



JEFFERSON
COUNTY COLORADO

Open Space

Advisory Committee Meeting
In-Person / Virtual Meeting

May 4, 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=m47a9cc2641a6d8d2f0e842ee81fd593a>

Webinar password:

ZZkSYM8pm53 (99579687 from phones and video systems)

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 agenda 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 Public Comment, Item #10:

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: **2494 727 6858** 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. Address the Committee during the Agenda item that was circled by staff upon arrival.
 2. When called by the Chair to speak 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. Please limit your comments to three minutes. You will receive a “one-minute” left notification.
- Thank you for coming and sharing your comments!*

-
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 Proposed State Natural Area: Coal Creek Tallgrass Prairie, Raquel Wertsbaugh, Colorado Parks & Wildlife Colorado Natural Areas Program Coordinator
 6. Action Items
 - 6.1 Jeffco Fairgrounds - Westernaires License Agreement JCOS22-01, Resolution #23-03, Hillary Merritt
 - 6.2 Alderfer/Three Sisters Park - Evergreen Park & Recreation District Lease Amendment JCOS21-03, Resolution 23-02, Hillary Merritt
 7. Director's Report
 8. Legal Counsel Report
 9. Open Space Advisory Committee Comments
 10. Public Comment
 11. Executive Session
 - 11.1 Mount Glennon - River Bend Corporation JCOS22-10
 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)
 12. Adjournment



To: Open Space Advisory Committee

From: Raquel Wertsbaugh, Colorado Natural Areas Program Coordinator,
Colorado Parks and Wildlife

Through: Tom Hoby, Director

Subject: Proposed State Natural Area: Coal Creek Tallgrass Prairie

Date: May 4, 2023

Description

During the May 4, 2023, Open Space Advisory Committee Meeting, Raquel Wertsbaugh, Colorado Natural Areas Program Coordinator for Colorado Parks and Wildlife, will give this public hearing in advance of the matter going before the Colorado Parks and Wildlife Commission meeting in June.

Background

The Colorado Natural Areas Program and the City of Boulder Open Space & Mountain Parks are jointly proposing that a property called Coal Creek Tallgrass Prairie (aka Jewel Mountain) be designated as a State Natural Area. The property is owned and managed by the City of Boulder and located in Jefferson County. The State Natural Area designation will highlight the natural features on the property including the tallgrass prairie community and associated flora and fauna.

Coal Creek Tallgrass Prairie State Natural Area Designation

Jefferson County Open Space Advisory Meeting
May 4, 2023



Presentation by Raquel Wertsbaugh
Colorado Natural Areas Program Coordinator
Colorado Parks & Wildlife



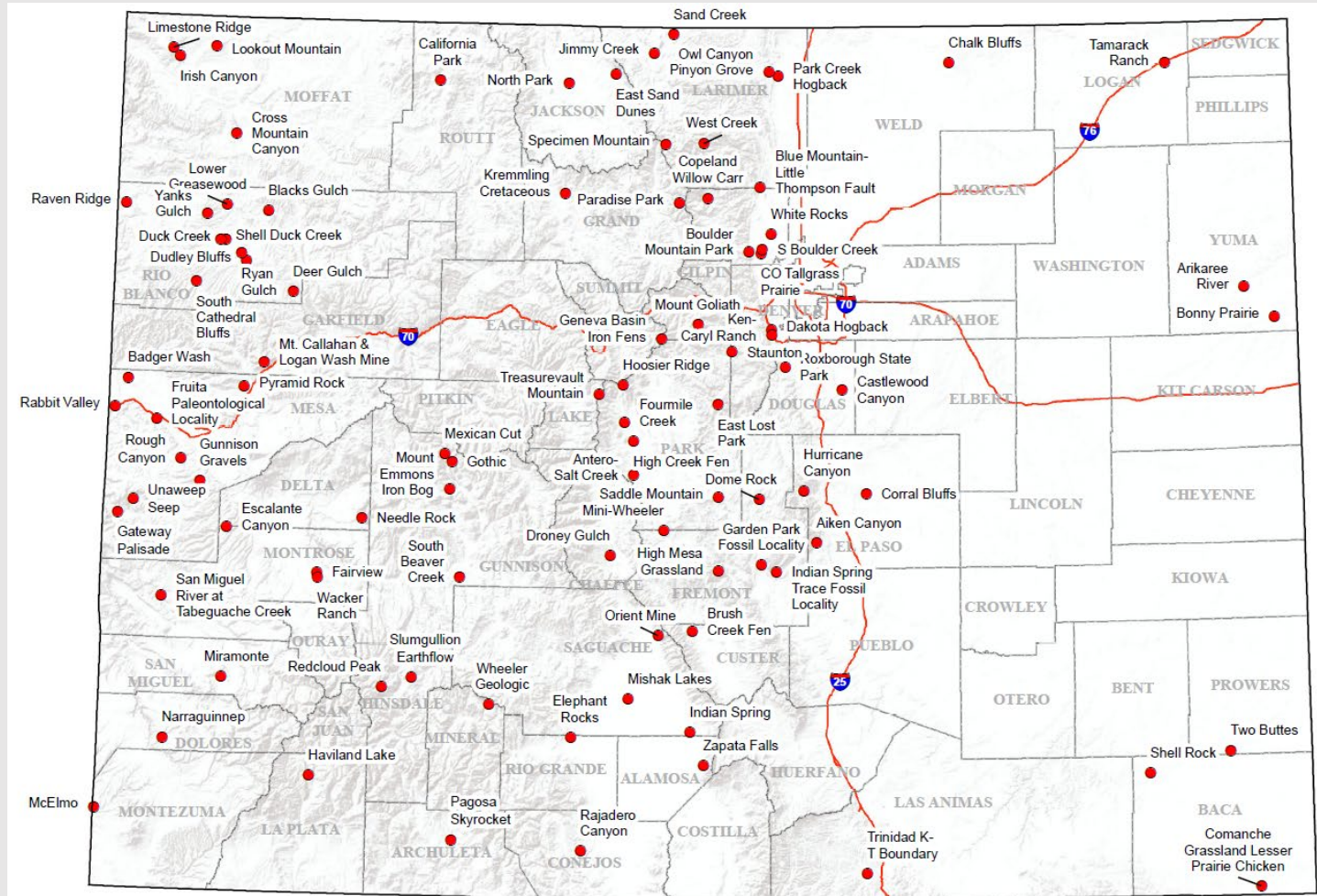
Colorado Natural Areas Program (CNAP)

- CNAP is a statewide conservation program within Colorado Parks & Wildlife
- Created by the state statute in 1977 (C.R.S 33-33) and operates through ***voluntary agreements*** with landowners
- Colorado Natural Areas Council (CNAC) is a 7 member advisory board of Governor-appointed members and Commission representatives

Mission: To identify, evaluate, and protect specific examples of natural features and phenomena as enduring resources for present and future generations, through a statewide system of Designated Natural Areas



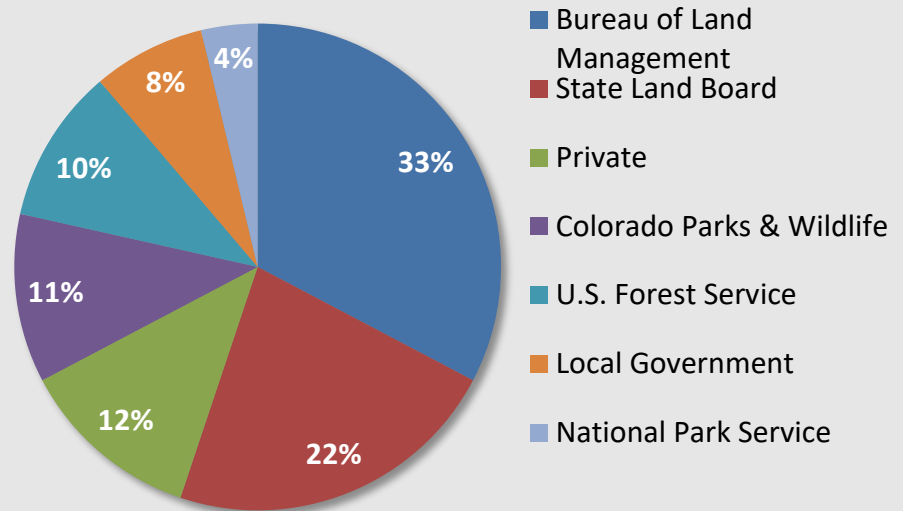
Colorado Natural Areas Program (CNAP)



Colorado Natural Areas Program (CNAP)

- Designation can be on any land ownership type
- Landowner/manager retains all rights including access
- State Natural Area designation highlights the natural features, exemplary stewardship, and assists in monitoring efforts

Land Ownership of Designated Natural Areas



State Natural Areas in Jefferson County

Colorado Natural Areas and Significant Natural Features

Colorado Natural Areas Program

Browse through the tab labeled "All Colorado Natural Areas" to learn about all 95 of Colorado's spectacular State Natural Areas. Scroll through the additional tabs to learn more about a selection of the significant features for which State Natural Areas were designated, including unique geologic and fossil features, rare plants, natural communities, and uncommon wildlife and insects. Exact locations may not be shown for every feature or State Natural Area due to privacy concerns or sensitive data. Sites that can be visited by the public are noted. All photos taken by CNAP staff unless otherwise noted.

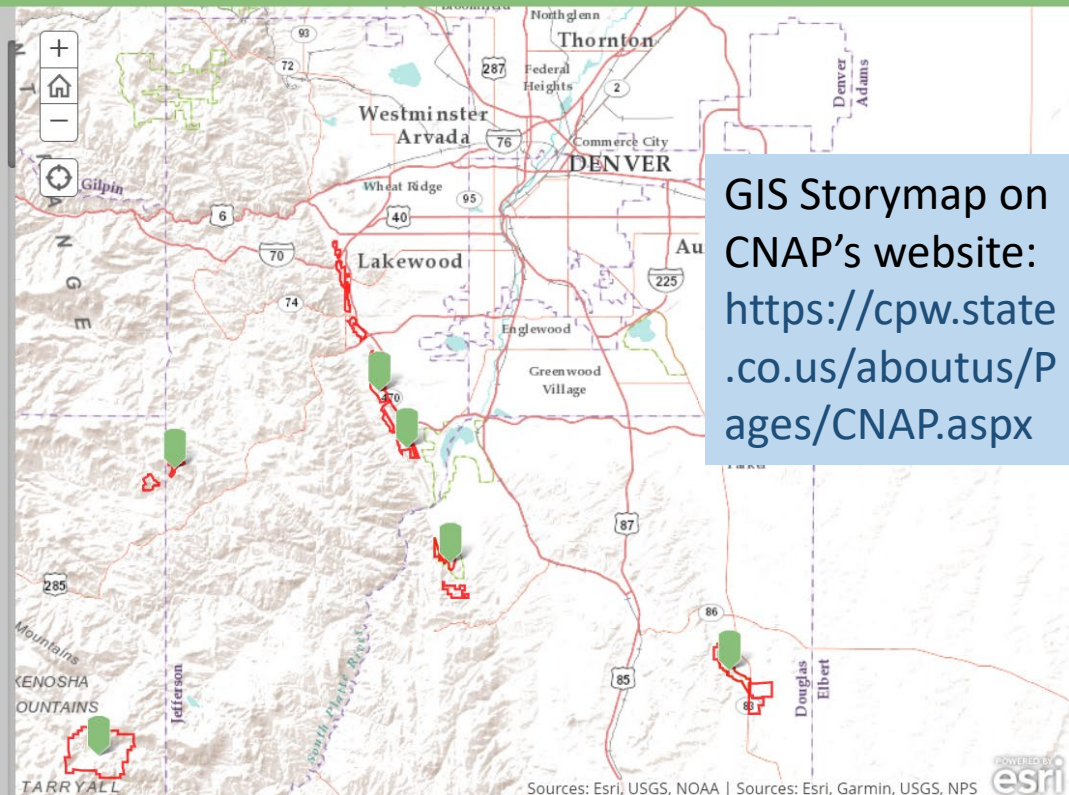
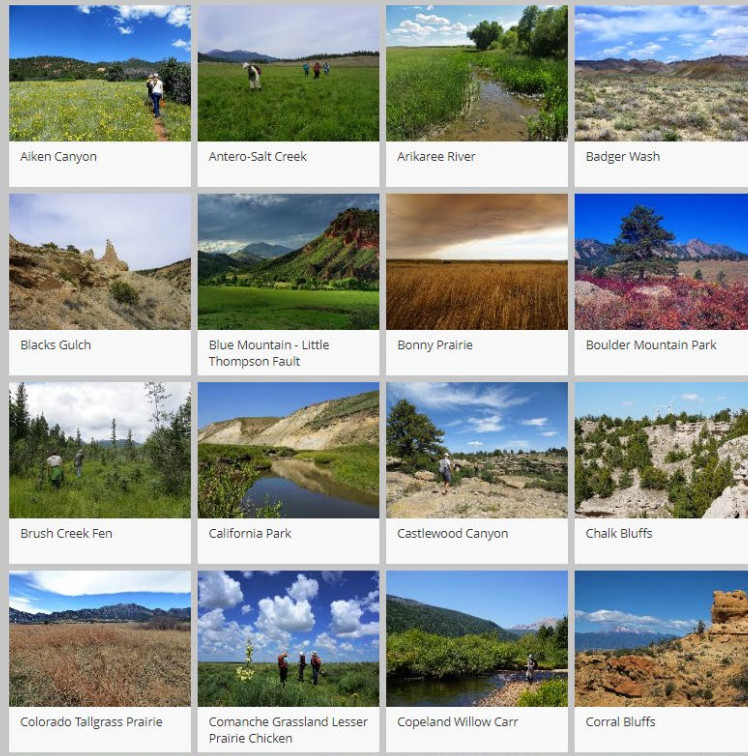
All Colorado Natural Areas

Geology & Paleontology

Natural Communities

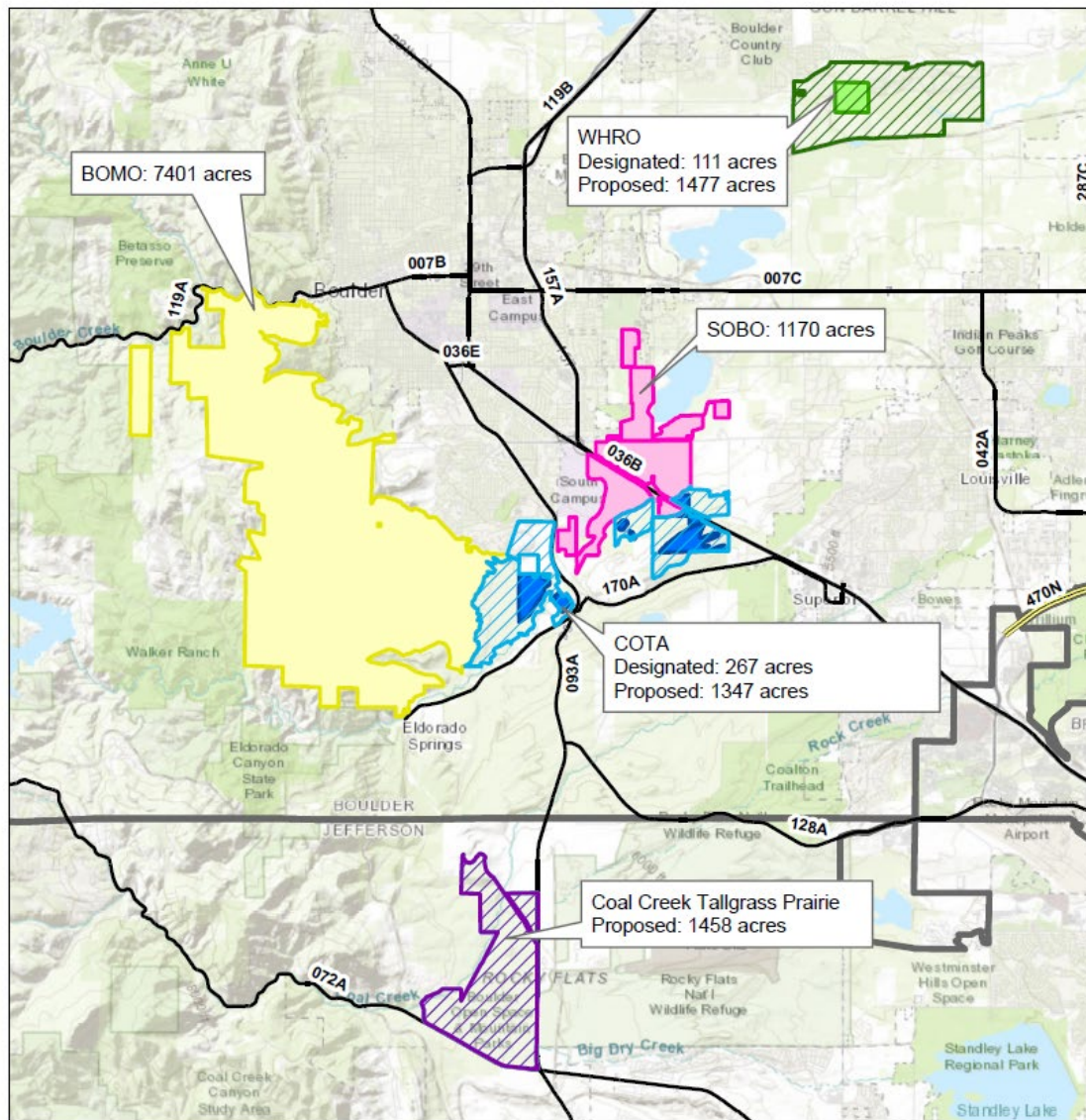
Rare Plants

Wildlife & Insects



Coal Creek Tallgrass Prairie Background

- Owned and managed by City of Boulder Open Space & Mountain Parks
- Jewel Mountain and Van Vleet JeffCo properties purchased by City of Boulder in 1999, contains 1458 acres
- Good quality example within a large area of xeric tallgrass prairie on the Rocky Flats Mesa
- Designation would highlight and expand the protection of the remnant tallgrass prairie community and its dependent species



Current and Proposed City of Boulder OSMP Natural Area Boundaries



Proposed New Boundaries

- Colorado Tallgrass Prairie
- White Rocks
- Coal Creek Tallgrass Prairie

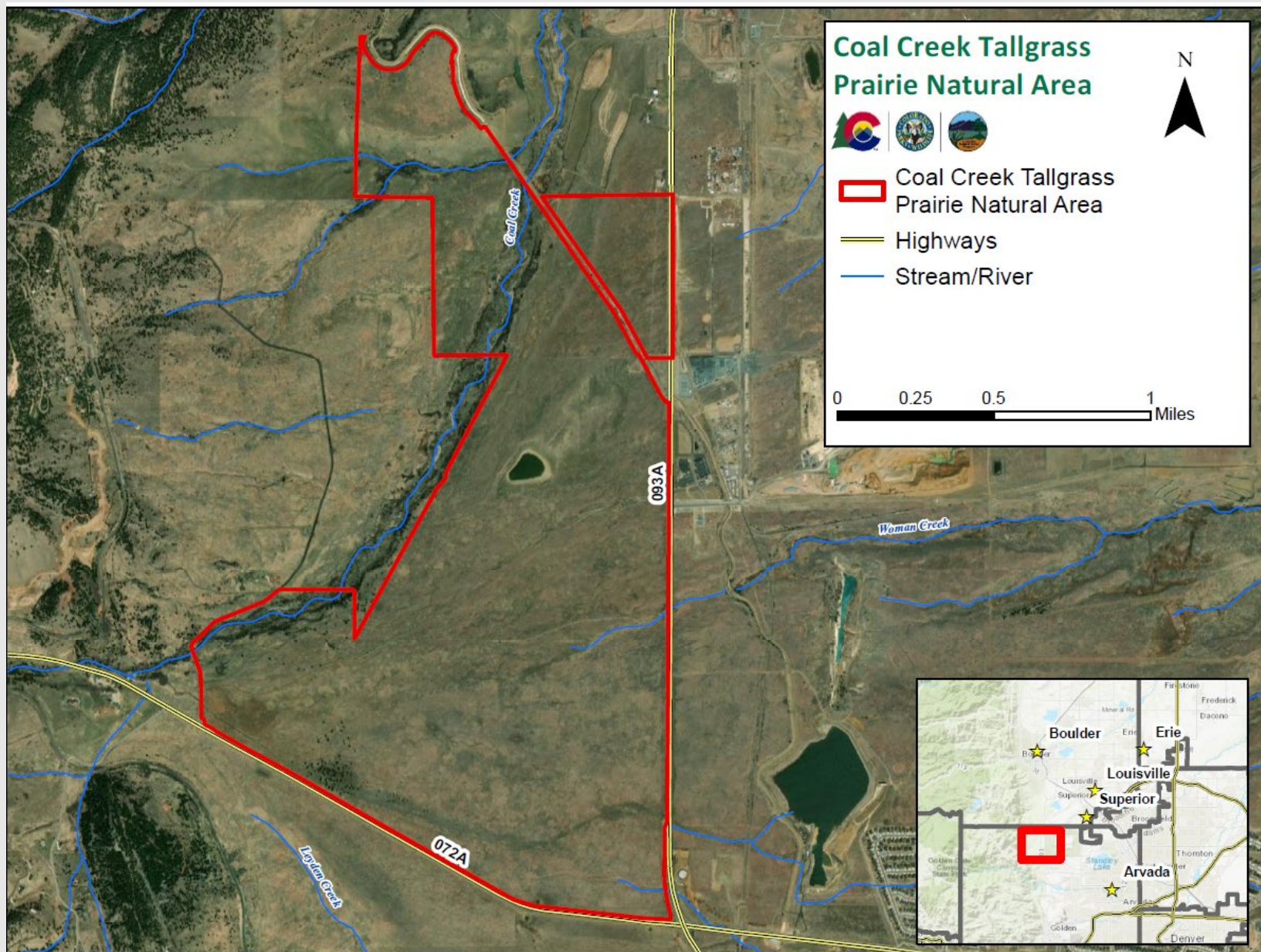
Current Designated Natural Area Boundaries

- Boulder Mountain Park (BOMO)
- Colorado Tallgrass Prairie (COTA)
- South Boulder Creek (SOBO)
- White Rocks (WHRO)
- interstates
- highways
- County Boundary



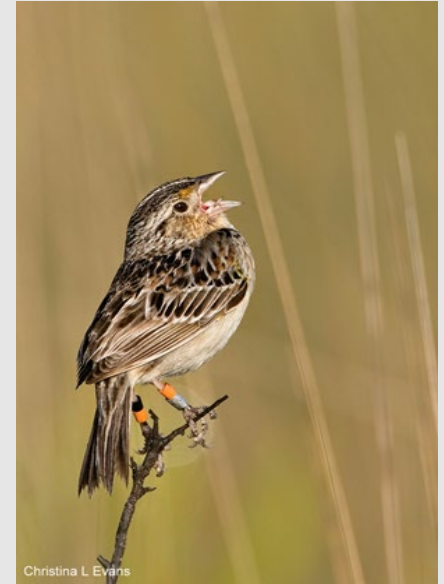
Map created by Savanna Smith
Colorado Natural Areas Program
August 16, 2021
NAD83 UTM Zone 13N





Significant Natural Features

- Tallgrass prairie represents a particularly rare blend of montane and prairie plant species
- Grassy slope sedge (G3S2)- normally occurs at higher elevations
- Northern leopard frog
- Grassland nesting birds
- Rare butterfly species



Designation Steps

- Identification → Registration → Designation
- Next step is final approval by the Colorado Parks & Wildlife Commission
- After final approval, signatures on AODs, filing with County Clerk & Recorder, Certificate of Designation presented to landowner
- Site will be added to Natural Area System, CNAP will coordinate with City staff on monitoring
- City of Boulder OSMP agrees to protect natural features in perpetuity



Questions?

Raquel Wertsbaugh, CNAP Coordinator
raquel.wertsbaugh@state.co.us

Lynn Riedel, City of Boulder OSMP Grassland Ecologist
RiedelL@bouldercolorado.gov

CNAP Website:
<https://cpw.state.co.us/aboutus/Pages/CNAP.aspx>





To: Open Space Advisory Committee

From: Hillary Merritt, Deputy Director

Through: Tom Hoby, Director

Subject: Jeffco Fairgrounds – Westernaires License Agreement JCOS22-01, Resolution #23-03

Date: May 4, 2023

Description

Jefferson County proposes to provide a License Agreement to Westernaires, Inc., for the purpose of accessing the 20.691 acres of property that the County deeded to the Westernaires in March 2023.

Background

Jefferson County deeded the approximately 20.691 acres of property at the Jefferson County Fairgrounds to the Westernaires on March 21, 2023, to be used for public open space, park, and recreation purposes, including the grazing and maintenance of horses. While the Westernaires property is located along the public road of Indiana Street and West Ellsworth Avenue, traditional access to the property comes from an interior driveway located on the Fairgrounds property. An agreement for access along the driveway was inadvertently excluded from the original approvals for this transaction. The County provided a temporary License Agreement to the Westernaires at closing and now desires to execute a long-term License Agreement for access to the Westernaires property.

Staff Recommendation

Staff recommends that the Advisory Committee adopt Resolution #23-03, approving the License 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 #23-03**

RE: Jeffco Fairgrounds – Westernaires License Agreement 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 May 4, 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 deeded approximately 20.691 acres of property at the Jefferson County Fairgrounds to the Westernaires, Inc. on March 21, 2023, to be used for public open space, park, and recreation purposes, including the grazing and maintenance of horses.
- D) An agreement for access to the Westernaires property along an interior driveway located on the Fairgrounds property was inadvertently excluded from the original approvals for this transaction.
- E) The Parties wish to enter a License Agreement for the purposes of accessing the Westernaires property.

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 enter into a License Agreement.
- 2. Any transactions costs shall be borne by the County and paid from Open Space Funds or other available sources.
- 3. 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.

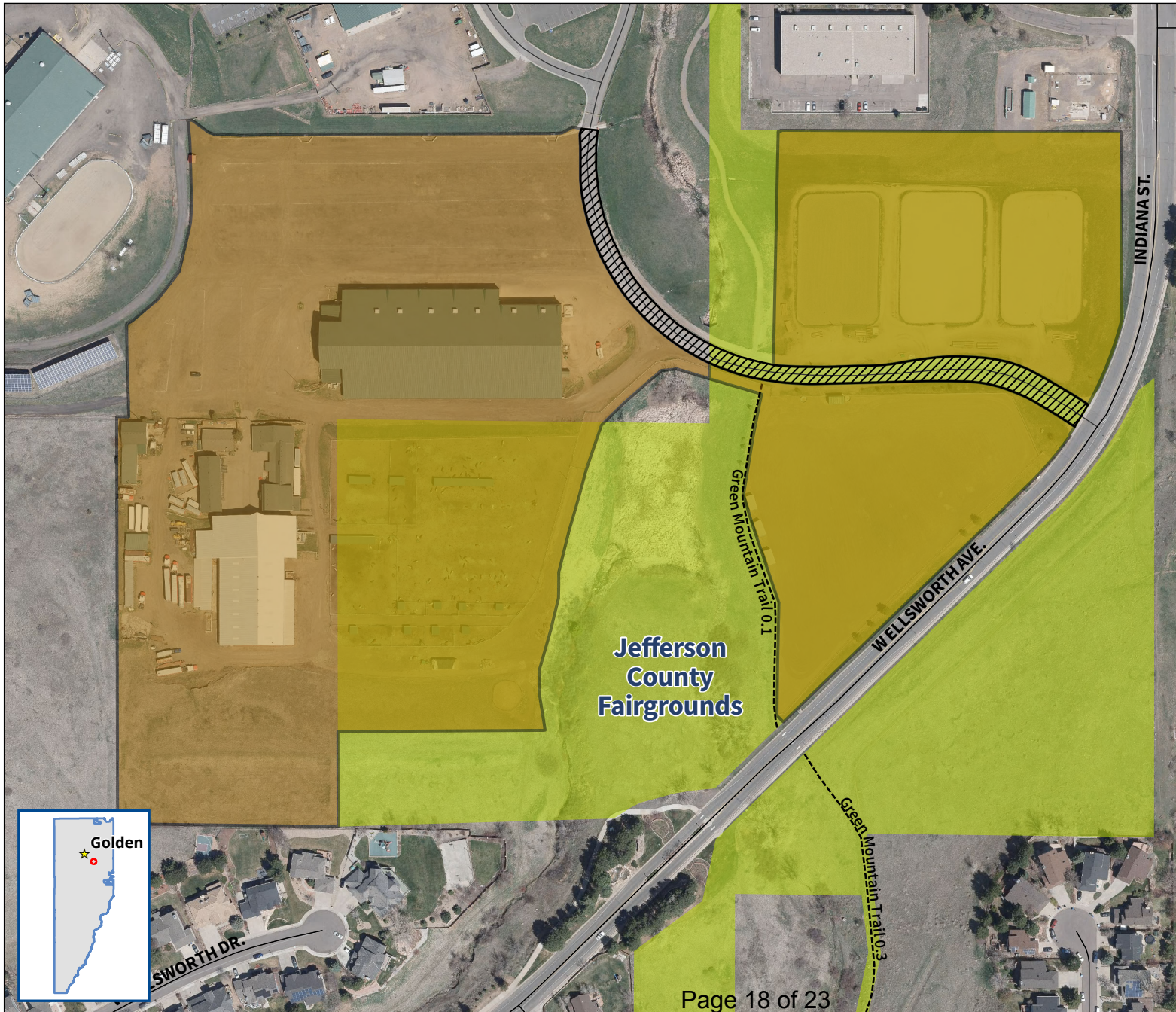
DATED: May 4, 2023

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 May 4, 2023.

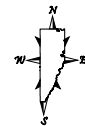
By: _____
Jeremy Hakes, Secretary
Jefferson County Open Space Advisory Committee

Jeffco Fairgrounds - JCOS22-01

Westernaires License Agreement



- Major or Park Access Road
- Local Road
- License Agreement
- Westernaires Property
- Jeffco Open Space Property



0 200 400
Feet

Scale is 1:2,800 when printed at 8.5"x11"

Last Revised 4/19/2023



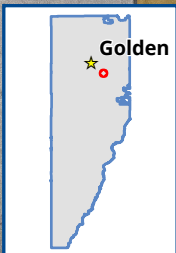
JEFFERSON
COUNTY COLORADO
Open Space

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

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jeffco.us/open-space





To: Open Space Advisory Committee

From: Hillary Merritt, Open Space Deputy Director

Through: Tom Hoby, Director

Subject: Alderfer/Three Sisters Park – Evergreen Park & Recreation
District Lease Amendment JCOS21-03, Resolution #23-02

Date: May 4, 2023

Description

Jefferson County Open Space (JCOS) and Evergreen Park & Recreation District (EPRD) wish to enter into an Agreement for the purpose of amending a Lease Agreement between the parties.

Background

In 2015, JCOS and EPRD entered into a 50-year Lease Agreement covering approximately 4.82 acres at Alderfer/Three Sisters Park. The lease area includes the historic barn, picnic areas adjacent to the barn that EPRD uses to host and launch outdoor programs, and the Alderfer House and well that is leased as a residence.

Visitation to JCOS parks has steadily increased each year and the Covid pandemic caused visitation to skyrocket. At Alderfer/Three Sisters Park, parking at the east and west trailheads is regularly over capacity and visitors park along Buffalo Park Road and LeMasters Road, angering neighbors and raising safety concerns. To alleviate this issue, JCOS is improving and expanding the West Trailhead at the Park, which requires using a portion of land leased to EPRD. As part of the community engagement for the West Trailhead, JCOS heard from residents and visitors that they also want increased visitor information, enforcement of park regulations, and parking management. To better accommodate these needs, JCOS is assigning a resident ranger to the Alderfer House to encourage more stewardship, better compliance with regulations and trail courtesy, and to address any issues after hours, again resulting in a need to amend the current lease. JCOS provided EPRD with the required 1-year notice to terminate the lease on January 6, 2022. Subsequently, the parties agreed to amend the lease area to allow for these changes.

The proposed amendment will reduce the lease area to approximately 0.81 acres surrounding the barn and two picnic shelters and will establish a permit process for parking at the West

Trailhead during EPRD events. These changes to the lease will accommodate the new location for the West Trailhead and exclude the residence and well to enable a resident ranger to occupy the residence for improved park management.

Recommendation

Staff recommends that the Advisory Committee adopt Resolution #23-02 approving the terms of the Lease Amendment and recommending the Proposal 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 #23-02**

**RE: Alderfer/Three Sisters Park – Evergreen Park & Recreation District
Lease Amendment JCOS21-03**

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, Jeffco Open Space (JCOS) staff presented Open Space Proposal Number JCOS21-03 (Proposal) to the Advisory Committee at its regularly scheduled meeting on May 4, 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) In 2015, Jefferson County Open Space (JCOS) and Evergreen Park & Recreation District (EPRD) entered into a 50-year Lease Agreement covering approximately 4.82 acres at Alderfer/Three Sisters Park. The lease area includes the historic barn, picnic areas adjacent to the barn that EPRD uses to host and launch outdoor programs, and the Alderfer House and well that is leased as a residence.
- D) To accommodate increased visitation, JCOS is improving and expanding the West Trailhead at the Park, which requires using a portion of land leased to EPRD. JCOS also desires to exclude the Alderfer House from the lease in order to assign a resident ranger at this location to encourage more stewardship, better compliance with regulations and trail courtesy, and to address any issues after hours.
- E) JCOS and EPRD wish to amend the Lease Agreement to exclude certain areas that JCOS needs for trailhead parking and other park management purposes.
- F) The major terms for the agreement have been negotiated; and

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 approves the Proposal subject to the following terms:

1. The County shall execute the Lease Amendment for the purpose of (1) reducing the lease area to approximately 0.81 acres surrounding the barn and two picnic shelters and, (2) establishing a permit process for parking at the West Trailhead during EPRD events.
2. Transactional costs the County agrees to incur shall be paid from Open Space Funds or other available sources.
3. 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.

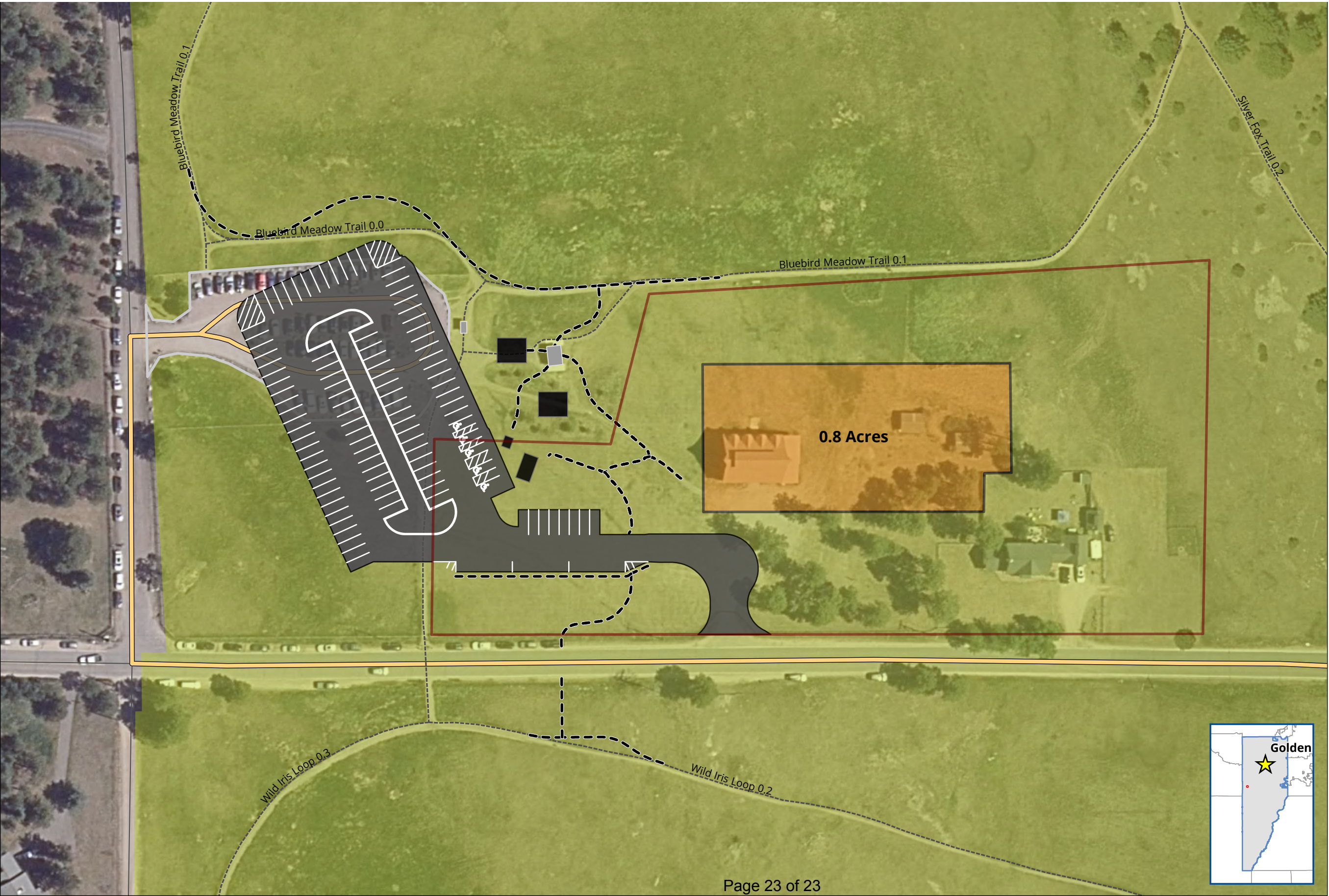
DATED: May 4, 2023

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 May 4, 2023.

By: _____
Jeremy Hakes, Secretary
Jefferson County Open Space Advisory Committee

Alderfer/Three Sisters Park - JCOS21-03

Evergreen Park & Recreation District Lease Amendment



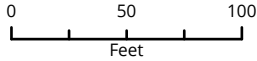
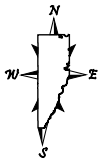
- Evergreen Park and Recreation District Lease Area
- Existing Lease (~4.4 Acres)
- Jeffco Open Space Owned in Fee
- Existing Jeffco Open Space Trail

Current Configuration

- Parking
- Structure

New Configuration

- Parking
- Structure
- Trail



Scale is 1:1,000 when printed at 11"x17"

Last Revised 4/25/2023



JEFFERSON
COUNTY COLORADO
Open Space

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

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