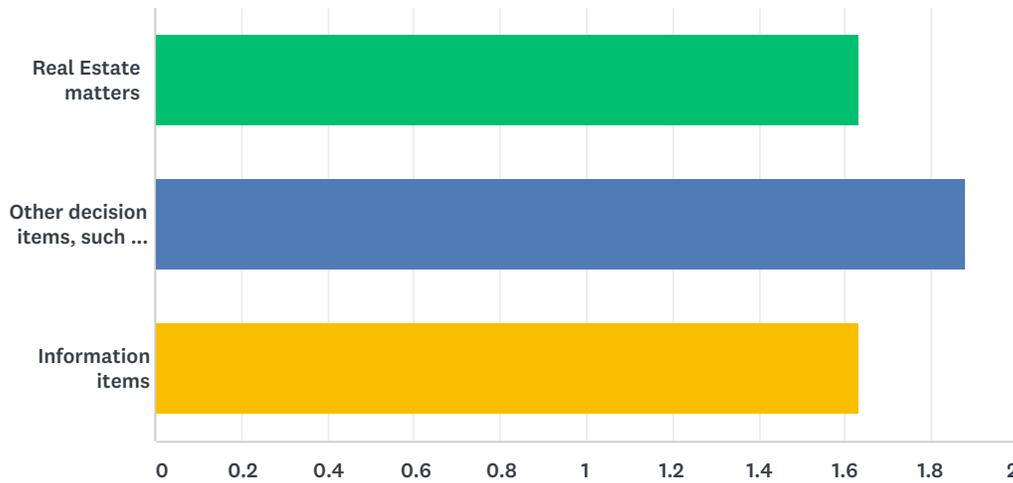
Answered: 8 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Real Estate Agenda items	75.00% 6	0.00% 0	12.50% 1	12.50% 1	8	3.38
Other decision Items involving public participation (management plans/policies, CIP)	25.00% 2	75.00% 6	0.00% 0	0.00% 0	8	3.25
Information items	0.00% 0	25.00% 2	50.00% 4	25.00% 2	8	2.00
Update from the Director	0.00% 0	0.00% 0	37.50% 3	62.50% 5	8	1.38

## Q4 POSAC Packet Materials Do the staff memos provide sufficient detail for your consideration of the item?

Answered: 8 Skipped: 0

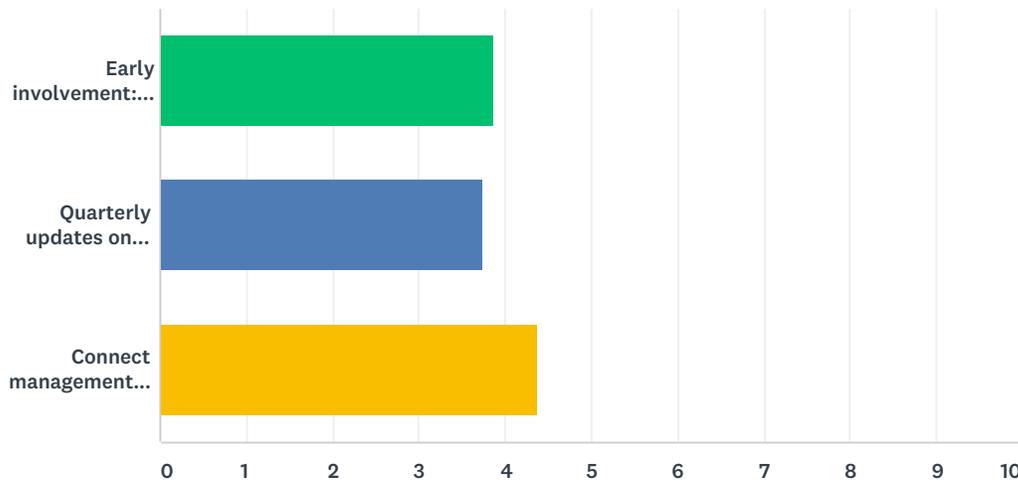


	ALWAYS	USUALLY	SOMETIMES	RARELY	TOTAL	WEIGHTED AVERAGE
Real Estate matters	37.50% 3	62.50% 5	0.00% 0	0.00% 0	8	1.63
Other decision items, such as Management Plans/Policies	12.50% 1	62.50% 5	25.00% 2	0.00% 0	8	1.88
Information items	37.50% 3	37.50% 3	25.00% 2	0.00% 0	8	1.63

#	WHAT ADDITIONAL INFORMATION WOULD YOU LIKE TO SEE?	DATE
1	This is hard to gauge, but in general I'd say that items for which a recommendation to the BOCC is requested we should be given more rather than less material.	2/13/2018 3:03 PM
2	Staff does such a good job that it depends on the individual case as to whether I find more information needed. In other words, it's not that there is a category of information missing. It's just that I tend to have a lot of questions! And in regard to information items, *please tell speakers to limit their presentation to half an hour. Things have gone well lately, but there were some lo-o-ong presentations in which everyone involved in a project got up to speak, and it went for over an hour. I don't think we ever need that much information and in those cases a great deal was redundant. If they know to aim for half an hour, I think that will change the whole nature of their preparation, and make it easier for them too.	2/9/2018 9:05 PM
3	when there is a potentially divisive or polarized issue, it's helpful to understand in advance what we know about the pros and cons. that doesn't always happen. a bit more context sometimes and as unbiased an assessment from the staff as is possible. I realize that isn't always possible. Also, making sure there are alternate strategies presented where possible.	2/6/2018 9:21 AM
4	I am a bit old school in that it makes no sense to me to be given a information summary to read and then see the same thing in a staff powerpoint presentation.	2/1/2018 2:49 PM

**Q5 Management Plans/Policies**Based on POSAC feedback at your last retreat about involvement in management plans/policies, staff plans to follow a two- or three-step process: 1) Early introduction at the pre-scoping phase for POSAC input 2) Interim update to summarize public input, especially for items with high public interest 3) Final presentation with options outlined.Staff heard POSAC express other ideas at the retreat. Please rate the following options.

Answered: 8 Skipped: 0

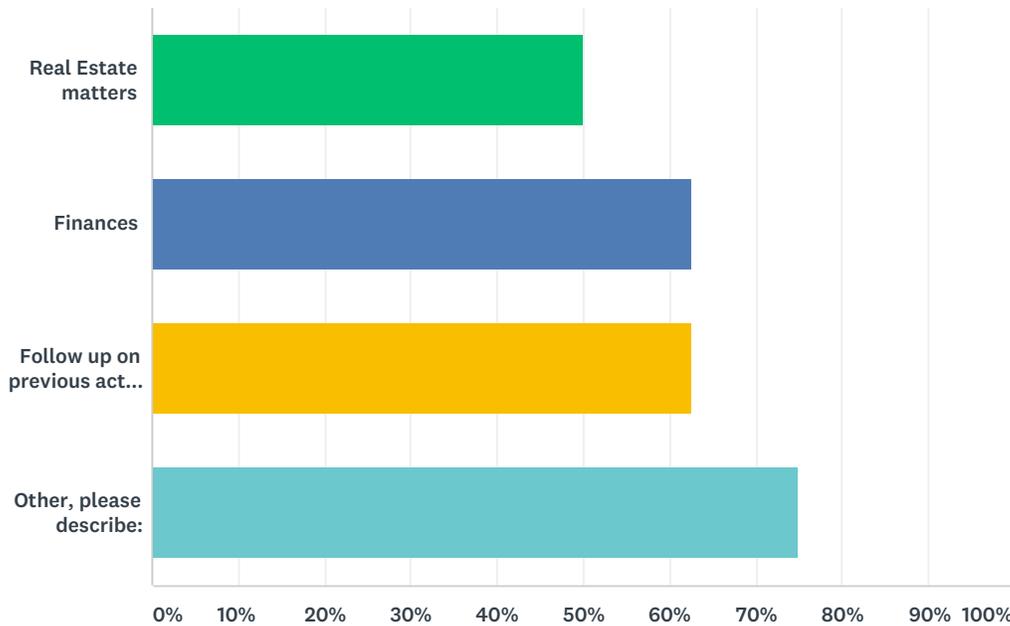


	NOT IMPORTANT	(NO LABEL)	NEUTRAL	(NO LABEL)	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Early involvement: study session during scoping phase	12.50% 1	0.00% 0	12.50% 1	37.50% 3	37.50% 3	8	3.88
Quarterly updates on management plans	0.00% 0	0.00% 0	25.00% 2	75.00% 6	0.00% 0	8	3.75
Connect management recommendations to scientific studies and data	0.00% 0	0.00% 0	25.00% 2	12.50% 1	62.50% 5	8	4.38

#	OTHER (PLEASE SPECIFY)	DATE
1	First, thank you for your plan! That sounds extremely good. In regard to my ratings above, it depends on the subject as to whether a study session is needed in the scoping phase. I love have loved to have that choice before hunting on Rabbit Mountain was developed into such a full-fledged plan, and I would have found it valuable in other cases too. For anything at all controversial, it's crucial to have scientific studies and data. I think both the elk situation and the GMO and neonicotinoid subjects would have gone better and had more satisfying results for all if we had had much more scientific data--and not from one known, biased source--to work with. I think that early study sessions and stronger, more well-founded data would have helped *everyone, and relieved a lot of stress for staff as well.	2/9/2018 9:05 PM
2	POSAC to me should focus on what recommendations should be forwarded to the Commissioners.	2/1/2018 2:49 PM
3	Relevant studies/data are generally insufficient to be basis for decisions	2/1/2018 2:43 PM

## Q6 Director's Updates What information is helpful to you in the Director's Update? (Select all that apply.)

Answered: 8 Skipped: 0

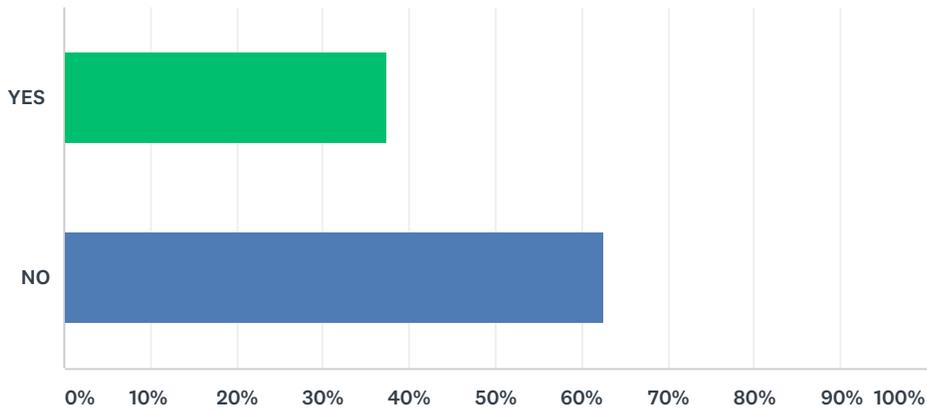


ANSWER CHOICES	RESPONSES
Real Estate matters	50.00% 4
Finances	62.50% 5
Follow up on previous action items and your recommendations	62.50% 5
Other, please describe:	75.00% 6
Total Respondents: 8	

#	OTHER, PLEASE DESCRIBE:	DATE
1	Upcoming events, commissioner feedback	2/13/2018 3:03 PM
2	Follow up is especially important to me, but finances are at the center of his work. Real estate is helpful only if there are important aspects not covered otherwise. In regard to "Other," I have found everything Eric has chosen to talk about vital and interesting. I think he has a very good sense of what we will find important and I appreciate it. If advice is needed as to whether to lean toward less information or more, I would favor more. But I think his updates have been terrific. Even at the end of a long night, they're incisive and exciting.	2/9/2018 9:05 PM
3	what's coming up and on the horizon for us to expect?	2/6/2018 9:21 AM
4	heades up on issues that are expected to create lots of citizen input	2/1/2018 8:54 PM
5	What does Eric need help with is the way i look at it. In other words if I was Eric I would ask: I am looking at X issue and I need your input. I am thinking about y, what do you think?	2/1/2018 2:49 PM
6	Updates on BCC actions/feedback to POS	2/1/2018 2:43 PM

### Q7 Other updates Would you like your packet to include update information on items that are not in the agenda (whether or not addressed in Director's updates)?

Answered: 8 Skipped: 0



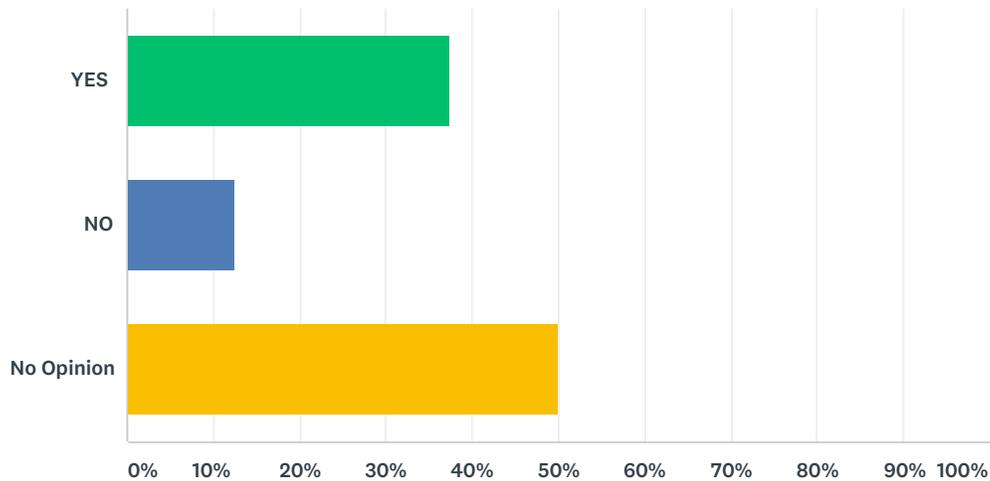
ANSWER CHOICES	RESPONSES
YES	37.50% 3
NO	62.50% 5
TOTAL	8

#	IF YES, WHAT KINDS OF INFORMATION WOULD YOU LIKE TO SEE IN YOUR PACKET?	DATE
1	Progress on controversial issues such as GMO transition and hunting at RM would be helpful because those are the issues other members of the public ask about.	2/9/2018 9:05 PM
2	anything that helps prepare us to better understand issues presented	2/1/2018 8:54 PM
3	Summary/list of public process events(open houses, etc.)	2/1/2018 2:43 PM

Q8 MinutesStaff changed the format of minutes in 2017. The written minutes provide a record of agenda title, public comment, and motion details. Written minutes no longer include details of discussion points, which are bookmarked on the audible recording available on the POSAC web page. Staff presentations are also posted on the POSAC web page.

Are you satisfied with the new format?

Answered: 8 Skipped: 0

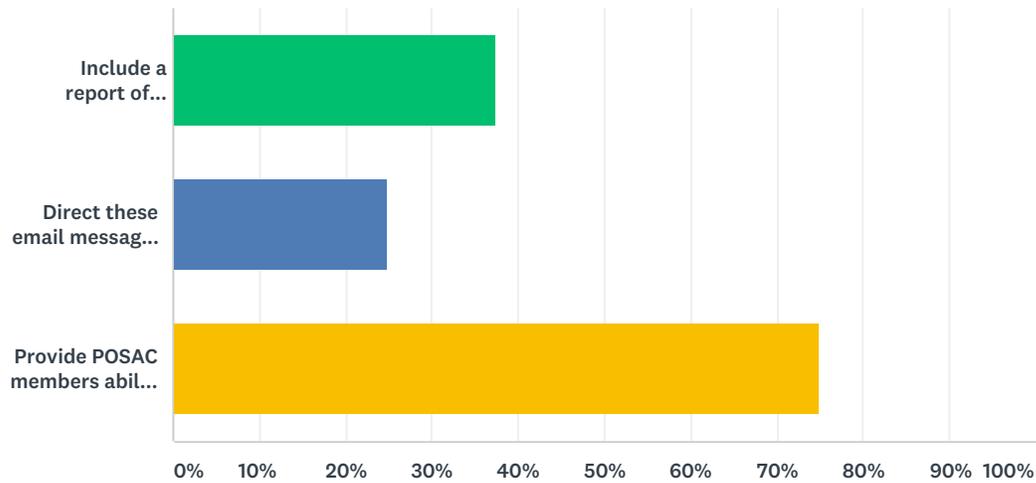


ANSWER CHOICES	RESPONSES	
YES	37.50%	3
NO	12.50%	1
No Opinion	50.00%	4
TOTAL		8

#	FURTHER THOUGHTS:	DATE
1	Rather than minutes or the recording alone, would it be costly to have the recording transcribed each time? I personally am a strongly visual person and find going through a recording rather ungainly and unlikely (though I'm glad the points are marked). It makes information easier to see and note when it's written out. I prefer it even to the videos the Commissioners have.	2/9/2018 9:05 PM

**Q9 Email Communications from PublicEmail communications related to an issue currently undergoing a public hearing process are routed to a web form tied to that issue. Occasionally members of the public send email messages that are not tied to an item under a current process. The current practice is to route these messages to your personal email address as they come in. Staff is considering directing these kinds of POSAC emails to a web form on the POSAC page. How would you prefer to see these emails? (Select all that apply.)**

Answered: 8 Skipped: 0

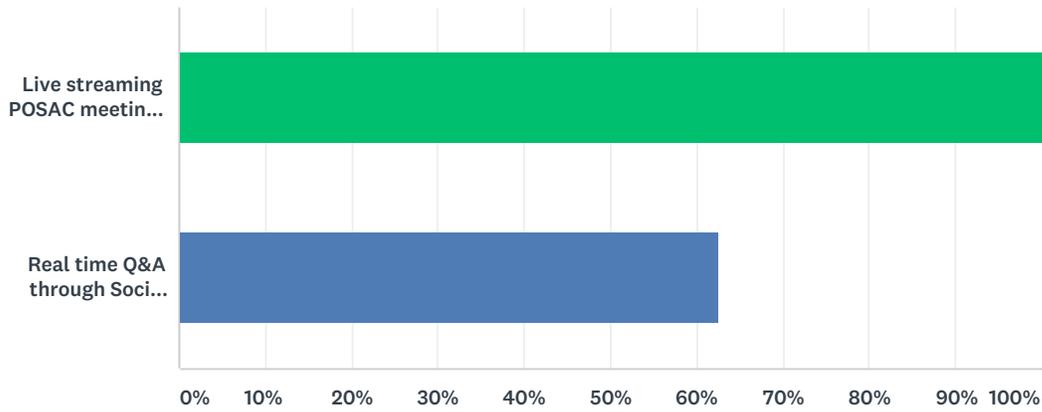


ANSWER CHOICES	RESPONSES
Include a report of comments not tied to a current process in monthly packet	37.50% 3
Direct these email messages to your personal email address as they come in (similar to current practice)	25.00% 2
Provide POSAC members ability to view web report through web link with password at your convenience	75.00% 6
Total Respondents: 8	

#	OTHER (PLEASE SPECIFY)	DATE
1	Please *don't direct us to a link with a password. I know too well I will not make it there, given how many things compete for my attention. I'd like both the email form *and a report of comments. Please don't take away the ability to contact us by email--people who are that eager to have our attention should have a way to do so, and in their own choice of language and approach. If that's possible for City Council and for all city committees, it should certainly continue to be possible for us, with the very limited amount we receive as it is.	2/9/2018 9:05 PM
2	I think I like option three best. it would be good to see all comments related to a particular issue in one place. maybe that exists now, but as a newbie, I haven't caught on to it yet. getting comments in emails makes it too easy to lose or miss some.	2/6/2018 9:21 AM
3	Why is a password required?	2/1/2018 2:43 PM

**Q10 Public Engagement Staff is working on innovative methods to better engage the public in POSAC hearings. Please indicate your support for these methods, along with any comments or concerns:**

Answered: 8 Skipped: 0



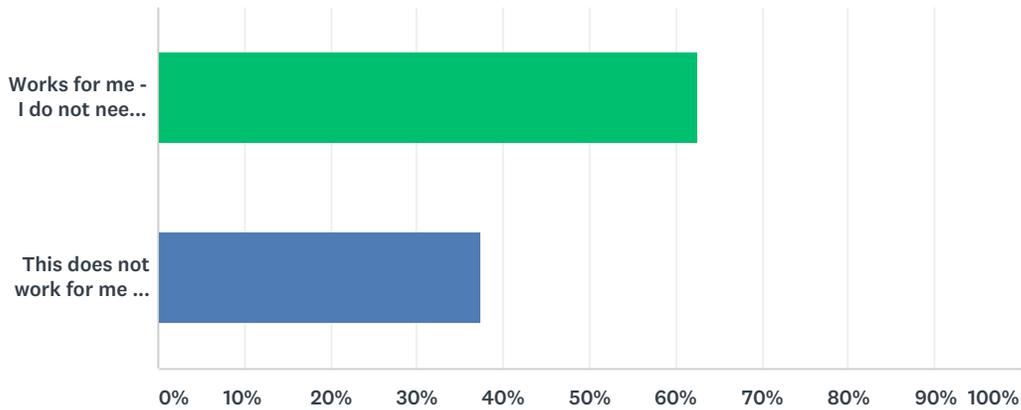
ANSWER CHOICES	RESPONSES
Live streaming POSAC meetings, and	100.00% 8
Real time Q&A through Social Media	62.50% 5
Total Respondents: 8	

#	COMMENTS AND CONCERNS?	DATE
1	What would real time Q&A be like? Might be a great idea, but I need to have more information.	2/9/2018 9:05 PM
2	how would we manage time, fairness and orderly process through social media? I like the idea, not sure how to make it fair given the way social media can be exploited.	2/6/2018 9:21 AM
3	Real time Q&A would make meetings even longer than they already are. More often than not the meetings go beyond their allotted time.	2/1/2018 4:35 PM
4	Supporting social media comments might not be best approach. Comments could be collected directly on POS website	2/1/2018 2:43 PM

## Q11 Packet Materials: Going Paperless

In line with the county's sustainability goals, we are considering ending the packet mailing and only sending the materials digitally. How would this affect you?

Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES
Works for me - I do not need to receive the printed packet materials	62.50% 5
This does not work for me - I would like to receive the printed packet materials	37.50% 3
TOTAL	8

#	COMMENTS:	DATE
1	Not everyone has a tablet to access documents.	2/13/2018 3:03 PM
2	I would probably just turn around and print it out. I make notes, questions, highlights on the materials so maybe I am Fred Flintstone put I need hard copy.	2/1/2018 2:49 PM

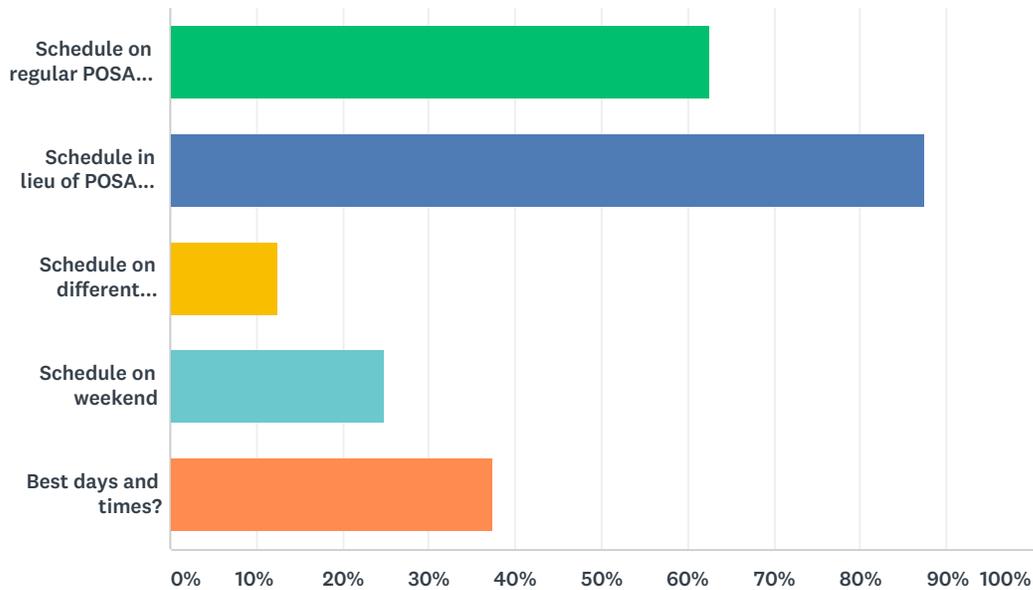
## Q12 Use of Ad Hoc Subcommittees on Policy Issues This suggestion comes up from time to time. In your experience as a POSAC member, what kinds of issues might lend themselves to the use of an ad hoc subcommittee?

Answered: 8 Skipped: 0

#	RESPONSES	DATE
1	I think it would be good to have more ad hoc subcommittees and would be best to use when there is a sub-group of POSAC passionate about an issue and would like to delve deeper.	2/13/2018 3:03 PM
2	Any time a member or members of POSAC feel so committed to an issue that they are willing to do more investigation and data-gathering and potentially offer a proposal based on that--which may be an extension of or significantly different from the staff proposal--I think the results could be valuable, and the members would feel we had a chance to be proactive rather than essentially reactive. However, I think it's crucial that any *decisions on what POSAC advises in regard to policy be made by POSAC as a whole, and with a good amount of advance warning and chance to review any information or suggestions that came out of such a subcommittee. I definitely would *not want it to take the place of full POSAC representation in any advisory role in regard to a policy, only to act as a helpful supplement (and one that *might take a different tack than staff has).	2/9/2018 9:05 PM
3	I think I'm too new to be able to answer this well. maybe if there is an issue that has clearly polarized sides and more research is needed?	2/6/2018 9:21 AM
4	none that have occurred since I have been amember	2/1/2018 8:54 PM
5	No input	2/1/2018 4:35 PM
6	New management plans that carry a lot of public discourse.	2/1/2018 3:48 PM
7	I am in favor of this. Farming issues I usually defer to Scott Miller, etc. I think you leverage the strength of POSAC members by tapping into their expertise.	2/1/2018 2:49 PM
8	I'm not sure it is a good idea but I do support POSAC meeting for study sessions in alternative location to commissioners hearing room. It is too formal there for POSAC to converse with each other.	2/1/2018 2:43 PM

### Q13 Field Trip scheduling What would make it easier for you to attend field trips? (Select all that apply.)

Answered: 8 Skipped: 0

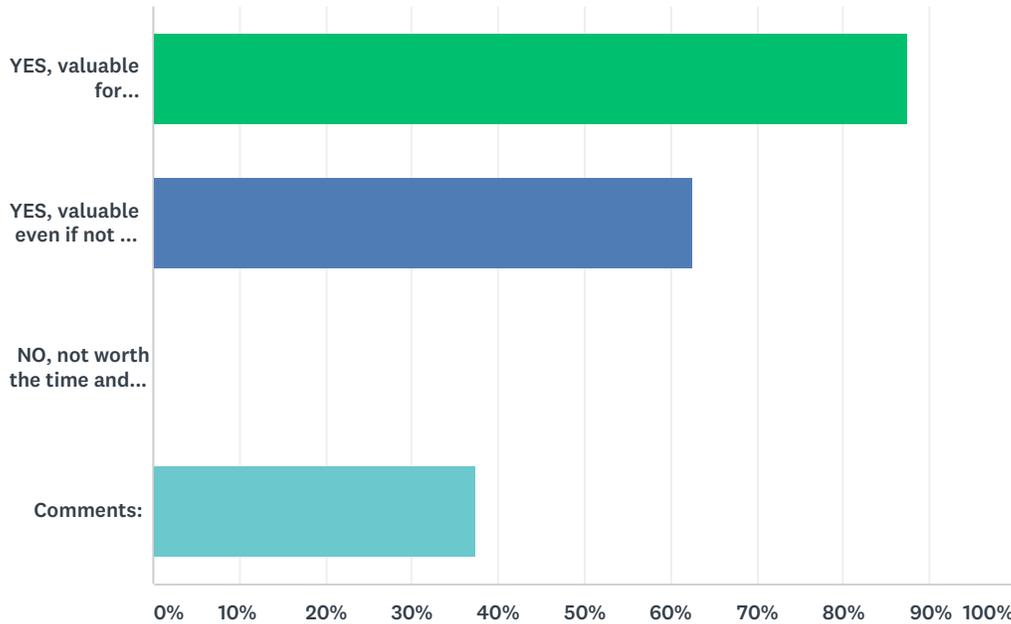


ANSWER CHOICES	RESPONSES
Schedule on regular POSAC meeting day prior to meeting	62.50% 5
Schedule in lieu of POSAC meeting	87.50% 7
Schedule on different weekday--not POSAC meeting day	12.50% 1
Schedule on weekend	25.00% 2
Best days and times?	37.50% 3
Total Respondents: 8	

#	BEST DAYS AND TIMES?	DATE
1	Saturdays fairly early, say 9 a.m., would be best for me. I *like trips before the meeting but anything earlier than 4 is not possible for me. Scheduling in lieu of a meeting is great *if there is nothing pressing.	2/9/2018 9:05 PM
2	it's all hit or miss for me since I don't work at a job with regular type hours. enough notice is the main thing	2/6/2018 9:21 AM
3	I can be flexible. so do what works for thse with jobs	2/1/2018 8:54 PM

**Q14 Field Trips** Field trips typically fall into two categories: (1) provide a more in-depth look at a property or management issue that will be on your agenda, or (2) provide an opportunity to visit facilities just for context, information and fun. Field trips require significant staff time and effort to plan and conduct. Do you find field trips valuable? (Select all that apply.)

Answered: 8 Skipped: 0

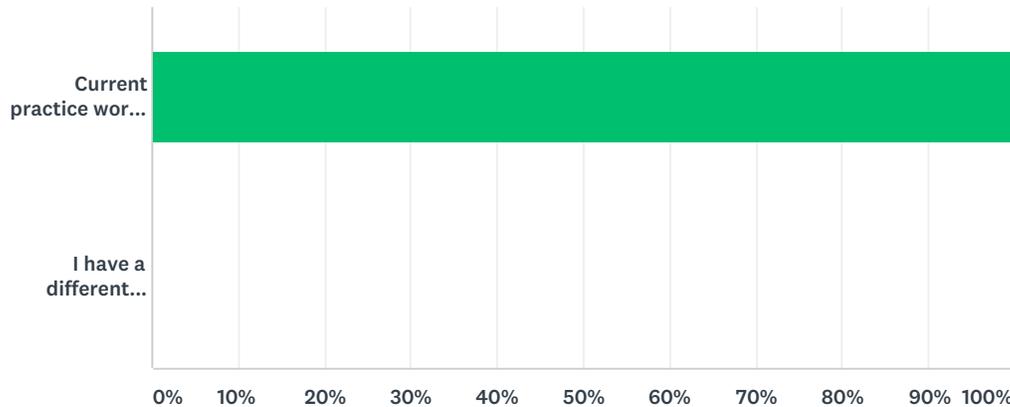


ANSWER CHOICES	RESPONSES
YES, valuable for discussion/decision items	87.50% 7
YES, valuable even if not up for discussion	62.50% 5
NO, not worth the time and effort	0.00% 0
Comments:	37.50% 3
Total Respondents: 8	

#	COMMENTS:	DATE
1	I think it's wonderful of staff to arrange these, but I don't want to impose on them too greatly. I tend to be very interested in wildlife and habitat, so if it fits my schedule, I love going on those. I'm not interested enough in historical sites or real estate decisions to take the time. And I'm sure others are just the opposite of me. I think most of us would agree that if the numbers are small, staff should feel free to cancel, even at the last minute. Or not arrange one at all. But they are *greatly appreciated, as long as they are not too much of a burden on staff.	2/9/2018 9:05 PM
2	while I may find it valuable, I'm not necessarily sure that it would always be worth excessive staff time. needs to be balanced.	2/6/2018 9:21 AM
3	We all should have gone out to Rabbit Mountain for the Elk hunting issue. I think it is great that we are going to look at electric bikes because we are going to have to make a recommendation, The field trips should align with the issue.	2/1/2018 2:49 PM

**Q15 Timing of Annual POSAC Retreat**The POSAC retreat is your opportunity to discuss matters as a group in an informal setting, with staff support as needed. The current practice is to schedule your annual retreat on a Saturday morning in mid-February. Any thoughts on timing: month, day of week, time of day?

Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES	
Current practice works well for me (Saturday morning in mid-February)	100.00%	8
I have a different preference (please explain):	0.00%	0
<b>TOTAL</b>		<b>8</b>

#	I HAVE A DIFFERENT PREFERENCE (PLEASE EXPLAIN):	DATE
	There are no responses.	

## Q16 Any other thoughts about the annual retreat?

Answered: 5 Skipped: 3

#	RESPONSES	DATE
1	I've almost always wished we had more time to discuss certain issues, so it might be nice if we decided in advance that we would plan a schedule but allow an extra hour of overflow if needed. That way people could plan for that extra hour as a possibility and be able to stay if more discussion time were desired. But overall they have all been terrific. Staff is incredibly thoughtful about preparing incisive, valuable material, and Renata is like a fairy godmother of thoughtful consideration in regard to the amenities. The extras such as the tour of Birds of Prey and the e-bike presentation were also *very thoughtful.	2/9/2018 9:05 PM
2	don't know yet. this will be my first one!	2/6/2018 9:21 AM
3	I would like the retreat to be a time when we can gain valuable information and discuss upcoming issues of importance such as E-bikes coming in 2018. This should be on our agenda as a regular item, not optional at the end.	2/1/2018 8:54 PM
4	I would maybe suggest like this year a sit down session and a practical (electric bike etc.) piece.	2/1/2018 2:49 PM
5	Use facilitator on a few items to get more POSAC input. Sometimes retreat can be too much like a series of normal "information items" or "updates"	2/1/2018 2:43 PM

## Q17 Any additional comments about POSAC roles and operations?

Answered: 4 Skipped: 4

#	RESPONSES	DATE
1	When we have this discussion on POSAC's role and functioning at a POSAC meeting it would be nice to have a few past chairs attend to pass on their pearls of wisdom to the current board.	2/13/2018 3:03 PM
2	I found it very stressful and unfortunate that when a plan as potentially controversial and epoch-making as the Rabbit Mountain hunting was put forward it felt almost impossible to provide scientific information that would lead in a different direction, along with a proposal based on that. Given especially how little input or chance to discuss we had to begin with, it felt terrible that there seemed no way to provide expert information and consideration of a less violent alternative. I was very grateful to get *ten* minutes for a speaker and presentation of information I spent many, many hours and days and weeks to make provide. And for those ten minutes I felt I had to beg, including interviews in advance for the speaker. Something seems essentially wrong with a process that is that closed down, and especially in regard to a subject that was such a break in historic county policy. I would like to see scientific experts on migration brought in to look objectively and in-depth at why the elk aren't migrating. If we knew with more precision and certainty the factors that might make the difference, the county might invest in whatever it would take truly to make that difference. But it seems very difficult to introduce experts on either migration or birth control if they are not already in agreement with the policy proposed by staff. I use that issue as an example of what feels like the lack of a vital venue for alternative information and considerations. I have felt some similar frustration in regard to GMOs and neonicotinoids. As a POSAC member there seemed no way to do anything but approve or oppose that which staff brought forward. Usually I go around praising the staff to the skies, but these particular issues felt somewhat set in stone in advance, with no modus operandi whereby alternative data and approaches could be considered. I wish we could formulate some kind of MO for that in the future. I am a great fan of the county and constantly sing its praises and that of the incredible people who set policy and put it into action, but it feels as though something very important is missing here.	2/9/2018 9:05 PM
3	Sometimes I feel like we're just a pain in the neck for staff. On the other hand, it's good for staff to hear perspectives from the larger community and from people who aren't in it all day every day. How can we add value to the important work of the staff without being an annoying group that they have to deal with?	2/6/2018 9:21 AM
4	I would just ask that when new members come on we have some format (lunch, pre meeting dinner, etc, and get to know something about the new members.	2/1/2018 2:49 PM



# Parks & Open Space

5201 St. Vrain Road • Longmont, Colorado 80503  
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## PARKS & OPEN SPACE ADVISORY COMMITTEE

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 2018, 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	<b>Longmont-to-Boulder Trail – Jay Road Connection</b>
<b>PRESENTER:</b>	Matt Wempe, Regional Trails Planner
<b>ACTION REQUESTED:</b>	Information only

Boulder County Transportation, in partnership with Parks and Open Space and the City of Boulder, is evaluating options for a multi-use path connection between the Longmont-to-Boulder (LOBO) Trail at Spine Road and the Cottonwood Trail at Jay Road. Trail users currently travel on the shoulder of Jay Road and a narrow bike lane on Spine Road to make this connection. The project will identify a preferred off-street multi-use path alignment for future design and construction. The alternatives study will be completed by the fall of 2018. Final design and funding sources will be identified after the alternatives study has concluded.

The Project Steering Committee (PSC) includes staff from all three departments and the project consultant Atkins. The PSC is tasked with reviewing the consultant's work, developing the project vision and goals and trail alignment options and coordinating with OSBT, POSAC and agricultural leaseholders.

The project vision and goals, draft evaluation criteria and preliminary alignment options are included for POSAC review.

The preliminary alignment options and project vision and goals were presented at the first public open house on April 12, 2018. Approximately 130 people attended the meeting and provided extensive written and verbal comments. The vast majority of attendees were supportive of the trail project, along with separate improvements to Jay Road to improve cyclist safety. The project team is actively reviewing the input and will distribute a summary of themes at the POSAC meeting.

This input, along with comments from POSAC and OSBT will be used to evaluate and refine the preliminary alignment options. There will be additional opportunities for public and board input during the project to help further refine the options and select a preferred trail alignment. If the preferred trail alignment utilizes Boulder County open space property, the project team will request a formal POSAC recommendation to the Board of County Commissioners.

## KEY ISSUES, VISION, AND GOALS

### Critical Project Issues and Needs

- Create a multi-use trail connection from the Cottonwood Trail to the existing Longmont to Boulder (LOBO) Regional Trail
- Include considerations for both transportation and recreational uses of the trail
- Consider the potential for impacts to hydrologic systems and ecological habitat
- Consider the potential for right-of-way impacts
- Generate a high level of community involvement
- Identify adequate project funding for near-term design and construction
- Consider the potential for private landowner impacts

### Project Vision and Goals

The LOBO Trail, Jay Road connection is an off-street multiuse trail that supports comfortable regional active travel while also enhancing access for localized recreational activities and nearby transit facilities. The design of the trail maintains context sensitivity to the surrounding landscape and encourages users to be respectful of the limits of the public trail access, and private landowners' rights to privacy.

The following goals have been established to support this future vision:

#### **Regional connectivity**

Complete an off-street multi-use trail connection between the City of Boulder's Cottonwood Trail and the LOBO Trail north of Jay Road.

#### **Local connectivity**

Maintain and improve local recreational access to the trail and access between the trail and nearby transit facilities.

#### **Comfort and safety**

Utilize trail design treatments that provide safe, convenient, and accessible use of the trail by all ages and abilities.

#### **Conservation**

Design a trail that is context sensitive, mitigating impacts to ecological and natural systems throughout the designated trail corridor.

#### **Privacy**

Support a trail alignment that facilitates a defined distinction of public access and private land to ensure privacy for landowners near to the trail, and encourage respect for the limits of public trail access.

#### **Feasibility**

Promote trail alignment that reflects the needs public, can be delivered in a cost and time-effective manner.



Longmont to Boulder Regional Trail—Jay Road Connection Alternatives Analysis  
Evaluation Criteria

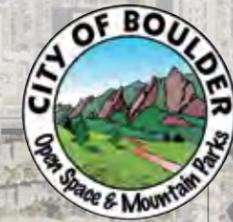
Goal Area	Evaluation Question (Does the alignment...)	Response Measure
LOBO – Jay Rd. Connection Alignment Alternative Evaluation: Level 1		
"To"- Local Connectivity	Provide local access for nearby community?	Number of residential units within ¼-mile street access to the trail (project walk shed)
	Provide a new multimodal connection to nearby transit stops?	Yes/No
"Through" - Regional Connectivity	Have a link to the existing LOBO (also Cottonwood) Trail?	Yes/No
	Provide a connection without extensive out-of-direction travel?	Total out-of-direction travel as compared to baseline straight-line (Euclidean) distance
	Utilize established sections of the LOBO Trail?	Distance of existing trail section unutilized
Comfort and Safety	Minimize roadway crossings?	Roadway crossings (considerations for varying levels of daily vehicle traffic)
	Minimize driveway crossings?	Driveway crossings (considerations for varying levels of daily vehicle traffic)
Conservation	Pose a potential impact to wildlife identified in the area	None Nominal (can be mitigated) Unavoidable (can be mitigated) Unavoidable (potential impacts)
	Pose a potential impact to significant agricultural lands	None Nominal (can be mitigated) Unavoidable (can be mitigated) Unavoidable (potential impacts)
	Pose a potential impact to wetlands and/or riparian habitat	None Nominal (can be mitigated) Unavoidable (can be mitigated) Unavoidable (potential impacts)
	Provide a benefit or challenge to hydraulic systems?	Subjective evaluation



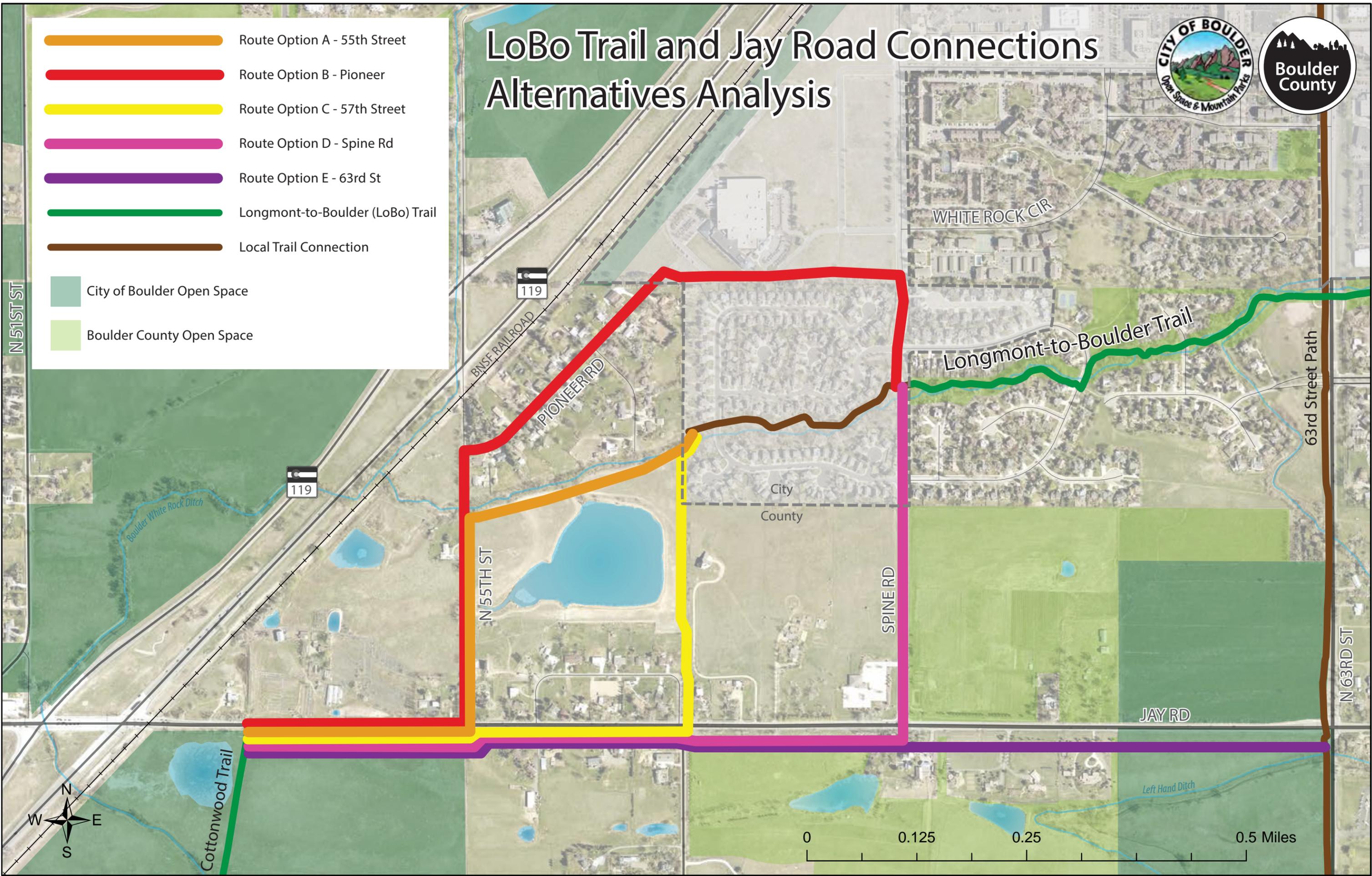
Goal Area	Evaluation Question (Does the alignment...)	Response Measure
Privacy	Limit the opportunity to create clearly defined distinction between private and public property	Yes/No
	Minimize impacts to private property	Number of individual land owner impacts by easements required
Feasibility	Provide an option that has reasonable costs associated with construction	Estimated trail construction costs per mile as compared with other regional projects
	Include a design that is implementable in a reasonable timeframe	Estimated time impacts to a completed trail in one to three years:  None (Very likely completion in one to three years) Nominal (may extend design construction to three years) Likely (potential to create long-term delays beyond three years)

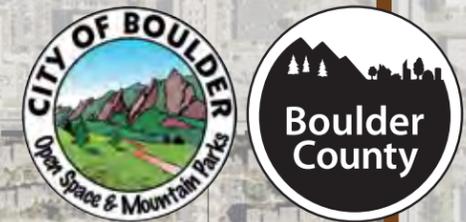
<sup>1</sup>This measure references “Designing for All Ages and Abilities Bikeways”, NACTO, 2017

# LoBo Trail and Jay Road Connections Alternatives Analysis



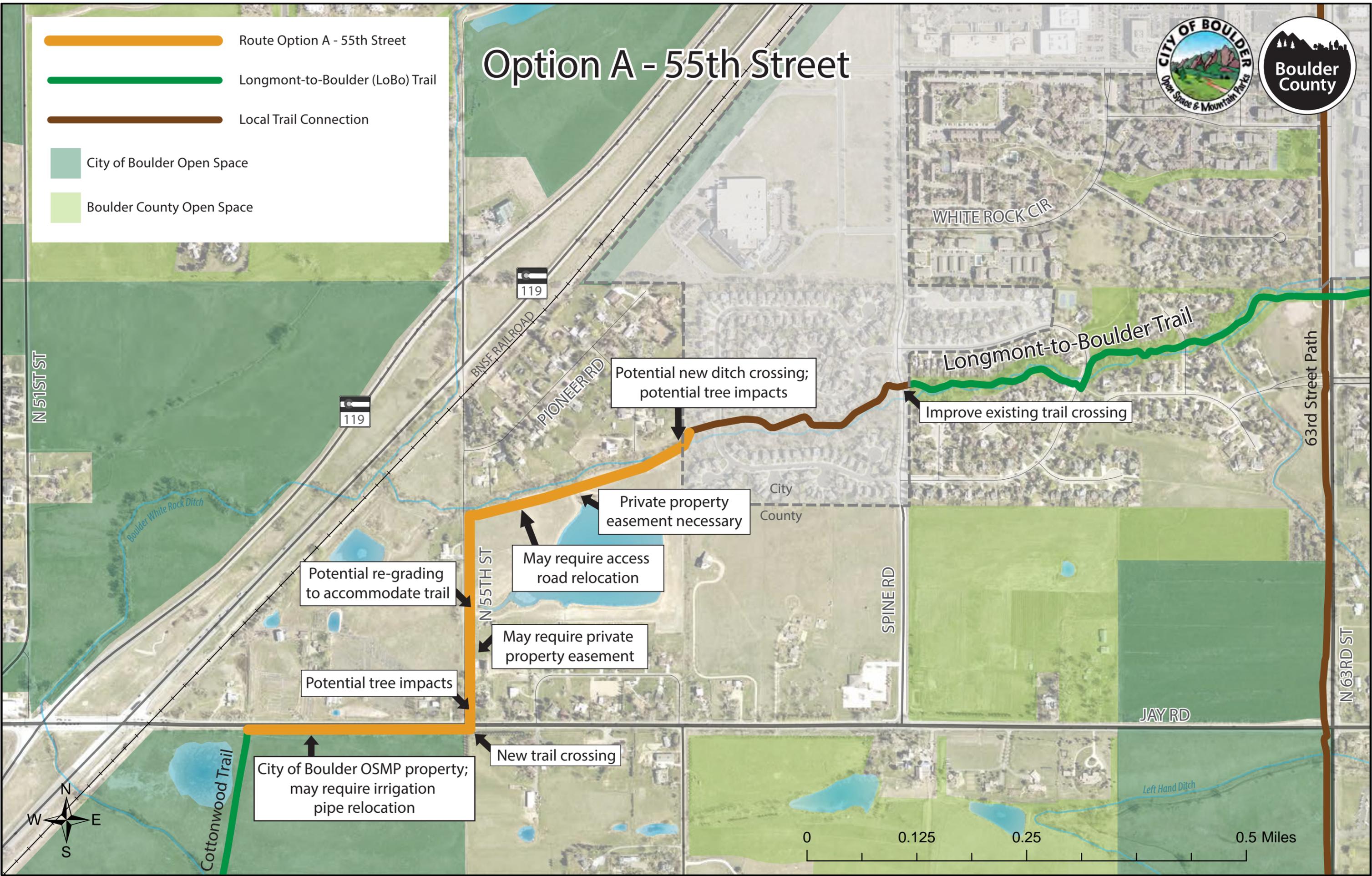
- Route Option A - 55th Street
- Route Option B - Pioneer
- Route Option C - 57th Street
- Route Option D - Spine Rd
- Route Option E - 63rd St
- Longmont-to-Boulder (LoBo) Trail
- Local Trail Connection
- City of Boulder Open Space
- Boulder County Open Space





# Option A - 55th Street

- Route Option A - 55th Street
- Longmont-to-Boulder (LoBo) Trail
- Local Trail Connection
- City of Boulder Open Space
- Boulder County Open Space



Potential new ditch crossing; potential tree impacts

Improve existing trail crossing

Private property easement necessary

May require access road relocation

May require private property easement

Potential re-grading to accommodate trail

Potential tree impacts

City of Boulder OSMP property; may require irrigation pipe relocation

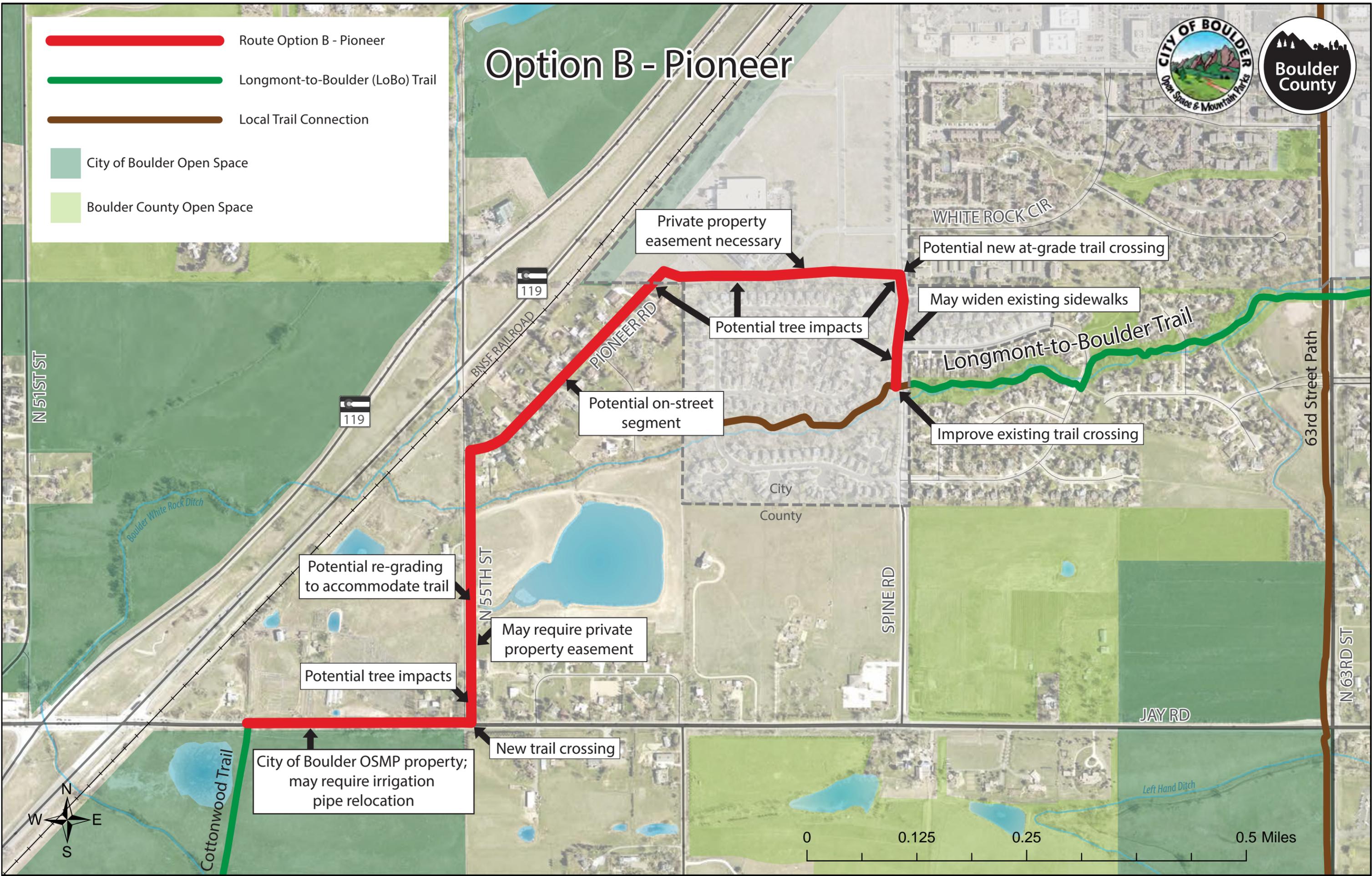
New trail crossing

0 0.125 0.25 0.5 Miles



# Option B - Pioneer

-  Route Option B - Pioneer
-  Longmont-to-Boulder (LoBo) Trail
-  Local Trail Connection
-  City of Boulder Open Space
-  Boulder County Open Space



Private property easement necessary

Potential new at-grade trail crossing

May widen existing sidewalks

Potential tree impacts

Potential on-street segment

Improve existing trail crossing

Potential re-grading to accommodate trail

May require private property easement

Potential tree impacts

City of Boulder OSMP property; may require irrigation pipe relocation

New trail crossing

N 51ST ST

119

BNSF RAILROAD

PIONEER RD

WHITE ROCK CIR

Longmont-to-Boulder Trail

63rd Street Path

City County

SPINE RD

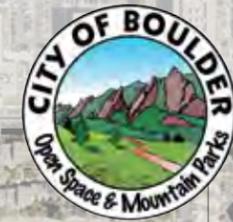
JAY RD

N 63RD ST

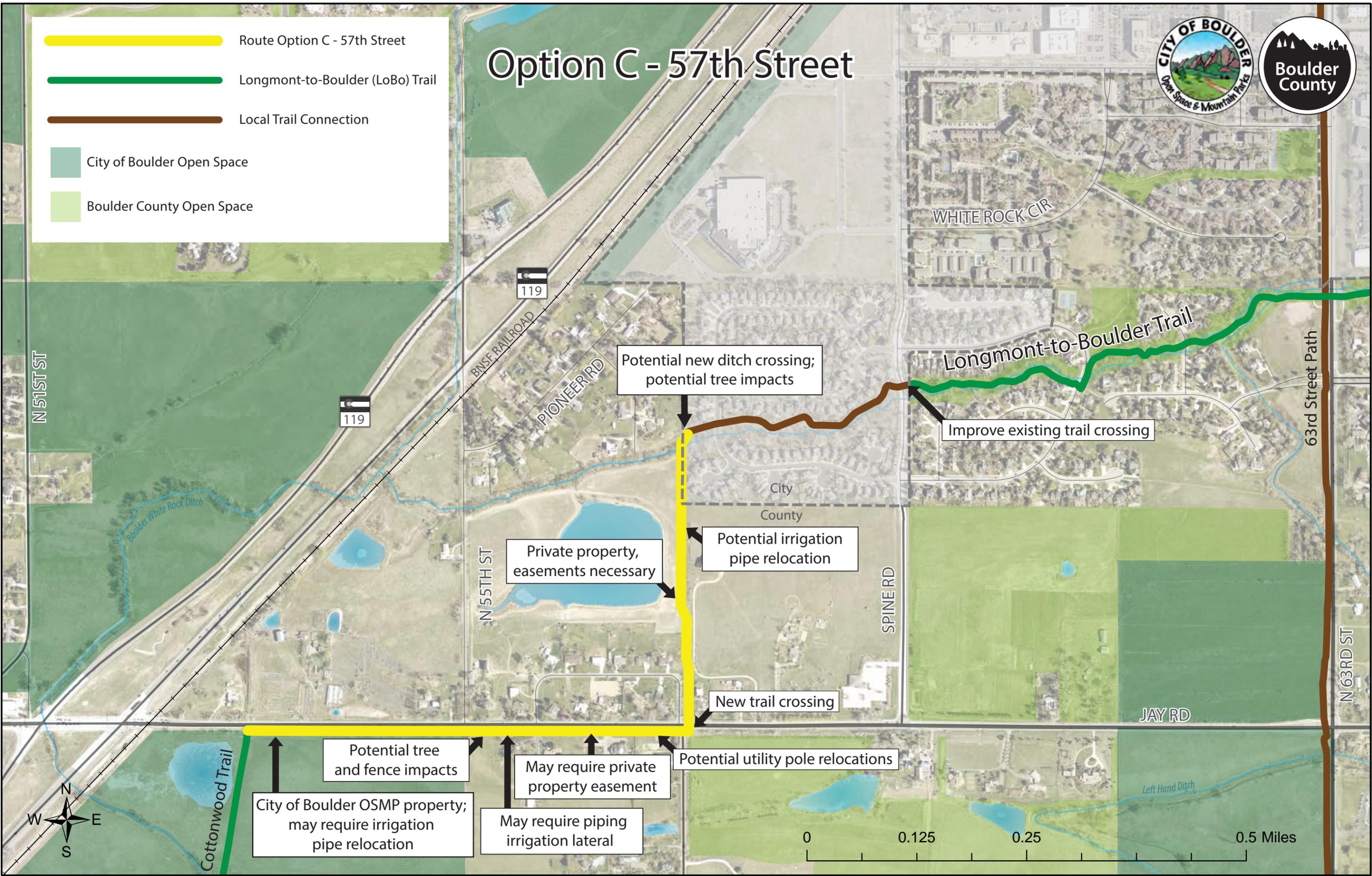


0 0.125 0.25 0.5 Miles

# Option C - 57th Street



-  Route Option C - 57th Street
-  Longmont-to-Boulder (LoBo) Trail
-  Local Trail Connection
-  City of Boulder Open Space
-  Boulder County Open Space



Potential new ditch crossing; potential tree impacts

Improve existing trail crossing

Private property, easements necessary

Potential irrigation pipe relocation

New trail crossing

Potential utility pole relocations

May require private property easement

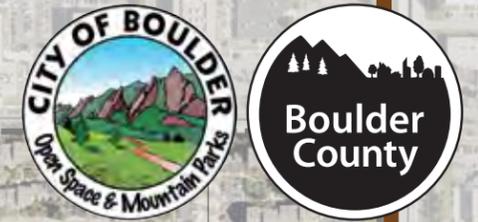
May require piping irrigation lateral

City of Boulder OSMP property; may require irrigation pipe relocation

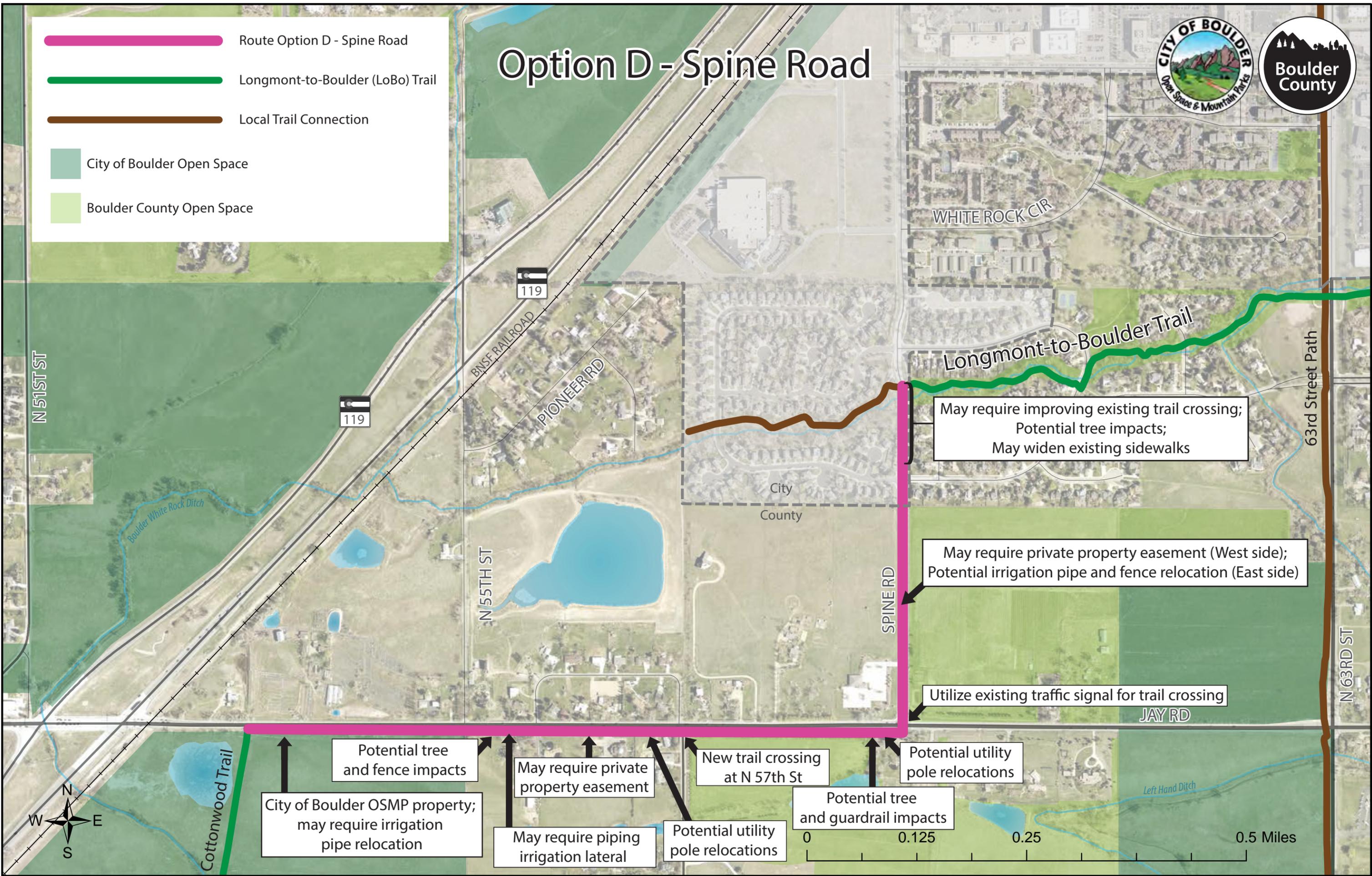
Potential tree and fence impacts

0 0.125 0.25 0.5 Miles

# Option D - Spine Road



- Route Option D - Spine Road
- Longmont-to-Boulder (LoBo) Trail
- Local Trail Connection
- City of Boulder Open Space
- Boulder County Open Space



May require improving existing trail crossing;  
Potential tree impacts;  
May widen existing sidewalks

May require private property easement (West side);  
Potential irrigation pipe and fence relocation (East side)

Utilize existing traffic signal for trail crossing

Potential tree and fence impacts  
City of Boulder OSMP property; may require irrigation pipe relocation

May require private property easement  
May require piping irrigation lateral

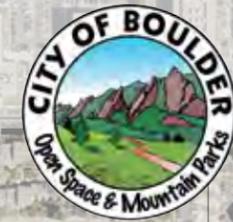
New trail crossing at N 57th St  
Potential utility pole relocations

Potential tree and guardrail impacts

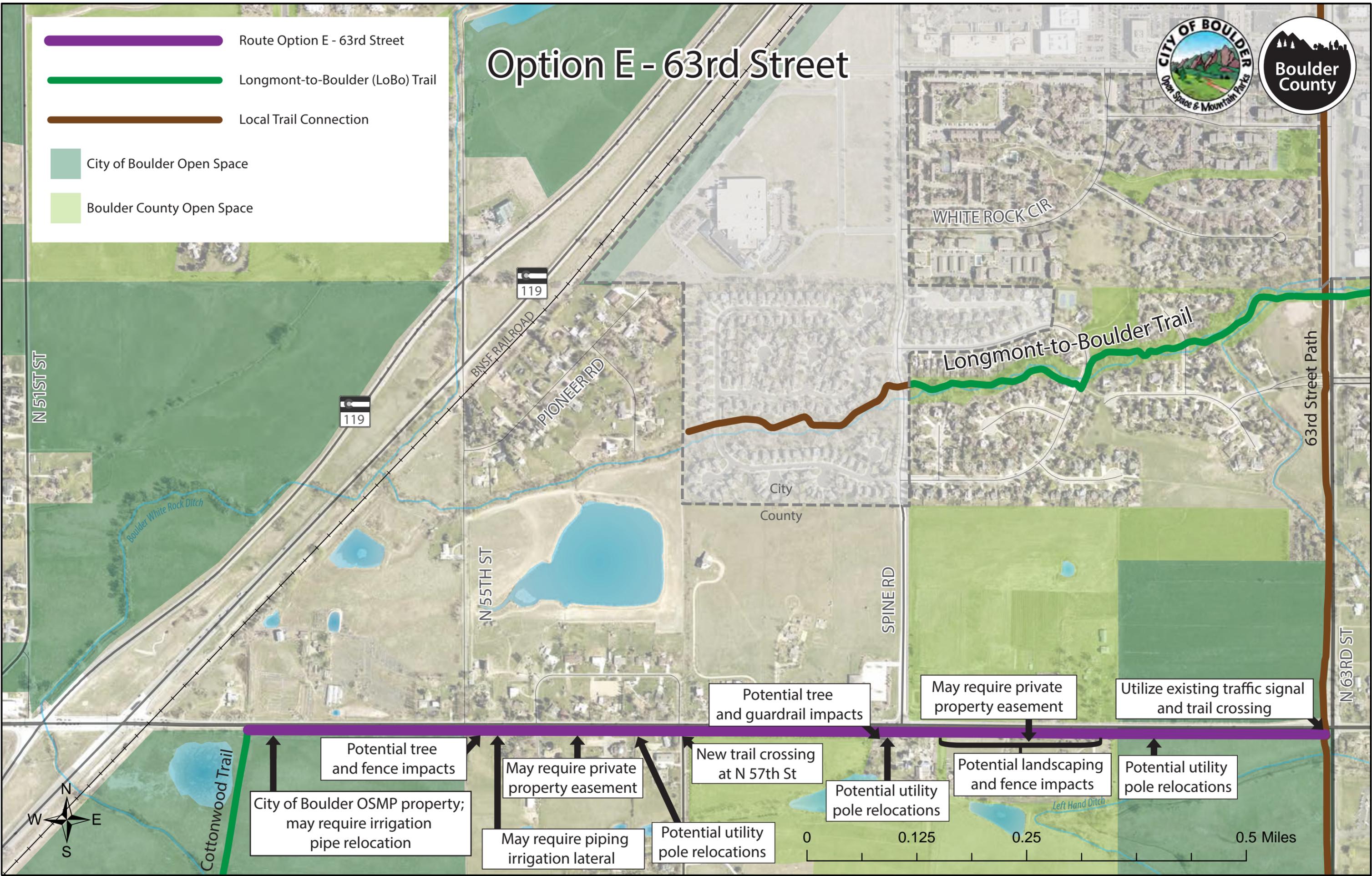
Potential utility pole relocations



# Option E - 63rd Street



- Route Option E - 63rd Street
- Longmont-to-Boulder (LoBo) Trail
- Local Trail Connection
- City of Boulder Open Space
- Boulder County Open Space



- Potential tree and guardrail impacts
- May require private property easement
- Utilize existing traffic signal and trail crossing
- Potential tree and fence impacts
- City of Boulder OSMP property; may require irrigation pipe relocation
- May require piping irrigation lateral
- Potential utility pole relocations
- New trail crossing at N 57th St
- Potential utility pole relocations
- Potential landscaping and fence impacts
- Potential utility pole relocations





# Parks & Open Space

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## PARKS & OPEN SPACE ADVISORY COMMITTEE

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>TIME/DATE:</b>	Thursday, April 26, 6:30 p.m.
<b>LOCATION:</b>	Commissioners Hearing Room, 3 <sup>rd</sup> floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
<b>AGENDA ITEM:</b>	Update on POS Trail Planning: Rocky Mountain Greenway, Eldorado Canyon – Walker Ranch Trail Feasibility Study, Anne U. White Trail, and Tolland Ranch Trail (aka Toll Trail)
<b>PRESENTERS:</b>	Jeff Moline, Resource Planning Manager Justin Atherton-Wood, Resource Planner II
<b>ACTION REQUESTED:</b>	Information Only

### Introduction

While many Boulder County Parks and Open Space (BCPOS) staff members, including those from Resource Planning, are still heavily involved in flood recovery, several trail projects have schedules and funding deadlines that necessitate planning efforts this year and beyond. The remainder of this memo, and the staff presentations on April 26, will update POSAC on these four trail planning projects.

### Rocky Mountain Greenway

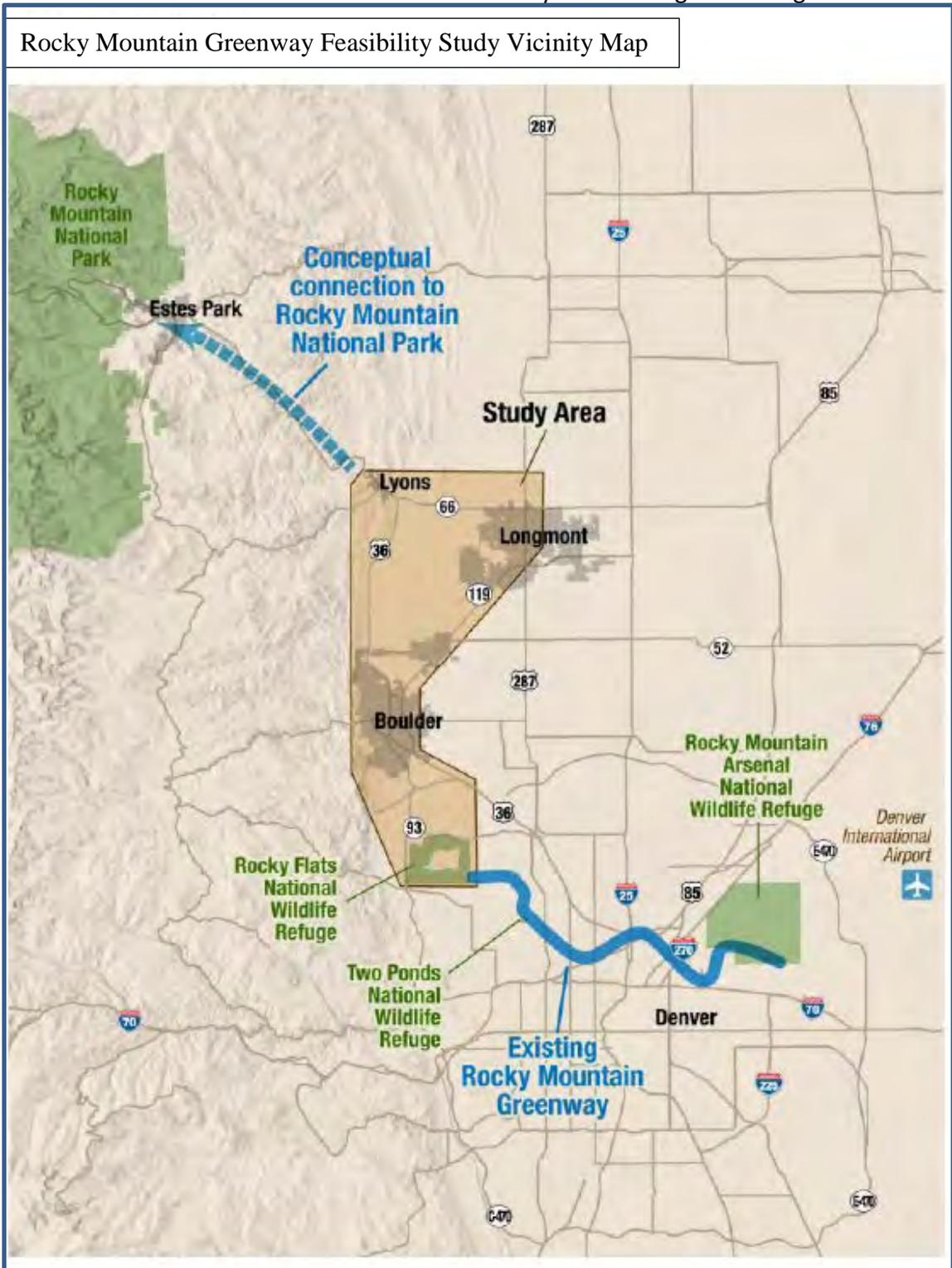
#### BACKGROUND

Since 2012 Boulder County, the City of Boulder, and other Denver metro municipal partners have been working with state and federal partners on the completion of the Rocky Mountain Greenway Trail to connect federal and local lands along the northern Front Range by utilizing, completing, and linking local trail systems. The existing greenway is already designated and constructed from the Rocky Mountain Arsenal to Two Ponds National Wildlife Refuge. In addition, it extends further through open space in Broomfield and Westminster to a point just east of Indiana Avenue near Rocky Flats National Wildlife Refuge. Ultimately, the greenway is intended to reach Rocky Mountain National Park.

Three years ago the Rocky Mountain Greenway Steering Committee

(<https://rockymtngreenway.org/#/home>) engaged a consultant to complete a feasibility study (<https://rockymtngreenway.org/#/feasibilityStudy>) for identifying a route for the trail

corridor from Rocky Flats to Lyons. This study identified several potential trail alternatives from the current terminus on the east side of Rocky Flats through the refuge north into



Boulder County through the City of Boulder and north to Lyons. While the feasibility study was completed in 2016, there was not adequate funding to initiate a public review of the routes identified by the study. However, Boulder County recently secured \$400,000 from

the State of Colorado for planning a portion of the trail route in Boulder County. Boulder County staff is joining with City of Boulder Open Space and Mountain Parks (OSMP) to utilize this funding to identify and formalize an alignment for the greenway from the south county line at State Highway 128 north through Boulder. A public engagement process will be a key component to finalizing the location, design, and implementation necessary to complete this segment of the trail. This process will include the following steps:

- Affirming the feasibility study results and getting staff input on preferred alignment(s).
- Gathering public and municipal partner input on potential alignments.
- Receiving feedback from boards and commissions on the alignment options.
- Identifying gaps in the trail for alignment options.
- Determining the potential costs for addressing those gaps.
- Agreeing on a final alignment.
- Completing necessary changes to existing open space management/master plans.
- Designating the alignment with trail signs, maps, etc. with direction from the RMG Steering Committee.

Trail development on Rocky Flats National Wildlife Refuge is proceeding per the U.S. Fish and Wildlife Service plan at <https://www.fws.gov/nwrs/threecolumn.aspx?id=2147589079>. In order to connect the greenway and local trail networks north and east of the refuge with the trails and greenway on the refuge, the steering committee applied for Federal Land Access Program (FLAP) funds to plan and implement the construction of two entrees into the wildlife refuge. POSAC and the Board of County Commissioners (BOCC) approved in 2016 the county's participation in this grant which is being coordinated by Jefferson County Open Space. The BOCC conditioned the county's participation in this project on the completion of a Sampling and Analysis Plan (SAP). The contract for that work has been awarded and county staff, along with other partner representatives, will be reviewing the plan later 2018. The SAP will insure that soil test results will be definitive for the two access points—an overpass of Indiana Avenue and an underpass of State Highway 128. The underpass will connect the refuge with an informal trailhead area in road right of way at the intersection of the Boulder's High Plains Trail and the County's Coalton Trail.



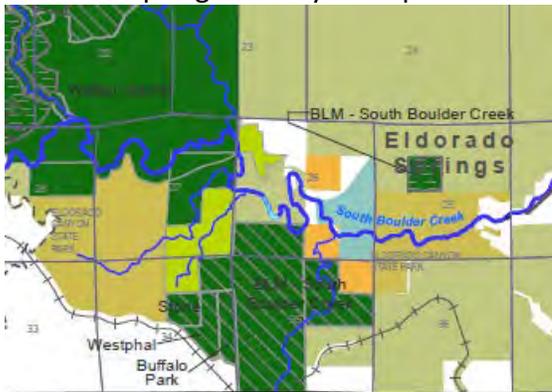
### **Eldorado Canyon Walker Ranch Feasibility Study**

This feasibility study had its roots in the 2013 Walker Ranch Management Plan update which recommended that BCPOS conduct and evaluate a comparison study of multi-

purpose trail alternatives to connect Walker Ranch and Eldorado Canyon State Park. In 2014, the county entered a memorandum of understanding with the two other public land agencies involved with the project—City of Boulder Open Space and Mountain Parks (OSMP) and Colorado Parks and Wildlife—to formalize the partnership on the project and to hire consultants to conduct the feasibility study. Since then, the project has been delayed a number of times. However, at the end of last year the contract, funded in equal parts by OSMP and BCPOS, was extended until the end of 2018.

The consultant has already completed field visits and will be reviewing the impacts, constructability, and costs of those alignments with staff from the three agencies. Once the partner agencies have assessed this portion of the study, the team will initiate a process to engage the public on this project and collect feedback on public preference and concerns. After incorporating public input and updating the study documents as necessary, the report will be presented to the agency boards (e.g. POSAC and the City’s Open Space Board of Trustees). Additionally, since the study timeline was extended in part due to concerns previously raised by the state park, the consultants will work with CPW staff to document and address those issues. The final study will include recommendations on the feasibility of a multi-purpose trail connecting the two parks.

Eldorado Springs Vicinity excerpt from County Open Space Map



### **Tolland Ranch Trail**

In January 2015, Boulder County Parks and Open Space acquired a public trail easement across Tolland Ranch. At the time, Boulder County had partnered with the Colorado State Forest Service and Great Outdoors Colorado, with coordination by The Conservation Fund, to acquire a larger conservation easement of approximately 3,334 acres of the property from the Toll family. The majority of the property is located immediately south of Boulder County in Gilpin County and includes a segment of South Boulder Creek between the East Portal and the Peak to Peak Highway.

The trail is planned to be about 6 miles in length and provide a connection between two public trails on US Forest Service lands (USFS). The West Magnolia trail system ([https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/fseprd516176.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd516176.pdf)) is located east of Tolland Ranch and the Jenny Creek Trail is located west of Tolland Ranch. This connectivity will link trail users traveling from West Mag to the Continental Divide and into Winter Park.

Eldora Mountain Resort (Eldora) is located north of Tolland Ranch. The resort leases land from the Toll family that is part of the larger conservation easement where many of their Nordic trails are located. At the time of the acquisition, the centerline of a 200 meter-wide (650 foot-wide) planning corridor was identified and recorded within which our planning team has been working for the past three field seasons to work through a variety of issues and build support for the final location. The easement also conveyed many other rights and restrictions.

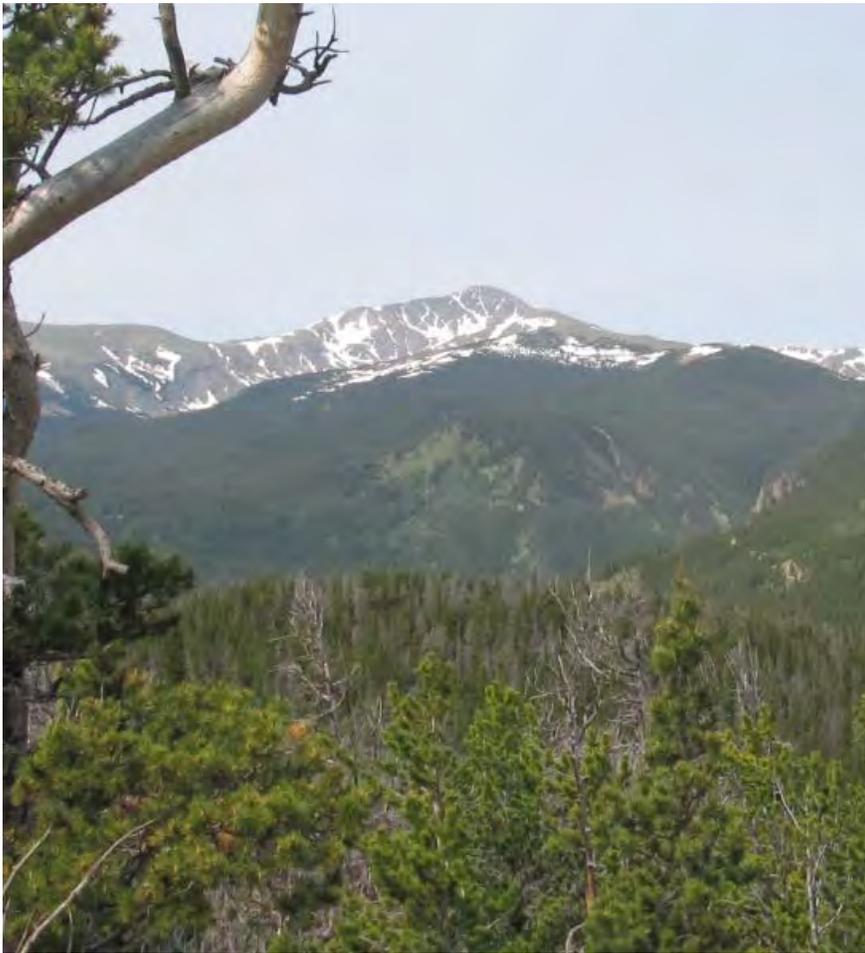
The eastern section of the trail is planned to begin at the western end of the Schoolbus Trail ("Social 23" on USFS map), which is part of the West Mag system. Consistent with the easement, a gate or other control feature will be located here to close the trail to use in the winter when Eldora is open. Proceeding west, the trail will climb the northeastern aspect of Buckeye Mountain to a ridge.

The middle section of the trail is located below and along a ridge between Buckeye Mountain and the Blackhills Mine. It affords magnificent views to Tolland itself, Mammoth Gulch, James Peak and other prominent features along the Divide. Several historic structures are encountered along the route associated with the area's mining heritage. A cultural resource survey is occurring this year to document these resources and provide considerations for management.

From a prominent viewpoint, the western section of the trail descends toward the Blackhills Mine and then northwest into Deadman's Gulch, located in Eldora's Nordic area. From Deadman's Gulch, the trail will join up with the Jenny Creek Trail. The exact location of the alignment is still being worked through with Eldora and USFS since Eldora's planned Alpine expansion will affect this area.

Because of its location and elevation, the field season is short. However, significant progress has been made since the acquisition closed three years ago. We expect to have construction documents completed toward the end of this year so we can pursue grant funding. The project will also receive funding from the Mike O'Brien fund. Construction is planned to begin as early as 2019. It is expected that construction will take multiple seasons to complete given the short field season and backcountry location.

While the lion's share of the trail is largely resolved and will serve as a functional connection between West Mag and Jenny Creek, Parks and Open Space will continue to be engaged in trail planning in the area. Effort is still required to resolve the Jenny Creek access with Eldora and USFS. In addition, there is an additional potential connection with the West Mag system envisioned in the USFS trail plan that requires additional multi-agency planning in order to be realized. We will continue to keep POSAC updated as this project gets closer to construction.



View to the Continental Divide.



Meadows and forest at east end of trail near West Mag trail system.



Marker in Deadman's Gulch.

## **Anne U White Trail**

The Anne U. White Trail was significantly damaged by the September 2103 flood. It is the only trail facility affected by the disaster that has remains closed. Parks & Open Space plans to reopen the trail in late fall 2018 after the Transportation Department's year-long Wagonwheel Gap Road repair project is complete and our staff can repair the parking that was in place prior to the flood.

There have been a few changes in this area since the flood. Coupled with the road repair, the Transportation Department completed stream restoration along Pinto Drive, the short road that led from Wagonwheel Gap Road to the parking area. Boulder County acquired two properties on Pinto Drive along the creek through the flood buy-out program. The homes were demolished and removed last year.

In addition, the neighbor to the west of the parking area has expressed an interest in conveying a portion of his property to Parks and Open Space to use for a potential enlargement of the parking area. Historically, the trail crossed his property already. As the popularity of the trail has grown over the years, so have the impacts from overflow parking on Wagonwheel Gap Road on busier weekends when the 5-car parking area is insufficient. Since this area of the neighbor's property was subject to significant scour during the 2013 flood, staff is in the process of procuring engineering services for a feasibility study to evaluate flood hazard and recommend potential flood mitigation and slope stabilization methods in order to define potential costs and identify the spatial limits for potential expansion. With this information, staff intends to work more with the neighbor and to initiate a public planning process that will result in the approval of a parking area concept that can be designed and permitted. Staff will seek input from POSAC at the appropriate milestones in the planning process. In the meantime, since the trail repair has already been completed, the trail will be opened to the public as soon as the road construction is complete and safe access to parking and the trail can be provided.



One of the many new stream crossings during construction.



Buy-out property adjacent to parking area following demolition.