

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: July 25, 2019

Time: 5:00 – 8:00 p.m.

Location: Larimer County Loveland Campus Building, 200 Peridot Avenue, Loveland, CO 80537, Poudre River Room

Contact: Please contact Sidney at smichl@larimer.org or 970-619-4462 if you are unable to attend

AGENDA

Scheduled times are subject to change.

1. CALL TO ORDER/INTRODUCTIONS
 - a. Welcome new board members!
2. PUBLIC COMMENT
3. AGENDA REVIEW
4. REVIEW AND APPROVAL OF LAST MEETING MINUTES
5. INFORMATION & ANNOUNCEMENTS
 - a. Natural Resource events for this month: See <http://www.larimer.org/naturalresources>.
 - 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. Applications open for 2020 Small Grants Program, due September 13th. Individual grant awards are available up to \$3,000 per project. www.larimer.org/small-grants.
 - d. Request for 2-3 OLAB members for Small Grants subcommittee; members review grant applications in the fall and select the projects to be awarded (December/January)

- e. River Bluffs Restoration Project completed
 - f. Pittington CE donation completed
6. UPDATES
- a. County Oil & Gas Task Force update – Meegan/Sherri
7. DISCUSSION ITEMS
- a. 25-year budget projections presentation – Lori
 - b. Land acquisition opportunities and approach presentation – Meegan
8. ACTION ITEMS
- a. Board elections – chair and vice-chair
 - b. Transfer of Kauffman Conservation Easement recommendation
9. OTHER BUSINESS
10. NEXT MEETING SCHEDULED: August 22, 2019 at the Larimer County Loveland Campus Building, 200 Peridot Avenue, Loveland, CO 80537, Poudre River Room
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

Included in PDF:

- Agenda
- 25-year budget projections presentation
- Acquisition opportunities presentation
- Kauffman CE Final Review documents

Attached Separately:

- Minutes of last meeting
- News articles

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



LARIMER COUNTY: NATURAL RESOURCES



25 YEAR PROJECTIONS - PARKS/OPEN LANDS

JULY/AUGUST 2019



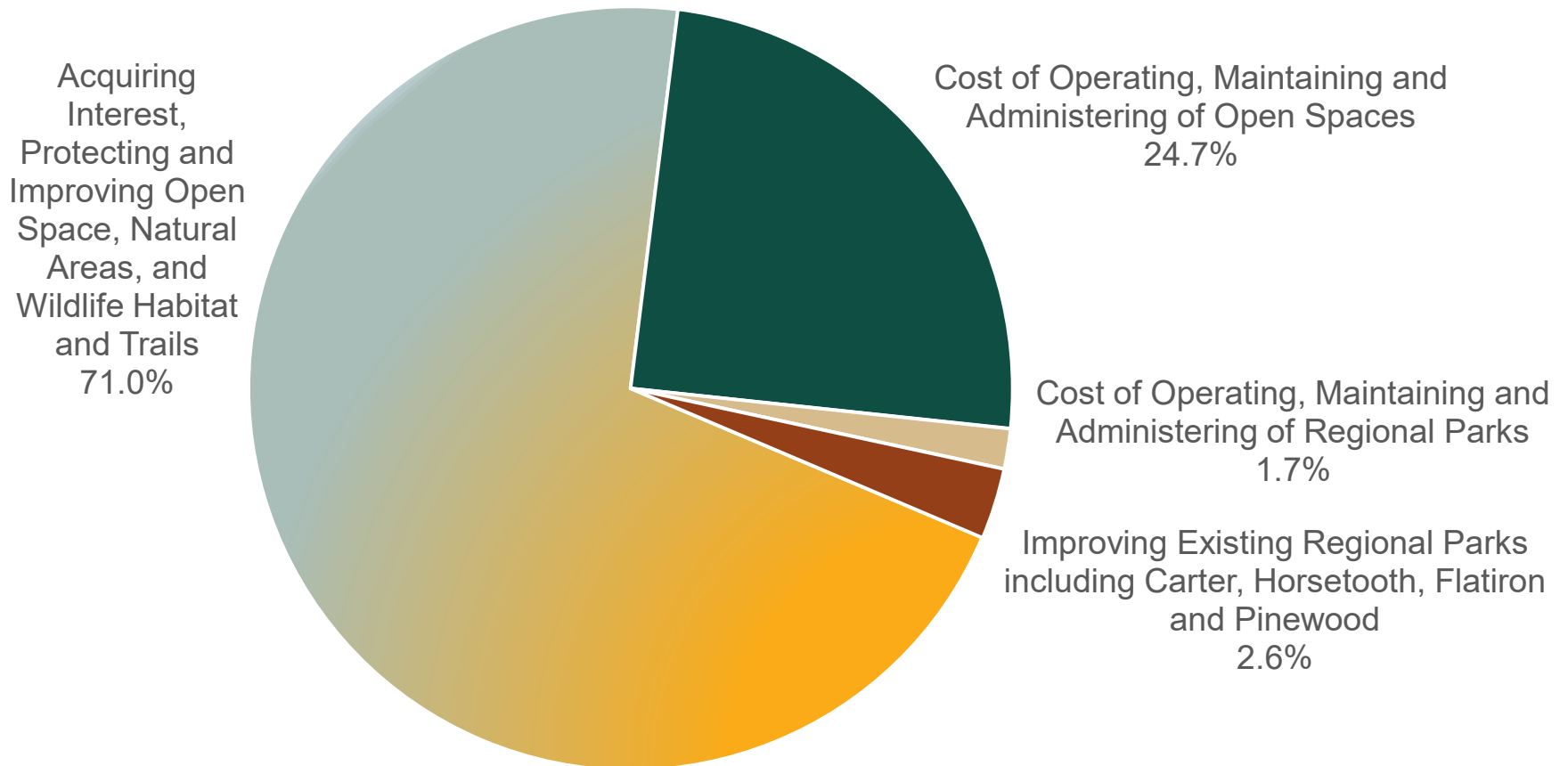
GOALS

- Implement DNR Master Plans using existing funds and restrictions
- Create strategy to front load land acquisitions
- Ratio of land conservation vs public facility development
 - How much can we afford to buy and open to public use
- Determine Long-Term management costs
- Budget flexibility

BASE ASSUMPTIONS

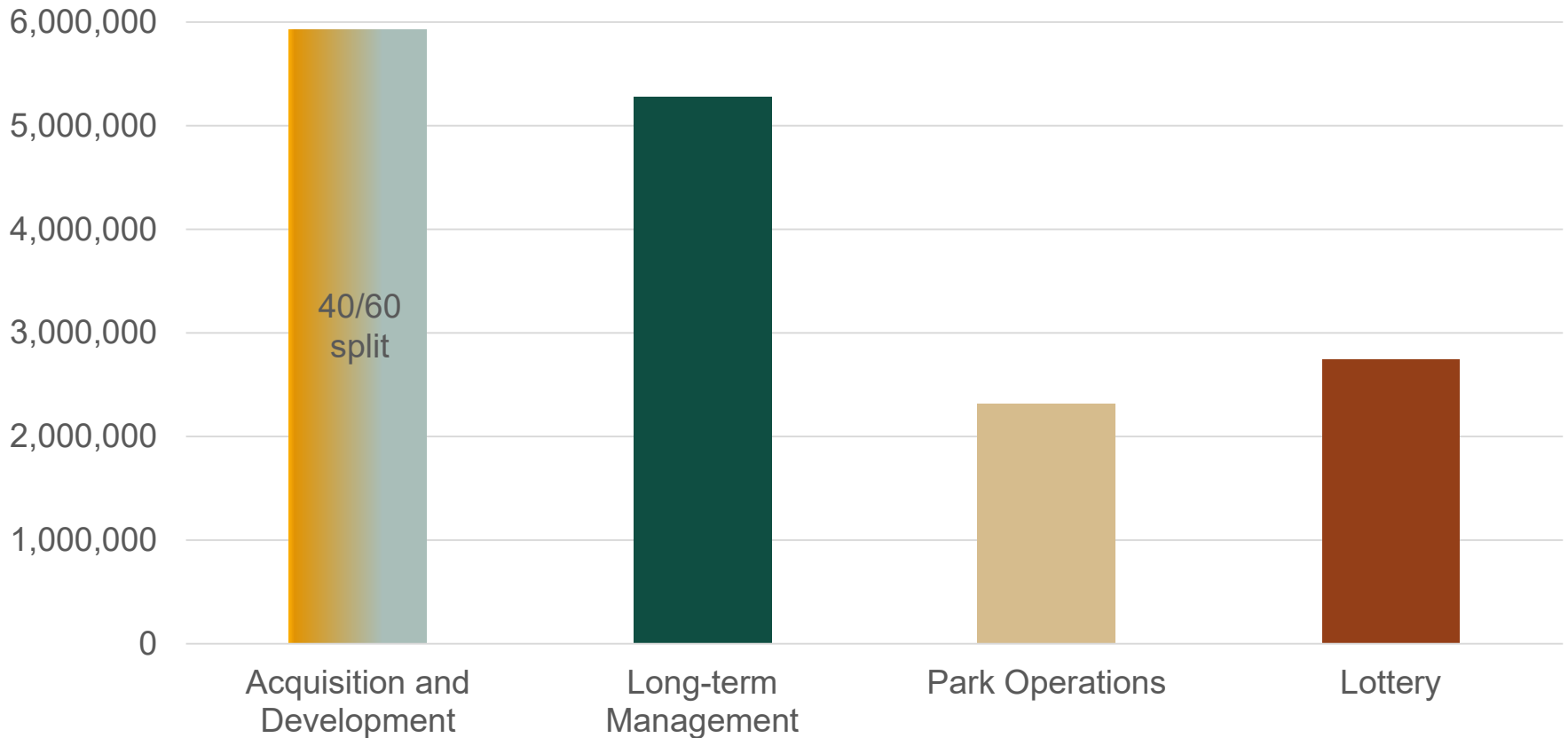
- Harvey Economics Financial Analysis Fee Study
 - Projected Visitation Growth
 - Anticipated Operational Increases
 - Required Fee Adjustments
- Other Documents
 - Parks Master Plan
 - Open Lands Master Plan
 - Capital Improvement Plan
 - Sales and Use Tax Resolution
- Historical Revenue and Expense Patterns

'OLD' SALES TAX (1996 THROUGH 2018)



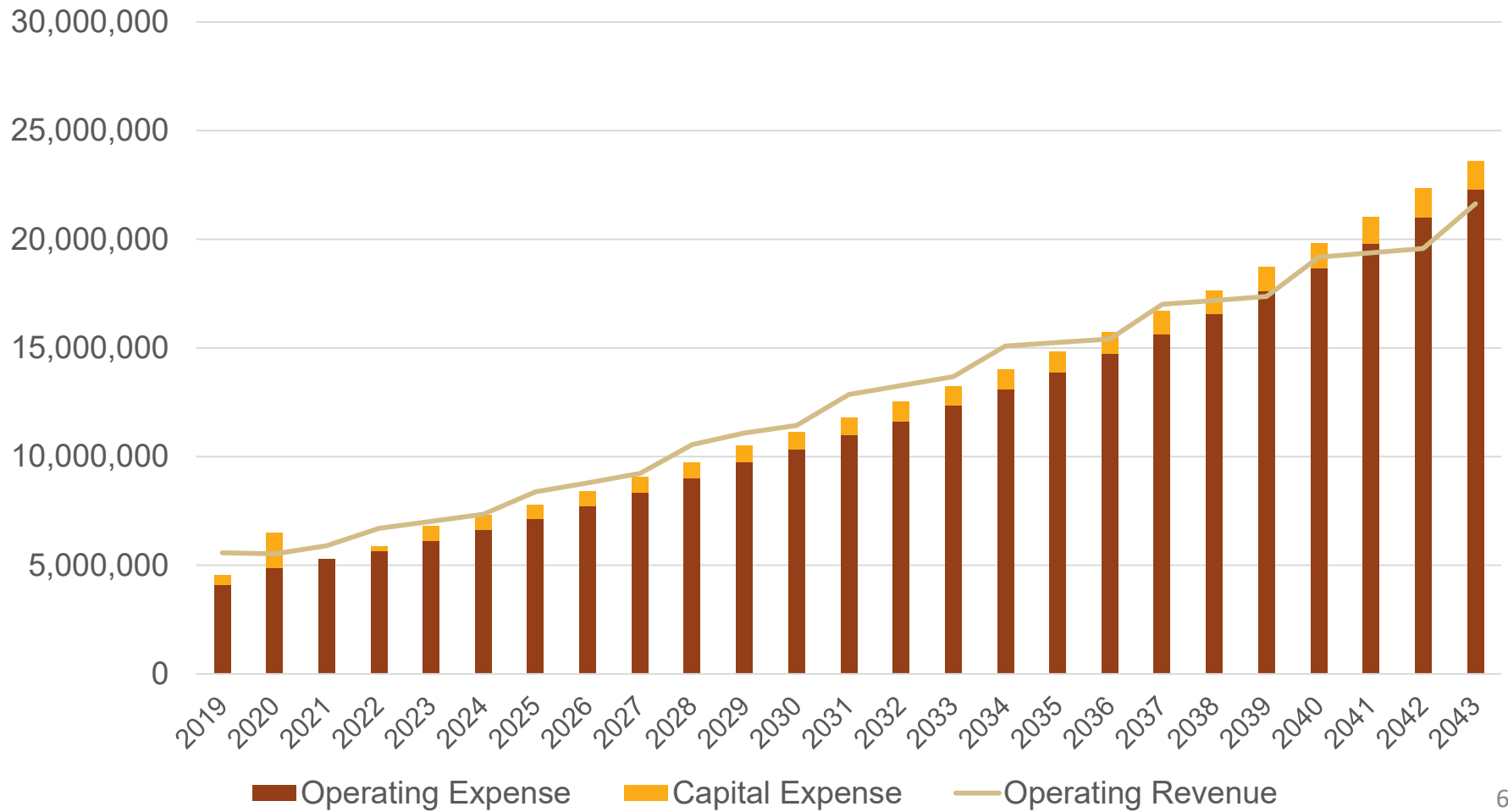
\$ 91,500,000

2018 ENDING FUND BALANCES

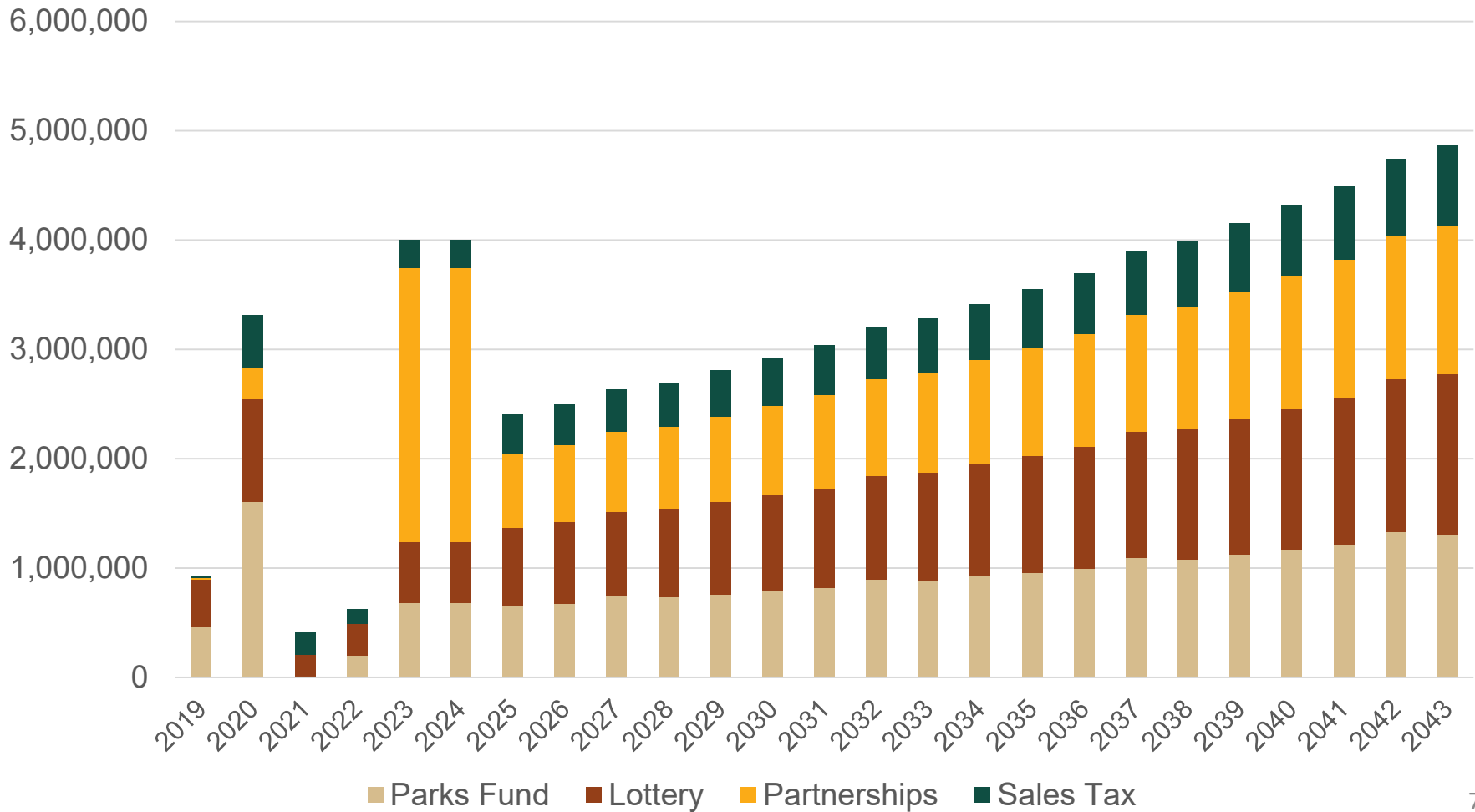


Excludes acquisition loan balance relating to the Little Thompson Farm acquisition of \$ 7,327,000 to be paid over the next seven years and a development loan balance relating to Parks of \$ 415,000 to be paid over the next seven years

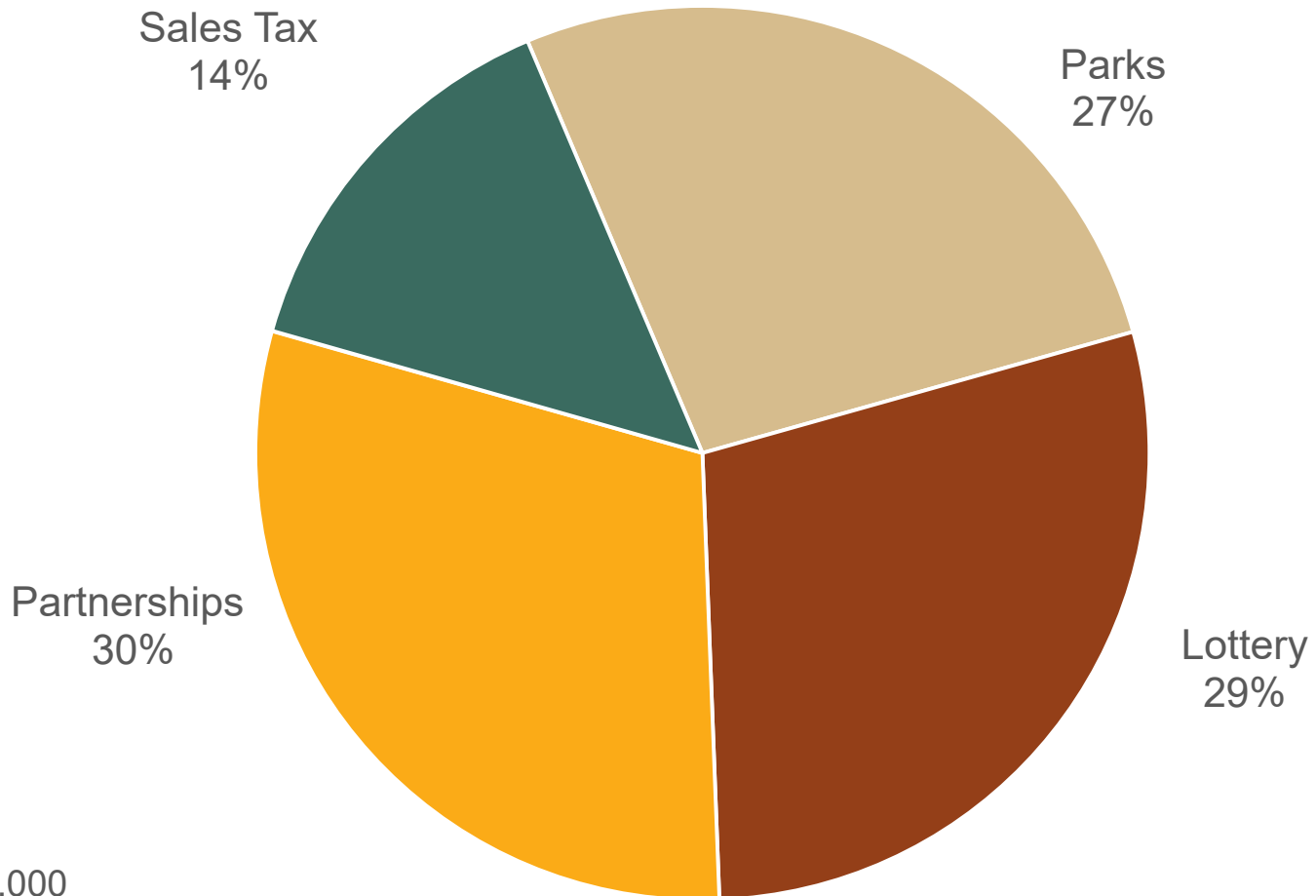
OPERATING FUND



CAPITAL PROJECTS

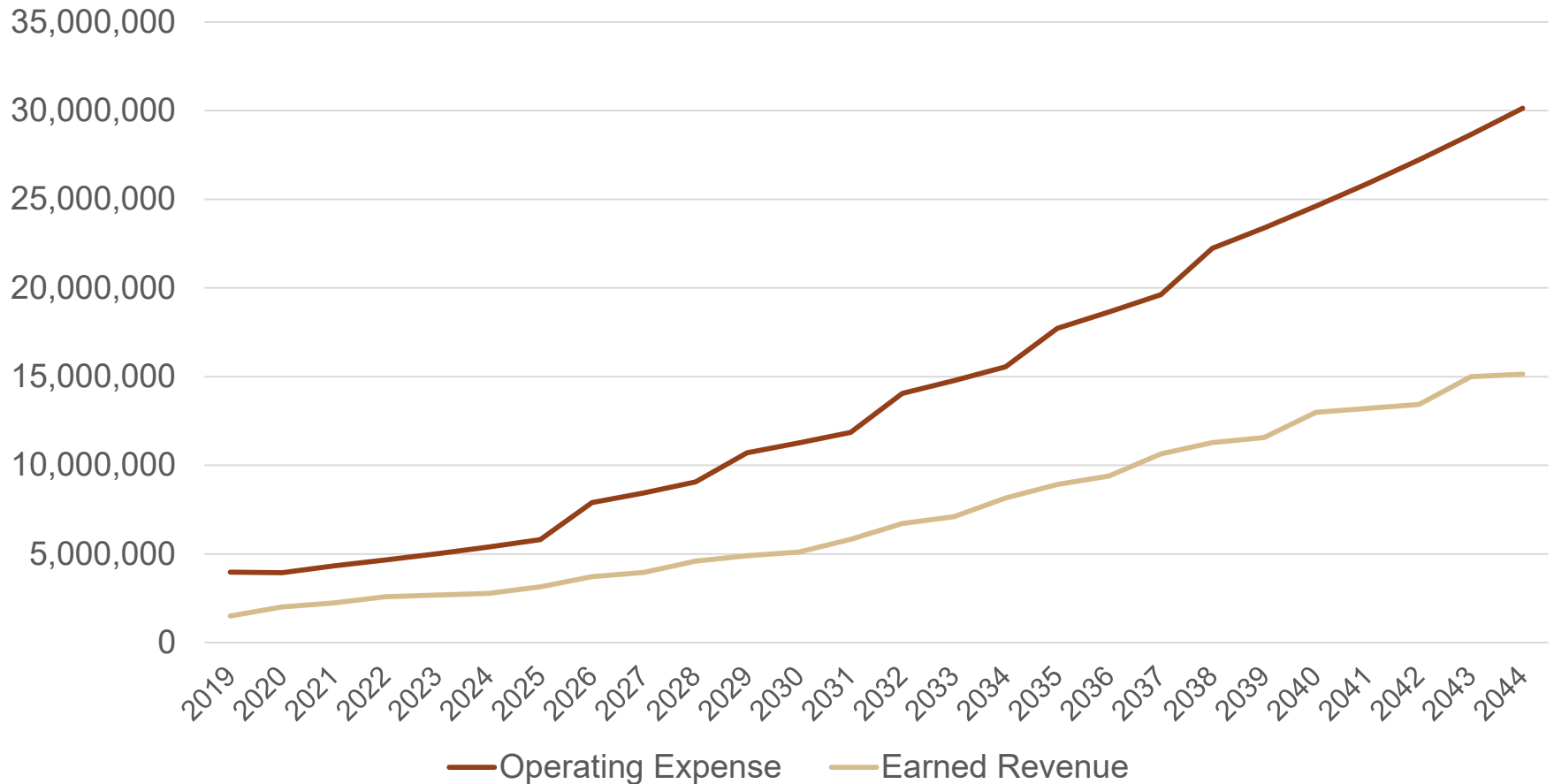


CAPITAL FUNDING TARGETS



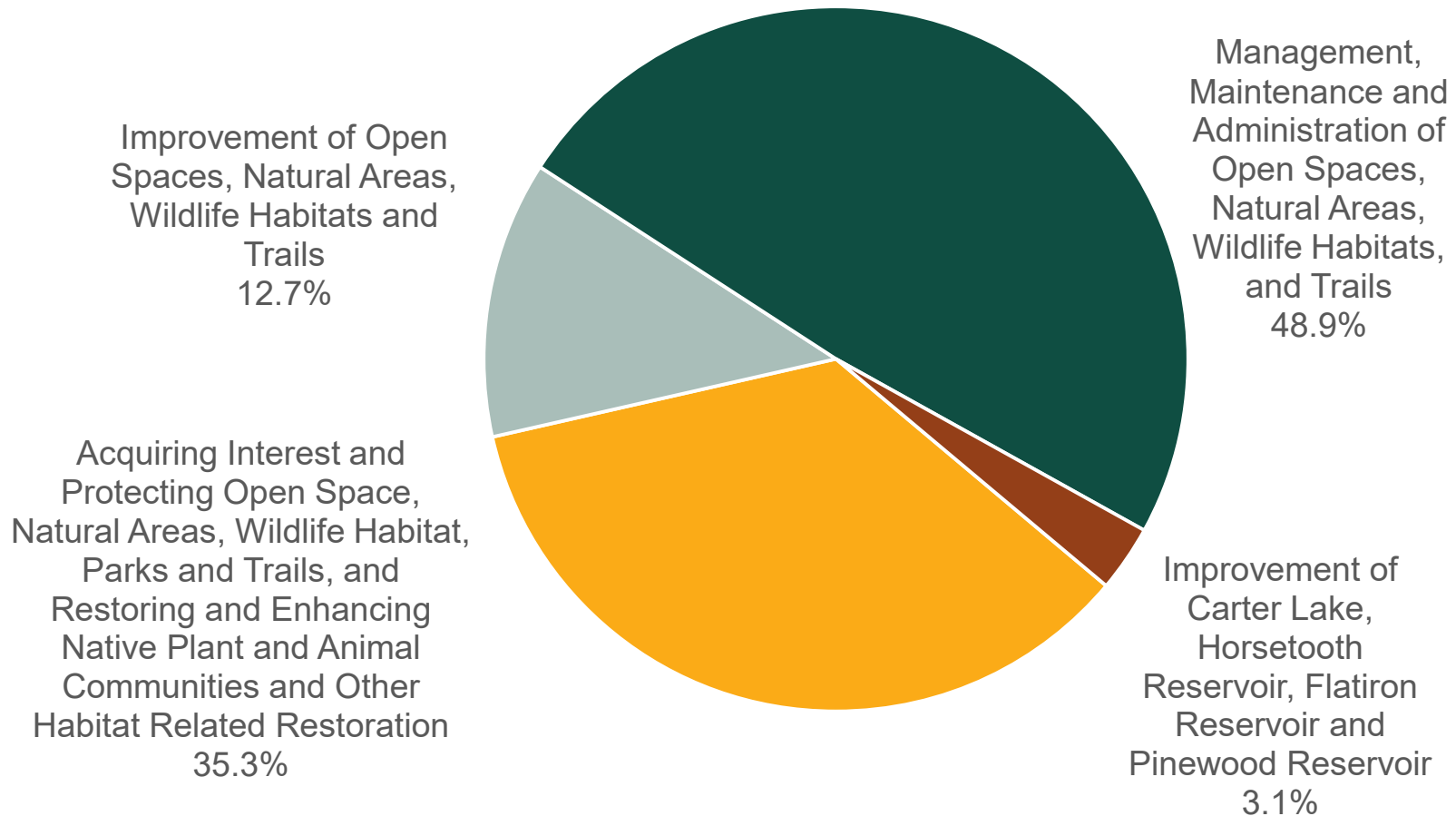
\$ 80,000,000

MANAGEMENT & MAINTENANCE



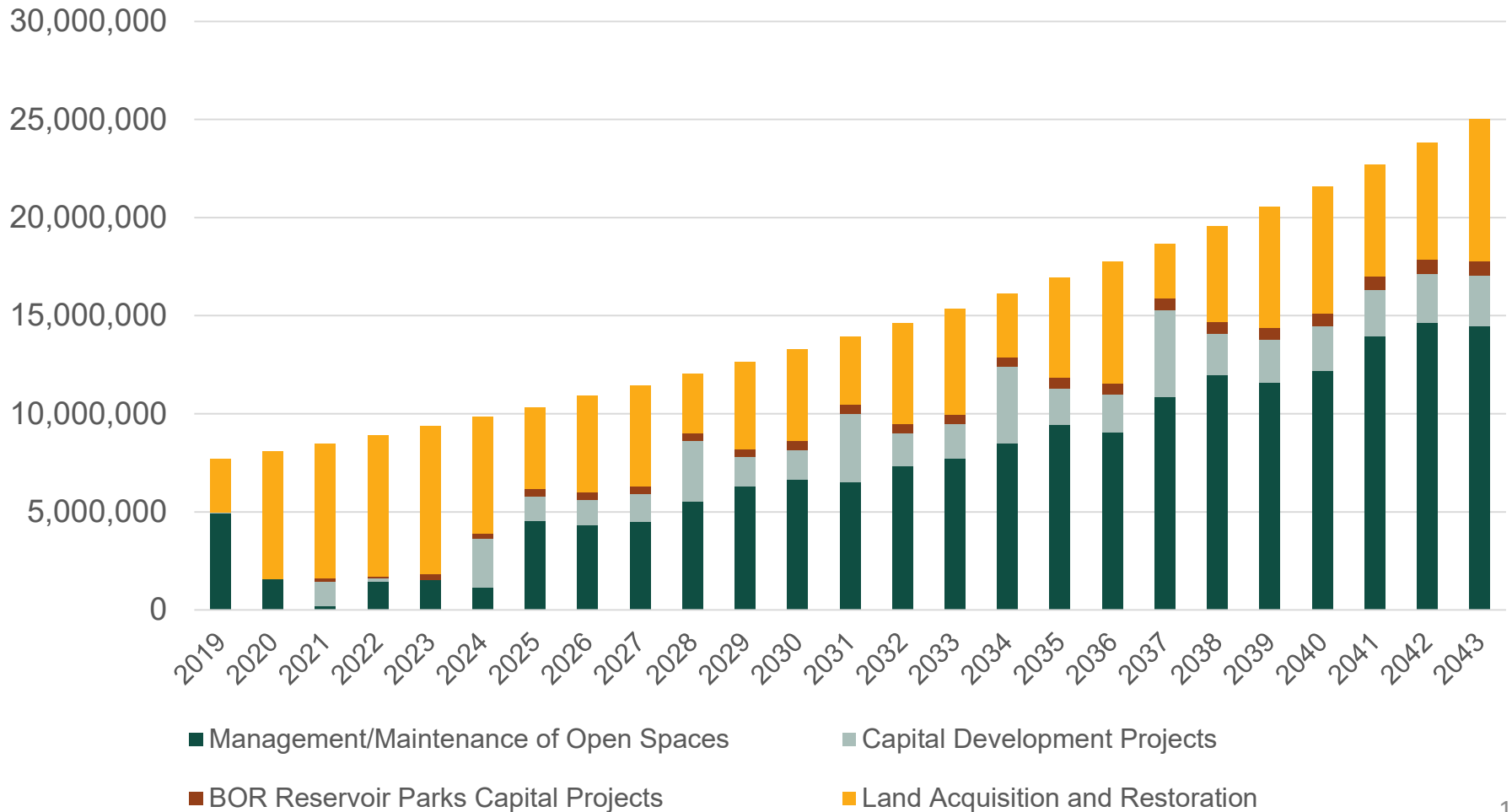
Projections include one additional year of open lands management and maintenance

'NEW' SALES TAX ALLOCATION TARGET



\$ 370,000,000

SALES TAX ALLOCATIONS



LEVEL OF SERVICE ACRES PER CAPITA

- Larimer County Population
 - Currently at 345,000
 - Projected at 495,000 in 2043
- Current portfolio
 - 51,000 acres or .15/acre per person
- To Maintain Balance Ratio of CE vs. Fee at 50/50
 - 24,000 Acres by 2043
 - ~8,000 Acres in Fee
 - ~16,000 Acres in CE

PUBLIC ACCESS ANTICIPATED

Open Space, Natural Areas, Wildlife Habitat, Parks and Trails

Projected Opening User Fees

Chimney Hollow

Rural – low use/cost of management

2026

yes

Urban – high use/ cost of management

2029

yes

Urban – high use/ cost of management

2032

yes

Urban – high use/ cost of management

2035

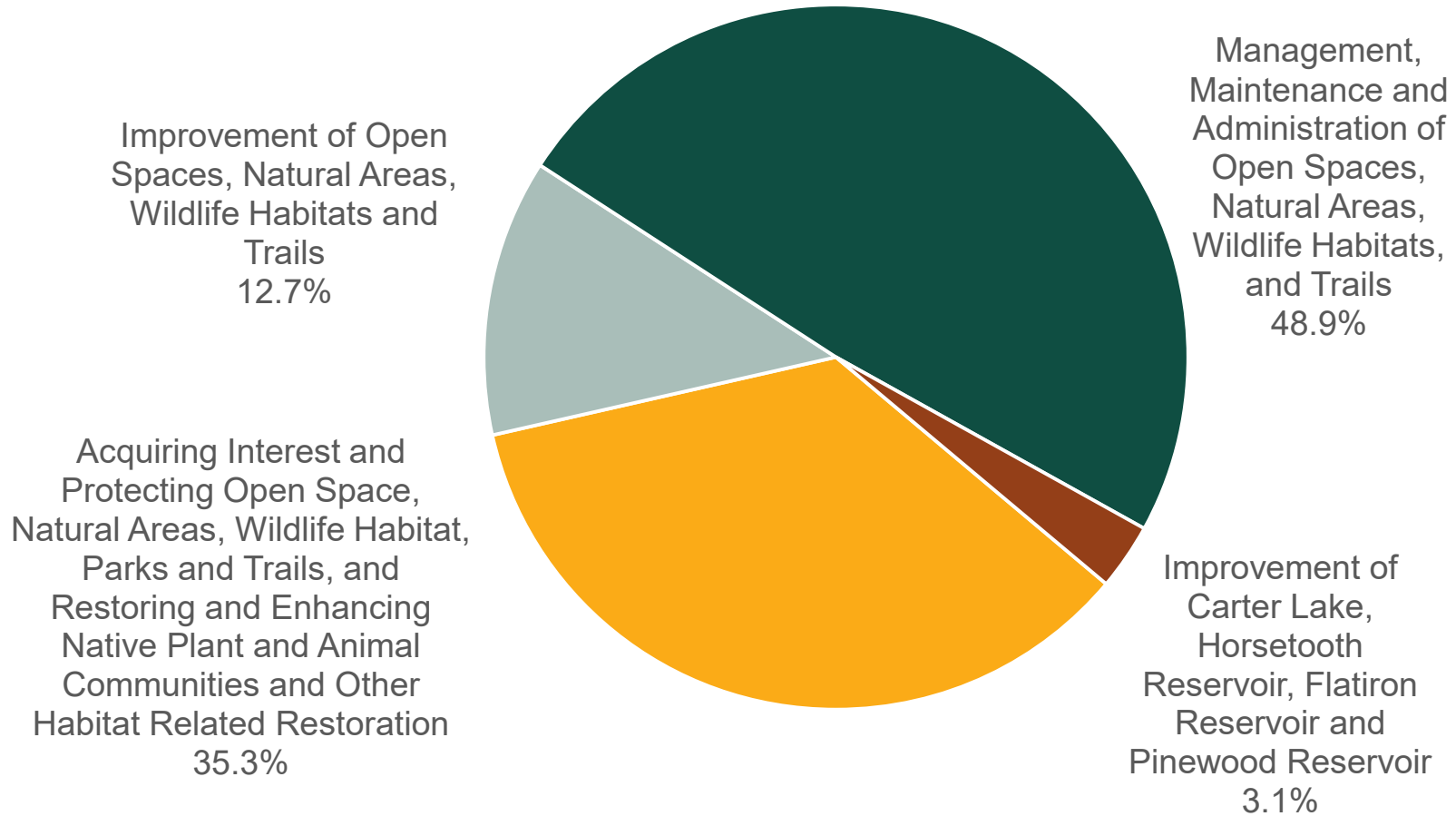
yes

2038

yes

Acquiring but postponing public access on the first new public access property saves \$ 700,000 to \$ 1,000,000 annually

'NEW' SALES TAX ALLOCATION TARGET



\$ 370,000,000

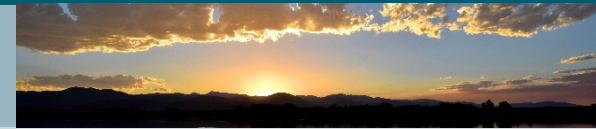
SUMMARY

- Implement DNR Master Plans
- Front load acquisition dollars
 - Delay development of new parcels
- About 24,000 acres; 4-5 open to public use
- Long-term management obligations drives budget; CIP provides some cushion
- Allows flexibility to move HPOS to Parks Reservoirs if revenue changes

LARIMER COUNTY NATURAL RESOURCES



Land Acquisition Strategy & Opportunities



Urgency – Fundamental Shift in Approach

- Develop a strategic, proactive approach to identify key parcels for land acquisition.
- Identify parcels that best meet future public access goals (stand alone fee simple purchases) vs. conservation easements.

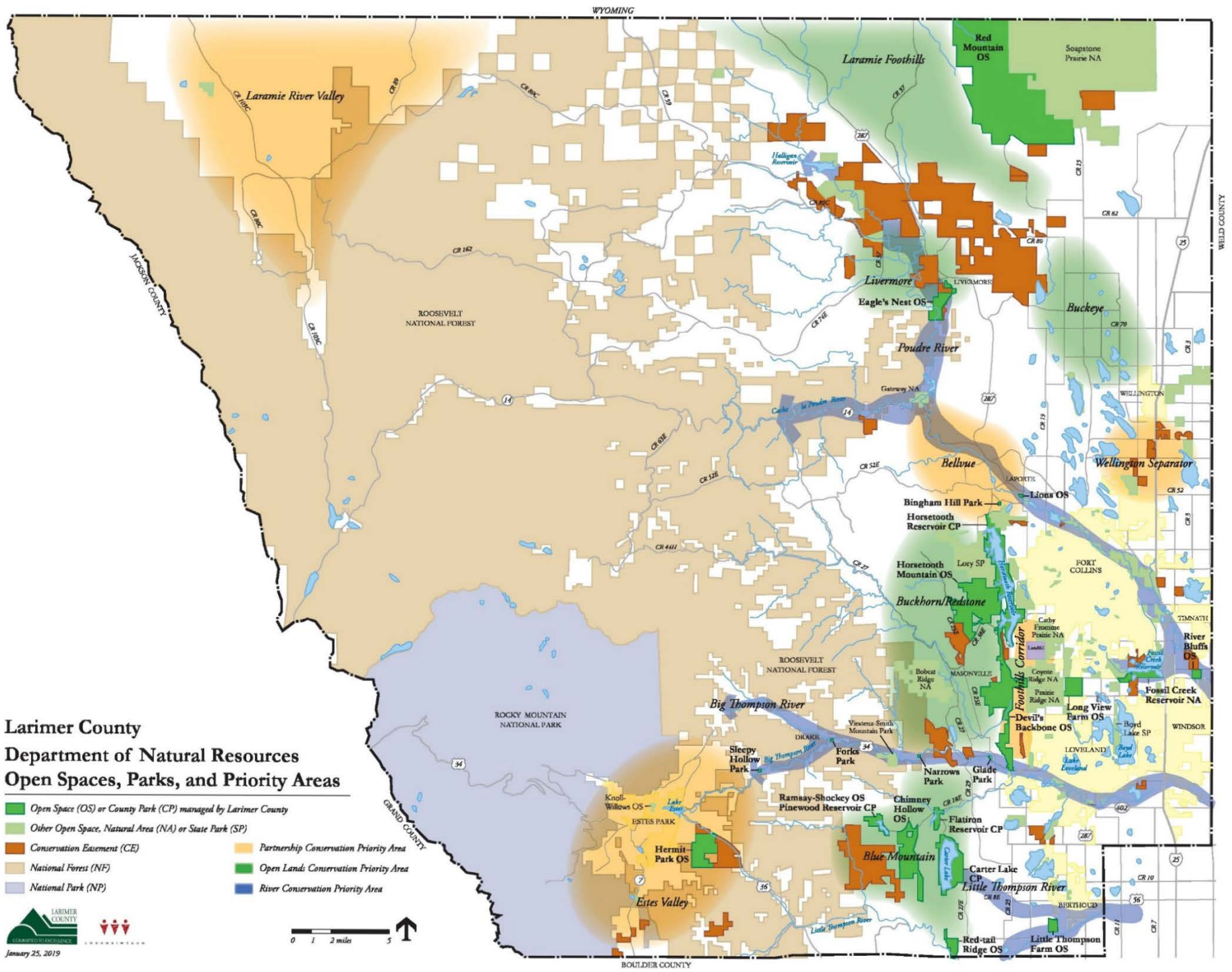


Larimer County
Department of Natural Resources
Open Spaces, Parks, and Priority Areas

- Open Spaces (OS) or County Park (CP) managed by Larimer County
- Other Open Space, Natural Area (NA) or State Park (SP)
- Conservation Easement (CE)
- Partnership Conservation Priority Area
- National Forest (NF)
- Open Lands Conservation Priority Area
- National Park (NP)
- River Conservation Priority Area



January 25, 2019



Acquisition Opportunities Analysis & Approach

Analysis of key parcels

- Within the 8 Open Lands Master Plan priority areas
- 100 acres or larger
- High natural, agricultural, recreation, and/or scenic values

Approach

- Meet with partners on areas of shared interest
- Proactively call landowners/letter



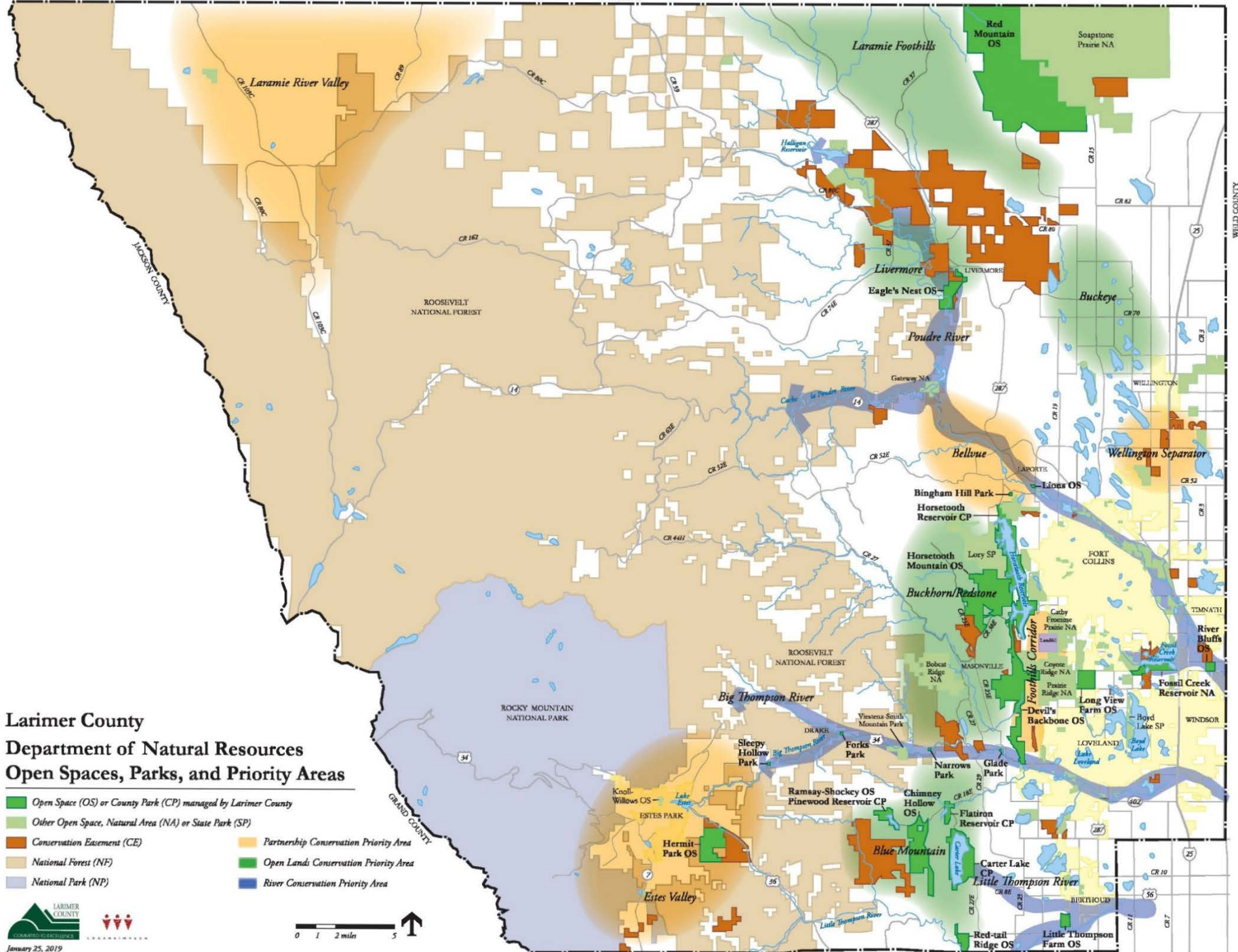
Acquisition Opportunities Summary



PRIORITY AREA	OPPORTUNITY SUMMARY*	ACQUISITION TYPE FOCUS	Primary Values	Potential Partners**	Relative Cost/Acre	Estimated Cost to Complete All Opportunities	Stand Alone Open Space Opportunity?
Laramie Foothills	Numerous (~20) large parcels with landscape contiguity/conservation impact potential. Opportunity for stand alone public access area & buffers to existing conserved lands.	Fee and CE	Buffer, Habitat, Recreation, Viewshed, Ag/Ranch	FCNA; COL; TNC; CCALT; Landowners; Prebles Mitigation Partners	Low	\$22M	Yes
Livermore	Numerous (~20) large parcels with landscape contiguity/conservation impact potential. Opportunity for stand alone public access area & buffers to existing conserved lands.	Fee and CE	Buffer, Habitat, Recreation, Viewshed, Ag/Ranch	FCNA; COL; TNC; CCALT; RMEF; Landowners; Preble's Mitigation Partners	Medium	\$9M	Yes
Buckeye	Numerous (~30) contiguous irrigated ag/ranch parcels. Opportunity to buffer existing CEs & contiguous ag lands. Identified in LC Comp Plan for potential ag district.	CE	Buffer; Ag/Ranch	FCNA; NRCS; COL; PVCF; Landowners; County Planning Tools	Medium	\$7M	No
Poudre River	Disjunct by nature of development patterns. Few (<10) sizeable parcels. Opportunity mainly to buffer existing conserved lands.	CE primarily; Fee	Buffer, Habitat, Recreation	FCNA; COL; Landowners	Medium - High	\$2M	Yes
Redstone/Buckhorn	Numerous (~20) large parcels. Opportunity for stand alone, close in public access area & buffers to existing conserved lands.	Fee and CE	Buffer, Habitat, Recreation, Viewshed, Ag/Ranch	FCNA; Love; COL; NRCS; Landowners	Medium	\$18M	Yes
Big Thompson River	Focus from mouth of canyon and upstream based on Big T. Conservation and Recreation Plan. Few (<8) sizeable parcels. Opportunity mainly to buffer existing conserved lands.	CE primarily; Fee	Buffer, Habitat, Recreation	Love; EVLT; Landowners	Medium	\$2M	Yes
Blue Mountain	Numerous (~20) large parcels with opportunity for landscape contiguity between existing conserved lands. Opportunity for stand alone public access area & buffers to existing conserved lands.	Fee and CE	Buffer, Habitat, Recreation, Viewshed, Ag/Ranch	Loveland; COL; Landowners	Medium	\$14M	Yes
Little Thompson River	Disjunct by nature of development patterns and pressure. Few (<6) sizeable parcels. Opportunity to partner on CEs and/or trail easements.	CE	Buffer, Recreation, Ranch/Ag	COL; Berthoud; NRCS; Landowners	High	\$500,000	No

*Opportunity criteria based on parcel size >100 acres; adjacency to existing protected lands; Buckey Area Only = prime ag soils; River Areas Only = adjacency to river with >50 acres

** COL (Colo Open Lands); TNC (The Nature Conservancy); CCALT (Cattleman's Ag Land Trust), FC (Fort Collins); Love (Loveland); LCNR (Larimer County Natural Resources); NRCS (Natural Res. Conservation Svc); PVCF (Poudre Valley Comm Farm); EVLT (Estes Valley Land Trust); RMEF (Rocky Mtn Elk Found.)



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FINAL REVIEW: Kauffman & Son, Inc. – CE Assignment to City of Loveland

Date: July 25, 2019

Staff Assigned: Justin Core

Property Description:

The 73.55-acre Kauffman Conservation Easement was donated by Jake Kauffman and Son, Inc. and accepted by Larimer County in 2001, with the intent to protect the native vegetation and wildlife populations and preserve scenic views associated with the property. Historically the easement property has been used for farming and gravel extraction. It is comprised of reclaimed pasture lands, with a pond and wetlands occupying a basin in the eastern half of the property. The Kauffman Conservation Easement sits in the Big Thompson River valley, located on the east side of CR 9, south of US Highway 34. The surrounding area is upland, that looks over the meandering river and its associated riparian corridor. The easement lands are part of this view.

In addition to the easement land's viewshed and habitat values, it also provides the potential for recreational opportunities. The easement allows for the Grantee's construction and maintenance of a parking lot, trail head and trail for public use through the property, including a loop around the pond.

Due to the property's location within a City of Loveland priority area and its adjacency to other City lands and another easement held by Loveland, a transfer of the conservation easement is proposed via assignment to the City of Loveland.

The City of Loveland's Open Lands Advisory Commission will discuss approval of the assignment at their August 14, 2019 meeting.

Priority Area: Big Thompson River
Short Legal: SW1/4 of Section 16, T 05 N, R 68 W
Acreage: 73.55 acres
Current Zoning: FA Farming, I Industrial
Adjacent Zoning: FA Farming, I Industrial
Water Rights: None
Mineral Rights: None
Liens: No

Evaluation Criteria:	Staff Assessment
Scenic Values	H
Buffer Values	L

Wetlands Values	H
Significant Plants/Natural Communities Values	M
Outdoor Recreation Values	H
Historical/Archaeological Values	L
Agricultural Values	M
Geological/Paleontological Values	L
Education Values	H
Context	L
Community Benefit	M
Partnerships/Cost-Value	H

Partnerships:

Jake Kauffman and Son, Inc.
 City of Loveland, Open Lands & Trails

Description:

CE Grantor, donated CE to Larimer County (2001)
 CE Assignee (2019)

Property Interest for Larimer County:

Conservation Easement assignment to City of Loveland; no property interest for Larimer County after Loveland assumes role as the conservation easement holder

Purchase Price: \$0.00

Financial Terms: None

Funding Sources:

N/A

Amount:

None

Closing / Assignment Date:

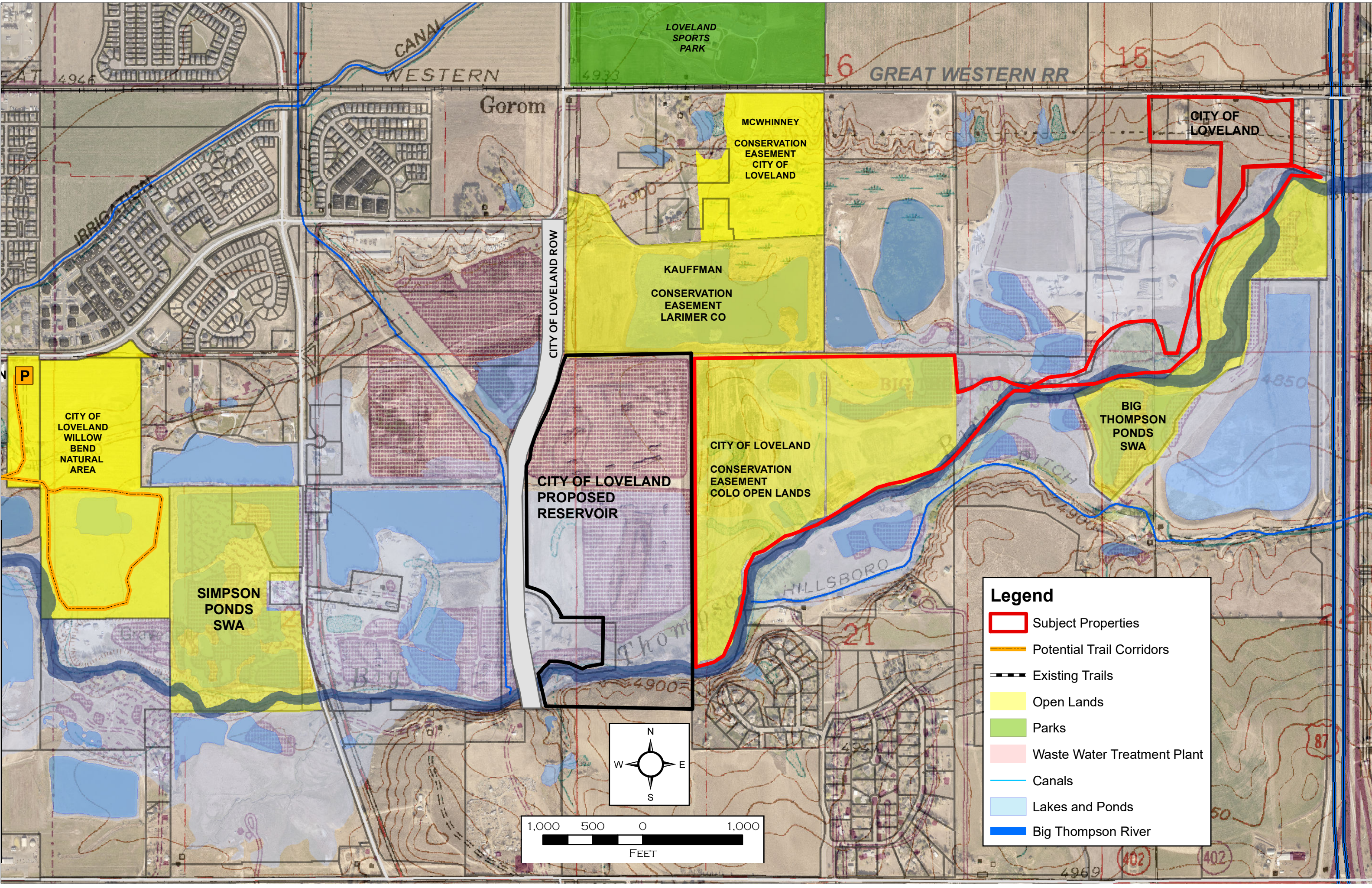
Tentative, pending OLAB / BOCC final approval

Open Lands Advisory Board Final Review Date:

July 25, 2019

Board of County Commissioners Final Review Date:

August/September 2019



LOVELAND SPORTS PARK

CANAL

WESTERN

GREAT WESTERN RR

Gorom

CITY OF LOVELAND

MCWHINNEY
CONSERVATION
EASEMENT
CITY OF
LOVELAND

KAUFFMAN
CONSERVATION
EASEMENT
LARIMER CO

P

CITY OF
LOVELAND
WILLOW
BEND
NATURAL
AREA

SIMPSON
PONDS
SWA

CITY OF LOVELAND
PROPOSED
RESERVOIR

CITY OF LOVELAND
CONSERVATION
EASEMENT
COLO OPEN LANDS

BIG
THOMPSON
PONDS
SWA

HILLSBORO

Legend

-  Subject Properties
-  Potential Trail Corridors
-  Existing Trails
-  Open Lands
-  Parks
-  Waste Water Treatment Plant
-  Canals
-  Lakes and Ponds
-  Big Thompson River

