



Date: Thursday, September 22, 2022
Time: 5:00 – 6:00 PM Meeting; 6:00-8:00 PM Field Trip
Location: Larimer County Natural Resources Administrative Offices, Bison Room, 1800 S. County Rd. 31
 Loveland, CO 80537 & Zoom Webinar

OPEN LANDS ADVISORY BOARD MINUTES

MEMBERS		STAFF		GUESTS
Ward Nelson	I	Daylan Figgs	I	
David Marvin	V	Meegan Flenniken	I	
Gale Bernhardt	I	Justin Core	I	
K-Lynn Cameron	I	*Jody Shadduck-McNally	I	
Linda Stanley	I	Andrea Weber (minutes)	I	
Mark DeGregorio	V	Zac Wiebe	I	
Mike Carter	I			
Gary Miller	V			
Steve VanderMeer	I			
Tom Shoemaker	I			
Paul Hudnut	I			
Peter Kelly	V			

V = virtual attendee

I = in-person attendee

*commissioner

Call to Order - 5:03 pm

Public Comment

None

Agenda Review

Review and Approval of Last Minutes

Linda moved to approve the minutes from last meeting, Tom seconded, motion passed unanimously

Information and Announcements

Natural Resources events for this month: <https://larimer.org/naturalresources>.

To sign up for Open Lands Advisory Board updates, go to <https://apps.larimer.org/subscriptions.cfm>, enter your email, click "Subscribe," and check the "Open Lands Advisory Board" box

June 2022 Open Space Tax Distribution Letter

Update and Reports

Requesting a volunteer from OLAB to participate in the action phase of developing the Larimer County Climate Smart and Future Ready Plan

- K-Lynn confirmed Paul volunteered for the position. Daylan noted Heidi requested an alternate volunteer, Tom accepted to be the alternate.

Final Draft Pollinator Resolution

- Board members approved of the final draft language.

Discussion Items

Poudre River Trail Update – Zac Wiebe, Planning & Resource Manager

- Zac shared a presentation providing an update on the Poudre River Trail system that begins at Watson Lake in northwest Fort Collins and spans 45 miles to Greeley.
 - In 2019, Larimer County, in partnership with the City of Fort Collins and the Towns of Timnath and Windsor, was awarded \$2,010,000 GOCO Connect Initiative grant funds to address the three remaining trail gaps in the 45-mile Poudre River Trail between Fort Collins and Greeley, totaling 4.7 miles of new trail.
 - **GAP 1: City of Fort Collins**
 - Fort Collins is working through a few challenges on their portions all west of I-25
 - **CDOT: I-25 Bridge & Trail Underpass**
 - Underpass at the Poudre River and I-25; to be complete in 2023.
 - **GAP 2: Larimer County and the Town of Timnath**
 - Rendezvous subdivision to Three Bell Parkway
 - Folsom Parkway to the Graves Property (now Ditullio)
 - Ditullio Property to County Road 31
 - DNR has received additional grants through CDOT and the State.
 - The design phase and environmental clearances are complete and waiting for CDOT approval.
 - The Timnath section is currently in progress.
 - **GAP 3: Town of Windsor**
 - River Bluffs Trailhead at CR32E to Windsor Kyger Reservoir is complete.
 - K-Lynn asked Zac when Larimer County was expecting to finish its portion.
 - Zac said CDOT needs to approve the plans first, but DNR is expecting to go out to bid this Fall.

Action Items

Final Review, Heaven's Door Ranch

- Justin noted DNR now has a signed contract for acquisition of Heaven's Door Ranch.
 - The property sits within DNR's Blue Mountain Priority Area and has been a high priority for conservation for many years.
 - The property includes canyons, valleys, hogback ridges, and foothills and protects a key viewshed and native wildlife habitat.
 - Is situated as a buffer to Forest Service, State, and private conserved lands.
 - The acquisition of the ranch includes all 1,547 acres including the 3-4 larger parcels on the west side and 11, 35–40-acre parcels on the east side.
 - DNR plans to host public nature-based recreation on the property.
 - **Purchase Summary**
 - 1,547 acres fee-simple
 - Fee-simple means the county is going to buy the property and own the land.
 - Listed at \$18M: land/improvements (\$11M) + water (\$7M)
 - The landowner plans to sell 100 shares Colorado Big Thompson water separately.
 - Land Value Estimate: \$7M; Improvements Value Estimate: \$1M

- LCDNR has \$11M available, letter of intent purchase at \$8.5M; counter \$9M
- Recover portion of acquisition cost via sale of up to four existing 35–40-acre parcels (~2M)
 - These parcels have significant residential improvements, are adjacent to existing 35-acre residential parcels with separate access, and selling doesn't affect long-term conservation/recreation goals.
- 150 acres in total for these 4 parcels
 - Linda asked who DNR would have sell the 4 parcels.
 - Daylan said DNR has reached out to Purchasing for guidance
 - Justin said LC Facilities has a realtor that they use and DNR will investigate them as well.
- Loveland & Fort Collins partnership funds: \$1.25M total (pending approval)
 - DNR has acquired partnership funds for the acquisition from Loveland, who is committed to \$500,000, and Fort Collins for \$750,000.
 - DNR will have an IGA and conservation easement in place with Loveland and Fort Collins.
- Ultimately, total Larimer County Acquisition Cost anticipated to be ~\$6M
- Timeline: Closing November 2022
- **Seeking Final Review from OLAB:**
 - Gale motioned to move forward with acquisition of Heaven's Door for \$9 million, on the terms and conditions set forth in the Purchase Contract subject to remaining balance diligence and additionally to recover ~\$2M from sale of up to four existing 35–40-acre parcels. Linda seconded the motion. All board members voted "I". Motion carried.
- **Discussion**
 - Justin said this acquisition was possible through building great partnerships over time.
 - Tom said this acquisition shows the value of DNR's acquisition strategy. He was impressed that DNR was able to get all the pieces together in only a few months to acquire the property.
 - K-Lynn noted that DNR did a great job front loading acquisition funds and making sure that the funds were available for this purchase.
 - Paul inquired about the process and next steps towards recreation for the property.
 - Daylan said DNR has a few projects in front of Heaven's Door to open to the public. The department is focused on the \$4.3 million buildout for Chimney Hollow Open Space and the capital improvements identified in the
 - Horsetooth Mountain Open Space management plan.
 - Meegan noted that pushing out the timeline for recreation at Heaven's Door allows DNR time to conduct resource inventories, complete restoration projects and develop a sustainable management plan. The Department's financial model is also an important driver for when stand-alone open spaces can be brought online as they tend to incur and drive long-term management costs.
 - Daylan said staff will provide a review of the financial model to the board members in a future meeting. He noted the tradeoff DNR made by purchasing Heaven's Door, leading to a slower accumulation of dollars for the capital budget.
 - Ward asked if the value and the price of land increases, would DNR still plan to sell all 4 parcels.
 - Daylan said while the exact plan to sell the parcels isn't set, the sale is likely.
 - Paul noted the large interest people had in the ranch should encourage others to want the 4 parcels.
 - Mark asked if DNR has considered allowing grazing on the property.
 - Meegan said that decision will come as DNR as part of our resource assessments and vegetation management goals. At this time, we believe the property could benefit to rest from grazing.

- Dave asked if on the 4 parcels to divest if the restriction on them by DNR would include the size, color, location of new structures.
 - Daylan confirmed that DNR plans to restrict these things.

Other Business

Next Meeting Scheduled

October 27, 2022 at the Larimer County Loveland Campus Building, 200 Peridot Avenue, Loveland, CO 80537, Poudre River Room & Zoom Webinar

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.

Adjournment - 5:49 pm

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at weberan@co.larimer.co.us, or call (970) 498-7719 or Relay Colorado 711. "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.