



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 September 27, 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: Jenn Archuleta, Cathy Comstock, Scott Miller, John Nibarger, Gordon Pedrow

Excused: Sue Anderson, Jim Krug, Heather Williams

Staff in Attendance

Renata Frye, Tina Burghardt, Jeff Moline, Therese Glowacki, Sheryl Kippen, Sandy Duff, Janis Whisman, Conrad Lattes, and Eric Lane

Guests

Renee Gangwish

Approval of the August 23, 2018 Meeting Minutes

Action Taken: Jenn Archuleta moved to accept the August 23 minutes. Scott Miller seconded the motion. Motion carried unanimously.

Public Participation - Items not on the Agenda

None

Dougherty-Litzenberger-Lot C Acquisition

The county is proposing to purchase 3.1 acres in fee that is one of the house lots that the Dougherty-Litzenberger family retained in the original open space acquisition and no longer desires to keep.

Staff Presenter: Tina Burghardt, Land Officer

Public Comments: None

Action Taken: Scott Miller moved to accept staff recommendation for the proposal as presented, and Jenn Archuleta seconded the motion. After discussion, motion carried 3-2. [For: Scott Miller, Jenn Archuleta, Cathy Comstock. Against: John Nibarger, Gordon Pedrow]

Girl Scout Gold Award Project

Presenter: Renee Gangwish

Public Comments:

- Rob Madachy, 2637 Betts Cir., Erie. He commended Renee on her project and presentation.

Action Taken: Information Only

Director's Update

- Colorado Open Space Alliance annual conference was held in Grand Junction a couple of weeks ago. Gordon was able to participate.
- Elk management has begun at Ron Stewart Preserve. It started last week, September 17. To date, 5 hunters have been successful.
- Earlier this week, the BOCC honored Josie Heath by renaming the Walker Ranch Connector to the Josie Heath Trail. It was a very nice event put on by the BOCC and supported by staff from the Recreation and Facilities Division.
- Walker Ranch Fall Historic Days are this Sunday, September 30, 10-3. It is a great way to revisit life on a working ranch 100 years ago with costumed interpreters and even an old time baseball game.
- Invite POSAC members to join the POS-University day at Walker Ranch next Wed. We would need to know by Friday. It's a lengthy field trip to Walker Ranch to learn about the prehistory, history, and modern day natural history. After lunch, volunteers will provide special programming for our staff to learn about 1880's life on the Walker Ranch Homestead. You will then have the option to head back to the office early or accompany the trails staff on a guided hike down to "the Wall" on our new section of trail (this is a moderate 2.5-3 mile hike, with an uphill climb at the end). Non-hikers will arrive back to POS by 2:45 p.m., hikers by 4:15 p.m.
- Next week, our new Boulder County Extension Director will be starting. Her name is Laura Larson and I think everyone is excited to have her join Extension and the Department.
- Second BOCC E-bike hearing scheduled for Nov. 8, 3 p.m.
- Last week on these three Real Estate deals: Loukonen-Dairy Farm-Lot I, Hicks 2, and Zapf. Today we closed on Hicks-Stitzel. And we have four deals lined up to close between now and the end of October: CE on Tice, Brand 2, Dougherty-Litzenberger-Lot C, Mud Lake-Wild Bear Exchange (or after Wild Bear satisfies all of the Town of Nederland's annexation conditions).

Adjournment

The meeting adjourned at 7:21 p.m.

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



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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

DATE: Thursday, September 27, 2018
TIME: 6:30 pm
PLACE: Commissioners' Hearing Room, Third Floor, Boulder County Courthouse,
1325 Pearl Street, Boulder, CO

AGENDA

Suggested Timetable

- 6:30 1. **Approval of the August 23, 2018 Meeting Minutes**
- 6:35 2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Dougherty-Litzenberger-Lot C Acquisition**
The county is proposing to purchase 3.1 acres in fee that is one of the house lots that the Dougherty-Litzenberger family retained in the original open space acquisition and no longer desires to keep.
Staff Presenter: Tina Burghardt, Land Officer
Action Requested: Recommendation to BOCC
- 6:50 4. **Girl Scout Gold Award Project**
Presenter: Renee Gangwish
Action Requested: Information Only
- 7:05 5. **Director's Update**
- 7:10 6. **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

TO:	Parks & Open Space Advisory Committee
TIME/DATE:	Thursday, September 27, 2018, 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Dougherty-Litzenberger-Lot C Acquisition
PRESENTER:	Tina Burghardt, Land Officer
ACTION REQUESTED:	Recommendation to the BOCC

Summary

Boulder County proposes to invest \$345,000 to acquire fee title to an approximately 3.1-acre lot that sits within the Dougherty-Litzenberger Open Space property. The address of the lot is 8200 N. 107th Street, and it is located west of 107th Street (US 287) and north of Oxford Road (please see attached map).

Background

Boulder County acquired the 142-acre Dougherty-Litzenberger property in May of 1997. As part of that acquisition, three lots (Lots A, B and C) were retained by the sellers and conservation easements over each of the lots were granted to the county. These conservation easements restricted each lot to a 4,000 square foot residence and 1,500 square feet in accessory dwellings. The current owner of Lot C has decided to sell it.

Lot C, the lot in question, has no structures on it and the surrounding Dougherty-Litzenberger open space property is currently used for agriculture and is closed to the public. Because Lot C sits within an agricultural field on the larger Dougherty-Litzenberger open space property, its location creates a challenge for the Parks & Open Space's Agricultural Resources Division, since they must operate around the lot instead of folding it into the existing operations. If acquired, Lot C will be used for agricultural purposes and will make the existing agricultural operations and more efficient and productive.

Deal Terms

The purchase price for the property is \$345,000 for fee title to 3.1 acres, including any and all mineral rights.

Acquisition Summary

Acres	Water Rights	# Building Rights County Will Acquire	Price per Bldg. Right	Water Right Value	Total Purchase Price
3.1	None	One (1)	\$345,000	N/A	\$345,000

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: East County Environmental Conservation Area, Significant Agricultural Lands of National Importance, and View Protection Corridor designation.

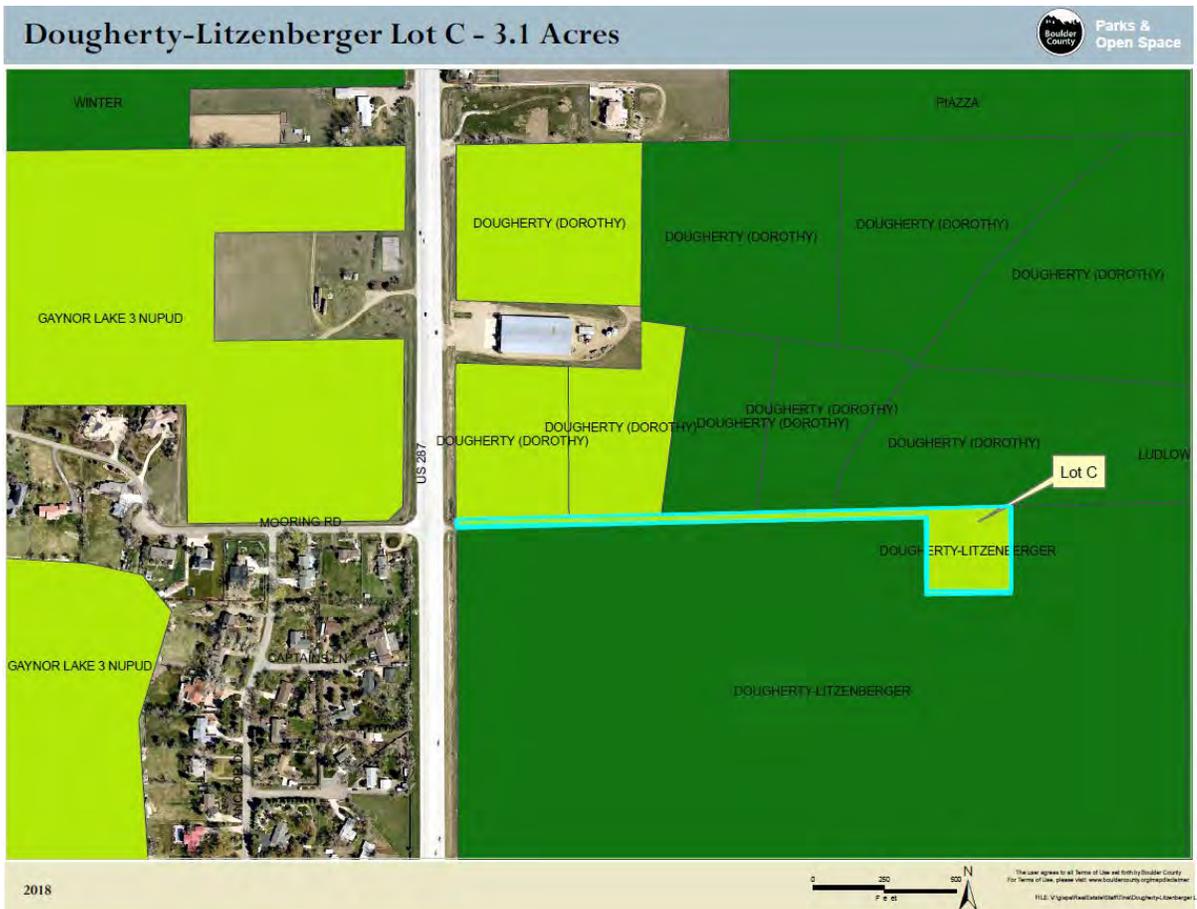
Staff Discussion and Recommendation

Staff supports the acquisition of the approximately 3.1-acre Dougherty-Litzenberger Lot C. The acquisition of this lot supplements the existing agricultural operations on the Dougherty-Litzenberger open space property. Acquiring the lot will prevent it from being developed, which will allow agricultural operations on the surrounding property to continue unimpeded.

POSAC Action Requested

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

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



MEMORANDUM

TO: POSAC Members
FROM: Jeff Moline, Resource Planning Manager
Summer Laws, Policy Analyst
DATE: 9-17-18
SUBJECT: Rocky Mountain Greenway Soil Sampling and Analysis Plan (SAP) Update

Introduction

With the recent (Sept. 15) opening of the Rocky Flats National Wildlife Refuge to recreational use, more public attention is focused on the Rocky Mountain Greenway and the proposed trail projects that will connect the refuge to Boulder County. Consequently, county staff wanted to update the Parks & Open Space Advisory Committee on the progression of the soil testing project that is underway and which future construction activity is contingent upon.

Boulder County's formal involvement with this project is reflected in the Board of County Commissioners' approval of Resolution 2016-59 and in a May 12, 2016, response document that conditionally supported Jefferson County's application to the Federal Lands Access Program (FLAP) for a multi-agency grant project that would fund the construction of a short trail and underpass of State Highway 128 to connect the refuge's trail system with that of the open space trails on City of Boulder and county lands north of the highway. POSAC recommended that the BOCC approve the project in 2016.

To address public health and safety concerns, the BOCC committed that the county's support and financial commitment to the underpass project would be predicated upon new soil test results indicating that the radionuclide contamination levels for the project site register below state and federal standards for human health safety. In addition to Jefferson County, the other partners in the project are the City of Boulder, the City and County of Broomfield and the cities of Arvada and Westminster. The elected bodies of these partner agencies each placed a similar condition on their participation in the FLAP grant application (referred to as the "FLAP Partner Group.")

Sampling and Analysis Plan Development and Public Review

Beginning in the summer of 2017, Jefferson County led the soil sampling and analysis procurement process for the project partners ultimately awarding a contract to Engineering Analytics, Inc. (EA). The partner agencies worked with EA to develop a draft soil sampling and analysis plan (SAP). The draft SAP was released and the two month public comment period began on June 24, 2018. Jefferson County provided an online form for community members to provide open-ended comments on the SAP. In addition to the online comment form, staff hosted public open houses on July 17 (Westminster) and July 24 (Boulder).

The open houses provided community members opportunities to learn more about the SAP and to provide comments on the SAP. Staff from EA and the project partners responded to questions and inquiries. Maps and displays summarizing the project were also available for

review. Computers and paper comment forms were available to collect community input at the open houses.

Approximately 45 individuals attended each of the open houses. Approximately 150 comments were submitted between June 24 and the end of the public comment period on August 24. (Some members of the public submitted comments about the Rocky Mountain Greenway prior to June 24 when the draft SAP was available on the Jefferson County Open Space project website.) The 150 comments included responses submitted online, mailed-in, and completed at the open houses. A log of all comments and responses will be available online this fall at the Jefferson County Open Space project website at <https://www.jeffco.us/3639/Rocky-Mountain-Greenway>.

About one-third of the 150 responses included comments on the draft SAP. The consultants are evaluating those and will provide an explanation for whether or not the SAP needs to be adjusted to address them. The other approximately 100 responses included community feedback either opposing or supporting the opening and recreational use of the refuge. Most supportive feedback expressed anticipation for additional recreational opportunities. Those critical of opening the refuge most often expressed the perspective that there is radioactive contamination at the refuge which presents a threat to the health and safety of visitors.

Next Steps

Once comments have been reviewed, the FLAP partner group and consultants will finalize the SAP with responses to comments and make both the comments and the revised SAP publicly available. The consultants will then conduct the field and lab work to execute the SAP and, finally, publish and present the results. The project schedule currently anticipates sampling this fall, and reporting in late fall or early winter.

Based upon the results of sampling and consistency with other elements in the resolution and response guidelines, staff will determine whether to seek a recommendation from the Board of County Commissioners to pursue the proposed trail connection project as outlined in the FLAP grant application.