



Parks & Open Space

Parks & Open Space Advisory Committee AGENDA

January 23, 2020
6:30 p.m.

Commissioners' Hearing Room, 3rd Floor
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

Suggested Timetable

6:30 Call to Order

6:30 Approval of the December 19, 2019 Meeting Minutes
ACTION REQUESTED: Minutes Approval

6:35 Public Participation - Items Not on the Agenda

Presentations

Tucker Acquisition

ACTION REQUESTED: Recommendation to BOCC

PRESENTER: Sandy Duff, Senior Land Officer

6:50 Carbon Sequestration Study Update

ACTION REQUESTED: None, Information item only

PRESENTER: Vanessa McCracken and Trent Kischer, Resource Specialists; Dr. Blake Cooper, Agricultural Resources Division Manager

7:20 Director's Update

7:25 Adjourn

DRAFT

**Parks & Open Space Advisory Committee
MINUTES**

December 19, 2019
6:30 p.m.

Commissioners' Hearing Room, 3rd Floor
Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

Call to Order

The meeting was called to order at 6:30 PM by James Krug

Members:

Scott Miller
Kira Pasquesi
Heather Williams
James Krug
Paula Fitzgerald
Steven Meyrich
Trace Baker
Sue Anderson -- **Excused**
Jenn Archuleta -- **Excused**

Staff:

Al Hardy
Renata Frye
Eric Lane
Vivienne Jannatpour
Nik Brockman
Jeff Moline
Carol Beam
Susan Spaulding
Mac Kobza
Therese Glowacki
Ron West

Approval of the November 21, 2019 Meeting Minutes

ACTION REQUESTED: Minutes Approval

ACTION: Williams moved approval of item. Baker seconded the motion.

VOTE: **AYES:** Miller, Pasquesi, Williams, Krug, Fitzgerald, Meyrich, Baker; **EXCUSED:** Sue Anderson, Jenn Archuleta;

Attachment: Dec 19 (3047 : Approval of the December 19, 2019 Meeting Minutes)

Public Participation - Items Not on the Agenda

None

Presentations

Mud Lake Management Plan Amendment

ACTION REQUESTED: Recommendation to BOCC

PRESENTER: Jeff Moline, Planning Manager

ACTION: Pasquesi moved approval of item. Williams seconded the motion.

VOTE: **AYES:** Miller, Pasquesi, Williams, Krug, Fitzgerald, Meyrich, Baker; **EXCUSED:** Sue Anderson, Jenn Archuleta;

Cultural Resource and Paleontology Update

ACTION REQUESTED: None, Information item only

PRESENTER: Carol Beam, Cultural Resource Specialist

Unusual Raptor Species- Boulder County Parks and Open Space

ACTION REQUESTED: None, Information item only

PRESENTER: Susan Spaulding, Senior Wildlife Biologist

Native Fish Monitoring in St. Vrain Creek

ACTION REQUESTED: None, Information item only

PRESENTER: Mac Kobza, Wildlife Biologist

Director's Update

- Yesterday, the Planning Commission unanimously approved an update to the language regarding “passive recreation” in the Comp Plan which brings it in line with the BOCC’s policy decision to allow Class 1 and 2 e-bikes on selected County open space trails. See slide to review the specific changes.
- The Martin flood buyout property (adjacent to Bohn Park) has been transferred to the Town of Lyons. The town is still considering whether it wants to take the 10 properties in the Apple Valley area. We expect the town to take several more months to consider the question carefully before deciding.
- Lefthand Creek Stream Restoration at Brewbaker is completely done with all construction and revegetation. Permitting close out and FEMA LOMR process is in the works.
- The Broomfield bald eagles are making themselves at home at a new nest site on Rock Creek Farm. POS trails staff rerouted visitors away from the nest on a trail section south of Stearn’s Lake. Park visitors are respecting the trail closure.
- Prescribed Fire accomplishments for 2019 include **1064** slash piles burned, 50 acres of broadcast burning, and 10,000 feet of ditches burned.
- POS staff coordinated our first ever Holiday Tree Sale on 12/7 and 12/8. A random drawing was conducted and 100 people were chosen to get a permit to cut trees at Reynolds Ranch. We’ve received very positive feedback.

- The Boulder Area Trails app will be released the week of Jan. 6. We're working on some press releases for it.
- Big news: Anne U White will open on Friday! There's a cover article in today's Daily Camera. We expect to do a formal opening in the spring when the weather is a bit warmer and we can enjoy a celebration on site.
- We are accepting nominations for the Land Conservation Awards through the end of January. The categories for nominations are Land Conservation, Environmental Stewardship, and Historic Preservation. We'd love to get nominations from you if you know of any people or groups who have done work that meets the criteria for these categories. The event will be on Tuesday, April 21, at the Parks building. We'll also be honoring exceptional volunteers and partners that day-we hope you can make it! We have all the information and the nomination form on the website and Renata will email you a link with the details.

Adjourn

The meeting was adjourned at approximately 8:00 PM



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE

TO:	Parks & Open Space Advisory Committee
TIME/DATE:	Thursday, January 23, 2020, 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Tucker Acquisition
PRESENTER:	Sandy Duff, Senior Land Officer
ACTION REQUESTED:	Recommendation to the BOCC

Summary

Boulder County proposes to pay \$3,120,000 to acquire fee title to the M.A. Tucker Investment Company's 322 acres and a conservation easement over one acre of forested lands. The property's address is 0 Caribou Road, and the property is located approximately one mile west of the town limits of Nederland.

Background

The M.A. Tucker Investment Company property is one of the last large pieces of private land in the Nederland area, and it is located between Middle Boulder Creek and North Beaver Creek. It lies immediately adjacent to the Hendricks 3, Blakely and Beach Open Space properties, and is about 1/4-mile east of the Cardinal Millsite. The property is also adjacent to U.S. Forest Service lands lying to the southwest, and Arapaho Ranch, which lies along the southern and eastern border of the Tucker property. (Arapaho Ranch is a 434-acre property protected by a Colorado Open Lands conservation easement.) Acquisition of the Tucker property will thus provide a continuous block of over 1,000 acres of protected land.

The property has been in the same family since the late 1800s. There is a small 1871 historic cabin that is near Caribou Road, which the sellers will retain on about one acre of land. This acre will be protected with a conservation easement between the county and the property owner, protecting the historic characteristics of the cabin and site.

Deal Terms

Boulder County will acquire fee title to approximately 322 acres. This important acquisition will remove eight unused development rights that are currently associated with the property, which will keep the surrounding protected habitats blended together as one continuous core habitat area and protect the important natural features of the property. The county will also create an approximately one-acre lot around the historic cabin. The county will acquire a conservation easement (CE) over the lot, which the seller will retain.

Acquisition Summary

Acres	Water Rights	# Building Rights County Will Acquire	Price per Bldg. Right	Water Right Value	Purchase Price
322	None	8	\$375,000	N/A	\$ 3,000,000
1 (Cabin CE)	None	0*	N/A	N/A	\$ 120,000

*The sellers will retain one existing building right where the historic cabin is located.

The purchase of the property will include all mineral rights, except for an undivided 1/6th interest in mineral rights granted to a family member in 1961. If they were ever to mine the property, the family member or heirs must pay for all damages to crops, meadows and timber. Since the land was patented under the Land Act of 1820, and not under the Hard Rock Mining Act of 1872, the property wasn't originally thought to have valuable minerals. Mineral interests can be developed by any owner of an undivided interest, so long as the profits are shared, however, the county feels there is no reasonable chance that someone would ever try to extract minerals from the property.

A Phase I environmental assessment has been ordered, and that will take place as soon as ground conditions allow. If the results show any mining hazards on the property, staff will notify the State of Colorado's Division of Mining, Reclamation and Safety for formal closure of those hazards. After the Phase I assessment has been done, Parks & Open Space will determine whether portions of the property need to be closed to public use for safety reasons.

Boulder County Comprehensive Plan Designations

Because the maps in the Boulder County Comprehensive Plan (Comp Plan) are intended to be illustrative rather than specific, the following designations are indicators of importance but not confirmation that these features exist on the property. The Comp Plan indicates the property contains these features: High Biodiversity Significance (B3 rating) North Beaver Creek, Indian Peaks Environmental Conservation Area, Critical Wildlife Habitat (The Arapaho Ranch and Tucker Homestead), Riparian Areas, Significant Natural Communities, and Wetlands.

After acquisition, Parks & Open Space will determine if any portions of the property need to be closed to protect the property's natural resources. Determining potential closure in a situation like this is an involved process, because staff need ample time to evaluate the property, and those evaluations can only be done after the county acquires the property.

Public Process

A public 'division of land' process is required, because this transaction will create a one-acre cabin lot. Divisions of land under 35 acres require Boulder County Commissioners' approval pursuant to the Community Facility Lot Split regulations contained in the Land Use Code. Adjacent property owners have been notified of the proposed division of land. 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 after the date of this memo will be shared with you at the meeting.

Staff Discussion and Recommendation

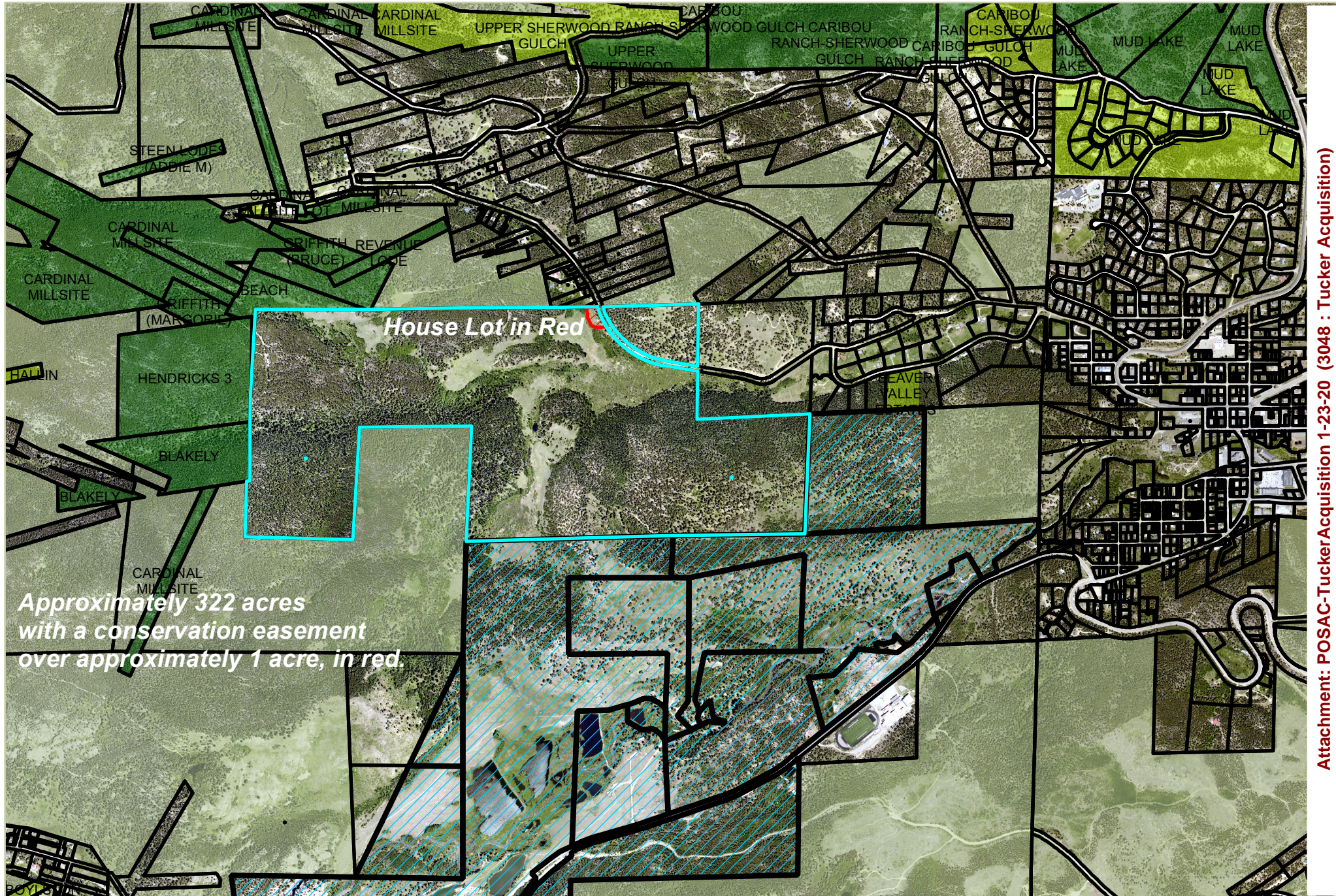
Staff recommends approval. Preservation and protection of this property is critical to prevent fragmentation of the property's important continuous natural resource habitats. This acquisition also complements other land protected by the U.S. Forest Service and Colorado Open Lands. This acquisition will greatly assist Boulder County's efforts to preserve undeveloped land around Nederland that has significant open space resources. Boulder County identified this property as a priority acquisition in the 1990s. The county has maintained communications with the family over the years, and we are excited that a deal has come together. The family is very supportive of the property being protected and used for open space purposes, and the county is extremely enthusiastic in completing this acquisition and adding this beautiful and diverse property to the open space program.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the acquisition of the fee property, division of land to create the one-acre cabin lot, and a conservation easement over the cabin lot, all as described above and as further described by staff at the POSAC meeting.

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

M.A.Tucker Investment Co. Acquisition



Attachment: POSAC-Tucker Acquisition 1-23-20 (3048 : Tucker Acquisition)

2019

- Arapahoe Ranch-Colorado Open Lands Conservation Easement
- County Open Space
- USFS Land

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Feet



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PARKS & OPEN SPACE ADVISORY COMMITTEE

TO:	Parks & Open Space Advisory Committee
DATE/TIME:	Thursday, January 23, 2020 6:30 p.m.
LOCATION:	Commissioners Hearing Room, 3 rd floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, CO
AGENDA ITEM:	Carbon Sequestration Study Update
PRESENTERS:	Dr. Blake Cooper, Agricultural Resources Division Manager; Vanessa McCracken, Agricultural Resources Specialist (former); Trent Kischer, Agricultural Resources Specialist
ACTION REQUESTED:	Information only

Summary

We will review the progress to date on the Five-year Carbon Sequestration Study that is currently being conducted in cooperation with Colorado State University. This includes two perennial pasture sites (DeBarry and Mayhoffer) and one cropland site (Quicksilver). We may include some hints at what a local composting facility could do to make compost application more affordable and practical for our local agricultural properties in the future.

Attachment: Carbon Seq (3049 : Carbon Sequestration Study Update)