



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

Thursday, July 24, 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 Kestrel Property Acquisition**
Staff Presenter: Aaron Clark, Land Officer

Action Requested: Recommendation to BOCC
 - 4.2 Gateway Property Acquisition**
Staff Presenter: Melissa Arnold, Land Officer

Action Requested: Recommendation to BOCC
 - 4.3 Limber Pine and Bristlecone Pine Conservation in Boulder County**
Staff Presenter: Shane Milne, Forest Planning Supervisor

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

June 26, 2025, 6:30 p.m.

Third Floor Hearing Room

County Court House

1325 Pearl Street, Boulder

Members Present: Janet George
Tony Lewis
Kristine Johnson
Derek Turner
Joan Lutz
John White
Viki Lawrence

Members Excused: Trace Baker
Carol Byerly

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1. **Call to Order**
2. **Roll Call**

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

Approved with one edit suggested.

Moved by Tony Lewis

Seconded by Viki Lawrence

APPROVED

4. **Presentations**

4.1 **Cliffside Property Acquisition**

Staff Presenter: Tina Burghardt, Land Officer Supervisor

Action Requested: Information Only

Q: Did the fire have any impacts to the plant community or to the rest of the site?

Response: Next week we'll be out there for the Phase 1 environmental assessment, so we're learn more from that visit. From what I understand, the site has been cleaned up as much as it can be since the fire.

Q: Why was this paid for with Lottery funds? What is the difference between this and other open space properties?

Response: This is to preserve the flexibility of the future use of the property. If the county decided to give the property to a native tribal nation, that is not an open space use and so open space funds would limit that use.

Q: The total amount is \$1,160,000. The one building right is valued at \$1,060,000, but that is contained within the acreage?

Response: It's just a different way of looking at it. We tend to look at values per acre, but also per building right. In this case, there was an appraisal done, so that was the number.

Q: Does the building right remain intact?

Response: The county acquires the building right, but it won't stay on the property any longer. We won't move it somewhere else to be used. Technically, it's no longer attached to the property and usable on that site.

Q: Is there a pool of trust fund money that was allocated to the county?

R: The Colorado Lottery sends 50% of the proceeds to Great Outdoors Colorado and that gets allocated out on a grant-making basis. The other 50% goes to municipalities and counties around the state. The county's allocation is around \$515,000/year. At the end of last year, the fund balance was just under \$4.7 million.

Q: POSAC only gives recommendations if it's open space dollars being spent?

Response: That's correct. It's written in the sales tax language. That's why we bring you everything that sales tax money is being spent on and ask for a recommendation, but we also bring you other purchases as information items. Some of these deals move quickly, and so we have more flexibility in when those other deals close instead of waiting for the next POSAC meeting.

Q: I would love to have a presentation about the county's relationships with tribal nations.

Response: We can absolutely bring you an update on that, but not right away. The county recently hired Karen Wilde to be the Native American/American Indian Relations Manager. Karen works in the County Administrator's office, but she's only been in the job for a few weeks. The BOCC is currently looking to develop a strategy for the land restoration process involving tribal groups.

Public Comment:

None

4.2 Asset Management System Implementation Progress Report

Staff Presenter: Christy Spielman, Asset Management System Coordinator

Action Requested: Information Only

Q: Will other wildlife sites be included, in addition to raptor nests?

Response: We can certainly consider showing these areas. We have that data already, it's just not built into the system yet.

Q: Are other county entities creating programs like this?

Response: There has been a desire, but collaboration with other entities has been challenging. One thing we're collaborating on are the locations of all gates and passages. This information is important for emergencies. The rangers are

excited about including this information. This is now a countywide effort, working with the Public Works department. We are also working with the Transportation department to identify all culverts in the county and determine who has the responsibility for them.

Q: Is the system available to the public or other municipalities?

Response: The system is not available publicly because there is sensitive information, but we can share parts of the information. A light version of this might be available to the public in the future.

Public Comment:

None

4.3 2026 Capital and Stewardship Projects

Staff Presenter: Tina Nielsen, Special Projects Coordinator

Action Requested: Recommendation to BOCC

Q: What federal funding are you anticipating?

Response: Our Prince Lake dam project is FEMA funded and we do think we will be reimbursed as promised. If not, the county may be responsible for the bill.

Q: Why is there \$600,000 reserved for planning work for the wildlife crossing? That seems like a lot.

Response: That cost includes planning work and also conceptual design by a design consultant. A bike lane is also being planned for that area, so we need to integrate with that project.

Q: Has the county sought out other sources of funding for the Cardinal Mill cleanup?

Response: Funding is very tight right now. We have applied for a Brownfield grant, so we are hopeful that goes through.

Q: If POSAC recommends approval, does the BOCC go line by line to approve?

Response: We have a \$2 million line item. Projects that are \$250,000 or less gets lumped together in that \$2 million. Anything over \$250,000 gets its own line item.

Q: Is there nothing for the fairgrounds in this budget? Is there any current plan for the fairgrounds?

Response: There is nothing for the fairgrounds in this budget. The fairgrounds is maintained by the county, not specifically Parks & Open Space, so it is not included in our budget. The plan for the fairgrounds is currently paused because of the cost.

Public Comment:

None

Moved by Derek Turner

Seconded by Kristine Johnson

APPROVED

5. **Public Comment Period for Items Not on Agenda**

None

6. **POSAC Members Comment Period for Items Not on Agenda**

Derek Turner drove past the Rangeview property that was recommended for purchase last month. He asked if it would be possible to have a designated lot for stopping to take in the view from 79th Street?

Response: The county hasn't closed on the property yet. Once we own it, that suggestion will get passed along to see if it's a possibility.

7. **Director's Update (Heidi Wagner, acting)**

- We received a donation for a conservation easement covering over 137 acres valued at \$1m west of Gold Hill. The property is part of the Fourmile Creek/Bald Mountain Environmental Conservation Area, a Rare Plant Area, a Significant Natural Community, and has View Protection Corridor features. The interest was donated by Rick and Breida Geesaman.
- Education & Outreach hosted "Animals on the Farm" at the Agricultural Heritage Center this past weekend. A big crowd and lots of volunteers and staff enjoyed sharing the farming history of Boulder County.
- Ag tenant Dan Lisco hired a drone company to seed tef on his leased ag field as a cover crop and for grazing, which helps improve soil health.

- Tina Burghardt and Janis Whisman in Real Estate received approval from the County Commissioners to purchase the Rangeview Property on Gunbarrel Hill. This was the property proposed for a tennis facility last year.
- The BCPOS Podcast series has launched and the first three episodes are available.

8. Adjournment

8:33 p.m.



Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 24, 2025

TO: Parks & Open Space Advisory Committee
FROM: Aaron Clark, Land Officer
AGENDA ITEM: Kestrel 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 American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are making meaningful changes to how we do our work that include them, 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 77 acres owned by ASA Hygiene East, LLLP and ASA Hygiene West, LLLP, with any associated water rights, for \$3,500,000. The property has an address of 0 North 75th Street and is located near the intersection of 75th Street and Ute Highway. Staff supports this acquisition.

Background Information

The Kestrel Property is primarily in irrigated agriculture and has two shares in the Palmerton Ditch, which are a priority for the department to acquire. The Palmerton and Rough and Ready ditches cross the northern part of the property. The land is adjacent to the Cottonwood property on its western boundary; Cottonwood was purchased by the county in 2024.

Deal Description

The Kestrel property consists of two parcels of approximately equal acreage: "Kestrel West" owned by ASA West Hygiene, LLLP, and "Kestrel East" owned by ASA East Hygiene, LLLP. The sellers, who manage both partnerships, would like to sell to the county over two years. Thus, the closing on Kestrel West and one share of the Palmerton Ditch will take place before the end of 2025, with the closing on Kestrel East and the remaining share of the Palmerton Ditch to occur in early 2026. The property is subject to an existing agricultural lease.

Acquisition Summary

\$3,000,000	Land Price (includes mineral rights)
<u>\$500,000</u>	Water Price
\$3,500,000	Total Price (Fund Source: Open Space Sales and Use Taxes)
\$3,500,000	Total Value

Boulder County will acquire these interests:

- 77 Acres (Fee) [\$38,961/acre]
- 2 Building Rights [\$1,400,000/right]
- 2 Shares of Water Rights in Palmerton Ditch Company [\$250,000/share]
- All Mineral Rights [\$100,000]

The property is not subject to an oil and gas lease.

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: Preble's Meadow Jumping Mouse Suitable Contiguous Habitat, Riparian Areas, View Protection Corridor (both Highway 66 and 75th Avenue), Agricultural Lands of Statewide Significance.

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 irrigated agriculture. The Agricultural Resources Division will manage the existing agricultural lease. The property will be closed to public use due to the active agricultural lease, unless Parks & Open Space later determines other closures or open space uses are appropriate.

The department will determine whether agricultural uses of the property will continue or whether other open space uses of the property may be suitable. 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.

Staff Recommendation

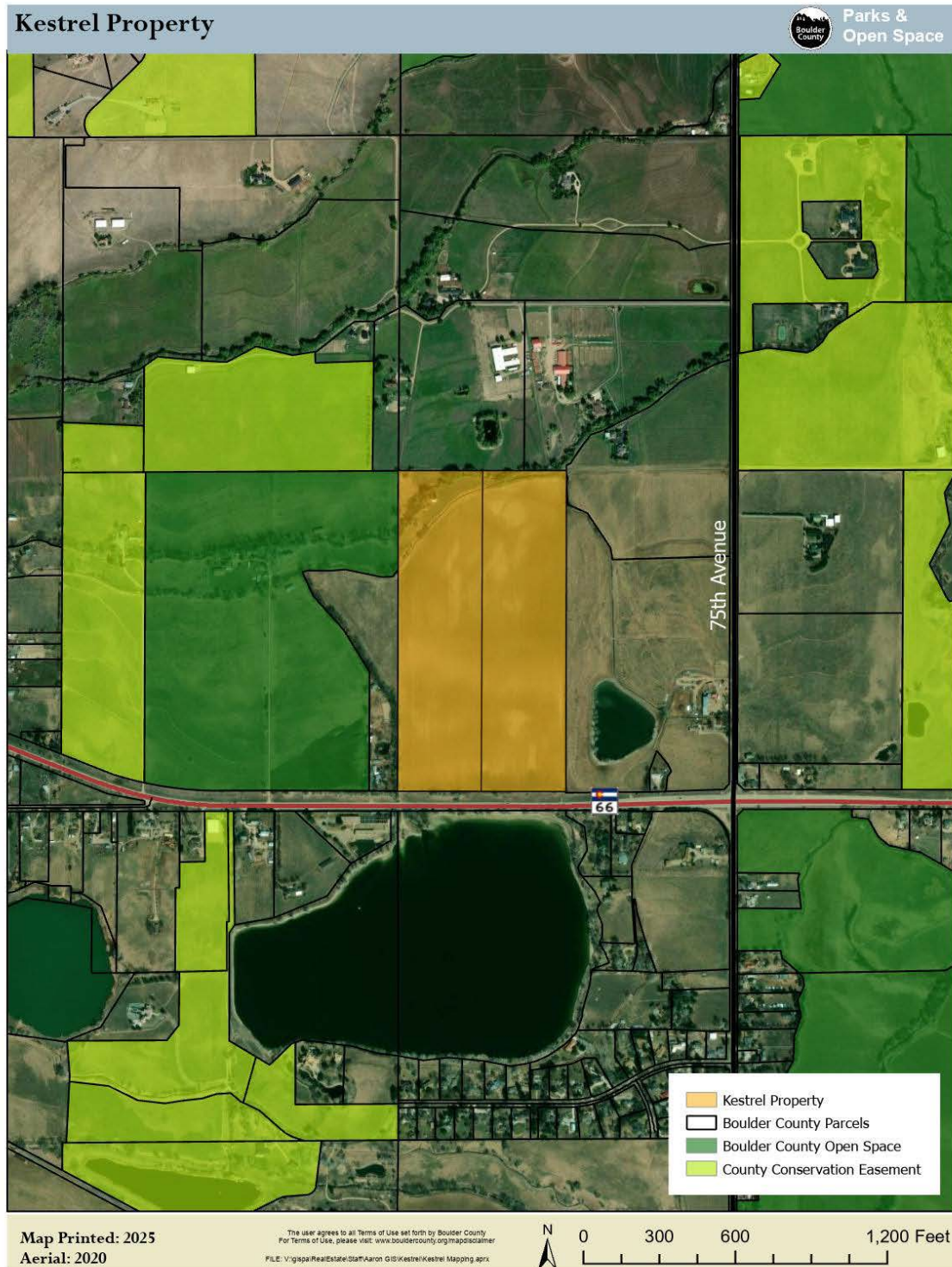
Staff recommends approval. The Kestrel property has been a priority acquisition for a number of years. The property is adjacent to Cottonwood and will increase protection of scenic, agricultural, water, and other natural resources in the area, including suitable habitat for the Preble's Meadow Jumping mouse.

POSAC Action Requested

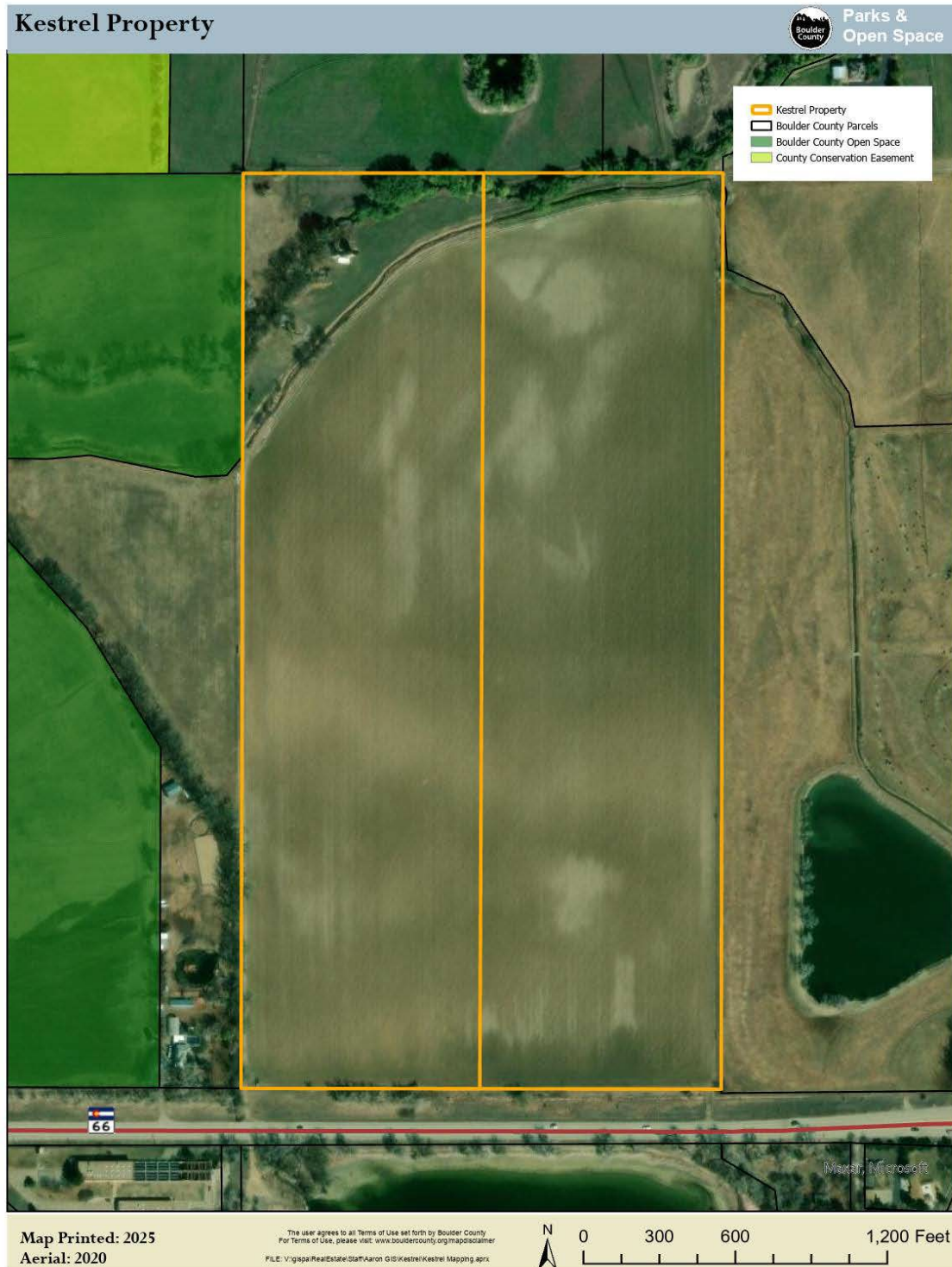
Recommendation to the Boulder County Commissioners for approval of the project as described above and as further described by staff at the POSAC meeting.

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

Vicinity Map



Close-Up Map





Parks & Open Space

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 24, 2025

TO: Parks & Open Space Advisory Committee
FROM: Melissa Arnold, Land Officer
AGENDA ITEM: Gateway Property Acquisition
ACTION REQUESTED: Recommendation to the BOCC

Real Estate Land Commitment: much longer than Parks & Open Space's history of stewarding open space, the land in this community has been important to American Indian, urban native, Indigenous, and other cultural communities that continue to live here. We are making meaningful changes to how we do our work that include them, 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 72.2 acres owned by Northwest Corridor Holdings, LLC and 69.99 shares of the Goodhue Ditch and Reservoir Company for \$2,700,000. The property has an address of 1716 S 96th Street and is located at the intersection of S 96th Street and Dillon Road. Staff supports this acquisition.

Background Information

The 72.2-acre Gateway property is primarily agricultural land used for cattle grazing and is irrigated with 69.99 shares of the Goodhue Ditch and Reservoir Company. The property is bisected by Burlington Northern Railroad and is bordered the City of Louisville to the north, jointly owned open space to the east and west, and a conservation easement property to the south. The Property has two unused development rights. A former residence and outbuildings have been demolished, and all that remains today are two agricultural outbuildings totaling 2,222 square feet.

The County of Boulder, City of Louisville, City of Lafayette, and City and County of Broomfield are partners to the Southwest County Intergovernmental Agreement (IGA), which identifies the property as being within a Rural Preservation Area. The property's value as a community buffer, along with its agricultural and other open space attributes, have always made it a high priority acquisition for open space. The IGA states that any of the partners may purchase the property as open space, and non-purchasing partners will receive an undivided interest in a conservation easement over the property.

Deal Description

The landowner would like to sell the property and associated water rights to the county. The mineral interest is being researched, and the county will purchase any minerals that are available. The property does not contain any oil and gas wells.

Acquisition Summary

\$2,630,000	Land Price
<u>\$ 70,000</u>	Water Price
\$2,700,000	Total Price and Value (Fund Source: Open Space Sales and Use Taxes)

Boulder County will acquire these interests:

- 72.2 Acres (Fee) [\$36,356/acre]
- 2 Building Rights [\$1,315,000/right]
- 2 Structures - agricultural outbuildings [no contributory value]
- 69.99 Shares of Water Rights in Goodhue Ditch and Reservoir Company [\$1,000/share]

After closing, the other IGA partners will each receive a partial interest in a conservation easement, and the county will own and manage the property. The City of Louisville and possibly the City and County of Broomfield intend to contribute towards the cost of the property post-closing, with amounts to be determined by future direction from their city councils.

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 property is identified as having Significant Agricultural Lands of National Importance.

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 cattle grazing. The property will be closed to public use due to agricultural lease, unless Parks & Open Space later determines other closures or other open space uses are appropriate.

Parks & Open Space will determine whether current uses of the property will continue or whether other open space uses of the property may be suitable. 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.

Staff Recommendation

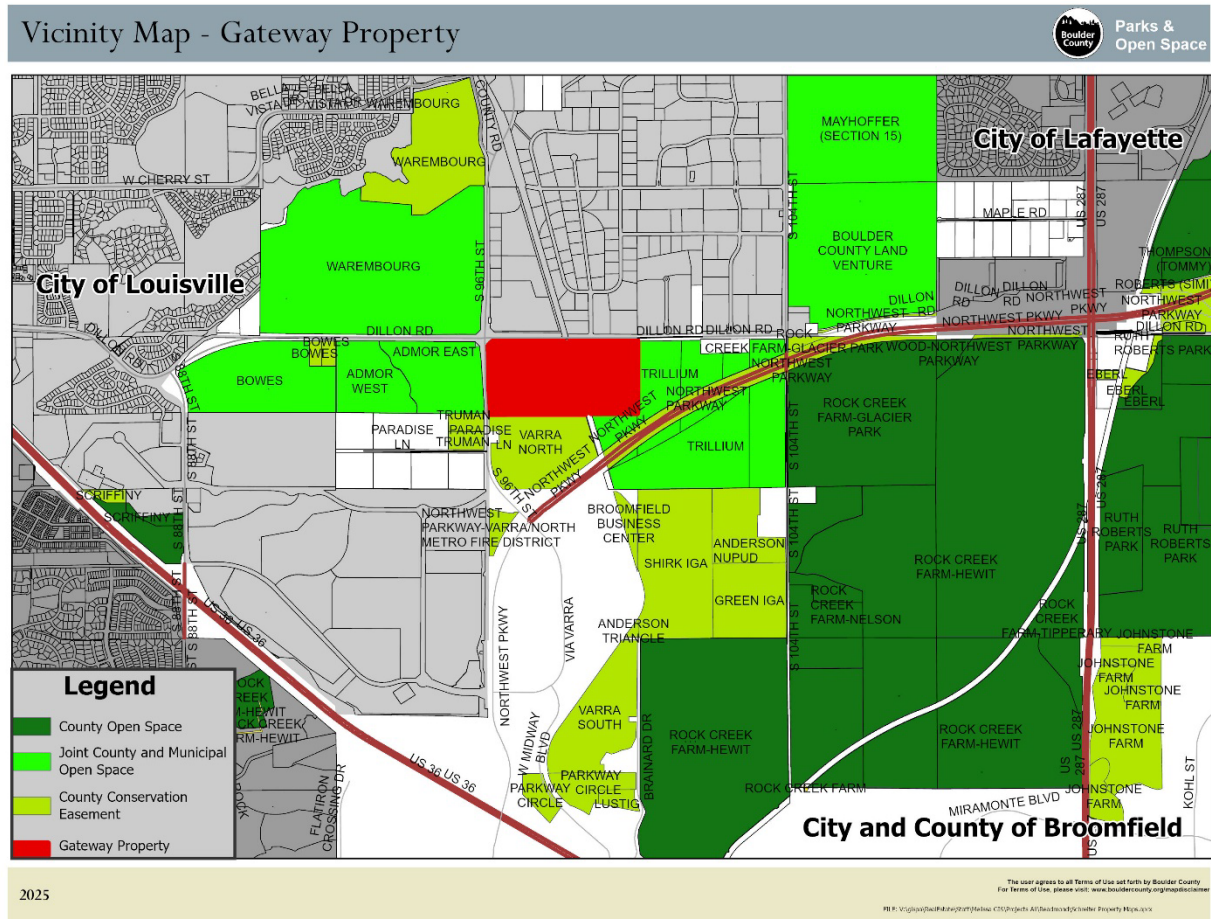
Staff recommends approval. The Gateway property has been a priority acquisition for many years, and its protection as open space will complete the community buffer around the southern boundary of the City of Louisville, ensuring development remains within the city.

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.

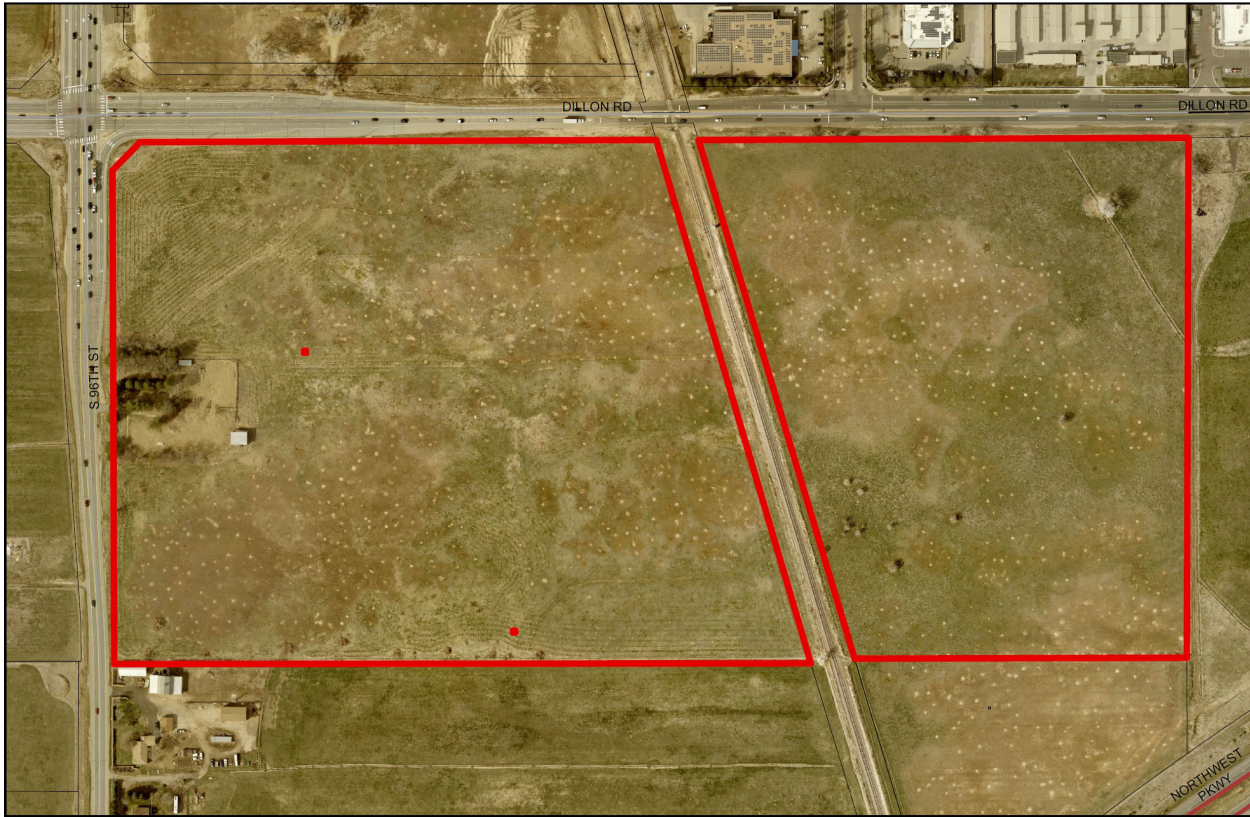
Suggested motion language: I move approval of the project as described above and as further described by staff in their presentation.

Vicinity Map



Close-Up Map

Gateway Property Map



2025

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PARKS & OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 24, 2025

Location: Boulder County Courthouse

1325 Pearl Street, Third Floor, Boulder

TO:	Parks & Open Space Advisory Committee
FROM/PRESENTER:	Shane Milne, Forest Planning Supervisor
AGENDA ITEM:	Limber pine and bristlecone pine conservation in Boulder County
ACTION REQUESTED:	Information Only

Limber pine is a long lived, five-needle white pine widely distributed in western North America. In Colorado, limber pine occupies sites from 5200' at Pawnee Buttes to 11,000'+ near Rollins Pass. Because of its ability to survive in the subalpine zone, limber pine is often referred to as a high elevation white pine. Trees growing in these extreme, high elevation environments are often the longest surviving individuals with tons of character--some can live beyond 1,000 years. In Boulder County, we have two species of white pine—limber pine and Rocky Mountain bristlecone pine, with limber pine being far more common.

Limber pine is not considered a commercially valuable species, but does provide several ecosystem services including soil stabilization, snow retention, colonization following fire, food and habitat for wildlife, and as a foundation species that provides suitable conditions for the establishment of other tree species. Unfortunately, across its range limber pine is facing multiple threats including mountain pine beetle, white pine blister rust, and dwarf mistletoe. All these agents can cause widespread tree mortality and, when found in combination, can be even more lethal such that the long-term sustainability of the species is threatened.

Despite widespread mortality at some local levels, limber pine still maintains its overall range but is listed as a species of special concern by Boulder County. Because of this status, limber pine was the subject of a species conservation plan that outlines what management efforts Parks & Open Space should take to ensure the persistence of this species.

Since 2020, conservation actions taken by BCPOS forestry staff include the installation of 30 long-term monitoring plots, annual insect and disease surveys, cone collections, direct seeding, and seedling planting projects.

This presentation will provide additional details on white pines in Boulder County along with an update on our most current findings and future efforts.