

**MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY  
COMMITTEE, NOVEMBER 15, 2007**

The meeting was called to order at 6:30 p.m. by Christian Meyer in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

**POSAC Members in Attendance**

Present: Lisa Dilling, Sean McCoy (arrived 6:35), Mary McQuiston, Christian Meyer (Chair), Janice Moore, and Jason Vogel.

Excused: David Batts, Melanie Muckle, and Christine Quinlan.

**Staff in Attendance**

Jan Burns, Jim Daus, Vivienne Jannatpour, Larissa Read, John Staight, and Kristi VanDenBosch.

**October 25, 2007 Meeting Minutes**

Lisa Dilling moved to accept the October 25, 2007 minutes. Jason Vogel seconded the motion.  
*Motion carried unanimously.*

**Public Participation for Items not on the Agenda**

None.

**Hessie Trailhead: Summer Parking Project Update**

*\*Information Only*

Staff Presenter: Larissa Read

*See Staff Memo for Detail on Presentation.*

**Discussion**

Lisa Dilling asked about sustainability concerns. Larissa responded that some members of the public don't think a new parking lot should be built, but rather Boulder County should consider other options, like parking further east. There are concerns that, by not allowing parking on Hessie Road and Fourth of July Road, the number of possible visitors is reduced because the proposed lot would only accommodate 100 cars. Another concern is that a fifteen-dollar fine for parking in a restricted area is not a deterrent. The sustainability question isn't just environmental, but about sustainable numbers of people into the forest area.

Jason Vogel asked for more information regarding the possibility that the numbers of visitors would be restricted. Larissa Read explained that the US Forest Service has indicated that the current number of visitors per vehicle (approximately 2.7 people, plus dogs) is over the 300-visitor limit already established by the Forest Service. There is a possibility of accommodating 25 additional cars along Fourth of July Road.

Jason Vogel asked whether Boulder County will try to maintain the same regulations currently established by the Forest Service, since the Forest Service will eventually take back the property.

Larissa Read responded that the intent is to find a middle ground and to still allow the same type of use in the area.

Janice Moore asked about the \$15 fine and, with no patrols, won't people simply disregard the "No Parking" signs? Larissa Read answered that the Forest Service, Boulder County Transportation Department, and POS have looked at the issue and are committed to finding a solution to the emergency access concerns caused by having too many cars parked along the roadside. The County believes the new lot would be a solution to that problem. The County Commissioners have asked the Transportation Department to look at widening the road.

Lisa Dilling asked who pays for the construction of parking lot? Larissa Read answered that cost is shared between the U.S. Forest Service, Boulder County Transportation Department and Boulder County Parks and Open Space. Lisa Dilling asked that, because the land gets traded back to the Forest Service, does the County see benefit from sharing the cost? Larissa Read: It's my understating that it is part of the valuation at the time of the trade.

Christian Meyer: Where is private property access? Larissa Read: Private property owners would have a key to the gate to gain access.

Christian Meyer: What would the cost be to Parks and Open Space for this project? Ron Stewart: POS will not be funding this project. POS will be involved in reviewing plans, etc.

Mary McQuiston: This has been referred to as a Summer Parking Lot. Would the lot not be plowed in the winter? Larissa Read: They plow the snow up to a point and it becomes a snow bank. She thinks that a winter parking lot is being considered in another location that would allow up to a dozen cars. Christian Meyer added that he believed the net effect could be an increase in use given the numbers of cars parking in the no-parking areas now. Would there be horse trailer access to the parking lot? Larissa Read: Yes, the intent is not to change the type of use.

Regarding enforcement, there is a state law that allows us to pass Park Rules. POS is able, under Park Rules, to issue tickets varying from \$50.00 to \$300.00 on County property that Parks & Open space has been given responsibility for, including County roads adjacent to open space properties, particularly trailheads. We will need to consider whether we can use this provision in this area where vehicles are interfering with or blocking emergency access. A \$100.00 or \$200.00 fine might make a difference in the number of people that park there.

#### Public Comment

None.

#### **Property Transaction: Churchill**

*\*Action Requested – Recommendation to BOCC*

Joint purchase with the Gunbarrel Public Improvement District of 30 acres in the NW corner of Jay Road & N. 63<sup>rd</sup> Street.

Staff Presenter: Jan Burns

*See Staff Memo for Detail on Presentation.*

### Questions

Mary McQuiston: Where is the site for the proposed 7,100 square feet improvements? Jan Burns: On the North end of the proposed lot. Jason Vogel asked what values this parcel brings to our portfolio? Jan Burns responded that the property is irrigated agricultural land with substantial ditches. It also has a good crop of hay. It's a prime corner that we can preserve in perpetuity.

Lisa Dilling: Is there any proposed change to the management of the James property as a result of the purchase of this property? Jan Burns: Not that I'm aware of. Lisa Dilling: The James property has agricultural use? Jan Burns: Yes, we are attempting to find a tenant to farm the James property. Active farming might improve the prairie dog situation on the James Property.

Jason Vogel asked if a 35-acre parcel allows only one house, why are we paying a significant sum for land that couldn't be developed? Christian Meyer responded that along with the conservation easement, the County would be paying half of the appraised value. Ron Stewart added that Gunbarrel residents, by voting to approve a property tax mill levy in 1993, gave themselves a sense of security that land around them won't be slated for development. This purchase provides certainty that development will not be allowed on this parcel if there is a change in the Comprehensive Plan. Janice Moore commented that she sees value in that this property is contiguous with other properties in that area. She believes it might also promote a continuity of view. If the people of Gunbarrel wish to acquire this property, it important for the County to honor that desire.

### Public Comment

Richard Schillawski, 1160 N. 119<sup>th</sup> Street, Lafayette, CO, sees a potential prairie dog problem and weed problem with this property and hopes the County takes those under consideration. What individuals make up the Gunbarrel Public Improvement District? Will a 6,000+ square foot home be allowed on the five-acre parcel given the new restrictions being considered? Otherwise, he has no particular objections to this acquisition.

Jan Burns responded the Gunbarrel Public Improvement District is governed by the County Commissioners, pursuant to state law. The citizens of Gunbarrel voted in 1993 to tax themselves for the purpose of open space. She also responded that the Churchills are aware of the proposed lot restrictions. Regarding prairie dogs, many of them come from land on the west, not from the city-owned property to the south. Jason Vogel asked if Gunbarrel property mill levy has expired? Jan Burns answered that it expired last year. Jason Vogel: was the list of priorities made by the residents of Gunbarrel or by the Commissioners? Jan Burns: In 1993 the properties were identified and labeled by the District. Jason Vogel: So any future purchases would be paid for entirely by the County? Jan Burns: Gunbarrel residents can vote to tax themselves again or the Commissioners would need to agree that future properties were worthy of open space.

Motion

Lisa Dilling moved to approve staff recommendation for the purchase and Janice Moore seconded the motion. *Motion carried unanimously.*

Discussion on Motion

Lisa Dilling believes this purchase makes sense for its viewscape and open space and its proximity to Gunbarrel. She pointed out that keeping it as agricultural land preserves its best value and discourages weeds and prairie dogs. She added that she thinks the County was getting it for a good price.

Jan Burns added that the Gunbarrel Public Improvement District has an advisory board that met Monday night and approved this purchase unanimously.

**Property Transaction: Santistevan**

*\*Action Requested – Recommendation to BOCC*

Acquisition of a 2.92-acre mining claim near Boulder Falls

Staff Presenter: Jim Daus

*See Staff Memo for Detail on Presentation.*

Questions

None.

Public Comment

None.

Motion

Sean McCoy moved to approve staff recommendation for the purchase and Jason Vogel seconded the motion. *Motion carried unanimously.*

Discussion on Motion

Sean McCoy thinks it is a good purchase and the land is priced right.

**Geographic Information System (GIS) Program at POS**

*\*Information Only*

Staff Presenters: Kristi VanDenBosch and John Staight

*See Staff Memo for Detail on Presentation.*

Questions

Janice Moore thought the technology should be made available to 911 dispatch for the urban trail locations. John Staight: Community Development or Transportation offices usually make decisions about the software used by police dispatch. Lisa Dilling: How do you get the data used? Kristi VanDenBosch: There is some national data used and local historic maps and aerial photography is used. Approximately 80% of the data comes from staff. Sean McCoy asked if Boulder County shares their data with neighboring cities. Kristi VanDenBosch: The City of Boulder is able to share data with the County, but other municipalities aren't set up yet to do that.

Jason Vogel asked if the public would ever have a chance to use this technology? Kristi VanDenBosch answered that the public can use what is available on the Assessor's website, but the technology being discussed here takes significant time, effort, and capital. The hope down the road is that we could have more tools for the public. John Staight added that to have a POS website for recreation and resources information, it would need to be decided what to put on that website and how useful it will be. The technology is good for making management decisions and monitoring, not necessarily for consumption by the general public.

### **Director's Update**

Congratulations to Sean McCoy on his election to Longmont City Council.

Boulder County voters approved the Open Space Tax Extension. The extension does not kick in until 2010, so no money would be seen until then. Parks & Open Space has some money from the previous bond issue remaining and we would not want to access the new bond money until the remaining money has been used. Once we have bonded, we only have a certain amount of time to spend the money or a penalty is assessed.

### **Approved Budget Items**

- Two Forester positions. One position will develop the prescription for forest management on our land. An additional \$100,000 was granted to hire contractors to assist us with forest thinning. A second position will assist private landowners in the mountains to do forest management on their own properties.
- Mentoring program for small parcel farmers on open space properties.
- Food & Agricultural Production Committee looking at increasing local food production and encouraging the use of more local food products.
- Agricultural Project Design Manager position to be in charge of developing individual agricultural management plans.
- Database Manager position assisting in other technological needs of POS, such as conservation easement monitoring and tracking of management plans.

### **Questions**

None.

### **Adjournment**

The meeting adjourned at 8:30 p.m.