



OPEN LANDS ADVISORY BOARD (OLAB)

MEETING MINUTES

Thursday, April 25, 2013

5:00 - 8:00 p.m.

Loveland Council Chambers, 500 E. Third St., Loveland

The mission of the Larimer County Open Lands Program is to preserve and protect significant open space, natural areas, wildlife habitat, and develop parks and trails for present and future generations. These open lands provide opportunities for leisure, human renewal and protection of our natural and cultural resources.

Members Present	
Carl Sorrentino	At-large
Gerry Horak	City of Fort Collins
John Phipps	Town of Estes Park
Ladonna Lee	At-large
Mary Banken	At-large
Nancy Wallace	Planning Commission
Peter Kast	At-large
Steve Vessey	At-large
Suzan Fritchel	At-large

Staff Present
Charlie Johnson, Land Agent
Gary Buffington, Director of Natural Resources
Kerri Rollins, Open Lands Program Manager
Meegan Flenniken, Resource Program Manager
Sandy Werkmeister, Dept Specialist
Zac Wiebe, Fund Development Specialist

Members Absent	
Hugh McKean	City of Loveland
Paul Alaback	Town of Berthoud
Trudy Haines	At-large

Guests
John Stokes, City of Fort Collins Director of natural Resources
Marc Sears, City of Fort Collins, Natural Areas Manager
Sarah Reed, Faculty Affiliate, Colorado State University Associate Conservation Scientist, North America Program Wildlife Conservation Society

REGULAR MEETING:

- Peter Kast called the meeting to order at 5:05 PM.
- Motion by Ladonna Lee, seconded by Mary Banken to approve the March 28, 2013 meeting minutes. Motion passed unanimously.
- No changes to the agenda.

PUBLIC COMMENTS: None

INTRODUCTIONS: Sandy Werkmeister, new Department Specialist at Natural Resources for Open Lands.

INFORMATION:

- The volunteer planting event held March 30 was a big hit. About 25 volunteers planted over 200 trees and shrubs along Fossil Creek at River Bluffs Open Space. Special thanks to the Friends of Larimer County Parks and Open Lands, Colorado State Forest Service and Trailology for partnering with us. Meegan showed the Board a couple of photos taken the day of the event.
- The County's draft Conservation Easement Best Management Practices, a set of rules that guides the acquisition and stewardship of conservation easements by the Open Lands Program, were included with the agenda. These rules reflect recent guidelines provided by the Colorado Division of Real Estate, Colorado Open Space Alliance, Colorado Coalition of Land Trusts (CCLT) Center of Excellence Program and the Land Trust Alliance. Meegan went through the manual, reporting that we intend to adopt the guidelines. This will not affect existing easements. Most of it is

internal process only. Kerri confirmed that the \$34 million dollar cap on tax credits has been raised to \$45 million starting in 2014 thanks to the work of CCLT.

- Area Report on Open Space Operations - see enclosure. Gary Buffington added that the Horsetooth Mountain Marathon went well, without any major incidents.
 - Meegan showed the Board three photos of fiber compositions completed by our 2013 Visual Artist of the Year, Linda Beach, and shared some insights about Linda and her process. Linda will create a new composition inspired by one of our parks or open spaces.
 - Kerri reported that this year she gave cities the option to submit their annual summaries of sales tax spending electronically if they preferred. Berthoud, Estes Park, Johnstown and Windsor took her up on it and all are attached. In summary, Berthoud has been saving for the Heron Lakes project, which they are now spending. Estes Park sent in full financial details (attached) as well as an in-depth report on the Kiowa Ridge project that we can share with anyone by request. Johnstown opted to save their dollars in anticipation of needs along the Big/Little Thompson corridor and Windsor completed a new park and used some dollars to partner with other projects affecting them. Fort Collins will present their report later in the meeting.
 - Partnering with the Colorado Lottery for a video project is still on schedule for April 30 and May 4. They will focus on the Poudre Trail, Mountains to Plains and the Horsetooth Reservoir improvements. Bulk of the videoing will be on April 30. On May 11, Light Hawk is donating a helicopter for aerials of each project.
 - Kerri reported that per a great suggestion from Mary, there will be a free day at Hermit Park Open Space on Thursday, June 6, in conjunction with recognizing Conservation Appreciation “Week” (June 6-9) and National Get Outdoors Day (June 8.)
 - Heather Young was an 11 month temporary pilot position, serving as an Education Program Assistant. Her position has been made a fulltime position which Heather retains. With this change, and the hires of Sandy Werkmeister and Pam Mayhew, the Open Lands Program is fully staffed again!
 - Zac Wiebe reported that thanks to several outreach events, the regional study “Our Lands – Our Future” (OLOF), has met our participation goal. There is a second survey available through the end of April which digs a little deeper into several topics introduced in the first survey. The mapping pages are not proving to be as popular as hoped, but they are very useful as an education piece and to staff regardless. On May 16, from 6:00-8:00 PM the advisory committee for the OLOF project will review the results of the second survey, the economic and the financial analyses. This will likely be their last meeting. Some of the focus groups geared toward Hispanics, young adults and the low income were canceled due to the snow, but will be rescheduled. The study will wrap up in June, which will lead into updating the Master Plan.
- To sign up for Parks Advisory Board minutes go to <http://larimer.org/subscriptions.cfm> put in your email and click ‘subscribe’, then check “Parks Advisory Board” box
 - Natural Resource Events for May. See website <http://larimer.org/naturalresources/news.cfm>

PRESENTATION:

Comparative Analysis of Housing in Conservation Developments: Colorado Case Studies – Sarah Reed, Colorado State University (CSU).

- Sarah Reed, Associate Conservation Scientist with the Wildlife Conservation Society and an Affiliate Faculty member in the CSU Department of Fish, Wildlife, and Conservation Biology, presented “Land use and home sales in conservation and conventional development projects” to the Board.
- Study definition: Conservation Development (CD) is an approach to the design, construction, and stewardship of a development that achieves functional protection for natural resources while also providing social and economic benefits to human communities.
- CD IN THE U.S.
 - 32% of local land-use regulations
 - 3% of new residential development
 - 25% of privately-conserved lands

- She used the Colorado study, a conservation comparison between the top 5 counties, except Boulder, with CD subdivisions (Chaffee, Douglas, Larimer, Mesa and Routt Counties) to show how data was gathered and analyzed.

Four Types of Subdivisions:

1. CD Subdivisions (Regulated)
2. 35 Acre Exempt Subdivisions
3. Large Lot Subdivisions
4. Unregulated CD Subdivisions

Home Sales: Results/Conclusions

- Premium sales price for homes in CD subdivisions (25-29%) is widespread and consistent.
- In a typical subdivision, allocating 2/3 of land to conservation provides twice the price premium as allocating the same land to individual lots.
- Need to ensure that conservation benefits are achieved as well as economic benefits.

Question Answers:

- Sarah responded that open space within developments is all over the map as far as use. Pieces are managed for a variety of different uses. Human activity, animal activity, playground, garden, grass, etc.
- Sarah responded that maintenance and management of the open space is also variable. Property owner or HOA typical.
- A developer cannot take a tax credit on an easement if the full development potential of the property is utilized.

Recommended Reading:

- <http://cd.colostate.edu/> for more information on the study.
- Also <http://cd.colostate.edu/resources> which includes a link to the article that Sarah primarily discussed: http://www.costar.com/uploadedFiles/JOSRE/JournalPdfs/06_149-176-J4_Comparative_Analysis_of_Housing_in_Conservation_Developments_Colorado_Case_Studies.pdf.
- Conservation Communities: Creating Value with Nature, Open Space, and Agriculture by Ed McMahon, 2010.

DISCUSSION ITEMS:

John Stokes & Marc Sears from the City of Fort Collins joined the meeting to personally deliver their annual report on the 3.5 million dollars they received in 2012 from the ¼ Cent HPOS sales and use tax revenue.

- John Stokes gave an oral presentation of their annual report, ending with distribution of a written version to everyone. Items not in the Report:
 - Conserved the peninsula at Fossil Creek from a housing development.
 - Carry over money will be used on the Poudre River Trail Project. City of FC is working on the Arapahoe Bend. Current problem is that CDOT doesn't know what the ultimate design of I25 is going to be.
 - City revised their easement property, which factors in lost ecosystem value. e.g. Excel pipeline paying the city \$2 million. On production lease areas, provides some control of production as well as some financial gain.
 - Reservoir Ridge improvements: parking lot, joining with the Foothills Trail. (North on Overland, before the road takes a hard left, across from Stagecoach.)
- Future Plans
 - Northwest corner of Shields & Poudre Ricer (north of Vine.) Reconnecting the flood plain to the river.
 - Measuring and delivering Poudre River water, to work on designating a minimum in stream flow for Fort Collins, at least for most of the year. It would be defined sections. College to I25 or mouth of river to I25.
 - There will be an event at the Lincoln Center on June 26, 4:00-7:00 educating the public about a lot of closures the next 3-4 years, between storm water, utility and restoration projects.
 - Gerry recommended a lot of signs, showing the end goal so the public better understands the temporary situation.

FINANCIAL REPORT: No update (Refer to your summary prepared 03-04-2013)

EXECUTIVE SESSION:

Pursuant to (24-6-402(4)(a) C.R.S. Purchase, acquisition, lease, transfer or sale of any real or personal property interest. Nancy Wallace motioned to enter into executive session, seconded by Gerry Horak.

The meeting was adjourned by Peter Kast at 7:55 PM.

NEXT REGULAR MEETING: Thursday, May 23, 2013 - Loveland Council Chambers, 500 E Third St., Loveland