



**MEETING OF THE  
PARKS & OPEN SPACE ADVISORY COMMITTEE  
BOULDER COUNTY, COLORADO  
AGENDA**

**Thursday, February 27, 2025, 6:30 p.m.**

**Third Floor Hearing Room**

**County Court House**

**1325 Pearl Street, Boulder**

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Last Month's Minutes**
- 4. Presentations**
  - 4.1 Bearberry Acquisition**  
Staff Presenter: Aaron Clark, Land Officer  
  
**Action Requested: Recommendation to BOCC**
  - 4.2 NoCo Places Illegal/Unauthorized Trail Inventory**  
Presenters: Jarret Roberts, Recreation & Facilities Manager and Nick Walendziak, Crux Environmental LLC  
  
**Action Requested: Information Only**
  - 4.3 Resource Management Division Update 2024**  
Staff Presenter: Stefan Reinold, Resource Management Division Manager  
  
**Action Requested: Information Only**
- 5. Public Comment Period for Items Not on Agenda**
- 6. POSAC Members Comment Period for Items Not on Agenda**
- 7. Director's Update**
- 8. Adjournment**



**MEETING OF THE PARKS & OPEN SPACE ADVISORY COMMITTEE**

**BOULDER COUNTY, COLORADO**

**Regular Meeting Minutes**

**January 23, 2025, 6:30 p.m.**

**Third Floor Hearing Room**

**County Court House**

**1325 Pearl Street, Boulder**

Members Present: Janet George  
Tony Lewis  
Trace Baker  
Paula Fitzgerald  
Drew Adams  
Jackson Moller  
Kristine Johnson  
Derek Turner  
Carol Byerly

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1. **Call to Order**
2. **Roll Call**
3. **Election of Officers**

POSAC members voted to postpone the election of new officers until new members are seated in March or April.

**Moved by** Carol Byerly

**Seconded by** Kristine Johnson

**APPROVED**

**4. Approval of Last Month's Minutes**

**Moved by** Trace Baker

**Seconded by** Kristine Johnson

Trace Baker moved to approved with minor edits. Kristine Johnson seconded.

Abstained: Tony Lewis, Carol Byerly, Jackson Moller, Derek Turner

**APPROVED**

**5. Presentations**

**5.1 2024 Closings Summary**

Staff Presenter: Janis Whisman, Real Estate Division Manager

**Action Requested: Information Only**

Q: Do you also document natural changes to an area when you monitor a CE, or just changes that the landowner made?

Response: We document both, but those of concern are changes that the landowner made.

Q: While monitoring, what percentage of problems do you find?

Response: We find fewer problems now, because we visit regularly and landowners know to expect us. We found more violations when we first started monitoring because many landowners didn't understand the program or why we were needing to monitor.

Q: What efforts this year live up to the Land Commitment?

Response: We no longer use landowner names for naming properties. This is to honor the land and not necessarily the landowners. I have also been participating

in the Volunteer Naturalist training to teach the history of the area and how the program got started.

Public Comments:

None

5.2 White-Nose Syndrome in Bats in Boulder County: BCPOS Response and Internal Management

Staff Presenter: Susan Spaulding, Environmental Resources Sr. Specialist

**Action Requested: Information Only**

Q: Are bat boxes a good thing?

Response: Yes, anything that makes bats' lives easier. Our Building and Historic Preservation group will work on building some larger structures on our properties to house bats. Any kind of shed structure with hidey holes will work well.

Q: Some areas shown on the map are not contiguous, so how does WNS propagate over some large areas?

Response: It's only now arriving in the west from the east coast. Some areas don't have the right climate for hibernating bats. Other areas just may not have gotten WNS yet.

Q: What are the federal resources available?

Response: I don't think there has been much of a federal response to WNS. I don't know why that is, because bats are critical for us.

Public Comments:

None

6. Public Comment Period for Items Not on Agenda

Cindy Johnson, unincorporated Boulder County. She spoke against the cancellation of open rides at the fairgrounds. She doesn't think staff have adequately connected with stakeholders before making the decision to cancel the open ride. She made arguments

for reinstating the open ride once a week. She asked POSAC to vote to reverse the decision.

Howard Reinstein, Adams County. He is willing to pay an extra fee to use the riding arena at the Boulder County fairgrounds.

Heather Middleton, Boulder County. She spoke in favor of reinstating the open ride. She wants to see ways to interest young people to ride.

Ronda Nickoley, She has used the Boulder County indoor arena for decades but she is frustrated that the indoor open ride has been discontinued.

Pam Andringa, unincorporated Boulder County. She spoke in favor of the indoor open ride.

Tony Lewis asked for staff to provide a timeline of the process through the decision by the BOCC at the Feb. 27 meeting.

Drew Adams asked for a comparison of other counties that have kept their arenas open and how those counties communicate with their stakeholders.

Paula Fitzgerald asked for a breakdown of costs and affordability of the proposed master plan for the fairgrounds.

Janet George asked for more detail of the costs of keeping the open rides.

## **7. POSAC Members Comment Period for Items Not on Agenda**

Tony Lewis thanked Paula Fitzgerald and Jackson Moller for their years on POSAC before they step down next month.

Paula Fitzgerald gave a call out to county staff for all their work and coordination. She also thanked her fellow POSAC members. She encouraged members to attend the field trips that are offered.

Jackson Moller encouraged members of the public to apply for openings on POSAC. Recruitment periods run December to January.

## **8. Director's Update**

- Fifteen Soil Health grants came in totaling \$350,000.

- There have been controlled burns west of Lyons recently and staff are planning upcoming burns near Heil Valley Ranch and Hall Ranch.
- BCPOS completed a study with NoCo Places to look at illegal trails. We found just over 60 miles of illegal trails. Staff plans to bring the results to POSAC at a future meeting.

9. **Adjournment**

8:31 p.m.

This is only a summary of the meeting. The meeting video is viewable on the [POSAC webpage](#).



# Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
303-678-6200 • POSinfo@bouldercounty.org  
www.BoulderCountyOpenSpace.org

## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, February 27, 2025

**TO:** Parks & Open Space Advisory Committee  
**FROM:** Aaron Clark, Land Officer  
**AGENDA ITEM:** Bearberry Property Acquisition  
**ACTION REQUESTED:** Recommendation to the BOCC

For much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to diverse American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are partnering with Indigenous people to make meaningful changes to how we do our work that include Indigenous people, incorporate their perspectives, and honor their land stewardship legacy. Parks & Open Space operates within modern legal constructs of land ownership to steward Boulder County open space and accomplish these efforts on behalf of our community.

### Summary

Boulder County proposes to acquire fee title to 80 acres owned by Florian Freymuth, with appurtenant water rights, for \$1,650,000. The property has addresses of 6201 Coal Creek Canyon Drive and 5614 Coal Creek Canyon Drive and is located near the intersection of Coal Creek Canyon Drive and the Peak to Peak Highway. Staff supports this acquisition.

### Background Information

The property has been in the current owner's family for many years. Bearberry consists of three parcels. Two of the parcels totaling approximately 60 acres are within Boulder County and one parcel of approximately 20 acres lies within Gilpin County. Bearberry is adjacent to USFS lands on the south and west. To the north across Highway 72 is the recently acquired Elk Tracks county open space property, with Reynolds Ranch lying beyond that to the north. There are several structures on the property, including two houses, one in Gilpin County and one in Boulder County. There are also several small sheds that have been used for storing equipment. The property is primarily forested, although there are mapped wetlands and riparian areas in the vicinity of Beaver Creek, which flows through the northern part of the property. Two small ponds have been formed where driveways and culverts that access the property have been installed across Beaver Creek.

### Deal Description

Parks & Open Space proposes acquiring these 80 acres and two residences for \$1,650,000. While the property will come with all appurtenant water rights, there are no ponds or other named water rights being acquired and the acquisition does not come with rights to use the water in Beaver Creek. The acquisition will acquire three development rights, two in Boulder County and one in Gilpin County. This transaction will be paid for with funds from the 2021 Gross Reservoir settlement between Denver Water and Boulder County. As part

of that agreement, Denver Water set aside funds for Boulder County to use “for acquisitions of fee properties, conservation easements, and trail corridors.”

**Acquisition Summary**

\$1,650,000 Land Price and Value

Boulder County will acquire these interests:

- 80 Acres (Fee)
- 3 Building Rights, with two residences in place and one building right unused.

The property is not subject to an oil and gas lease; however, the mineral rights were reserved by prior owners and will not be part of the county’s acquisition.

**Boulder County Comprehensive Plan Designations**

The Boulder County Comprehensive Plan (Comp Plan) provides information about the area’s agricultural, cultural, environmental, and other open space resources (including passive recreation, community buffers, and scenic viewsheds). Maps in the Comp Plan indicate the following designations of these resources near the property: View Protection Corridor (Highway 72, Value 2.23 on a range from 1-5 with 5 being the highest), Riparian Areas, Wetlands, Significant Natural Communities. Gilpin County mapping shows the area as a Wildlife Corridor, Elk Migration Corridor, Elk Winter Concentration Area, and Mule Deer Winter Range., and a scenic view area

**Potential Uses**

Like all properties acquired for open space, the property will be managed for an open space use. The property is currently used for two residences and for seasonal recreation.

The property will be open to public use unless Parks & Open Space later determines other closures or other open space uses are appropriate. The process to determine specific future open space uses (including public access via trails or other passive recreation versus closures that protect a property’s open space resources) is an involved planning process that can only be done after acquisition. Parks & Open Space staff need ample time after acquisition to evaluate the property, and no evaluations about other potential future uses have been made at this time.

A Phase I environmental assessment will be completed, and 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. Parks & Open Space will use the Phase I report to determine whether any portions of the property need to be closed to public use for public safety reasons.

**Staff Recommendation**

Staff recommends approval. The property is close to the recently acquired Elk Tracks property across the highway and Reynolds Ranch further north, along with US Forest Service lands on the



west and south. Additionally, acquisition of this property will protect an important area of riparian and wetland resources, scenic views, and wildlife habitat.

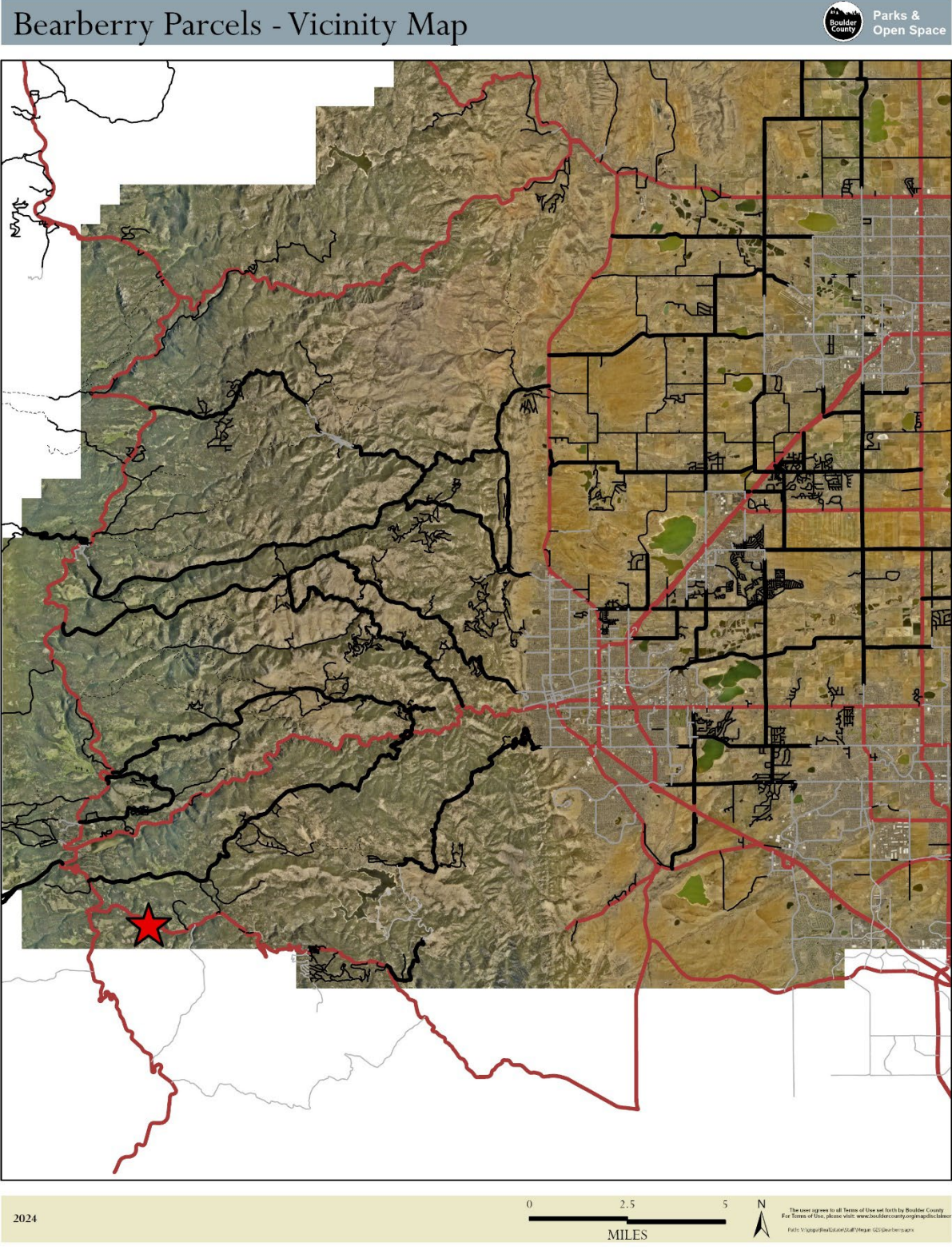
**POSAC Action Requested**

Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

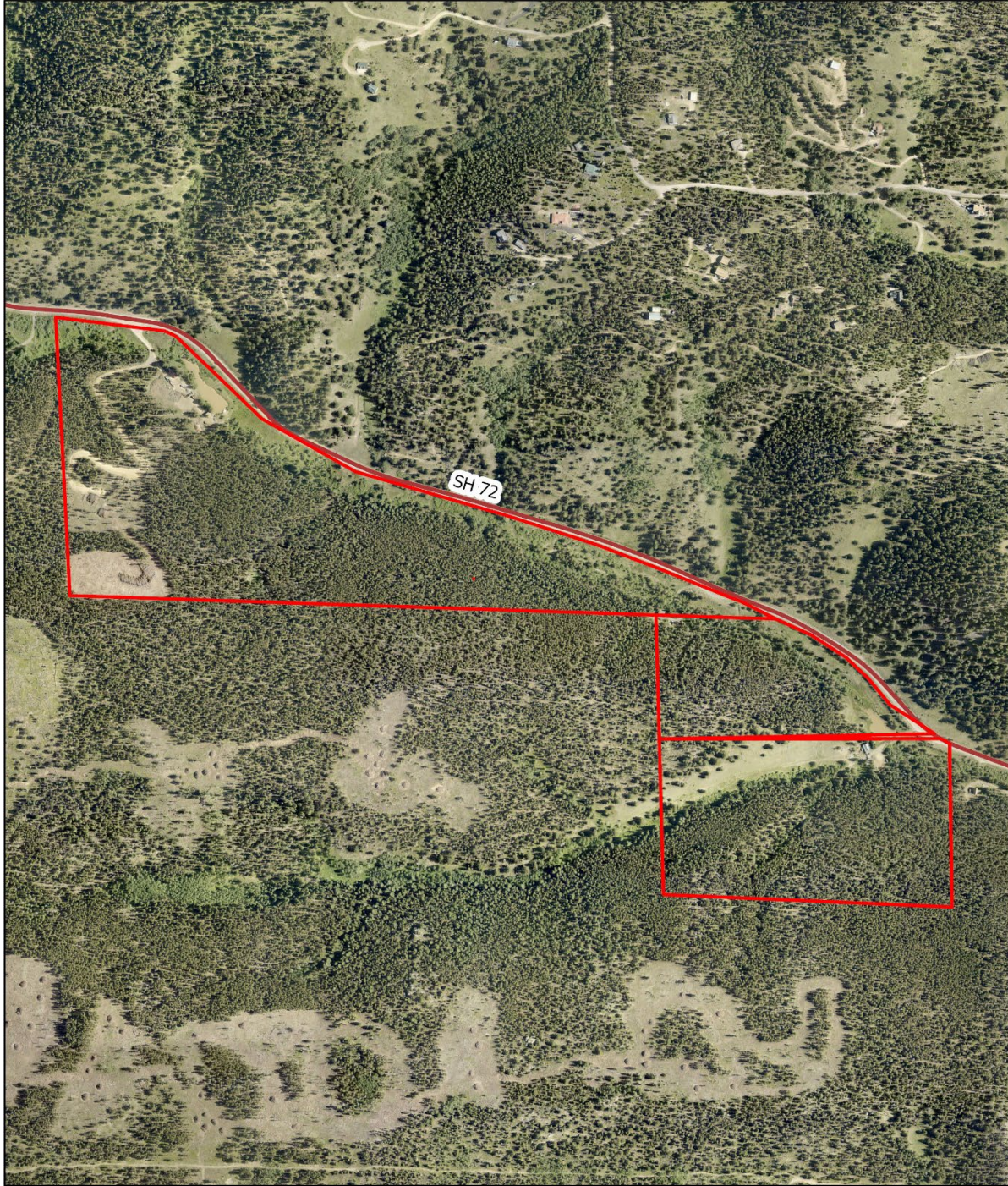
(see next pages for maps)

Vicinity Map

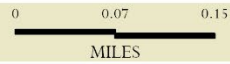


Close-Up Map

Bearberry Parcels - Focus Map



2024



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## PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, Feb. 27, 2025

Location: Boulder County Courthouse  
1325 Pearl Street, Third Floor, Boulder

<b>TO:</b>	Parks & Open Space Advisory Committee
<b>FROM/PRESENTER:</b>	Jarret Roberts, Recreation and Facilities Division Manager Nick Walendziak, Crux Environmental LLC
<b>AGENDA ITEM:</b>	NoCo Places Illegal/Unauthorized Trail Inventory
<b>ACTION REQUESTED:</b>	Information Only

We are pleased to update you about the Illegal Trail Inventory Project, an initiative conducted under the collaborative efforts of NoCo Places and a subset of partnering agencies, including Boulder County, Clear Creek County, Gilpin County and the USFS. Along with existing inventories from the other five agencies, this project provides critical insights that advance NoCo Places' Conservation and Recreation vision across the Front Range.

### Background on NoCo Places

NoCo Places (<https://www.nocoplaces.com/>) is a partnership of nine public land management agencies in Northern Colorado, including county, state, and federal entities. Together, we work to ensure sustainable outdoor recreation while conserving the unique landscapes of our region. This project is a direct reflection of NoCo Places' commitment to tackling regional challenges through collaboration. Issues such as illegal trails span agency boundaries and looking holistically, allows landscape-level solutions.

### Importance of Understanding Illegal Trail Use

Illegal trails present significant challenges to public land management, including ecological degradation, wildlife disruption, and public safety concerns. These unauthorized routes often emerge from well-intentioned but unsustainable recreational use. By systematically documenting and understanding these trails, we can better address user behavior, reduce environmental impacts, and align recreation opportunities with conservation priorities.

### Project Overview

This project, executed by Crux Environmental, consisted of three phases:

1. **Background and Research:** Publicly available data layers, social platforms, and field visits were used to identify potential illegal trail hotspots.
2. **Mapping:** Illegal trails were categorized into five classes based on their development and impact, with Class 1 representing minimal disturbance and Class 5 being highly developed. Features such as bridges, jumps, drainage issues, and safety concerns were also documented. Visitor intent and user group assumptions were noted.

3. **Final Report:** A comprehensive report was produced summarizing the findings and providing actionable data.

This project focused on major parks and high-use areas, it is not comprehensive of all the managed lands but provides high-level insight and sets the stage for expanding the inventory with the developed protocols.

This presentation will focus on the 62.16 miles of illegal trail inventoried on Boulder County Parks and Open Space land as part of this project and the protocols set up to further expand this inventory.



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<b>TO:</b>	Parks & Open Space Advisory Committee
<b>FROM/PRESENTER:</b>	Stefan Reinold: Resource Management Division Manager
<b>AGENDA ITEM:</b>	Resource Management Division Update 2024
<b>ACTION REQUESTED:</b>	Information Only

This presentation will highlight some of the work that was completed in 2024 by Resource Management Division of Parks & Open Space. This division encompasses the plant ecology, forestry, wildlife, invasive weeds, education and outreach, and resource protection work groups of Parks and Open Space. From burning slash piles after forestry thinning work, to cutting holiday tree with the San Lazaro community, to completing limber pine restoration activities, to our natural history, cultural history, and volunteer work programs which had over 12000 hours of volunteer efforts, to building our community engagement efforts with 31 collaborative programs with our partners, to restoring wetlands like Prescott, or removing invasive Russian Olive trees along Boulder Creek, and hours of patrolling our lands to keep users safe, the Resource Management Division had a very productive 2024. The presentation is designed to celebrate some of the successes completed by staff and keep POSAC informed of the work we complete.