



Parks & Open Space

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

MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE July 26, 2018

The meeting was called to order at 6:30 p.m. by Jenn Archuleta at the Goodhue House at the Carolyn Holmberg Preserve at Rock Creek Farm, 2005 S. 112th Street, Broomfield, CO 80020.

POSAC Members in Attendance

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

Excused: John Nibarger

Staff in Attendance

Sandy Duff, Mel Stonebraker, Jeff Moline, Al Hardy, Janis Whisman, Blake Cooper, Renata Frye, Mac Kobza, Tim Shafer, Amy Schwartz, Therese Glowacki, and Eric Lane

Approval of the June 28, 2018 Meeting Minutes

Action Taken: Jim Krug moved to accept the June minutes. Scott Miller seconded the motion. ***Motion carried unanimously.***

Public Participation - Items not on the Agenda

- Doug Grinbergs, 530 W. Sycamore Circle, Louisville.
 - Suggested that iNaturalist could be used for plants and weeds.
 - Supportive of the development of the Boulder Area Trail Mobile App
 - Has experience using Mapillary, a photo mapping app, which might be used to improve monitoring and user trail experience
 - Appreciative of the sunscreen dispenser at Coal Creek TH, great to remind people about melanoma
 - Suggestion: replacing the locks at trailhead bathrooms with the kind that show red when in use (locked) and green when vacant (unlocked)

Hicks 2 Property Acquisition

Boulder County proposes acquiring approximately 29 acres of land, immediately south and west of property under contract which is to become the Hicks-Stitzel Open Space property.

Staff Presenter: Sandy Duff – Sr. Land Officer

Action Requested: Recommendation to BOCC

Public Comments

None

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

Zapf Property Acquisition

Staff is proposing that the county acquire the Zapf property, which is 40 acres located on the south side of Hygiene Road adjacent to our Gage open space.

Staff Presenter: Mel Stonebraker – Land Officer

Action Requested: Recommendation to BOCC

Public Comments

- Rich Andrews, Jay Rd., Boulder. He spoke against selling the Zapf property's house, saying instead the county should rent it to an organic farmer who is a county open space tenant.

Action Taken:

Motion: Scott Miller moved to approve staff recommendation for the purchase, with a request that Parks & Open Space consider the possibility of not selling the house and demolishing it to help in the creek restoration. Jim Krug seconded the motion. ***After discussion, motion was approved.***

Director's Update

- Preble's Meadow Jumping Mouse trapping is currently underway, the 5th year of our post-flood monitoring and the 3rd year of a trap/recapture study to get population health data. So far this year we have found Preble's on Walker Ranch's Meyers Gulch, and very healthy populations along the St. Vrain.
- Forestry staff will be implementing a 43 acre forest health project at Reynolds Ranch this fall. We will have a stakeholders meeting August 31 to present the project and answer questions.
- With several major flood projects complete, staff is starting to monitor the success of vegetation plantings. This is the beginning of our 3 year Operations, Inspection and Monitoring required by our NRCS funding.

- Reminder: The Colorado Open Space Alliance conference is in Grand Junction Sept. 10-12. We encourage POSAC members to attend and Boulder County will cover your registration and lodging expenses. Renata will send you registration information when it opens next week.
- Boulder County Commissioners are scheduled to hold a public hearing to consider the staff recommendation regarding e-bikes on Wednesday, Aug. 22. Note: this is a change from the original hearing date of July 24.

Adjournment

The meeting adjourned at 7:22 p.m.

POSAC members attended a prairie dog site visit immediately following the meeting.

Due to technical difficulties, there is no audio recording from this meeting.



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Please note the change of venue for this month's meeting

PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

DATE: Thursday, July 26, 2018
TIME: 6:30 pm
PLACE: Goodhue House - Carolyn Holmberg Preserve at Rock Creek Farm
2005 S. 112th Street (Highway 287) Broomfield, CO 80020

AGENDA

Suggested Timetable

- 6:30 1. **Approval of the June 28, 2018 Meeting Minutes**
- 6:35 2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Hicks 2 Property Acquisition**
Boulder County proposes acquiring approximately 29 acres of land, immediately south and west of property under contract which is to become the Hicks-Stitzel Open Space property.
Staff Presenter: Sandy Duff - Sr. Land Officer
Action Requested: Recommendation to BOCC
- 6:50 4. **Zapf Property Acquisition**
Staff is proposing that the county acquire the Zapf property, which is 40 acres located on the south side of Hygiene Road adjacent to our Gage open space.
Staff Presenter: Mel Stonebraker – Land Officer
Action Requested: Recommendation to BOCC
- 7:10 5. **Director's Update**
- 7:15 6. **Adjourn**
- 7:20 7. **POSAC Site Visit**

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

www.BoulderCountyOpenSpace.org/POSAC



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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

| | |
|--------------------------|--|
| TO: | Parks & Open Space Advisory Committee |
| TIME/DATE: | Thursday, July 26, 2018 6:30 p.m. |
| LOCATION: | Goodhue House Carolyn Holmberg Preserve at Rock Creek Farm 2005 S. 112th Street (Highway 287) Broomfield, CO 80020 |
| AGENDA ITEM: | Hicks 2 Acquisition |
| PRESENTER: | Sandy Duff, Senior Land Officer |
| ACTION REQUESTED: | Recommendation to the BOCC |

Summary

Boulder County proposes to invest \$469,800 to acquire fee title to approximately 29 acres of dryland agricultural lands in the vicinity of North 75th Street, Longmont, CO. The property is located west of 13407 N. 75th Street, on the west side of 75th Street and north of Highway 66.

Background

The property lies south and east of the Ron Stewart Preserve at Rabbit Mountain (Rabbit Mountain) and immediately south and west of property under contract which is to become the Hicks-Stitzel Open Space property. It is also east of the Peppers NUPUD conservation easement. It is owned by William Sherman Hicks and the William S. Hicks Trust. The property is vacant and is currently part of a 35-acre parcel. If approved, the Parks & Open Space Department will accomplish a division of land to separate six acres south of the Supply Ditch where it will be merged with an adjacent existing 35-acre parcel owned by the same owners. One development right will be removed. The property has been used for agriculture, and so it will be closed for agricultural purposes. If the future update to the Rabbit Mountain Management Plan identifies the property as being appropriate for public use, it may be opened to public use at a later date.

Deal Terms

The purchase price for the property is \$489,600, for the land, mineral rights, and one building right. The county will process a division of land to carve off the six acres which will be retained by the Seller and merged with his adjacent 35-acre parcel. The property is eligible as a sending site in the Longmont TDR Area. Two transferable development rights may be created at closing and the county will own the TDRs.

Acquisition Summary

| Acres | Water Rights | # Building Rights County Will Acquire | Price per Acre | Water Right Value | Total Purchase Price |
|-------|--------------|---------------------------------------|----------------|-------------------|----------------------|
| 29 | No | 1 | \$16,200 | \$489,600 | \$489,600 |

Boulder County Comprehensive Plan Designations

Since the maps in the Boulder County Comprehensive Plan (Comp Plan) are intended to be illustrative rather than specific, these designations are indicators of importance but not confirmation that these features exist on the property. The Comp Plan maps indicate the property contains these features: Rabbit Mountain Environmental Conservation Area, Significant Agricultural Lands of Statewide and Local Importance, and Zone 3 Suitable Contiguous Habitat for Preble’s Meadow Jumping Mouse.

Public Process

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

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

Staff supports this acquisition of approximately 29 acres. Staff views this acquisition as a priority, since it will expand the Rabbit Mountain complex, further protect the nearby B1 Outstanding biodiversity site, and provide additional land for wildlife as an important open space buffer in the area.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition of the Hicks 2 property and a division of land as further described by staff at the POSAC meeting.

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

Hicks 2 - Approximately 29 Acres



2018

0 50 100 Feet
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The map was prepared by the City of Dallas and is not to be used for any other purpose without the express written consent of the City of Dallas.
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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

| | |
|--------------------------|---|
| TO: | Parks & Open Space Advisory Committee |
| TIME/DATE: | Thursday, July 26, 6:30 p.m. |
| LOCATION: | Goodhue House – Rock Creek Farm 2005 S. 112 th Street Broomfield, CO. |
| AGENDA ITEM: | Zapf Property-proposal to acquire |
| PRESENTER: | Mel Stonebraker, Sr. Land Officer |
| ACTION REQUESTED: | Recommendation to the BOCC |

Summary

It is proposed that the county acquire the Zapf property. The property is approximately 40 acres and is adjacent to the Gage open space on the west side and the Sadar open space on the north. The street address is 6412 Hygiene Road. The property includes a 2,500 square foot residence, water and mineral rights. The proposed purchase price is \$1,400,000. Closing would be set for mid-September, 2018. It is further proposed that the BOCC approve a division of land to creation of a small lot around the existing residence which would be sold at a future date. Estimated value of the house on 2 to 3 acres would be approximately \$350,000.

Background

The Zapf farm was homesteaded by George Washington Webster in the 1860's. It is believed that he was one of the people most responsible for bring apple trees to the Longmont area. To this day there is a small orchard on the Zapf in which grow a variety of different apple types (Duchess, Westerly and Snow among others). At one time there was a stage coach stop located at the southwest corner of the property. The Zapf family acquired the property in 1944 and have lived there continuously ever since.

Deal Terms

It is proposed that the county pay \$1,400,000 for the 40 acres including the residence, mineral rights and a one-third interest in the True and Webster Ditch, 26.7 shares of the South Branch Company and a contract right under the James Ditch. There is no oil and gas lease on the property.

As part of the sale it is proposed that the county create a 2 to 3 acre lot around the existing residence which would be sold at a future date. It is estimate that the house on 2 acres would sell for \$350,000.

Acquisition Summary

| Acres | Water Rights | # Building Rights County Will Acquire | Land Price (before sale of residence) | Water Rights Value | Total Purchase Price |
|-------|---|---------------------------------------|---------------------------------------|--------------------|----------------------|
| 40 | 1/3 share in the True and Webster Ditch and a contract right in the James Ditch | 1 | \$1,150,000 | \$250,000 | \$1,400,000 |

Mineral Rights will be acquired by the county.

Boulder County Comprehensive Plan Designations

Since the maps in the Boulder County Comprehensive Plan (Comp Plan) are intended to be illustrative rather than specific, these designations are indicators of importance but not confirmation that these features exist on the property. The Com Plan maps indicate the property contains these features: Habitat Conservation Area for the Preble's Meadow Jumping Mouse (Zone 1), Wetlands and Riparian Area, and Agricultural Land of Statewide Importance.

Public Process

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

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

The Zapf property meets a number of the county's Open Space acquisition priorities. It is located adjacent to existing open space and its acquisition would fill in a missing piece of open space that covers some 450 acres starting with the Gage property on the west and running through the Sadar property and northwest to the Ramey and Braly properties. The Zapf property is agricultural land of national importance and the acquisition would include significant water rights. Finally and in this case perhaps most importantly the South Branch of the St.Vrain runs through Zapf the property which would provide the opportunity to protect and restore habitat that is vital to the survival of the Preble's Jumping Mouse as well as other species. What follows is a list of just some of the reasons that our Natural Resources staff is so excited about the possibility that the Zapf property may be preserved as open space:

Wildlife Info

1. South Branch has high diversity and conservation value for many species. Maybe more than the St. Vrain main stem.
2. South Branch is home to a number of SSC's (Species of Special Concern) and state listed species.
3. Martin Marietta mining activity on Western Mobile may displace local populations and connectivity to refuge habitat is vital.
4. Restoration of the South Branch through the Zapf property would provide important habitat connectivity and reduce fragmentation. (Consistent with goal of federal recovery plan and our Species Conservation Recovery Plan.
5. POS has already restored over grazed riparian habitat along the South Branch on Gage. Preble's Meadow Jumping Mouse (PMJM) now thrive there. Restoration success. Let's have another.
6. United States Fish and Wildlife Service has identified this property as important for ameliorating PMJM habitat fragmentation in St. Vrain corridor. USFWS recognizes the importance of St. Vrain PMJM populations in the context of regional PMJM conservation.

The POS staff in general and the Natural Resource group in particular strongly recommend the acquisition of the Zapf property.

POSAC Action Requested

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





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NOTICE OF POSAC SITE VISIT

The Boulder County Parks and Open Space Advisory Committee (POSAC) will attend a site visit immediately following the July POSAC meeting on Thursday, July 26. POSAC members and staff will leave from the parking lot of the Goodhue House - Carolyn Holmberg Preserve at Rock Creek Farm, 2005 S. 112th Street (Highway 287) Broomfield, CO 80020, at approximately 7:15 p.m. The site visit will take about one hour.

Boulder County Parks & Open Space is considering a policy change to our Prairie Dog Management Plan that would change the moratorium we currently have on prairie dog treatment from March 1 through May 31. POSAC will visit an agricultural property that has No-Prairie Dog areas, Multiple Objective Areas and a burrowing owl preserve to talk about what this policy would look like on the ground. POSAC also may tour the Birds of Prey raptor center located on Carolyn Holmberg Preserve.

Members of the public wishing to accompany committee members on the site visit should contact Barbara Brooks at 303-678-6369 to reserve a spot in a county vehicle. Seating is limited.

This meeting will not provide an opportunity for formal public comment; instead, members of the public are invited to give input by attending the POSAC public hearing on the matter at a future date to be announced.