

**MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE
ADVISORY COMMITTEE,
August 28, 2008**

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: David Batts, Sue Cass, Lisa Dilling, Eric Hozempa, Paul Jurasin, Christian Meyer, and Janice Moore.

Excused: Mary McQuiston, Jason Vogel

Staff in Attendance

Jan Burns, Jim Daus, Renata Frye, Bob Hamblen, Larissa Read, Ron Stewart, Ernst Strenge.

July 24, 2008 Meeting Minutes

Eric Hozempa moved to accept the July 24 minutes. Lisa Dilling seconded the motion. ***Motion carried unanimously.***

Public Participation for Items not on the Agenda

None

**City of Longmont's St. Vrain Greenway
Phase 7b Project**

** Action Requested- Recommendation to BOCC*

Presenters: Steve Ransweiler, City of Longmont Parks & Open Space Dept.
and Ernst Strenge, Boulder County Parks & Open Space Dept.

See Staff Memo for Detail on Presentation. Ernst Strenge clarified that there will be no trail easement, but rather they are requesting approval for a Joint Management Agreement.

Questions

Christian Meyer: What is the net impact to the agricultural use with the width of the corridor that you want? Ernst Strenge: We estimate 2.6 total acres covered by this agreement, compared to 1.4 acres in the Keyes North area in the original management agreement. Christian Meyer: What have the Gunderson's said about the proposed plan? Steve Ransweiler: Paula Fitzgerald from our office has talked with them and we sent letters to all property owners within 1500 feet of the trail, as required by the County. The two parties who have responded back live on Quail Road and are concerned about development from Longmont coming east, rather than concerns about the trail. Christian Meyer: How is the Housing Authority property used right now? Is there anything on it? Ernst Strenge: It is my understanding that the main building is vacant. David Batts: Regarding Option B, is it off the table now as far as the City is concerned? Steve Ransweiler: The City was interested in Route B but CDOW has said there is no way because of

the eagle's nest. David Batts: What is the regulatory authority for the project? Steve Ransweiler: The City has determined it needs to get the approval of CDOW and Boulder County has encouraged getting approval, whether or not there is actual authority. David Batts: How far is the eagles' nest from the alignment? Steve Ransweiler: I would guess 800-1,000 feet. Christian Meyer: Was the nest active this spring? Steve Ransweiler: Yes, it was active and this was the first year an eaglet hatched and lived. Paul Jurasin: Have you done a traffic analysis to see what the traffic is on Quick Silver? Steve Ransweiler: Yes, there were 85 cars a day on Quick Silver. If that changed in the future, we would look into the need for an underpass. Sue Cass: I took great pleasure in seeing the eagles this spring and I know from visiting with the Gunderson's that they take great delight in having the nest practically in their back yard. Lisa Dilling: Since this is no longer a request to grant an easement, what action are you requesting? Ernst Strenge: We are looking for you to make recommendation to the BOCC for approval to enter into a Joint Management Agreement with the City of Longmont, rather than a disposition of open space property.

Public Comment

None

Motion

Christian Meyer moved to accept staff recommendation for Boulder County to enter into a Joint Management Agreement with the City of Longmont for a trail over the Golden Farms, Keyes North, Quick Silver, and Campbell properties, and Sue Cass seconded the motion. ***Motion carried unanimously.***

Discussion on Motion

Christian Meyer: Quick Silver is quiet area and having the trail here will be a nice experience. Janice Moore: This is a better solution in terms of the wildlife.

Extension Services Update

** Information Only*

Staff Presenter: Bob Hamblen

See Staff Memo for Detail on Presentation.

Questions

Lisa Dilling: Why are programs that don't seem to be related to agriculture or farming, like grand parenting, aging, fitness, and consumer tips included on your list? Bob Hamblen: Cooperative Extension has a food consumer science area, once referred to as home economics. It handles many programs related to family matters, health, nutrition and aging. Many of these programs partner with the health department or various other agencies. Janice Moore: I'm a fan of the extension office. The more we can do to publicize what your office is doing, the better. It seems like Extension could be a great network in a disaster. Is Colorado putting together any kind of a program like that? Bob Hamblen: We are looking at what our role could be in that function, working with the Sheriff's Department and the Humane Society and possibly rally 4H families. Christian Meyer: What is CSU's relationship with the County? Do you get input from the Commissioners or the Ag Staff? How does guidance come in to you? Bob Hamblen: CSU

has a local advisory committee for the whole program and each one of the program areas has an advisory sub-group. Through those we collect program ideas and see where those fit within the County Commissioners' format as far as sustainability and collaboration and that type of thing, and we look at how they fit within the Parks & Open Space Division. Most collaboration right now tends to be in the natural resources and volunteer management areas. Christian Meyer: What role does the Extension Office play regarding water conservation? Bob Hamblen: We give input to the Ag division, mostly regarding center pivots. On a smaller scale, we are looking at drip irrigation for small growers. We are also trying to get a better handle on proper coverage for lawn watering.

Property Transaction: PUMA 66

Proposed joint purchase of the northern 160 acres of the PUMA 66 property with the City of Longmont
Staff Presenter: Jan Burns

**Action Requested-
Recommendation to BOCC*

See staff memo for details on transaction

Questions

Janice Moore: This is a great piece of land and it's a huge amount of money. What does this do to our overall bankroll? Jan Burns: We are expecting to sell about \$40 million in bonds soon, so this money would probably be paid out of that. Lisa Dilling: What is this land on the west side of the red area [on the map]? Jan Burns: They are privately owned agricultural properties. Lisa Dilling: Are they also annexed by Longmont? Jan Burns: No, they are part of Longmont's Planning Area. The proposed IGA would allow these parcels to the west to be purchased by the County for open space, if the owners are willing to sell. Sue Cass: Is PUMA an Acronym? Jan Burns: PUMA 66 is a partnership that was formed to purchase this property. Christian Meyer: What is meant in the memo that flood retention uses are allowed? Jan Burns: Longmont has fairly serious storm water issues and they are looking for a solution. The City would intend to make a natural-earth berm to retain the water. Christian Meyer: How would that change how the property gets used? Jan Burns: A flood control berm would be just that. The rest of the property that the County owns would remain agricultural. The City also has the option of building a horse park on their parcel. Christian Meyer: What is a horse park? Would it involve installation of jumping facilities? Jan Burns: We don't know if this has seriously been looked at. Christian Meyer: If they did do it, would they have access through the retained lots? Jan Burns: We're not sure. We have told them we would like everything accessed from the south. There is an existing farm road that comes through the property. Christian Meyer: I like that the County is discussing an IGA for this property. I would be interested in an overview of IGA's that are in place, when they expire, renewals, etc. Jan Burns: That might be a good topic for the POSAC retreat. Janice Moore: Is this area subject to flooding now? If so, I would think development would be limited. Could it be categorized as a flood plain? Ron Stewart: Longmont is trying to address planning that didn't occur years ago when all of the neighborhoods to the south of Hwy 66 were developed. We're talking about what might happen in a 100-Year Flood. I don't think the topography of the land would limit development because it could be clustered on higher ground.

Public Comment

None

Motion

Eric Hozempa moved to accept staff recommendation for the purchase, subject to the approval of the Longmont City Council, and Lisa Dilling seconded the motion. ***Motion carried unanimously.***

Discussion on Motion

Eric Hozempa: This is a good compromise, giving us the ability to purchase open space lands in that area and protect the area. Christian Meyer: I support it as well. It is very expensive but I like to see cities thinking about how they want to grow and I like to see it across the county. Lisa Dilling: It's nice that it's adjacent to the other properties and it has aesthetic qualities to it.

Property Transaction: Beach (David)

Acquisition of two mining claims
on Magnolia Drive totaling 6.8 acres
Staff Presenter: Jim Daus

**Action Requested-
Recommendation to BOCC*

See staff memo for details on transaction

Questions

David Batts: Are there mineral rights associated with this property? Jim Daus: I will add that information to the memo. I am 99% certain that the mineral rights are not severed. Sue Cass: What are the USFS plans for this access? Jim Daus: I don't know. The USFS has stated that they would like to connect to the Gross Reservoir area. Janice Moore: We buy properties that we intend to trade to the USFS. Do we know what we are trading for? Jim Daus: We know roughly what properties we would trade for. We have identified several parcels that fit in much better with our properties, and the response of the USFS has been favorable. The delay has been with staffing issues at the USFS. Christian Meyer: I think the issues with delaying these trades, and the impact to the County, is something that we could discuss at the retreat. David Batts: I think we will need to be proactive in assuming some upfront costs to help the USFS get this done.

Public Comment

None

Motion

Lisa Dilling moved to accept staff recommendation for the purchase as presented, and Eric Hozempa seconded the motion. ***Motion carried unanimously.***

Discussion on Motion

Lisa Dilling: This parcel fits in with our general plan. I see this as another opportunity to preserve this area.

Property Transaction: Tamarack

Acquisition of 113 acres
In Black Tiger Gulch east of Boulder Falls
Staff Presenter: Jim Daus

**Action Requested-
Recommendation to BOCC*

See staff memo for details on transaction

Questions

Paul Jurasin: Do you have an analysis for the cost to mitigate the mine hazards? Jim Daus: No, we don't have that information yet. Lisa Dilling: Have worries about the beetle kill impacted prices in the mountains? Jim Daus: I haven't seen a drop yet. There might be an impact, but I'm not sure. Christian Meyer: You mentioned social trails, but there isn't general public access. Is the whole property closed to public access? Jim Daus: There are some ways to get to this property without crossing private property, but it's a big hike to get there. Eric Hozempa: Do any of the social trails go near the mining claims? Jim Daus: They don't appear to. If there is a concern, we can always fence them off. I will recommend that staff, or the seller, put up fencing. Sue Cass: This is private property, yet there are social trails. Is this a use that the owner has allowed in the past? Jim Daus: Yes.

Public Comment

None

Motion

Lisa Dilling moved to accept staff recommendation for the purchase as presented, and Janice Moore seconded the motion. ***Motion carried unanimously.***

Discussion on Motion

Lisa Dilling: This parcel seems to have much value, with its large acreage and all of its aspects. Even if we couldn't trade it, it might have another use as open space property.

Property Transaction: Hannum (Philip)

Acquisition of 6 acres plus an
unpatented mining claim adjacent to
Betasso/Benjamin
Staff Presenter: Jim Daus

**Action Requested-
Recommendation to BOCC*

See staff memo for details on transaction

Questions

Lisa Dilling: Is the cost more for this parcel because it's on Four Mile Creek and near a major road? Jim Daus: Yes, it has easy access, the market is well known, and it's near Boulder. David Batts: Could you start adding a Mineral Rights column on your tables? Jim Daus: Yes. Actually, for this unpatented mining claim is very large and I am having a hard time understanding the extent of it. The sellers are saying it's about four times larger than it shows on the parcel outline. I have one record from the BLM, which tracks unpatented claims, showing it's 10 times bigger. That record also shows minerals under Betasso that we didn't know we owned. Lisa Dilling: Would this parcel allow access for Benjamin & Betasso? Jim Daus: Yes, it has pretty steep terrain, it will be considered as they update the management plan. Christian Meyer: I think this would be a real benefit for this property if it could be used for that. Do you have more of a feel beyond what you said? Jim Daus: I don't. I can't really speak to that plan. Eric Hozempa: When will the testing for the water in the mine take place? Jim Daus: Once we do our Phase I, those results will be available with a couple weeks. Sue Cass: What is the difference between a patented and an unpatented mining claim? Jim Daus: An unpatented claim gives one person the right to mine in an area, but that person doesn't own the surface of that land.

Public Comment

None

Motion

Lisa Dilling moved to accept staff recommendation for the purchase as presented, and Sue Cass seconded the motion. ***Motion carried unanimously.***

Discussion on Motion

Lisa Dilling: This parcel is valuable for not just the scenic beauty, but because it is adjacent to other open space lands. Christian Meyer: If a memo states it might have a potential linkage use, it would help to get more information from the trails staff, because I think it makes a difference. Lisa Dilling: If we do end up having public access, maybe something else could be done, in addition to a fence, to make it safe. Jim Daus: A sturdy fence should be enough. If someone wants to go over a fence, it really reduces our liability.

Property Transaction: Empire #3

Acquisition of a 4-acre mining claim
south of Ward
Staff Presenter: Jim Daus

**Action Requested-
Recommendation to BOCC*

See staff memo for details on transaction

Questions

Lisa Dilling: When you say it has legal access but not physical access, that's because there is no way to build a driveway? Jim Daus: I wouldn't say there is no way, but it would be very difficult.

Public Comment

None

Motion

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

Director's Update

- The Open Space bonds go on sale in September and we will have the money available then to start spending.
- The POSAC retreat is September 20, from 9-3, at the Goodhue House. We will discuss some of the issues that POSAC members have suggested. If you have any additional topics to be considered, we will add them to the ballot to decide the top choices.
- The opening of the Heil Trail will be on September 22 at 4:00. Parking will be at Planet Bluegrass in Lyons and attendees will be shuttled to the trail. Oscar Blues and other Lyons area businesses will host a party for us afterward at Planet Bluegrass. That evening we will also introduce a new POS effort called the Stewardship Program, which involves businesses and organizations volunteering to help maintain open space properties and trails.
- Ron Stewart wanted to add something to Bob Hamblen's report regarding the Extension Office's Food and Agriculture Policy Council. The Commissioners decided this year to appoint this new committee to look at what more we can do to support and encourage agriculture in Boulder County, including small parcel farming. The members include small producer farmers and retailers that provide locally grown products.

Christian Meyer asked if St. Vrain School District made a decision after meeting with POS about the Heil Trailhead. Ron Stewart responded that the school district wanted BOCC to first say that the school site is the preferred site; then school district would make their decision. Several

members of the school board expressed concerns about putting the trailhead at the school. Our next step will be going in front of the commissioners with POSAC's decision and a list of the options. We are working on getting a time on their agenda.

Adjournment

The meeting adjourned at 8:25 p.m.