

**MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY
COMMITTEE,
Special Meeting, August 10, 2006**

The meeting was called to order at 5:30 p.m. by Christine Quinlan in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

POSAC Members in Attendance

Present: David Batts, Lisa Dilling, Barbara Hawke, Chris Meyer, Melanie Muckle, Eric Vogelsberg, Christine Quinlan and Dave Robertson

Excused: Sean McCoy, Mary McQuiston, and Janice Moore

Staff in Attendance

Ron Stewart, Jan Burns and Melissa Arnold

Property Transactions:

* Action Requested- Recommendation to BOCC

A. Olson

Staff Presenter: Ron Stewart

See staff memo for detail. 119-acre parcel located adjacent to Heil Valley Ranch & Town of Lyons, and division of land for 5 parcels. Staff requested recommendation of this purchase to BOCC.

Discussion/Questions by POSAC Members

Answering questions, *Ron Stewart* said Mr. Olson has one year to remove items from the concrete warehouse and the County would address plans for dealing with this structure in a management plan amendment. He answered that a proportionate share of water rights received by the County would be transferred to the two 5-acre lots, the lot with a house, and the Town of Lyons' 9-acre and 10-acre parcels (Lyons has not asked for additional water rights). He also answered that the scope and scale of trailhead amenities will not be formalized with Lyons until the management plan is amended.

Public Comment

- *Dean Readmond, 1015 Old St. Vrain Road, Lyons*, supports this purchase and asked if there was any talk about putting in a bypass road from Hwy 7 around Lyons.
 - *Ron Stewart* said there was not.
- *Dawn Weller, 1615 Kiowa Road, Lyons*, spoke as the Chair of the Town of Lyons Parks and Recreation Commission, which has wanted to protect this property for years. Through dialogue, she is interested in learning about the impact that a trailhead will bring to Bohn Park, as this site currently accommodates Good Old Days as well as parking and camping events for summer concerts.
- *Ed Kean, 228 Welch Drive, Lyons*, is enthusiastic about this property becoming open space. He asked how the trailhead shifted to Bohn Park from its approved location, and commented that a trailhead could radically change the nature of the existing park. He said the trail alignment will run by backyards and questioned the quality of the

trail user experience. At the January BOCO meeting where the current trailhead area was approved for Heil Valley, it was commented that if the trailhead were to move, the process would be reopened. He hopes this is done properly and that these details can be resolved before the closing on September 8th. Finally, he asked why Bohn Park is automatically being considered for a trailhead when the County is acquiring land around Red Gulch Road and could relocate it there.

- *Mike Barrow, 802 Sherman Street, Longmont*, represents Boulder Mountain Bike Alliance. They are ecstatic about this purchase and are ready, willing and able to assist the County in making this happen.
 - *Christine Quinlan* thanked the Boulder Mountain Bike Alliance members for the 70+ emails POSAC received from their members.
- *Nicholas Angelos, 4089 Ute Highway, Lyons*, said the Board of Trustees was unanimous in their approval of the contract. He said the Chamber of Commerce supports this development because they may be able to fulfill one of their long-time goals of building a recreation and community center. He would appreciate any consideration the County would give them in this regard. He said there would be an open public process for the trailhead.
- *Eric Vogelsberg, 1345A Bear Mountain Drive, Boulder*, spoke as president of the Boulder Area Trails Coalition (BATCO). He summarized a memo they gave to POSAC. BATCO is grateful for a connection solution to Lyons and thanked staff and Nicholas Angelos for their efforts.

Responding to public comment, *Ron Stewart* said the current trail alignment in the management plan had the trail running through an old subdivision in Lyons, but topography became an obstacle. In the discussions that ensued, something in the vicinity of Bohn Park became an option. The County looks forward to working with Lyons to make this area better for both a park and a trailhead. A decision for trailhead placement will be decided in a public process. He said the management plan would be readdressed as soon as possible.

Motion

David Batts moved to accept staff recommendation. *Eric Vogelsberg* seconded the motion. ***Motion carried unanimously.***

Discussion on Motion by POSAC Members

David Batts commented that this property has been on the open space radar for years. He said concerns about the trail alignment will be addressed in an open process, but right now, it is most important to get this property in the County's hands. *Eric Vogelsberg* commented that a trail alignment that replaces the former one could reduce impacts to neighbors and improve the situation for Lyons residents and visitors.

B. Proposed Even Exchange: PSCo Gas Pipeline Easement Request over Cohig Open Space and County Request for Mayhoffer/Singletree Trail Easement over PSCo Property

Staff Presenter: Jan Burns

* Action Requested- Recommendation to BOCC

See staff memo for detail. Staff requested recommendation of this exchange to BOCC.

Discussion/Questions by POSAC Members

Ron Stewart clarified that the easement under the power lines is intended to connect to City of Boulder trails, making it possible for future trail connections in the area. Answering questions, *Jan Burns* said Public Service was not willing to sell the strip of land with the trail to the County, but the easement created by this exchange would be perpetual. She also answered that impacts from the pipeline on the agricultural land would be minimal.

Public Comment - None

Motion

Eric Vogelsberg moved to accept staff recommendation. *Chris Meyer* seconded the motion. ***Motion carried unanimously.***

Discussion on Motion by POSAC Members

Eric Vogelsberg commented that considering the pumping station location that was approved by the Commissioners, this is an opportunity to get something positive out of the situation.

Adjournment

The meeting adjourned at 6:30 p.m.