



**Advisory Committee Meeting
In-Person / Virtual Meeting
AGENDA**

January 5, 2023, 6:00 p.m.

700 Jefferson County Parkway, Suite 100, Golden, CO

Jeffco Open Space Advisory Committee Public Meetings will be a hybrid of in-person and virtual formats. To attend virtually please click on the following link which will take you to the WebEx Events platform. Please register and click on the "Join by Browser" option to join the meeting.

<https://jeffco.webex.com/jeffco/j.php?MTID=m1fffa16225a15740b6ac68cc49c35ee7>

If you would like to speak virtually during the meeting:

You must log onto the WebEx meeting using a computer (link above). Once logged into the meeting on your computer:

For an Item on the Agenda:

Please wait until the specific Action Item is being presented, then send a chat message to the host with your name, address, and the topic of your comment so that at the appropriate time you can be recognized.

For items not on the Agenda:

Prior to the Public Comment portion of the agenda, send a chat message to the host with your name, address, and the topic of your comment so that at the appropriate time you can be recognized.

Please note that all microphones are muted upon entry to the virtual meeting. During the meeting, your name will be called in the order it was received and your microphone will be unmuted once your name has been called. You will have three minutes for comment. The timer will begin after you give your name and address.

Alternatively, citizens can also call in and listen to the meeting and not speak, dial: 1-408-418-9388 and enter access code: 2482 864 0915 followed by the # sign. Citizens who dial in will not be able to provide public comment during the meeting.

In-Person: Instructions to Visitors Wishing to Address the Committee in-person

1. Public comment will be taken on each Action Item on the Agenda after staff presentations and and Committee questions. Public comments on items not on the agenda will be taken

after all business is completed.

2. If your name is on the sign-in list, the Committee Chair will recognize you at the appropriate time. When called, please come to the lectern, clearly state your name and address for the record, and tell the Committee the topic you wish to address.
3. Comments are limited to three minutes. You will receive a “one-minute remaining” notification.

Thank you for coming and sharing your comments!

Study Session, 5:00 pm in-person meeting
Regular Session, 6:00 pm in-person/virtual meeting

1. Call Meeting to Order
2. Attendance and Determination of Quorum
3. Approval of Minutes
4. Revisions to Agenda & Determination of Sequence
5. Information Items
 - 5.1 NoCo PLACES 2050, Steve Coffin
 - 5.2 Blue Mountain Park/Preserve and North Prairie Preserve (formerly known as Coal Creek Canyon Study Area) Planning, Kristina Duff
6. Executive Session
 - 6.1 Jeffco Fairgrounds – Westernaires JCOS22-01, Resolution #23-01
 1. Advice to negotiators under C.R.S. § 24-6-402(4)(e)
 2. Real estate under C.R.S. § 24-6-402(4)(a); and
 3. Legal advice under C.R.S. § 24-6-402(4)(b)
7. Action Items
 - 7.1 Jeffco Fairgrounds – Westernaires JCOS22-01, Resolution #23-01, Hillary Merritt
8. Director's Report
9. Legal Counsel Report
10. Open Space Advisory Committee Comments
11. Public Comment
12. Adjournment



To: Open Space Advisory Committee

From: Tom Hoby, Director

Subject: NoCo PLACES 2050

Date: January 5, 2023

Steve Coffin is coordinator of NoCo PLACES 2050, which includes five counties (including Jefferson), the Arapaho and Roosevelt National Forests, Rocky Mountain National Park, and Colorado Parks and Wildlife. We are working together on new, collaborative approaches to manage the increased demand for outdoor recreation and visitation in central Colorado's north-central mountains. Steve will tell us about the group, its priorities, and its work.



NoCo PLACES

Coalition Overview and 2022 Update



We are NoCo PLACES



Who We Are

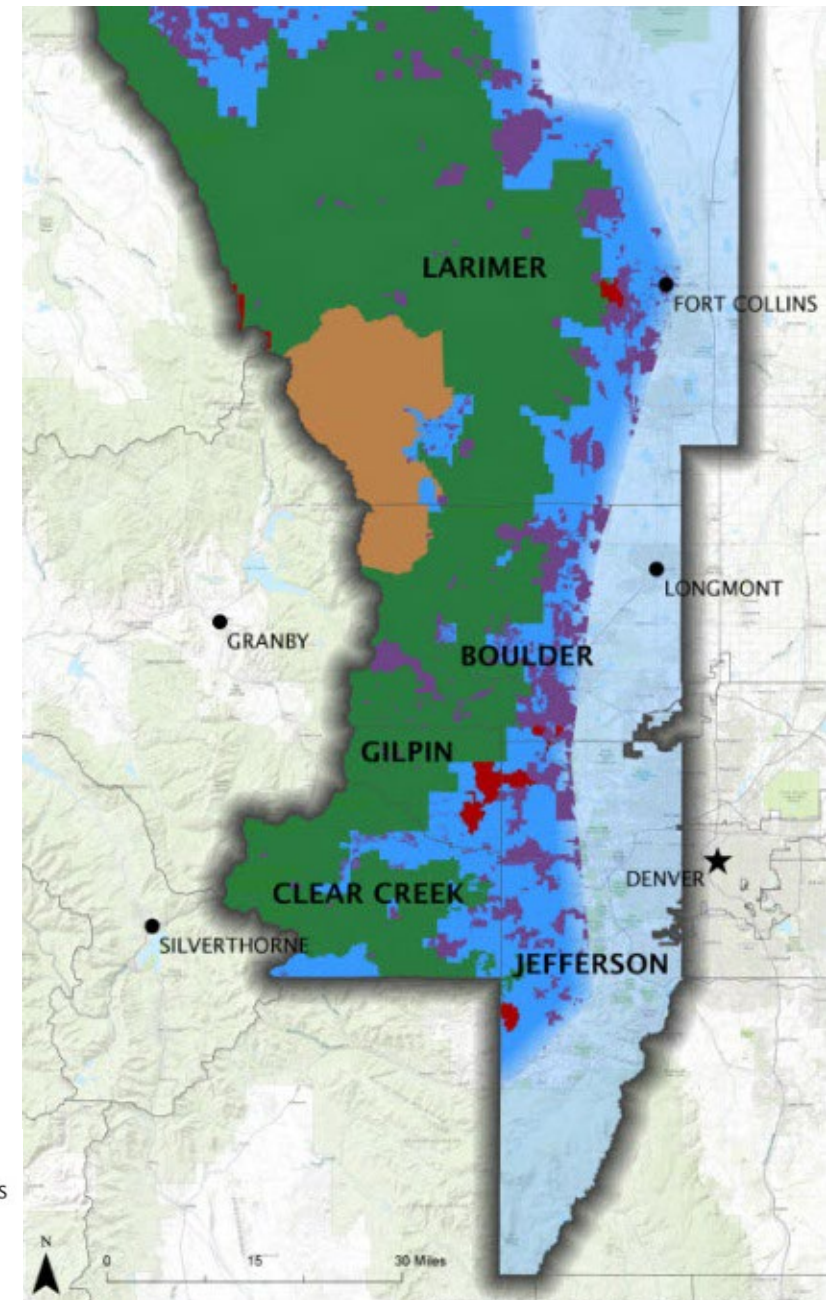
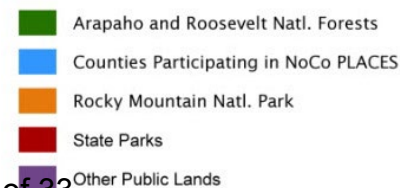
Eight county, state, and federal public land agencies from north-central Colorado are actively collaborating on ways to address the challenges the mountains and foothills in this region are facing from high visitation and a growing population. We are committed to sustainable solutions, equitable actions, and beneficial land management practices for the long-term conservation of Colorado's public lands and the quality of the visitor experience.



Who We Are

- U.S. Forest Service, Arapaho & Roosevelt National Forests and Pawnee National Grassland
- Colorado Parks & Wildlife, Northeast Region
- National Park Service: Rocky Mountain National Park
- Boulder County
- Clear Creek County
- Gilpin County
- Jefferson County
- Larimer County

Additionally, a larger NoCo partners group meets every other month and includes local groups and organizations related to conservation and recreation.





Mission Statement

NoCo PLACES 2050 collaborates to protect and conserve natural and cultural resources while providing equitable access and a quality recreation experience for current and future generations.



Core Principles

- NoCo is focused on working together on a landscape scale to make long-term systemic change in how the recreation on our public lands is managed. Its work is guided by the following core principles:
 - Collaborative
 - Holistic
 - Inclusive
 - Proactive and Deliberate
 - Adaptive
 - Financially Sustainable



Goals

NoCo partners will protect and conserve natural and cultural/heritage resources in the NoCo region by:

1. Inspiring an outdoor stewardship ethic among visitors and recreationists that promotes an awareness of their impact on the land and wildlife, reduces those impacts by educating them on how they can mitigate or manage them, and creates a personal sense of ownership, responsibility and pride in better protecting those resources.
2. Building community support for increased funding for public land management, and exploring opportunities and mechanisms for sharing financial resources across jurisdictions in the NoCo region.
3. Increasing the amount of conserved and/or restored land, and protecting the land that is already conserved and/or restored.
4. Supporting outdoor recreation and visitation in areas best suited for that activity.



Goals (continued)

NoCo partners will provide equitable access and a quality recreational experience to NoCo residents and visitors by:

1. Improving the quality of the visitor experience, particularly in areas facing the greatest threats from overuse and congestion, through management approaches, education, more effective infrastructure and other means.
2. Ensuring that the region continues to provide and support a wide range of quality outdoor experience opportunities.
3. Encouraging participation by historically underrepresented communities and Americans with Disabilities Act/Architectural Barriers Act (ADA/ABA) communities.
4. Reducing conflict and promoting compatibility among visitors and recreational use types, and increasing the safety of outdoor experiences.



2020-2021 Work Plan

- Research Core Topics that affect each jurisdiction and that are endemic to the long-term management of this region
 - Behavioral Science
 - Wildlife
 - Diversity, Equity and Inclusion
 - Climate Change and Forest Health
 - Managing for new/increased uses and for user conflicts
 - Transportation/mobility/access and infrastructure
 - Trends in visitor use/rec demands
 - Funding/Economic contribution
 - Volunteerism, Stewardship
 - Carrying Capacity and Advocacy
 - Adaptive Responses/Coordination



Agency-Specific and Collective Actions

- Two paths for solutions
 - Agency-Specific Action
 - Each agency retains its autonomy
 - Each agency will develop its own plans (e.g., Forest Service will create the Forest Management Plan)
 - BUT, plans will be informed by NoCo Principles and Goals developed through Core Topic research and in coordination and collaboration with other NoCo agencies
 - Opportunities for Collective Action
 - NoCo has identified several areas where collective action is appropriate and can have a significant impact



Areas of Focus

- Equity, Diversity and Inclusion
- Common Messaging
- Regional Conservation and Recreation Vision
- Timed Entry Reservation Systems



Areas of Focus

Fall 2022 Common Messaging

The Value of Colorado's Public Lands

1. Video series with regular people and social media influencers
2. Topics: the value of public lands, stewardship, conservation, accessibility
3. Full video with many individuals, as well as 9 short clips
4. Joint news release tied to National Public Lands Day
5. Sample social media posts/content
6. Radio segment with Executive Committee member

BROUGHT TO YOU BY THE PARTNERS OF NOCO PLACES 2050
WORKING TOGETHER FOR PUBLIC LANDS IN COLORADO



Areas of Focus

Fall 2022 Common Messaging



Jeffco Open Space @JeffcoOp... 40m
What does stewardship mean to you? How can you be a steward for public lands? Let us know in the comments.

youtu.be/Q-k-HQ6-U70

Brought to you by the partners of NoCo PLACES 2050. Working together for public lands in Colorado. [#NPLD](#)
[#ValueOfPublicLands](#)



Colorado Parks and Wildlife... 26m
National Public Lands Day is this Saturday, September 24 🇺🇸 What do our 23 million acres of public lands mean to you?

We are a proud partner of NoCo PLACES 2050, a coalition working together for public lands in Colorado.

[#ValueOfPublicLands](#) [#NPLD](#)



Forest Service, ARP @usfsarp 1h
National Public Lands Day is Saturday Sept. 24! Watch the video to see the value of public lands from visitors and volunteers.

youtu.be/JySblBBBdh0

Brought to you by the partners of NoCo PLACES 2050. Working together for public lands in Colorado. [#NPLD](#)
[#ValueOfPublicLands](#)



Colorado's Public
Lands: Through th...
youtube.com





Areas of Focus

Fall 2022 Common Messaging

The Value of Colorado's Public Lands: Full Video



Individual Video Example





Areas of Focus

Regional Conservation and Recreation Vision Project

- Spatial analysis to create inventory of current environmental and recreation conditions in NoCo region
 - Wildlife corridors, critical habitat and ecosystems, recreational hot spots, etc.
 - Work with Colorado Natural Heritage Program at CSU; utilize CODEX tool
 - Complete in 2023
- Supplement with cell phone data
- Next step -- Engage public in 2023 to map human ecology, values, desires
- Goal: a NoCo regional recreation and conservation vision to inform, and complement agency-specific plans (e.g., Clear Creek ROMP, Forest Management Plan)



Additional Collaboration Opportunities

- Identify hot spots that share common challenge or opportunity and develop common processes and regionally-integrated learnings to inform site-specific management approach
- Work with CDOT to identify potential for expanding transport and access to regional recreation
- Explore potential for alignment on 'best practice' regulations related to key issues
- Explore shared contractors and commercial agreements for operations such as trash collection, campground management
- Explore opportunities for sharing resources for trail maintenance



NoCo Communications

- Strategy

- Utilize agency communicators and communications channels to ensure awareness and understanding of the collaborative
- NoCo's role is supportive to the agencies; goal is not to increase awareness of NoCo (although that may be a consequence)





NoCo Communications

- Channels and Materials
 - Common messaging
 - Website: www.nocoplaces2050.com
 - FAQ document
 - Fact Sheet
 - News releases (when appropriate)
 - Social media content (provided to coalition members)
 - Quarterly Report (internal only)
 - Requests for content from NoCo partners





Questions?

Thank You



We are NoCo PLACES



To: Open Space Advisory Committee
From: Kristina Duff, Senior Planner
Through: Tom Hoby, Director
Subject: Blue Mountain Park/Preserve and North Prairie Preserve Planning
Date: January 5, 2023

During the January 5, 2023, Open Space Advisory Committee Regular Meeting, staff will give a presentation on the planning of the Blue Mountain Park/Preserve and the North Prairie Preserve (formerly known as Coal Creek Canyon Study Area).

Background

The Coal Creek Canyon Study Area has been divided into Blue Mountain Park/Preserve and North Prairie Preserve. The division is due to topographic differences between the areas and regional opportunities with adjacent public land managers. Utilizing the recently developed Park Planning Process, Jeffco Open Space (JCOS) has initiated long-term planning for the development of Blue Mountain Park/Preserve. Additionally, JCOS is undergoing short-term planning of the North Prairie Preserve to address ongoing visitor management. Long-term development evaluations of North Prairie Preserve will be aligned with the planning schedule of the City of Boulder's Open Space and Mountain Parks.



To: Open Space Advisory Committee

From: Hillary Merritt, Deputy Director

Through: Tom Hoby, Director

Subject: Jeffco Fairgrounds – Westernaires JCOS22-01, Resolution #23-01

Date: January 5, 2023

Description

Jefferson County proposes to deed 20.691 acres, including 12.8 acres of Open Space property located at the Jefferson County Fairgrounds to Westernaires, Inc., a Colorado nonprofit corporation, for continued use as public open space, park, and recreational purposes, including the grazing and maintenance of horses.

Background

Jefferson County acquired 68.6 acres of property in 1951 to be used for County Fairgrounds activities and acquired an additional 32 acres adjacent to the southeast corner of the Fairgrounds in 1983 using approximately \$1.4 million of Jeffco Open Space Sales Tax Funds. The County conveyed the Fort Parcel, consisting of approximately 5.4 acres, to the Westernaires in the subsequent decades and in 1998, executed a perpetual Declaration of Covenants and Reciprocal Easements (Declaration) that applies to the Fort Parcel and approximately 30 acres of General Fund and Open Space Fund property. The Declaration describes various uses of the property in support of Jefferson County Youth, including for riding arenas, horse pasturing and feeding, and encouraging leadership through horsemanship. Portions of the property were also designated as drainage and buffer areas that were to be used exclusively for surface water detention and scenic buffer areas.

In the spring of 2019, the County observed a significant amount of manure in three different areas: on the Stadium Parcel, in the stormwater inlets that drain to the drainage area, and in runoff from the pastures. To address the resulting state violations, the County worked with the Colorado Department of Health and Environment (CDPHE) and the Westernaires to address compliance with Municipal Separate Storm Sewer System (MS4) stormwater regulations and Colorado's Water Quality Control Commission Regulation 81 requirements for animal feeding operations. CDPHE approved a detention basins plan that would remedy the violations and the County completed the required improvements in the fall of 2021.

In conjunction with these remedies, the County proposes a land transfer to the Westernaires that deeds 20.691 acres, including 12.8 acres of Open Space property (Property). Under the Land Transfer Agreement, the Parties will terminate the Declaration and Jefferson County will transfer the Property to the Westernaires with a deed that includes a right of entry for condition broken. The Parties will also enter into a new Restrictive Covenant Agreement that requires the Property to be used for public open space, park, and recreational purposes, including the grazing and maintenance of horses. As the owners of the Property, the Westernaires will be responsible for all maintenance, operation, and use of the Property, including the detention basins. If the Westernaires cease to use the Property for the intended purposes and elect to sell the Property, the County must first approve the sale and termination of the restrictions, and the County will receive the greater of \$1,100,000 or 70% of the fair market value of the property.

Staff Recommendation

Staff recommends that the Advisory Committee adopt Resolution #23-01, approving the termination of the Declaration, deeding 20.691 acres, including 12.8 acres of Open Space property to the Westernaires, and entering a new Restrictive Covenant Agreement, and recommending the project to the Board of County Commissioners for approval.

— moved that the following Resolution be adopted:

**BEFORE THE JEFFERSON COUNTY
OPEN SPACE ADVISORY COMMITTEE
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO
Resolution #23-01**

RE: Jeffco Fairgrounds – Westernaires JCOS22-01

WHEREAS, the Jefferson County Open Space Advisory Committee (Advisory Committee), as duly constituted and authorized by the voters of Jefferson County, was appointed to make recommendations to the Jefferson County Board of County Commissioners regarding the use and allocation of Open Space funds and specifically to make recommendations regarding the acquisition, maintenance, preservation and disposition of open space land; and

WHEREAS, JCOS staff presented Open Space Proposal Number JCOS22-01 (Proposal) to the Advisory Committee at its regularly scheduled meeting on January 5, 2023; and

WHEREAS, the Advisory Committee reviewed the Proposal at this meeting and made certain findings, including the following:

- A) The Proposal is within the purpose and intent of the Board of County Commissioners' Open Space Enabling Resolution dated September 26, 1972 and amended September 29, 1980.
- B) The Proposal falls within the criteria, purpose and intent set forth in the current Jeffco Open Space Conservation Greenprint.
- C) Jefferson County owns approximately 20.691 acres (Proposal Property or Property), including 12.8 acres of Open Space property, located at the Jefferson County Fairgrounds, at 15200 W 6th Avenue, Golden, that is used by Westernaires, Inc. in support of Jefferson County Youth, including for riding arenas, horse pasturing and feeding, and encouraging leadership through horsemanship, under a perpetual Declaration of Covenants and Reciprocal Easements (Declaration).
- D) *In 2021* the County completed improvements to the detention areas that were required to remedy violations imposed by the Colorado Department of Health and Environment resulting from excessive manure draining into the detention areas on a portion of the Proposal Property.
- E) Jefferson County and the Westernaires (Parties) have agreed to a transfer of the Proposal Property pursuant to a Land Transfer Agreement between the Parties.
- F) Pursuant to the Land Transfer Agreement, the Parties will terminate the Declaration and Jefferson County will transfer the Property to the Westernaires with a deed that includes a right of entry for condition broken. The Parties will also enter a new Restrictive Covenant Agreement that requires the Property to be used for public open space, park, and recreational purposes, including the grazing and maintenance of horses. As the owners of the Proposal Property, the Westernaires will be responsible for all maintenance, operation, and use of the Property, including the detention basins. If the Westernaires cease to use the Property for the intended purposes and elect to sell the Property, the County must first approve the sale and termination of the restrictions, and the County will receive the greater of \$1,100,000 or 70% of the fair market value of the property.
- G) Jeffco Open Space does not have current or anticipated future plans to develop or use the Property.
- H) Jeffco Open Space has completed a staff market analysis and the consideration provided for the conveyance of the Proposal Property is equal to or greater than the value determined by such market analysis.

- I) The Proposal Property is no longer meeting the Open Space purpose for which it was acquired because it is has been used exclusively by the Westernaires pursuant to the Declaration, and it is in the best interest of the County to convey the Proposal Property to the Westernaires in exchange for the consideration provided by the Land Transfer Agreement.
- J) Based on the foregoing, it is appropriate to deed the Property to the Westernaires.

WHEREAS, at least six Advisory Committee members present viewed the Property by field trip, video or other electronic or visual media.

NOW, THEREFORE BE IT RESOLVED, that the Advisory Committee recommends that the Board of County Commissioners approve the Proposal subject to the following terms:

1. The Parties shall terminate the Declaration.
2. The County shall thereafter deed the Property to the Westernaires with a provision for right of entry for condition broken, after the County's receipt of the Westernaires' Environmental Questionnaire and Disclosure Statement.
3. The Parties shall enter into a new Restrictive Covenant Agreement.
4. Any transactions costs shall be borne by the County and paid from Open Space Funds or other available sources.
5. Other terms and conditions shall be included as deemed necessary by the Open Space Division and the County Attorney's Office.

_____ seconded the adoption of the foregoing Resolution. The roll having been called; the vote was as follows:

	Vote	Absent		Vote	Absent
Kathleen Staks, Chair			Janet Shangraw		
Sarah Gomach			Mandy Jeffcoat		
John Litz			Chris O'Keefe		
Mike Dungan			Jeremy Hakes		
Amy Heidema			Danielle DiMauro		

the Resolution was adopted by _____ vote of the attending members of the Jefferson County Open Space Advisory Committee of the County of Jefferson, State of Colorado.

DATED: January 5, 2023

I, Jeremy Hakes, Secretary of the Jefferson County Open Space Advisory Committee of Jefferson County, Colorado, certify that the above is a true and correct copy of a Resolution adopted at the Regular Meeting of the Jefferson County Open Space Advisory Committee held on January 5, 2023.

By: _____
Jeremy Hakes, Secretary
Jefferson County Open Space Advisory Committee
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Jeffco Fairgrounds – Westernaires JCOS22-01, Resolution #23-01

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FAIRGROUNDS – WESTERNAIRES CHRONOLOGY

- 1951** County acquires 68.6 acres where the Fairgrounds is now located.
- 1964** County conveys 4 acres lying south of the Fairgrounds to Westernaires, a nonprofit corporation and conveys an additional 1.4 acres in **2001** (*Fort Parcel*).
- 1983** County acquires 32 acres adjacent to the southeast corner of the Fairgrounds with \$1,412,102 of Jeffco Open Space Sales Tax Funds (\$44,128/acre).
- 1998** County and Westernaires execute the Declaration of Covenants and Reciprocal Easements (Declaration) that applies to:
- the 5.4-acre Westernaires property (*Fort Parcel*);
 - 9.163 acres of the Fairgrounds acquired with County General Funds (*Stadium Parcel*); and
 - 20.98 acres acquired with Open Space Funds (*Pasture Parcel 1, Pasture Parcel 2, Detention Parcel, and Pasture Drainage Area*)

CHRONOLOGY CONTINUED

- Spring 2019** County observes a significant amount of manure on the Stadium Parcel, the Pasture Drainage Area, and in runoff from Pasture Parcels 1 & 2.
- County engages with CDPHE and Westernaires to address compliance with MS4 stormwater regulations and Colorado's Water Quality Control Commission Regulation 81 requirements for animal feeding operations.
- Late 2020** CDPHE approves detention basins plan with an August 1, 2021 completion date.
- County proposes a land transfer to Westernaires that terminates the Declaration.

Jeffco Fairgrounds - JCOS22-01

Westernaires



Jeffco Fairgrounds

Stadium Area
7.8 ac.
(JCGF)

Detention Area
(JCOS)

Fort Parcel
5.4 ac.
(Westernaires)

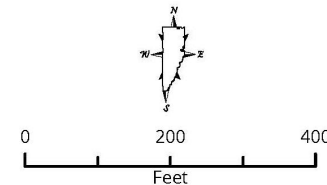
Pasture Area 2
(JCOS)

Pasture Area 1
(JCOS)

12.8 ac.

- Buffer Line
- Major or Park Access Road
- Local Road
- Jeffco Area/Ownership
- Westernaires Fort Parcel
- Jeffco Open Space Property

APPROXIMATE
ACREAGE



Scale is 1:2,800 when printed at 8.5"x11"
Last Revised 11/29/2022



Data Sources: USGS, Jeffco ITS, Jeffco Open Space, NHD, CDOT

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jeffco.us/open-space

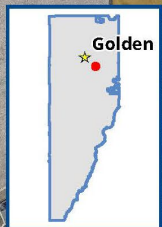
20.691 acres of the County Property

Buffers- 100 ft on Fort Parcel, following fence line on Pasture Area 1

Extended Detention Basins- O&M Plan

Terminate existing Declaration, new Restrictive Covenant- Upon any sale, payment to JCOS \$1.1M or 70% of FMV

Reciprocal Easement Agreement





Questions?