LARIMER COUNTY OPEN LANDS ADVISORY BOARD

The mission of Larimer County Department of Natural Resources is to establish, protect and manage significant regional parks and open lands providing quality outdoor recreational opportunities and stewardship of natural resource values. We are committed to fostering a sense of community and appreciation for the natural and agricultural heritage of Larimer County for present and future generations.

Date: November 29, 2018
Time: 5:00 – 8:00 p.m.
Location: Loveland Campus Building, 200 Peridot Avenue, Loveland, CO, Poudre River room
Contact: Please contact Emmy at ellisoea@co.larimer.co.us or 970-619-4462 if you are unable to attend.

AGENDA

Scheduled times are subject to change.

1. CALL TO ORDER/INTRODUCTIONS

2. PUBLIC COMMENT

3. AGENDA REVIEW

4. REVIEW AND APPROVAL OF LAST MEETING MINUTES

5. INFORMATION & ANNOUNCEMENTS
   b. To sign up for Open Lands Advisory Board minutes, go to http://larimer.org/subscriptions.cfm, enter your email, click ‘Subscribe,’ and then check the ‘Open Lands Advisory Board’ box.
   c. Staff has prioritized stabilization of the historic buildings at Soderberg property for the 2019 capital improvement identified historic structure project – Meegan
   d. Conservation easement monitoring for 2018 of the 49 CE’s held by Larimer County is nearly complete. Three potential violations were identified and are being addressed – Meegan
e. The county-wide Noxious Weed Management Plan update has been approved for adoption by the BOCC – Meegan

6. UPDATES & REPORTS
   a. Open Space District Reports – Steve
   b. Horsetooth planning process update – Meegan

7. DISCUSSION ITEMS
   a. OLAB venue change – Gary
   b. Fee Study – Staff
      1) Summary of process and input from 3 community public meetings – Gary
      2) Review of use levels for DBB/HTMOS – Meegan
      3) Review of financial spreadsheet – Dave M
      4) Staff proposal – future budget review – Ken
      5) Fee Subcommittee recommendation 2019 fee – Dave/Gerry

8. ACTION ITEMS
   a. Open Lands Advisory Board fee recommendation
   b. Final review of partnership with Loveland on land acquisition of Big Thompson East River Corridor – Meegan/Charlie

9. OTHER BUSINESS

10. NEXT MEETING SCHEDULED: December 20th, 2018, Location TBD

11. EXECUTIVE SESSION: Pursuant to C.R.S. (24-6-402(4)(a)) for discussion pertaining to the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest.

12. ADJOURN

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**Included in PDF:**
- Agenda
- Sales Tax Revenue Distribution Report
- Open Space Operations District Reports
- Horsetooth Planning Process map and table
- Wagner Bosner final review & partnership request

**Attached Separately:**
- Minutes of last meeting
- News articles
- 2018 vehicle counts for DBB/HTMOS
- Fee Study public comments
- Fee Study Open House survey results

This meeting will be recorded and archived according to law. Votes require a quorum. Public can view agenda and minutes at:
[http://legacy.larimer.org/boards/minutes/openlands_advisory_board.cfm](http://legacy.larimer.org/boards/minutes/openlands_advisory_board.cfm)
# Open Space Sales Tax Activity

## September Tax Revenues

### Revenues:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Tax</td>
<td>$1,209,306.18</td>
</tr>
<tr>
<td>MV Use Tax</td>
<td>$105,167.91</td>
</tr>
<tr>
<td>Building Use Tax</td>
<td>$106,406.92</td>
</tr>
<tr>
<td>Interest</td>
<td>$3,560.07</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$1,424,441.08</strong></td>
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### Expenditures:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel &amp; Operating</td>
<td>$3,659.50</td>
</tr>
<tr>
<td>Prior Month Reserve to Distribute</td>
<td>$78,767.03</td>
</tr>
<tr>
<td><strong>Net Revenue:</strong></td>
<td><strong>$1,499,548.61</strong></td>
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</tbody>
</table>

Distributed: 95%  
Reserve: 15%

### Distribution Based on Population

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
<th>% of Incorp</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Collins</td>
<td>160,935</td>
<td>62.55</td>
<td>$490,061.75</td>
</tr>
<tr>
<td>Loveland</td>
<td>74,461</td>
<td>28.94</td>
<td>$226,740.54</td>
</tr>
<tr>
<td>Estes Park</td>
<td>6,209</td>
<td>2.41</td>
<td>$18,906.97</td>
</tr>
<tr>
<td>Berthoud</td>
<td>5,619</td>
<td>2.18</td>
<td>$17,110.37</td>
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<tr>
<td>Wellington</td>
<td>7,662</td>
<td>2.98</td>
<td>$23,331.49</td>
</tr>
<tr>
<td>Timnath</td>
<td>2,418</td>
<td>0.94</td>
<td>$7,363.03</td>
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<tr>
<td><strong>Total Incorp.</strong></td>
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<td>100.00</td>
<td>$783,514.15</td>
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<tr>
<td><strong>Total Unincorp.</strong></td>
<td>68,242</td>
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<td>$641,057.03</td>
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<tr>
<td><strong>Total</strong></td>
<td>325,546</td>
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<td><strong>$1,424,571.18</strong></td>
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### Distribution Based on Sales Tax Generation

<table>
<thead>
<tr>
<th>Area</th>
<th>Generation</th>
<th>% of Incorp</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Collins</td>
<td>$77,227,921</td>
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<tr>
<td>Loveland</td>
<td>$42,625,178</td>
<td>32.26</td>
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<td>Estes Park</td>
<td>$6,526,042</td>
<td>4.94</td>
<td>$38,706.00</td>
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<tr>
<td>Berthoud</td>
<td>$1,233,275</td>
<td>0.93</td>
<td>$7,314.56</td>
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<td>Wellington</td>
<td>$992,813</td>
<td>0.75</td>
<td>$5,888.38</td>
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<td>Timnath</td>
<td>$3,499,531</td>
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<td>$20,755.74</td>
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<td><strong>Total</strong></td>
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### Distribution Based on Highest Yield

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<tr>
<th>Area</th>
<th>Revenue</th>
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<tr>
<td>Fort Collins</td>
<td>$490,061.75</td>
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<tr>
<td>Loveland</td>
<td>$252,731.84</td>
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<tr>
<td>Estes Park</td>
<td>$38,706.00</td>
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<tr>
<td>Berthoud</td>
<td>$17,110.37</td>
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<tr>
<td>Wellington</td>
<td>$23,331.49</td>
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<tr>
<td>Timnath</td>
<td>$20,755.74</td>
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<td><strong>Total Incorp.</strong></td>
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<td><strong>Total Unincorp.</strong></td>
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<td><strong>Total</strong></td>
<td><strong>$1,424,571.18</strong></td>
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## DISTRIBUTION BASED ON NEW MUNICIPAL AGREEMENT:

### DISTRIBUTION BASED ON POPULATION

<table>
<thead>
<tr>
<th></th>
<th>2015 POPULATION</th>
<th>% OF INCORP</th>
<th>REVENUE</th>
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<tbody>
<tr>
<td>FORT COLLINS</td>
<td>160,935</td>
<td>60.82</td>
<td>$512,564.62</td>
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<tr>
<td>LOVELAND</td>
<td>74,461</td>
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<td>BERTHOUD</td>
<td>5,619</td>
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<td>WELLINGTON</td>
<td>7,662</td>
<td>2.90</td>
<td>$24,402.83</td>
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<tr>
<td>WINDSOR</td>
<td>6,496</td>
<td>2.46</td>
<td>$20,689.22</td>
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<td>JOHNSTOWN</td>
<td>790</td>
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<td>TIMNATH</td>
<td>2,418</td>
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<td>TOTAL INCORP.</td>
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### DISTRIBUTION BASED ON SALES TAX GENERATION

<table>
<thead>
<tr>
<th></th>
<th>2015 GENERATION</th>
<th>% OF INCORP</th>
<th>REVENUE</th>
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<tbody>
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<td>JOHNSTOWN</td>
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### DISTRIBUTION BASED ON HIGHEST YIELD TO INCORPORATED AREAS:

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<td>1.96</td>
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<tr>
<td>WELLINGTON</td>
<td>$ 24,402.83</td>
<td>2.67</td>
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<tr>
<td>WINDSOR</td>
<td>$ 20,689.22</td>
<td>2.26</td>
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<tr>
<td>JOHNSTOWN</td>
<td>$ 11,483.16</td>
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<td>$ 21,801.56</td>
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<tr>
<td>TOTAL INCORP.</td>
<td>$ 914,957.98</td>
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### NEW DISTRIBUTION FOR MUNICIPAL AGREEMENT:

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<th></th>
<th>YEAR TO DATE</th>
<th>PAID TO DATE</th>
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<td>FORT COLLINS</td>
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<td>ESTES PARK</td>
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<tr>
<td>BERTHOUD</td>
<td>$ 16,482.67</td>
<td>$ 117,991.13</td>
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<td>WELLINGTON</td>
<td>$ 22,475.57</td>
<td>$ 160,891.25</td>
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<tr>
<td>WINDSOR</td>
<td>$ 19,055.25</td>
<td>$ 136,406.87</td>
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<td>JOHNSTOWN</td>
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<td>TIMNATH</td>
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<tr>
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<tr>
<td>TOTAL UNINCORP.</td>
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<td>$ 4,165,342.51</td>
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<tr>
<td>TOTAL</td>
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<tr>
<td></td>
<td>(0.00)</td>
<td>(0.00)</td>
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</table>
Camping
Camping Nights: 293
Camping Revenue: $13,368

Annual Permits
Permits Sold: 15
Permit Revenue: $895

Day Use Pass
Day Pass Sold: 866
Day Pass Revenue: $5,196

Visitation
 Devil’s Backbone
Vehicle Count: 11,209
Visitor Count: 22,418
 Hermit
Vehicle Count: 1,882
Visitor Count: 3,764

Trail Patrol
Miles Patrolled: 46.4
Hours Patrolled: 26.45

Visitation Narrative
Visitation remained high at the DBB and has finally started to dip at Hermit Park and in the Canyon.

Area Achievements
All staff attended the Visitor Services Retreat hosted up in Wyoming. Great sessions and good to see everyone after a long, busy summer season! Rangers attended 3rd period firearms qualifications. Seasonal staff and camp hosts finished up their seasons. Thanks to all for another great season! Chris attended her final Krav Maga instructor recertification and Shane and his skeleton crew worked to shut down facilities for the winter.
We said goodbye to Ranger Dave Neff after 10 years of service. We will miss him dearly and wish him well in his new endeavors!

Bear Claw and Madrona cabins were successfully sold at auction and the winning bidders are in process of removing both cabins from Hermit Park. Instead of paying to remove these structures ourselves, we gained $7,800 and gave two separate families the ability to make memories in these iconic cabins for years to come! We will work with Casey and Amy to restore the two sites, as well as the road to its natural state next year.
More Jr. Rangers were sworn in at Hermit Park!

Forks Park is almost officially completed. After 5 long years, Morgan Fey with Engineering was finally able to jump through all the hoops to have the vault toilet reinstalled on the new location. We will open next spring! We closed the canyon parks, including V-Smith on Oct. 31st.

The Devil’s Backbone has remained busy with lots of questions regarding the proposed fee. Rangers closed a social trail on the Hidden Valley Trail. This shows a before and after:
Staff from all the districts participated in the CSU Homecoming parade.

Calls of note:
Intoxicated female – Devil’s Backbone – female was contacted, passed out in the passenger seat of her vehicle. She was highly intoxicated and could not talk. DUI could not be substantiated because she was in the passenger seat and no one saw her drive. Transported to McKee for detox.

UTV injury accident – 503 CR 23H – two teenagers flipped a UTV while driving in a field at this address. 1 had major head injury and 1 had a minor head injury. Both transported. Driver to be cited for careless driving.
Red Mountain District
October 2018 Monthly Report

Annual Permits
Permits Sold: 56

Day Use Pass Sold
Gatehouse/Iron Ranger: 3,298

Revenue Total
Annuals and Day Pass: $23,828

Visitation
Vehicle Count: 19,304
Visitor Count: 38,608

Acreage Managed
22,971 acres

Miles of Trail Patrolled
69.5 miles

RMD Open Spaces/Trails:
Red Mountain  North Landfill Property  Longview Farm  Blue Sky Trail
Eagles Nest  East Side Detention Basin  Fossil Creek Reservoir
Horsetooth Mountain  River Bluffs  Front Range Trail

Visitation Narrative:
Usage has gone up in the month of October compared with the previous month. Visitation is dependent on weather and we have had intermittent good weather followed by some wet days. Batteries in the road counters on a couple of properties died, so we are missing some data.

** Thanks to all my staff for such a great year. This month is a good example of all the hard work that is accomplished throughout every month in the year. Thanks also to the administrative staff who make it all possible behind the scenes. **
Area Achievements:

Rangers:

- Blue Sky Marathon was held on county trails from Horsetooth Mountain to Blue Sky trail and into the Devils Backbone and back. The event had approximately 200 participants and no serious incidents occurred. Excellent collaborative effort with PFA and UCHealth.
- Lost person at Horsetooth Mountain Open Space. Person was located by rangers and given a courtesy ride to trailhead.
- While conducting trailhead maintenance, a Ranger witnessed a single motorcycle exit the Canyon Grill and end up driving off the road into the fence line of the trailhead. Ranger provided medical assistance until more emergency units arrived. Patient refused transport.

- Rangers responded to assist Lory State Park with an adult female that broke her right ankle near Arthur’s Rock. A LCDNR Ranger EMT made first contact while coordinating arriving units. Patient was carried out on a litter and refused further medical. Transported by private vehicle. Kudos to Ranger Lantis; he did an exceptional job of incident command while walking up trail to make first contact.
• Rangers have made multiple hunting contacts at Eagle’s Nest and Red Mountain Open Spaces. No illegal activities discovered. At least one of the Red Mountain lottery winners has been successful.

• Rangers attended firearms training and Arrest Control Defensive tactics recertification through Krav Maga.

• Rangers cleared many downed trees across trails within Horsetooth Mountain.

• Rangers and Maintenance Operation staff attended the Visitor Services Retreat and presented a retirement gift “Thin Green Line” flag to Gary Buffington.
**Maintenance/Agriculture:**

- Staff worked on winterizing the open spaces: drinking fountains, bathrooms and stock water tanks were all shut off for the season.
- Bison in Red Mountain/Soapstone are doing great. A total of 54 cows, calves and bulls so far, with 13 new calves this year. Staff continues to do weekly checks, counts and food and water assessments.

- Agriculture staff worked on annual ag conservation easements monitoring.
- Eagles Nest cattle were moved out for the winter. Moved Red Mountain cattle to new pasture prior to end of year winter rest.
- Attended Ag Advisory Board meeting. Staff attended pasture management class.

- Fixed fence and gates at Red Mountain and worked on the Sand Creek corrals and windbreaks. This area is used by the rancher to separate calves at branding time.
- Water main break on Inlet Bay trail; staff worked quickly to repair trail area. Great job!

- Staff worked on painting all the hydrants, water fountains, and bathroom doors.
• Staff also worked on building and completing a new utility storage/rescue shed at Horsetooth Mountain.
Camping
Camping Nights: 1,479
Camping Revenue: $25,700

Annual Permits
Permits Sold: 86
Permit Revenue: $6,045

Day Use Pass
Day Pass Sold: 2,948
Day Pass Revenue: $20,636

Visitation
Vehicle Count: 38,960
Visitor Count: 77,920

Visitation Narrative
All data from the road counters appears to be accurate for the month of October. Temperatures were below average for October helping to keep visitation numbers somewhat consistent. Camping numbers remained moderate for this time of year. Water levels remained consistent but still below 5388’. Visitation remained reasonably high along the eastside of Horsetooth Reservoir.
Area Achievements
Campgrounds remained busy on the weekends and slower on weekdays. Maintenance staff remains busy keeping up with a backlog of maintenance projects and working on new construction projects. Several water leaks from our aging infrastructure remain an issue. Clay continues to be on light duty after knee surgery and Mike’s new seasonal workers are helping with fall routine maintenance and CIP projects.

The visitor services staff attended a fall training at Curt Gowdy State Park just across the border in Wyoming. The staff enjoyed the diverse training and opportunity for team building at an offsite location. A big thank you goes out to Wyoming State Parks for the use of their lodge. Director Buffington was presented with a custom wood flag in appreciation for his hard work and commitment to our department.

Just another reminder that the meeting rooms at the HAIC remain busy. Please remember to book your 2019 meetings early to ensure a reservation. The trail crew will start work on a trail leading from the lower level office to the paved boat trailer parking which will allow easier access for the Red Mountain staff.

Our ranger staff has been busy with visitors enjoying camping, fishing from boats, kayaking, rock climbing and day use. The rangers conducted their 3rd period firearms day on October 3rd. We utilized a moving target platform that allowed rangers to train in a more modern and real-world environment. The ranger staff has been busy with fairly high visitation and several incidents. Calls for service have included towing stranded boaters, motor vehicle accidents, homeless issues, drunk drivers and vandalism.

Water levels remain seasonally low due to work on the City of Fort Collins’ outlet structure on Soldier Canyon Dam. Northern Water plans to build a secondary outlet structure in the same location for the city - more work to follow in 2019. The Charles Hansen Feeder Canal is shut down for 3-4 weeks for maintenance and water should start flowing into Horsetooth in December or January.

The Boy Scouts of America Gateway District of Denver Area Council had the opportunity to use Horsetooth Reservoir for their fall camporee. The Scout group ended up with 336 participants and performed 620.5 hours of service clearing rocks of the South Bay swim beach, removing graffiti from the Rotary Park area and removing trees and shrubs around the water front campsites at South
Bay. The weather was great on Saturday, and they were able to do all the planned activities and even jump in the reservoir at the end of the day. Saturday night the good weather turned into snow and made for an interesting campout.
Lion’s Park continues to be busy with pedestrian traffic along the trail. The homeless issues have slowed down due to increased ranger presence. We worked with Poudre Fire and Teddy to design “No Tubing” signs that educate tubers and kayakers about the best places to float the Poudre River safely.
Camping
Camping Nights: 1,328
Camping Revenue: $20,118

Annual Permits
Permits Sold: 89
Permit Revenue: $4,770

Day Use Pass
Day Pass Sold: 1,760
Day Pass Revenue: $12,320

Visitation
Vehicle Count: 60,183
Visitor Count: 120,366

Visitation Narrative
Even with lower water levels, schizophrenic weather and facility closures, the visitation remains a little above average. Boating is down to one ramp with shortened hours yet fishermen continue to brave even the coolest weather. Fisheries crews from CPAW have done their fall sampling at Carter and fish are healthy. The sampling returned the 30” walleye featured above as well as some larger than average lake trout. Trail usage has increased with cooler weather and camping demographics seem to have changed to their winter norms.

Area Achievements
Staff has been busy with fall projects, trainings and commitments. We attended the CSU homecoming parade, range days and construction meetings. Later this fall, we will complete the ANS after-hours gates to allow access off the lake after inspection stations are closed. Other projects include rebuilding dumpster screens and lots of interior road improvements with the importation of recycled asphalt.

The district was asked to assist in spearheading a project for the acquisition of new maintenance equipment for the districts. With this project completed, the new equipment should arrive at the districts by the end of the year. This should allow us to greatly reduce rental costs in the upcoming
projects and operations season. Ranger staff has been reduced to a skeleton crew and has been busy with a variety of calls for service.
<table>
<thead>
<tr>
<th>Trailhead Option (40-50 vehicles)</th>
<th>Opportunities</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Option A</strong> (Located off CR25E; ~1.7 mi from intersection with CR38E)</td>
<td>The topography is flat and most easily developable for parking, and thus lower TH construction cost ($90,000).</td>
<td>County road improvements are needed (and paving may be required) for 1.7 miles of CR25E to trailhead. Cost estimate for improvements $2.5M; for improvement plus paving $3M, making this location option not financially feasible.</td>
</tr>
<tr>
<td>Parking area is located off a County Road and wholly within county-owned lands.</td>
<td>Visitors may park along CR25E when trailhead is full.</td>
<td>Preble's were present in 2018 trapping survey; riparian habitat noted by CO Natural Heritage Program (CNHP) as in current poor condition. However, since this TH option would be within 300 ft of the floodplain boundary, Fish &amp; Wildlife Service and County floodplain consultation is required.</td>
</tr>
<tr>
<td>Least impactful to broad public viewshed and provides unique visitor experience from west side of HTMOS.</td>
<td>The trailhead would be located south of any of the private HOA roads that leave CR25E.</td>
<td>Parking area is furthest travel distance for public and staff patrol/management.</td>
</tr>
<tr>
<td><strong>Trail</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sustainable trail route exists.</td>
<td>Trail would cross Redstone Creek and require Preble's habitat mitigation and floodplain review. Trail passes through a rare plant (Bell's twinpod) and plant community, thus trail design will need to limit direct impacts/fragmentation.</td>
<td></td>
</tr>
<tr>
<td><strong>Parking Area</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Option B1</strong> (North Option: Located off CR38E, 0.7 mi from HTMOS TH)</td>
<td>Parking area is located off a County Road and wholly within county-owned lands.</td>
<td>Parking area topography is more challenging for construction; may require right hand turn lane; moderate TH construction cost ($350,000)</td>
</tr>
<tr>
<td>Site distance on CR38E for parking area access is good.</td>
<td>Parking area is most visually impactful to broad public viewshed from CR38E.</td>
<td></td>
</tr>
<tr>
<td>Raptor nests are within .2 miles of the TH location, but is screened and distant enough to prevent disruption.</td>
<td>Parking areas proximity (.7 miles) from main HTMOS parking area may result in users parking in lot and walking/biking to main trailhead on CR38E.</td>
<td></td>
</tr>
<tr>
<td>No Preble's or floodplain concerns.</td>
<td>Higher impact to undisturbed natural vegetation.</td>
<td></td>
</tr>
<tr>
<td>Visitors may park along CR38E when TH is full</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Trail</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sustainable trail route exists.</td>
<td>Trail passes through a rare plant (Bell's twinpod) and plant community, thus trail design will need to limit direct impacts/fragmentation.</td>
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</tr>
<tr>
<td>Option B2</td>
<td>Parking Area</td>
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<td>------------------------------------------------------------------------------</td>
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<tr>
<td></td>
<td>Parking area minimally visible from public driving on CR38E.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking area topography is more challenging for construction; may require right hand turn lane; moderate TH construction cost ($350,000)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No Preble's or floodplain concerns.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Highest impact to undisturbed natural vegetation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking area is 1 mile from main HTMOS trailhead, thus close for patrol but far enough to limit walking/biking between two on county road.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visitors may park along CR38E when trailhead is full.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking area is located off a County Road and wholly within county-owned lands.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Raptor nest (red-tail or golden eagle) is within 1/4-mi of the TH location: may require USFWS consult depending on species; may be distant/visually far enough to prevent disruption.</td>
<td></td>
</tr>
<tr>
<td>Trail</td>
<td>Sustainable trail route exists</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Trail passes through a rare plant (Bell's twinpod) and plant community, thus trail design will need to limit direct impacts/fragmentation</td>
<td></td>
</tr>
</tbody>
</table>
CONSERVATION EASEMENT
FEE SIMPLE
Potential Trailhead Options
Values:
- Scenic
- Buffer
- Wildlife Habitat
- Wetlands
- Significant Plants/Natural Communities
- Outdoor Recreational
- Historic/Archeological
- Agricultural
- Geological
- Educational
- Other (explain in narrative)

Property Description: Both the Wagner and Bonser properties are located on the east side of Loveland, north of the Big Thompson River, directly south of the City of Loveland Sports Park on East County Rd 20E, and directly south of the Koppes and Kaufman Conservation Easements.

Quadrangle: Loveland
T5N, R68W, Section 21

Acreage:
- Wagner: 137 +/- (proposed)
- Bonser: 22 +/- (proposed)
- Total: 159 +/-

Current Zoning: FA – Farming by Larimer County

Adjacent Zoning: FA – Farming by Larimer County

Water Rights:
- Wagner: NA
- Bonser: Adjudicated Spring

Mineral Rights:
- Wagner: Severed mineral rights belong to American Ag Credit and the Fred Anderson and Dean Anderson family. There is currently no known mineral lease. The Wagner property is located in the floodway per Larimer County maps.
- Bonser: Mineral rights to be retained by the Seller. There is a current lease with Bayswater Exploration a 2012 amendment to the lease prohibits any surface use of the property.

Other Rights Granted:
- Existing Colorado Open Lands Conservation Easement (partial) 114 acres of the total 137-acre Wagner property
- Road Access Easement to be required as part of the contract
- Trail Access Easements to be required as part of the contract
Liens: Will be verified with a title insurance commitment

Value Estimate:  
- Purchase Contract Wagner $2,877,000  
- Purchase Contract Bonser $980,000  
- Total $3,857,000

Potential Funding Sources: City of Loveland Open Lands Sales Tax Fund #202 and a potential 10% partnership with Larimer County Open Lands

Evaluation Criteria Summary:

<table>
<thead>
<tr>
<th>Values</th>
<th>Staff Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental/Ecological</td>
<td>High</td>
</tr>
<tr>
<td>Scenic/Aesthetic/Sense of Place</td>
<td>High</td>
</tr>
<tr>
<td>Outdoor Recreation</td>
<td>High</td>
</tr>
<tr>
<td>Historical/Archaeological</td>
<td>NR</td>
</tr>
<tr>
<td>Agricultural</td>
<td>Medium</td>
</tr>
<tr>
<td>Geological/Paleontological</td>
<td>NR</td>
</tr>
<tr>
<td>Information/Education</td>
<td>High</td>
</tr>
<tr>
<td>Context</td>
<td>High</td>
</tr>
<tr>
<td>Political Factors:</td>
<td>High</td>
</tr>
<tr>
<td>Price:</td>
<td>Low</td>
</tr>
</tbody>
</table>

Narrative: The proposed project could be a partnership between the City of Loveland Open Lands and Trails Division and Larimer County Open Lands, and in the future possibly Colorado Parks and Wildlife. The property is adjacent to the Kauffman Conservation Easement (72 acres) donated to Larimer County in 2001 and the Koppes Conservation Easement (37.25 acres) purchased by the City of Loveland in 2004. The acquisition will build on the preservation of the Kaufmann and Koppes Conservation Easements and the two state properties nearby known as Big Thompson Ponds and Simpson Ponds State Wildlife Areas. The properties contains portions of Loveland Natural Areas # 3, 4, 8, and 11, as described in the report “City of Loveland Natural Area Sites 2008.”

The 159-acre project would be a fee-simple purchase allowing for full public access including trails. Approximately 3.5 miles of trails are planned for the properties. Staff has been in discussions with property owners regarding possible acquisitions of nearby properties to be included in the wide floodplain area south of County Road 20E and west of I-25.

The City of Loveland is working on a possible purchase of a reservoir site immediately west of the Wagner property. The reservoir will need an outlet pipe to the Big Thompson River across the Wagner property. Staff will work the negotiation of a funds transfer from the Water Department to Open Lands to compensate for the easement corridor. The pipeline planned will be underground from the southeast corner of the reservoir to the Big Thompson River.

City Open Lands Staff has contacted Colorado Open Lands to inquire about the feasibility of building a trail and a pipeline on the Conservation Easement land currently owned by Cindy Wagner. Colorado Open Lands has provided a letter giving the City the approval to construct these two improvements, as long as they review the plans and the Conservation Values are protected.

The Wagner property and the Bonser property are both under contract with closings scheduled in January of 2019.
PROPERTY: OL-18-CW (Cindy Wagner)

DATE: November 25, 2018

SCORES: 6-H 1-M 1-L 2-NR

THIS PROJECT IS BEING EVALUATED FOR THE FOLLOWING SHADED VALUES:

<table>
<thead>
<tr>
<th>Scenic</th>
<th>Significant Plants/Natural Communities</th>
<th>Geological</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffer</td>
<td>Outdoor Recreational</td>
<td>Paleontological</td>
</tr>
<tr>
<td>Wildlife Habitat</td>
<td>Historical/Archaeological</td>
<td>Educational</td>
</tr>
<tr>
<td>Wetlands</td>
<td>Agricultural</td>
<td>Other (explain)</td>
</tr>
</tbody>
</table>

These criteria establish evaluation strategies that can be applied to properties proposed for acquisition under the Open Lands Program. These criteria are guidelines and will be used as a tool in determining properties that may be suitable and appropriate for acquisition. The scoring system is used by City of Loveland staff with input from appropriate professionals and/or experts to evaluate various properties against the evaluation criteria so that the Open Lands Advisory Commission can make reasoned and informed decisions for recommendations to City Council. This scoring system is an index, not a precise measurement, and is used as a guideline for setting priorities and making recommendations. The process consists of an index of a high, medium, or low ranking for each of the criteria applicable to the property in question. There may be situations on some properties where a particular evaluation criterion is not applicable and therefore not ranked (NR).

EVALUATION CRITERIA

High (H), Medium (M), Low (L), Not Rated (NR)

I. Context

Rating: (H)

1. To what extent is the property located adjacent to or near other protected lands or open space?
   - The property is adjacent to the Kauffman Conservation Easement, the Koppes Conservation Easement and the Big Thompson Ponds State Wildlife Area.

2. Is there potential that surrounding property may be protected with this property’s protection?
   - Yes

3. Does this property add to a more sustainable whole?
   - Yes, this is an opportunity to preserve wildlife habitat along the urban Big Thompson River corridor between I-25 and County Rd 9.

4. Is protecting this property a strategic move to protect a larger area?
   - Yes

5. What is the potential that the property will be developed or changed in land use?
   - Low
6. How compatible are the adjacent land uses with this proposed protection and use of this property?
   • This project would fit well with existing land uses in the area (parks and open lands).

II. Environment/Ecology Rating: (H)

1. How important are the wildlife habitat qualities and plant communities?
   • The property is part of an urban wildlife corridor along the Big Thompson River and contains a portion of Natural Area Sites #3, 4, 8, and 11 as identified in the City’s Natural Areas Sites (2008). All of these sites have Medium to High Enhancement Potential and are rated between 4 and 6 for overall habitat rating.

2. To what extent does the property provide a buffer to minimize the disruption of ecological processes on already protected land?
   • The existing protected lands have conservation easements in place that limit all development and protect conservation values of the river corridor.

3. To what extent are there important and/or sustainable wetland or riparian areas?
   • The river corridor contains valuable wetland and riparian habitat for wildlife as noted in #1.

4. How manageable are any exotic plant/animal species on the property?
   • Would require continual management of the noxious weeds because of the disturbance from the 2013 flood. Russian olive trees can be removed, controlled, and replaced with native trees and shrubs.

5. If applicable, what is the potential for habitat restoration?
   • Enhancement potential is medium, removal of Russian olive trees would benefit existing vegetation.

III. Scenic/Aesthetic/Sense of Place Rating: (H)

1. Does the property provide vistas or important scenic backdrop?
   • Yes

2. What is the property’s visual exposure from roads, trails or other prominent locations?
   • High exposure to County Rd 20E, Boyd Lake Ave, I-25 and Hwy 402.

3. Does this property serve as a community buffer or separator?
   • Yes – it is a buffer from the development in Johnstown east of I-25.

IV. Outdoor Recreation/Public Use Rating: (H)

1. What is the potential for public use on this property?
   • Possible access could accommodate hiking trails, nature study, and river access on the along the north side of the Big Thompson River from I-25 to the proposed reservoir along the planned Boyd Lake Avenue extension.
2. To what extent does this property provide opportunity to integrate public use into a larger recreation network?
   • Connections to the City’s East Big Thompson River Trail and the Loveland Sports Park will be planned.

3. What opportunities for outdoor recreation does this property provide?

<table>
<thead>
<tr>
<th></th>
<th>Hiking</th>
<th>Fishing</th>
<th>Picnicking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycling</td>
<td></td>
<td>Wildlife viewing</td>
<td>Horseback riding</td>
</tr>
<tr>
<td>Photography</td>
<td></td>
<td>Nature study</td>
<td>Boating</td>
</tr>
</tbody>
</table>

4. Are the activities considered appropriate with the ecological, physical and social environment?
   • Yes

V. Historical/Archaeological

1. Does the property contain significant archaeological or historic resources based upon State Historic Preservation Office criteria or National Register of Historic Places standards?
   • No

2. Does the property contain other significant archaeological or historic resources of concern to local research institutions, professionals, interest groups, or other agencies?
   • No

VI. Agricultural

1. Is agricultural use of the land suitable and sustainable within the context of surrounding land use?
   • Seasonal grazing is suitable on most of the property. Alfalfa is currently being cultivated on the western part of the property.

2. Does the property help maintain a sense of agricultural tradition and rural character?
   • Yes, the subject property and the surrounding lands have been periodically used for grazing by ranchers for the last 100 years or so.

3. Is operation and management (lease, leaseback, etc.) of the property for continued agricultural use by the city economically acceptable/feasible?
   • Upland portions of the property could be leased for grazing. Continued grazing practices may not be compatible with proposed recreational uses.

4. What crops are grown?
   • Alfalfa

5. What are the irrigation status and associated water rights?
   • NA
VII.  Geological/Paleontological  
Rating: (NR)  

1. Does the property contain significant paleontological sites?  
   • Unknown at this time  

2. Does the property contain significant geologic features such as faults, synclines, anticlines, etc.?  
   • Unknown at this time  

VIII.  Environmental Education  
Rating: (H)  

1. Are there environmental, historical and/or cultural education opportunities?  
   • Possibilities exist for interpretive signage and guided public walks and programs when the site is opened for public use.  

IX.  Political Factors  
Rating: (H)  

1. Is this a high-profile acquisition from the public perspective?  
   • This would be a high profile acquisition because it expands on Loveland’s River corridor as a buffer to Johnstown and helps provide flood attenuation for future flood events.  

2. Will acquisition of this property serve as a catalyst for other acquisitions?  
   • Yes  

3. Will acquisition of this property in the manner proposed serve as a positive example for other landowners?  
   • Possibly most landowners in this area tend to negotiate for a fee simple purchase of their property.  

4. Does the project contribute to the Open Lands Program balance based on:  
   [- Project type (fee simple vs. conservation easement) – Urgent/immediate demands and long-term goals - Public access - Geographic distribution]  
   • Yes. Fee simple, immediate demand, public access, and geographically distributed.  

X.  Price  
Rating: (L)  

1. Is the price reasonable given current supply and demand and net present value?  
   • An appraisal has been not completed to provide an precise value estimate. The negotiated price is based on comparable Open Lands properties purchased in the area that indicate a similar value.  

2. Is the landowner willing to reduce the cost to the city for charitable or tax purposes?  
   • No
3. Is cost sharing with partners significant?
   - Larimer County Open Lands is a possible partner. The funding amount for their possible partnership is unknown at this time. High Plains Environmental and Colorado Parks and Wildlife are also possible partners.

4. Can the goals of the Open Lands Program be achieved with less than fee acquisition?
   - No, public access is a key component of this acquisition.

5. Will the property become more expensive or unavailable if not acquired now?
   - The possibility of high appreciation of this property is limited because it is located in the 100-year floodplain and partially in the floodway. New building proposals would be only allowed if they meet FEMA, City of Loveland and Larimer County requirements.

6. Are the projected annual management and maintenance costs acceptable and reasonable?
   - Yes. Estimated annual operation and maintenance costs are comparable to other similar properties in the region. Adjacency to other open land and park property would provide efficiencies of management and maintenance resources.
LARIMER COUNTY OPEN LANDS ADVISORY BOARD

AGENDA ITEM:

MEETING DATE: November 29, 2018

DESCRIPTION: Wagner Bonser Property Partnership Request

PRESENTER: Brian Hayes

SUMMARY:

Since 2001, the Loveland’s Open Lands and Trails Division has pursued the possible purchase of the Wagner (Flying W) property. The Wagner property and the adjacent Bonser property acquisitions will total 159-acres. The properties are nearby the Kaufmann Conservation Easement (72 acres) donated to Larimer County in 2001 and the Koppes Conservation Easement (37.25 acres) purchased by the City of Loveland in 2004. The acquisition will build on the preservation of the Kaufmann and Koppes Conservation Easements and the two state properties nearby known as Big Thompson Ponds and Simpson Ponds State Wildlife Areas.

Loveland’s request for this partnership funding is 10% of the total purchase price of the Wagner and Bonser properties, which is $385,700. Both closings are scheduled for January of 2019. In addition, Loveland would like to have Larimer County cooperate on future trails through the Kaufman Conservation Easement as long as the trail and or parking facilities do not degrade the conservation values. Loveland Open Lands and Trails plans to manage this area in the future.