# OPEN LANDS ADVISORY BOARD (OLAB)
# Meeting Minutes

**Thursday, June 25, 2015**
5:00- 8:00 PM
Civic Center Municipal Bldg • Council Chambers • 500 E 3rd St., Loveland CO

*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 |
| Mary Banken | At-large |
| Peter Kast | At-large |
| Suzan Fritchel | At-large |
| Trudy Haines | At-large |
| Gerry Horak | City of Fort Collins |
| Nancy Wallace | Planning Commission |
| Ward Nelson | Town of Estes Park |
| Paul Alaback | Town of Berthoud |

| ***Members Absent*** | |
|---|---|
| Hugh McKean | City of Loveland |
| Ladonna Lee | At-large |

| ***Staff Present*** |
|---|
| Gary Buffington, Natural Resources Director |
| Kerri Rollins, Open Lands Program Manager |
| Charlie Johnson, Senior Land Agent |
| Alex Castina, Land Agent |
| Meegan Flenniken, Resource Program Manager |
| Jeffrey Boring, Resource Specialist |
| Sandy Werkmeister, Department Specialist |
| Travis Rollins, Open Space Operations Manager |
| Zach Schierl, Open Lands Education Intern |
| Alex Fiscer, Open Lands Ranger Intern |

| ***Guests*** |
|---|
| Jan Moraczewski |
| Citizens from Cedar Cove |

1) CALL TO ORDER

2) PUBLIC COMMENT

A citizen from the Cedar Cove area said the Horns' only sold two of their three shares of water rights to pump water out of the river. He said if the share is not going to be paid for, they can start foreclosure on it. Charlie Johnson said it did not show up on the title commitment. He will look into it.

3) AGENDA REVIEW – no changes

4) REVIEW AND APPROVAL OF LAST MEETING MINUTES

The Board unanimously approved the minutes from April 23, 2015 and May 28, 2015 as submitted in this month's packet.

5) INFORMATION & ANNOUNCEMENTS

Kerri introduced two new faces at the table. Zach Schierl, a seasonal with our education and volunteer program has been a tremendous asset to Heather and Pam! Zach shared that he is new to the area. His background is science education and interpretation. He has worked for the National Park Service. He teaches Astronomy and Geology at Aims in Greeley. Alex Fiscer is an intern ranger working with the Red Mountain District. He moved here from California 3 years ago for the Recreation and Tourism degree at CSU. He loves it so far. The Board and staff introduced themselves.

a. Get Outdoors Day was a huge success on June 13. An estimated 2,000 people participated in 34 activities at Fort Collins City Park. The highlight was a 17' python crawling around the park, allowing kids to crawl all over it. Kudos to Heather Young and Pam Mayhew for leading the effort.

b. Three new board members have been appointed, starting in July. Pete Kelly is a development/realtor/community connection; David Marvin is retired and volunteers for the department as a Naturalist and an informal liaison to the Ag Advisor Board, Jason Brothers, a water engineer.

c. Kerri attended the GOCO Inspire Summit on June 11 that launched the GOCO Inspire Initiative, a 25 million dollar funded effort. It stems off of the results of our Plug into Nature study in 2012. The three tenets are Places, Programs and Pathways. Request for Proposals are due by the end of August, looking for projects that work to solve the barriers of getting youth in the outdoors. She also spoke on the Keep it Colorado panel.

d. Meegan – Recall that we are partnering with City of Fort Collins, CSU and the USDA on putting bison on a combined pasture on Red Mountain and Soapstone. One thing to prepare is removing existing fencing. Larimer County led an 80-person volunteer fence removal project, taking down 6 miles of fence to make way for the bison coming November 1! The fence we are putting up will have posts that are more frequent. There will also be an emergency response plan for bison getting out or others getting in.

e. Jeffrey - We are entering into an IGA with Greeley to design and manage the Poudre River restoration project at Lions Open Space. In return for doing that, we will be able to utilize FEMA and CWCB funds to make repairs, prevent future trail damage and improve wildlife habitat and river health.

f. The Big Thompson Recreation and Conservation Assessment final/adoption draft will be available soon. Staff will seek OLAB recommendation to the Board of County Commissioners for adoption of the plan at the July meeting.

g. The grant application to GOCO for the Red Feather Lakes Community Library project is recommended for funding. The GOCO board will vote on 6/18.

h. Report from the Open Space Operations Managers – no questions

i. Sales Tax Report from prior month – no questions

j. A date has been chosen for the Green CE Tour. The appointment will come out this week.

6) PRESENTATION

a. Honor Peter Kast and Ladonna Lee for their OLAB service

Peter Kast has served on the Board for four 3-year terms over the past 13 years, almost always as Chair. Kerri and Gary thanked Peter and presented him with a framed photo of Devil's Backbone. Ladonna Lee's term has also ended, and a photo gift of Red Mountain Open Space will be delivered to her.

7) DISCUSSION & UPDATES

a. Presentation on smoking ordinance expanding to outdoor areas (parks, trails, playgrounds) - Jan Moraczewski, Health Educator

Jan Moraczewski presented to the Board on expanding a smoking ordinance to outdoor areas (parks, trails, playgrounds, etc.) The presentation and Issue Brief are attached to these minutes.

Gary provided a summary of staff concerns: Regulations already exist for fire and littering and our rangers report that most of the smoking occurs at the trailheads and parking lots. The problem is not as great in the rural areas as it is within city limit natural areas. None of the open spaces throughout Colorado has adopted this. The department would rather watch Fort Collins for a year and review resulting costs.

The Board discussed the issue in depth, with mixed opinion and many questions. What are the regulations in Colorado's federal parks and monuments? If the ordinance is inevitable, why not start now? Would it include smoking marijuana? Why set up an enforcement parameter if there isn't a great need for it? Are people not complaining (about smoking on the open spaces) because they don't see any point since it is allowed? Is there any urgency? Would it include campgrounds? Would it be confusing between Larimer County reservoir parks, Larimer County open spaces, Lory State Park and city natural areas? (There are always multiple jurisdiction conflicts.)

The Board will gather more information via discussions with other municipalities, Lory State Park and federal parks in coming months. Travis will ask the rangers to pay closer attention to this subject on their patrols to see if there is more smoking out there than initially thought.

b. Future administrative offices location – Introduction and process overview

Kerri presented an introduction to the topic of a new department administration building (attached to these minutes.) Based on many criteria, several potential sites were reviewed and ultimately we hired a contractor to complete site assessments (attached to these minutes) for two potential sites that met the majority of the criteria: Fossil Creek Reservoir Regional Open Space and Long View Farm. The board discussed bird migration and nesting at Fossil Creek and ideas for mitigation if needed.

c. Regional Trail project updates

Jeffrey Boring provided an update on the Regional Trail projects. Recall we applied for four grants, two for the Colorado Front Range Trail and two for the Long View Corridor Trail. Larimer County and Partners Go 4/4 on Grant Requests and we received every cent we asked for!

- Colorado Front Range Trail
  - North Front Range MPO: $450,000
  - Colorado Parks and Wildlife: $350,000
- Long View Corridor Trail
  - CDOT: $1,000,000
  - GOCO: $999,550

The Board applauded the success! These two projects are 5 million dollars and 2.8 million of it is coming from partners outside of Larimer County (Federal and State.) Jeffrey and the Board discussed various components of the trails.

8) ACTION ITEMS

a. Regional trail budget adjustments

| **Larimer County's Share** | | | |
|---|---|---|---|
| | September, 2014 | May, 2015 | Today |
| Colorado Front Range Trail | $500,000 | $220,000 | $289,442 |
| Long View Corridor Trail | $400,000 | $400,000 | $479,463 |
| Total | $900,000 | $620,000 | $768,905 |
| Request from Cash Flow | | | $148,905 |

The original estimation for the Larimer County portion of the projects was $900,000. Actual numbers came in much lower at $620,000 but has now gone back up a bit due to some unexpected costs in working with federal grant dollars.

Motion by Gerry Horak, no second, to approve shifting funds between the Colorado Front Range and Long View Corridor Trail budgets and moving $148,905 of funding back into the regional trail budget. Motion carried unanimously.

b. Horn Final Review - fee acquisition in the Big Thompson Canyon

Charlie Johnson explained that the property was destroyed by the flood. Pre-flood values are not considered as they included homes and property that is gone. The County Assessor has appraised the property at $3,500. Charlie worked up a price of $10,500 based on the recreational value of the portion of the river that touches the property. This property will not be paid for with Open Space funds, but rather with Community Development Block Grant funds which is administered by HUD, as part of buy-out program for properties that are designated as unbuildable since the 2013 flood. Motion by Mary Banken that we recommend the purchase of the Horn property to the Board of County Commissioners. Second by Paul Alaback. Motion carried unanimously.

c. Historic Assessment phase II

Historic Assessment Report – Meegan presented phase 1 results again of a Historic Structures Assessment for structures located on our properties. Of the 21 structures located at Red Mountain, Devil's Backbone, Horsetooth Mountain and Hermit Park, 15 warrant further investigation. At a per building basis, doing the minimum amount of investigating to make further decisions, phase 2 will

cost $43,170. Since the buildings do not qualify for the historic register, that funding source is not available. Other partnerships may be possible if we decide to restore select buildings. Travis mentioned that the ranger Districts receive lots of questions, comments and emails about buildings on our properties so likes to see this project moving forward. Motion by Paul Alaback that we recommend the funds for phase 2 of a Historic Assessment Report on 15 buildings. Second by Ward Nelson. Motion carried unanimously.

d. Cascade Cottages at RMNP (Park) partnership request from Rocky Mountain Conservancy

Following up from last months presentation, Kerri reminded the Board that the Rocky Mountain Conservancy is raising funds to purchase the largest remaining in holding within the park. This in holding has been in the Park since it was formed in 1915. Given the special nature of the property, its unique situation in the Park as one of the last commercial operations, largest in holding and in celebrating RMNP's centennial anniversary, they asked the Board for a partnership-funding request of $100,000. Staff is recommending $50,000. The Board discussed how they could come up with the other $50,000 and decided on a challenge grant. Motion by Trudy Haines that we make a recommendation to the Board of Commissioners to give $50,000 to Rocky Mountain Conservancy, contingent on the Estes Valley Land Trust and the Town of Estes Park raising $50,000 for the project. Second by Carl Sorrentino. Motion carried unanimously.

e. Open Lands Advisory Board By-laws amendment

The Board discussed the removal of the word cultural from the Department Mission statement, the Board Purpose/Section IV.A./program mission statement including something about managing for the natural values to be as good as they can be to the program mission during its' next revision, the Board Purpose/Section IV.B. needing to include promoting public understanding and appreciation of open spaces (the education piece), the reasoning behind including the County vision statement and department mission statement and clarification around voting by email or attending meetings via telephone. Staff reported that the County Attorney strongly discouraged voting by email because any discussion should be open to the public.

The Board decided to adopt this draft of the minutes with the text suggested by Paul Alaback added to Section IV.B. The Board further decided another amendment is necessary to clarify attending by telephone in Section VIII.F. It was agreed staff will work with the County Attorney on this issue and bring a new draft of bylaws back to the Board.

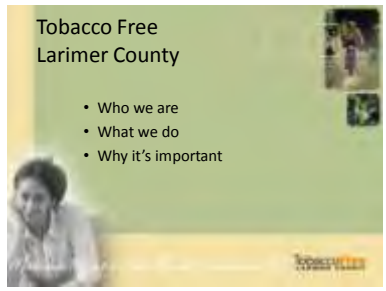
Motion by Suzan Fritchel that we adopt the bylaws as amended and presented tonight along with Paul's additional language for Section II, B. Motion carried unanimously.

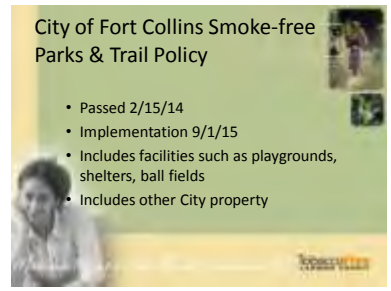
f. Election of officers – tabled to July

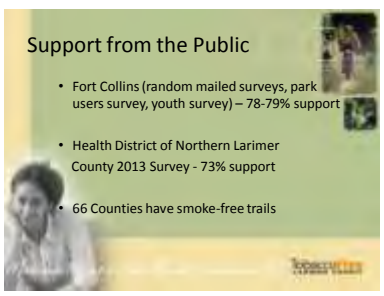
9) Nancy Wallace moved that we move into Executive Session pursuant to C.R.S. 24-6-402 (4)(a) for discussion regarding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest.

10) ADJOURN – Regular meeting ended at 7:40 p.m.

Smoke-free trails
Larimer County Natural Resources Proposal


Tobacco Free Larimer County
Who we are
What we do
Why it's important


City of Fort Collins Smoke-free Parks & Trail Policy
Passed 2/15/14
Implementation 9/1/15
Includes facilities such as playgrounds, shelters, ball fields
Includes other City property


Support from the Public
Fort Collins (random mailed surveys, park users survey, youth survey) – 78-79% support
Health District of Northern Larimer County 2013 Survey - 73% support
66 Counties have smoke-free trails

Why is Outdoor Tobacco Use a Problem?
Tobacco Litter
Fires
Youth Tobacco Use
Secondhand Smoke

Implementation of Smoke-free Trails Policy
Education
Signage
Enforcement

Would you support a smoke-free trails policy?
Other additions to policy?
Ideas?
Questions?
Concerns?

# Smoke-Free Trails

## Why is Outdoor Tobacco Use a Problem?

### City of Fort Collins smoke-free parks and trails policy

( Passed Feb. 15, Implementation Sept.15, 2015)

In County Open spaces that abut City Natural Areas, users may be confused by City/County rules, and not know where boundaries of City properties/ smoke-free zones begin and end. Examples:

- Devil's Backbone/Coyote Ridge
- Soapstone/Red Mountain

### Youth Tobacco Issues

Healthy recreation activities and events provide an opportunity to change the community norms that influence youth.

- Youth perceive what is acceptable and what they ought to do from what they understand as "normal" behavior within their community.
- Young people consistently overestimate the number of people who use tobacco and may believe that regular tobacco use is the norm.
- When healthier behaviors are witnessed and smoke-free areas become the norm, tobacco use goes down and youth perception of tobacco use becomes more accurate.

### Tobacco Litter

Cigarette butts contain environmental toxins and can be poisonous to small children or animals if consumed.[2]

- Smoke-free areas often reduce litter, improve the appearance of local parks and reduce the parks system's clean up costs.
- A study of Minnesota parks found 58% of park directors reported cleaner park areas, with less litter observed, following the implementation of a smoke-free policy.[3]

### Fires

Billions of cigarettes are discarded outdoors each year. In 2004, states began requiring cigarettes to be more self-extinguishing, so less prone to cause fires. Though less fire-prone cigarettes and a national reduction in tobacco use helped to decrease in the number of cigarette-caused wildfires, there is still cause for concern.

- Communities such as CO Springs (after the Black Forest fire) instituted a citywide smoke-free parks and trails policy to safeguard city property from potential fire damage.
- The CO Springs City Council opted for creating smoke-free parks and trails, with provisions for areas as parking lots, which don't run as much risk of fire danger.

### Secondhand Smoke

In areas where people gather for recreation/healthy activity, tobacco smoke can be an unexpected nuisance and a hazard for persons with chronic diseases. A 2013 Colorado Tobacco Attitudes and Behavior study found that **more than half (56%)** of those surveyed reported "putting up with someone smoking around them," as the biggest annoyance experienced in public parks.[1]

## Survey comments:

**"Parks are for exercise and healthy habits"**
**Lee Martinez park user**

**"Seeing tobacco smoke and breathing it is bad for the image of the parks"**
**Rolland Moore park user**

**In 1 hour local TobacNO youth coalition youth picked up over 5,000 cigarette butts in Fort Collins Parks**

**TobacNo youth created art from butt pick-up day in March 2014.**

# Smoke-Free Trails

## Public Support for Smoke-free Areas

### Fort Collins Random Mail Survey

October 2013 ( over **2,100** responses )

Residents were asked level of support for smoke-free regulations in the following areas: playgrounds, bleachers/seating, park shelters, athletic fields/courts, trails

**79%** of persons who responded to a random Fort Collins mail survey

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### Fort Collins Park Users Surveys

Between May 2014 and October 2014 the City conducted the two surveys to get feedback from park users on smoke-free rules in public areas/events in Fort Collins:

- Park user surveys in Rolland Moore, Spring Creek Canyon, and Lee Martinez Parks ( **195** responses )
- Persons who rented park shelters in Fort Collins during Summer 2014 ( **127** responses )

**78%** of persons surveyed at Fort Collins parks support smoke-free rules in parks, trails, and playgrounds

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### Fort Collins High Schools Survey

Youth Tobacco Survey- **(224** local high school students )

**78%** of youth surveyed in local youth Tobacco Survey support smoke-free playgrounds and parks

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## What Are Possible Options?

- **ALL** Larimer County open-space trails could become smoke-free ( with **NO** designated smoking areas )
- **ALL** Larimer County open-space trails could become smoke-free ( but **ALLOW** smoking in parking lots )
- **ONLY** Larimer County open-space trails that abut City-owned Natural Area trails could become smoke-free
- Additional outreach, signage, prevention tools could be used to address high use tobacco behaviors in certain recreation areas

References

[1]2013 Colorado Tobacco Attitudes and Behaviors (TABS) Study

[2] Thomas E. Novotny et. al., *Tobacco and Cigarette Butt Consumption in Humans and Animals,* 20 TOBACCO CONTROL i17 (2011), available at http://tobaccocontrol.bmj.com/content/20/Suppl_1/i17.full.pdf+html

[3]UNIV. MINN., TOBACCO-FREE PARKS AND RECREATION STUDY 2 (2005), *available at* http://www.tobaccofreeparks.org/documents/Park_Study_Factsheet.pdf

# Department of Natural Resources Future Visitor & Education Center Building Facility

# Quick Facts

- 13 County-owned or managed parks and public open spaces
- 10 buildings & shops where staff are housed
- 45 FTE's
- 125 seasonal employees

# Current Facilities Overview

| Building | Location | Challenge |
|---|---|---|
| Administration Office (AO) 7,000sf | 1800 S. County Road 31, Loveland | Currently filled |
| Blue Mountain Ranger Operation Center | Carter Lake Marina | |
| Blue Mountain Maintenance Facility 1,386sf | 1800 S. County Road 31, Loveland | Fleet Services management plan |
| Hermit Park Visitor Center 800sf | Hermit Park, Estes area | Temporary building Insufficient office space |
| Hermit Park Maintenance shop 1,280sf | Hermit Park, Estes area | Inadequate office facility |
| Fossil Creek Reservoir Visitor Center 2,250sf | Fossil Creek Regional Open Space | Transferred to Fort Collins; |
| Horsetooth District Headquarters 1,800sf | 4200 W. County Road 38E, Ft. Collins | Temporary building Insufficient office space and site |
| Horsetooth District shop | 4200 W CR 38E | Inadequate facility and insufficient site |
| Weed District Office | 2649 E. Mulberry | Insufficient office space and site |
| Weed District shop | Vine Street shop | |

# Current Administrative Office Use and Occupants

- Director
- Senior Managers
- Admin & Acct staff
- Open Lands staff
- Visitor Reception
- Large meeting room for department meetings
- Small conference room
- Kitchen and lunchroom

# Process to date

- Facilitated staff discussion– March & April 2014
  - Evaluation of existing facilities
  - Current locations and uses
  - Future growth and needs

# Important Attributes

- Centrally located facility as primary public information center and meeting space
  - Maintain satellite offices at Horsetooth, Blue Mountain and Hermit Park
- Incorporate a nature center component with access to trails
- Technology delivery is critical

## Locations Considered

- Purchase new lands
  - Expensive, access to trails somewhat difficult
- Use existing lands
  - Looked from Landfill to The Ranch and everything in between
  - Landed on Long View OS or Fossil Creek
- Communicating with Partners

## Site Assessment

- Assumptions
  - House 25-35 staff
  - 15,000 – 30,000sf, possibly phased for growth
  - Include a walk-out basement and storage for education programming purposes
  - Energy efficient, but not LEED certified
  - Garage area for 4-5 vehicles, no "shop"
  - Minimize view impacts to and from the building

## Long View Farm OS

## Fossil Creek Reservoir

## Site Assessment Matrix

| | |
|---|---|
| Owner/Partners | Access |
| Zoning/Permitted Uses | Traffic |
| Entitlement/Platting | Regional trail proximity |
| Existing CE's | On-site trails |
| Above ground utilities | Proximity to other natural areas |
| Proximity to neighbors | Interpretive setting/opportunity |
| Sounds/smells | Soils |
| Views, unsightly and positive | Existing base data |
| Site amenities, bodies of water | |
| Visibility from other places | |

Long View = 27 Fossil Creek = 44

- Scoring system: 0 = Significant constraint or negative attribute; 1= Minor constraint or negative attribute;2 = Opportunity or positive attribute;3 = Significant opportunity or positive attribute

## Next Steps

- Continue discussions with Fort Collins, OLAB, internal
- Potentially proceed with full feasibility study and schematic design and cost estimations this year

**Site Assessment Report for**
**Larimer County Natural Resources Visitor and Education Center**

May 11, 2015

Wm T. Welch Company
PROJECT NAVIGATION

1315 Oakridge Dr., Ste. 100
Fort Collins, CO 80525
970/215-4099

The following Site Assessment Report has been prepared for a proposed Larimer County Natural Resources Visitor and Education Center. Two sites, the Long View Farm Open Space and the Fossil Creek Reservoir Natural Area properties, are included in this site assessment evaluation.

The site assessment for both sites includes: Development of a project narrative with Open Lands staff and the project team; Assessment of existing documentation provided by Larimer County; Site assessment of existing conditions, opportunities and constraints; Evaluation of other opportunities and constraints as they relate to the project; Documentation of Larimer County Assessor's information for each parcel; an Outline of the entitlement processing and approval process required to build; and photographs of existing conditions.

**Project Narrative**

The Larimer County Natural Resources Department is in need of a Visitor and Education Center building. The facility will include 20,000–30,000 sf office space for 20-30 staff, surface parking and a maintenance garage for 4-5 vehicles. The office structure should accommodate multi-purpose, educational meeting space with media capabilities. The facility should include a basement with storage space and room for office expansion. Energy efficiency is desired, but LEED certification is not to be pursued. A site specific building design should be developed to blend and integrate into the selected site and to minimize view impacts of the building from other public places.

**Existing Documentation**

The Long View Farm Open Space is located west of Highway 287, east of the railroad tracks, south of Highway 392, and north of the Long View Office Park. Access to the property will likely be from North Franklin Avenue within Long View Office Park, just south of the property. The site is zoned FA and FA1 in Larimer County Commissioners. The site parcel number is 96230-00-901. The site is jointly owned by Larimer County, City of Fort Collins, and City of Loveland. The site is undeveloped, and as such, no existing documents or survey data are available for this property. The site is currently being used for dry wheat land farming. A Resource Management Plan is in place for the Long View Farm property. The property is comprised of three parcels totaling 598.5 acres. The three land owners partnered with Great Outdoors Colorado when the property was acquired. The property was acquired to preserve the rural agricultural character of the corridor between Fort Collins and Loveland.

The Fossil Creek Reservoir Natural Area is located north of highway 392, south of the reservoir, and west of Interstate 25 in Fort Collins, Colorado. Access to the site will be maintained off highway 392 across from Eagle Ranch Road. The land is within City of Fort Collins and is zoned Public Open Lands (POL). The site parcel number is 8616000902. The site is jointly owned by County of Larimer and City of Fort Collins per an Intergovernmental Agreement. The property contains an existing Ranger Station, parking area, trails, wildlife viewing blinds, pier, shaded seating areas, and outdoor classroom, entry sign, and Fossil Creek Reservoir. The existing facility improvements were made prior to the site being annexed into City of Fort Collins. Plans and site data are available from the prior improvements made in 2004. The ¼ mile resource management buffer from Fossil Creek Reservoir is to be maintained.

**Site Assessments / Site Opportunities and Constraints**

Specific site assessment criteria, site opportunities and constraints for both sites are presented in a site assessment matrix as Exhibit A. A numerical scoring system was used to rate each property on a four point scale from 0 to 3, with 0 representing a major constraint, 1 representing a minor constraint, 2 representing an opportunity and 3 representing a major opportunity. A total score is tabulated for each site. Based on this evaluation and scored rating system, the Fossil Creek Reservoir Natural Area is better suited for the Visitor and Education Center facility.

**List of Exhibits**

Exhibit A: Site Assessment Matrix
Exhibit B: Long View Farm Open Space - Larimer County Assessor Property Information & Maps
Exhibit C: Long View Farm Open Space - Entitlement Process
Exhibit D: Long View Farm Open Space - Site Photos
Exhibit E: Fossil Creek Reservoir Natural Area - Larimer County Assessor Property Information & Maps
Exhibit F: Fossil Creek Reservoir Natural Area - Entitlement Process
Exhibit G: Fossil Creek Reservoir Natural Area - Site Photos
Exhibit H: City of Fort Collins Park / Trails Map

**Additional Information Reviewed in the preparation of this Site Assessment:**

Long View Farm Open Space
- Conservation Easement (dated October 7, 2014).
- Long View Farm Management Plan

Fossil Creek Reservoir Natural Area
- Intergovernmental Agreement between Larimer County and City of Fort Collins

**Exhibit A:** Site Assessment Matrix
(matrix continued on next page)

**Larimer County Natural Resources Headquarters - Site Assessment Matrix**

| **Site Designation:** | **Long View Farm Open Space** | **Fossil Creek Reservoir Natural Area** |
|---|---|---|
| **Owner:** | Larimer County / CoFIC / CoL | Larimer County ; CoFIC |
| **Partners:** | Great Outdoors Colorado, Legacy Land Trust, City of Loveland, City of Fort Collins | City of Fort Collins, Larimer County |
| **Site Address:** | South Highway 287 | 3340 Carpenter Road, Fort Collins |
| **Parcel Number:** | 9623000901; 9623000906 | 86160-00-902 |
| **Annexed/GMA:** | Larimer County | Annexed: City of Fort Collins |
| **Zoning:** | FA Farming and FA1 Farming | Public Open Lands (POL) |
| **Entitlement Jurisdiction:** | Larimer County | City of Fort Collins |
| **IGA Update:** | Required | Required |
| **Adjacent Zoning / Adjacent Land Uses:** | North: CoFIC Neighborhood Commercial (NC), Medium Density Mixed-Use Neighborhood (MMN) and Low Density Mixed-Use Neighborhood (LMN); West and East: Larimer County Farming (FA1); South: City of Loveland Developing Industrial. | North across Fossil Creek Reservoir: CoFIC Public Open Lands (POL), Urban Estate District (UE), Transition District (T) and Larimer County Farming (FA1); West: CoFIC Public Open Lands (POL) and Larimer County Airport (AP); South: CoFIC General Commercial District (CG) and unincorporated Larimer County, and East: Larimer County Residential (R), Multi-Family (M) and Commercial (C). |
| **Existing Improvements on Site:** | None | Existing parking (39 parking spaces + 4 bus parking spaces); entry plaza; +/- 2,250 sf building (vestibule, 2 restrooms, 2 car garage, staff offices; outdoor classroom and shelter; 9 picnic tables with shelters; 2 wildlife viewing blinds; 1 pier and overlook; interpretive wall and signage; concrete trails and gravel trails. |
| **Service Providers:** | | |
| Water | Fort Collins-Loveland Water District | Fort Collins-Loveland Water District |
| Sanitary Sewer | South Fort Collins Sanitation District | South Fort Collins Sanitation District |
| Storm Sewer | City of Loveland | On-site water quality treatment |
| Electric | City of Loveland Water and Power | City of Fort Collins Light & Power |
| Gas | Xcel | Xcel |
| Cable | Comcast | Comcast |
| Phone | Century Link | Century Link |
| Fiber | Century Link / Comcast | Century Link |
| Police Services | Larimer County Sheriff | City of Fort Collins Police Services |
| Fire Services | Loveland Fire Rescue Fire Authority | Poudre Fire Authority |
| Trash Pick-Up | City of Loveland | Private Provider |
| **Development Review / Approval:** | Larimer County Review and Approval Process: 1) Pre-Application Conference; 2) Location and Extent for a Public Facility; 3)Site Development Plan and Minor Land Division; 4) Development Construction Permit and Building Permit. | Update IGA; City of Fort Collins Type 1 Review Development Application: 1) Concept Review; 2) PDP; 3) Final Plan; 4) Building Permit |
| **Other Governmental Processes** | Update to Natural Resource Management Plan; Update to Conservation Easement. | Update to Natural Resource Management Plan. |
| **Traffic Study** | Likely to be required | Likely to be required |
| **Other** | North Louden Ditch Company easement / maintenance road; Union Pacific Railroad easement / crossing for trail access | Current lease between North Poudre Irrigation Company and City of Fort Collins for recreation rights to the water surface. |

**Exhibit A:** Site Assessment Matrix, continued

| **Site Assessment Matrix** | | | | |
|---|---|---|---|---|
| | **Long View Farm Open Space** | **Value** | **Fossil Creek Reservoir Natural Area** | **Value** |
| Owner / Partner Coordination and Collaboration | Multiple land owners (3) as well as additional partner (2) with interest in the property. | 1 | Multiple lands owners (2) with interest in the property. | 2 |
| Zoning / Permitted Uses | Public Facilities are allowed in FA OR FA1 zone districts. FA zone minimum lot size is 0.5 acres; FA1 minimum lot size is 2.29 acres. Platting is required. | 1 | Employment is a Type II Review in the POL zone district. There is no minimum or maximum lot size. The property is platted. | 2 |
| Entitlement / Platting | Will require platting. Entitlement processing within Larimer County. | 1 | Platting is already complete. Entitlement process within City of Fort Collins. | 3 |
| Easements on Property | Conservation easement amendment necessary | 1 | 1/4 mile resource management buffer from Fossil Creek | 2 |
| Above Ground Utilities | Electric on poles along Highway 287 | 1 | No above ground utilities. | 3 |
| Underground Utilities | Utility connectivity available at intersection of N. Franklin and W. 71st Street. | 3 | Existing water line will likely need to be upsized; sewer transmission line crosses the site, additional sewer service | 1 |
| Proximity to Neighbors | Industrial uses south of the site; Future King Soopers Shopping Center to the north at Carpenter. | 1 | Commercial development to the far East; Residential uses to the south across Carpenter and north across the reservoir; Treatment plant to the west. | 3 |
| Sounds / Smells | Noise concerns: Air Inspection Bldg. | 0 | No concerns for sounds or smells from adjacent uses | 3 |
| Unsightly Views | Value Plastics expansion (bldgs. 2-4) | 1 | No unsightly views | 3 |
| Positive Views | Westward mountain views | 3 | Northerly views to Fossil Creek Reservoir; natural | 3 |
| Site Amenity: Body of Water | Small pond east of site; vegetation quality poor | 2 | Adjacent to Fossil Creek Reservoir. | 3 |
| Visibility of Future Building Structure | The south end of the property would result in the structure being located close to off-site industrial buildings and having a minimal impact from a view perspective with the exception of views to the ridge from Shields. | 2 | The area below the ridge and immediately west of the existing structures would have a minimal impact from a view perspective for on-site trail users and from across the reservoir. The structure could likely be concealed from view from Highway 392 and regional trail users, as is currently the case with the existing structure on site. | 2 |
| Access to Site / R.O.W. Dedication | Existing access from North Franklin Avenue within Long View Office Park, just south of the property. Internal access and parking need developed. | 3 | Existing access and parking from Highway 392 across from Eagle Ranch Estates. New turn lane on 392 anticipated / R.O.W. dedication likely. Eastbound left turn out will likely be challenging. | 1 |
| Heavy Vehicular Traffic | Property immediately west of Highway 287, no buffering by vegetation or topography. Site setback from Highway 287. | 1 | Site immediately north of Highway 392; but buffered by topography and setback from roadway. | 2 |
| Regional Trail System Proximity | None on-site; closest connection to Loveland Recreation Trail is +/- 1 mile south of site west of Taft and east of Garfield. Future plans show north-south regional trail extension along Shields to the west of the property. Trail connection would need to cross the railroad tracks. | 1 | A soft-surface trail is built on the south side of the property along CR32 (this segment does not currently connect to the Fort Collins or Loveland regional trail system); closest connection to Fossil Creek Trail +/- 1 mile on Carpenter just west of Timberline. Poudre River Trail is > 2 miles to the east at CR 3 and CR 32E. Future plans show extension of the power trail to the west edge of the property (connection of both the Power Trail and Fossil Creek Trail would be possible). | 2 |
| On-Site Trails | None | 0 | Paved and soft-surface trails exist on this site. | 3 |
| Proximity to Other Natural Areas / Wildlife Corridors | Adjacent to Colina Mariposa Natural Area to the northwest, Coyote Ridge to the west. However there is no public access across Shields to Coyote Ridge. | 3 | Adjacent to Fossil Creek Wetlands Natural Area to the west and Eagle View Open Space to the north. | 2 |
| Interpretive Settings / Opportunities | No existing trails or facilities on-site; farmland use does not provide valuable wildlife habitat; interpretive focus on cultural / agriculture. | 1 | Existing trails, shelters, piers, wildlife viewing blinds; site designated as an Important Bird Area (IBA) / Audubon site; quiet setting. | 3 |
| Soils | Expansive | 1 | Expansive | 1 |
| Existing Base Data | None available | 1 | Data available from prior site design and development | 2 |
| **Total Score** | | **27** | | **44** |

| **Scoring System:** | |
|---|---|
| 0 = Significant Constraint or Negative Attribute | 1 = Minor Constraint or Negative Attribute |
| 2 = Opportunity or Positive Attribute | 3 = Significant Opportunity or Positive Attribute |

**Exhibit B:** Long View Farm Open Space - Larimer County Assessor Property Information

Larimer County Assessor Property Information http://www.larimer.org/assessor/query/Detail.cfm?PropertyTypeVar=Residen...

New Emergency Messaging

## Assessor Exempt Property Information

**General Information**

**Parcel Number: 96230-00-901**
**Tax District: 2015**
**Property Tax Year: 2015**

**Schedule Number: R0474215**
**Current Mill Levy: 0.000**

**Owner Name & Address**
COUNTY COMMISSIONERS(1/2)
CITY OF FT COLLINS (1/3)
CITY OF LOV (1/16)
PO BOX 1190
FORT COLLINS, CO 80522

**Property Address**
-

**Subdivision #:** /230669 - S23 T06 R69

**Legal Description:**
E 1/2 SE 1/4 & E 1/2 W 1/2 SE 1/4 23-6-69 LESS 92038165

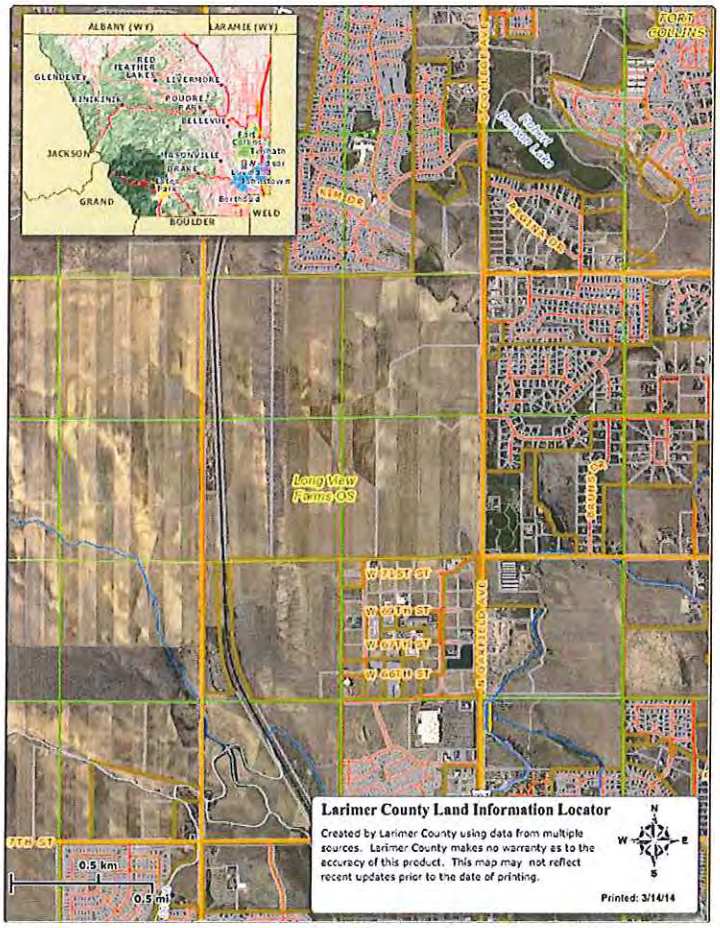
**Sales Information**

Click a Sale Date to recorded document details or Reception No. to view the document.

| Sale Date | Reception No. | Sale Price | Deed Type |
|---|---|---|---|
| 07/01/1997 | 97043051 | $0 | Quit Claim Deed |

**Building Improvements**

No building improvement information is currently available for this property.



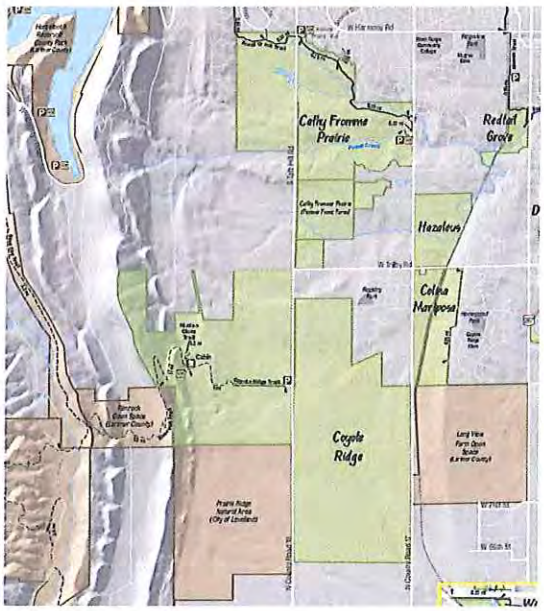


**Exhibit C:** Long View Farm Open Space - Entitlement Process

1. Location and Extent for a Public Facility – Larimer County (30 day review)
   - Review Process: minimum 1 month from date of submittal
   - Pre-Application Conference with Larimer County staff
   - Submittal – Preliminary Plans
   - Planning Commission Review and Hearing
2. Site Development Plan – Larimer County (45 day review 1st round; 21 day review subsequent rounds)
   - Administrative Review Process: minimum 40 days
   - Pre-Application Submittal
   - Pre-Application Conference with Larimer County staff
   - Submittal – Final Plans
   - Staff Review
   - Re-submittal – Final Plans
   - Staff Review
   - Final submittal - Development Construction Plans
   - Staff Review
   - Submit final documents for approval signature from the Planning Director
3. Minor Land Division – Larimer County (to run concurrent with Site Development Plan process)(4-6 week process)
   - Pre-Application Submittal
   - Pre-Application Conference with Larimer County staff
   - Preliminary Plat Submittal
   - Staff Review
   - 21-day Referral Agency Review
   - Board of County Commissioner Hearing
   - Final Plat Application Submittal
   - Staff Review
   - Signed and Completed Code Compliance Records Review Certificate
   - Final Mylar Submittal
4. Development Construction Permit and Building Permit – Larimer County (21+ day review)
   - Entitlement Process: minimum 2 weeks
   - Development Construction Permit Submittal
   - Staff Review
   - Building Permit Submittal
   - Staff Review

**Exhibit D:** Long View Farm Open Space - Site Photos

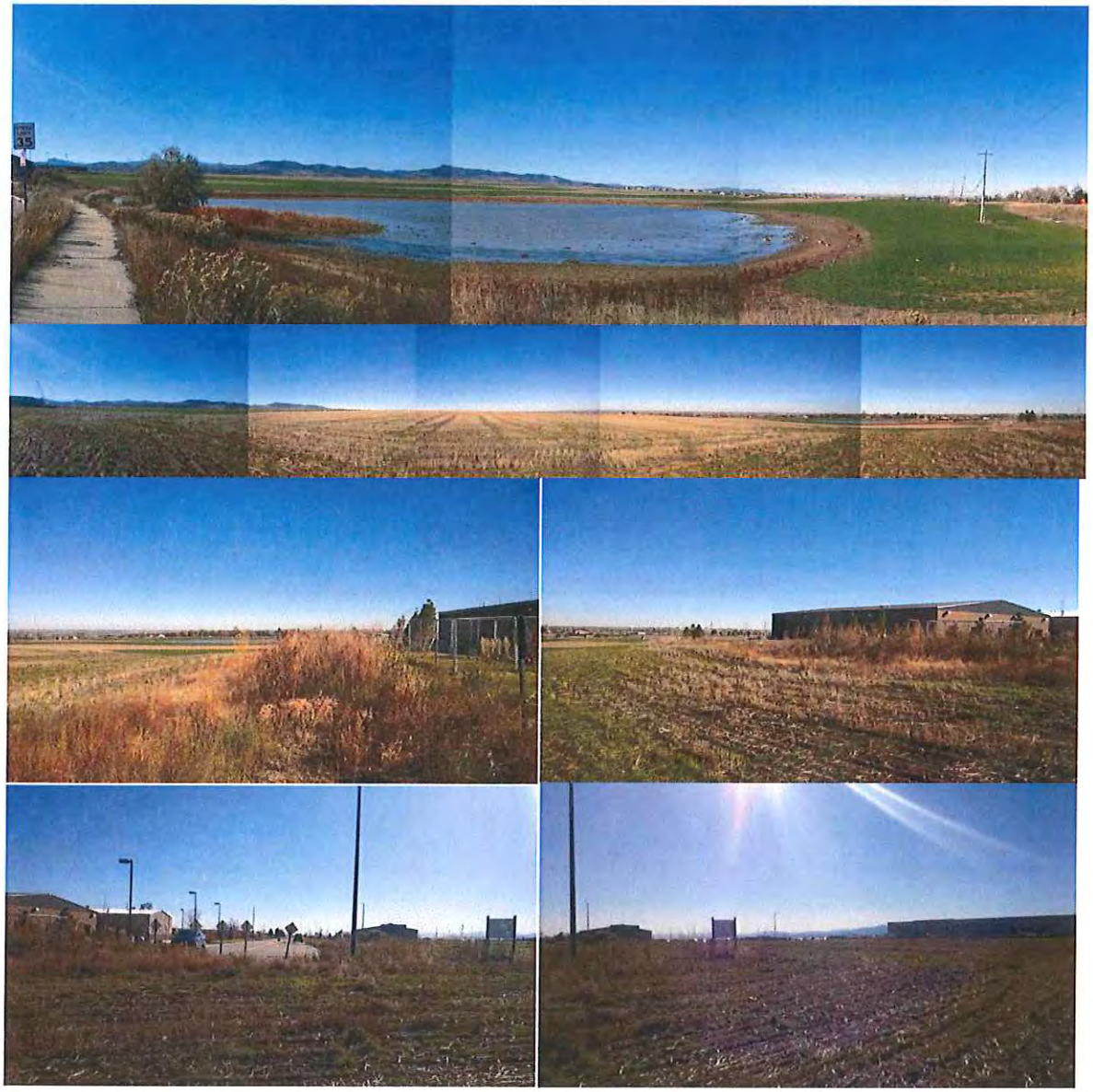


**Exhibit E:** Fossil Creek Reservoir Natural Area - Larimer County Assessor Property Information

Larimer County Assessor Property Information http://www.larimer.org/assessor/query/Detail.cfm?PropertyTypeVar=Resic

New Emergency Messaging

## Assessor Exempt Property Information

**General Information**

**Parcel Number:** 86160-00-902
**Tax District:** 1102
**Property Tax Year:** 2015

**Schedule Number:** R1605029
**Current Mill Levy:** 0.000

**Owner Name & Address**
COUNTY OF LARIMER
CITY OF FORT COLLINS
200 W OAK ST
FORT COLLINS, CO 80521

**Property Address**
3340 CARPENTER RD
FORT COLLINS 80525-0000
**Mobile Home Space:** 0

**Subdivision #:** /160668 - S16 T06 R68

**Neighborhood #:** Exempt

**Legal Description:**
ALL 16-6-68; FTC, EX 169-508, 378-186, EX FOSSIL CREEK PUD 1ST, 99049835 CONT 593.3 AC M/L

**Sales Information**

Click a Sale Date to recorded document details or Reception No. to view the document.

| Sale Date | Reception No. | Sale Price | Deed Type |
|---|---|---|---|
| 02/13/2002 | 2002017342 | $0 | Quit Claim Deed |

**Building Improvements**

No building improvement information is currently available for this property.

No tax information is currently available for this property.

Larimer County Assessor Property Information http://www.larimer.org/assessor/query/Detail.cfm?PropertyTypeVar=Residen...

No nearby sales information is currently available for this property.
Please search again or try a search below:

- Residential Property Sales
- Commercial Property Sales
- Mobile Home Sales
- Vacant Property Sales

**Property Map** GIS Land Information Locator GIS Web Maps Portal

This Google map below shows an approximate location of the property based on the address or coordinates where available.
Note: Larimer County has no control of the content, operation or display of this map.

For parcel maps use one of the following links:
GIS Land Information Locator GIS Web Maps Portal

2 of .

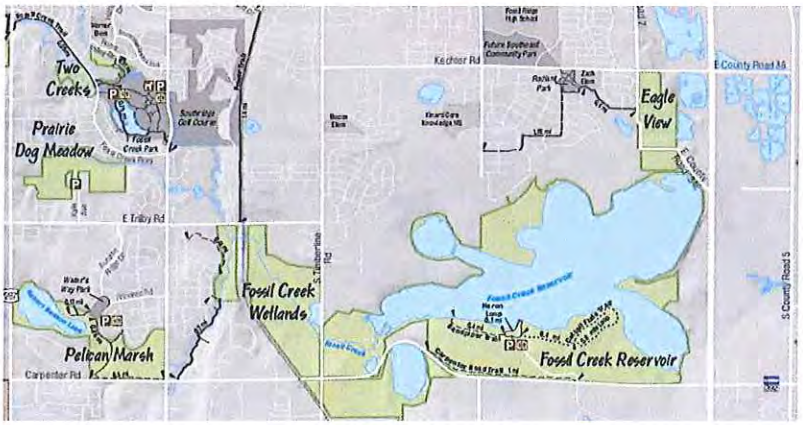


**Exhibit F:** Fossil Creek Reservoir Natural Area - Entitlement Process

Visitor and Education Center as a use would fall under "community facility" which is defined as "a publicly owner or publicly leased facility or office building which is primarily intended to serve the recreational, educational, cultural, administrative or entertainment needs of the community as a whole".

**City of Fort Collins Entitlement Process**

POL: Uses subject to Planning and Zoning Board:

1. Institutional / Civic / Public Uses
    - Golf courses
    - Wildlife rescue and educational centers
    - Community facilities
2. Industrial Uses
    - Small-scale and medium-scale solar energy systems

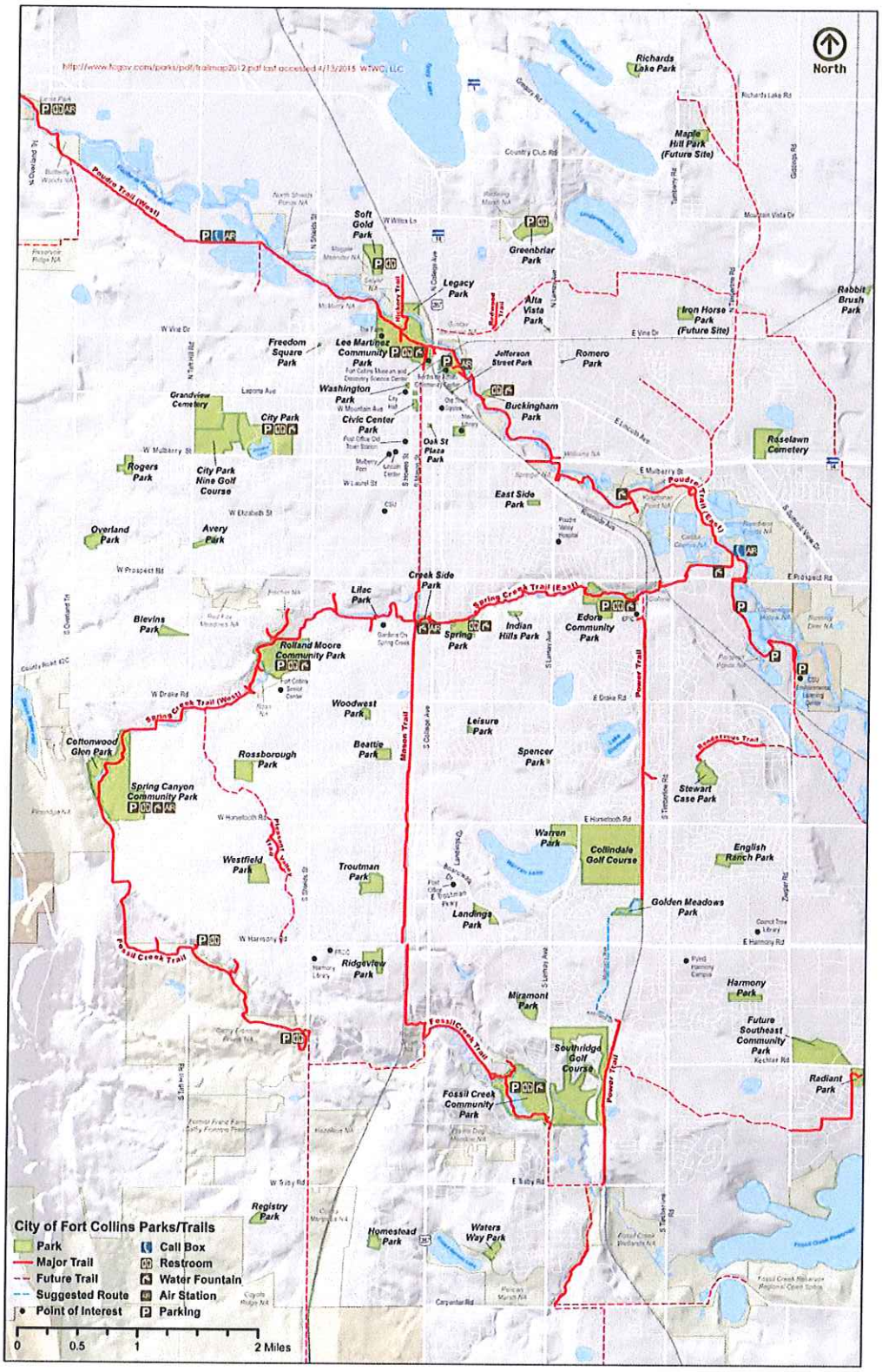
Process: Type 2 Review (P&Z Review)

1. Concept Review / Preliminary Design Review
2. Neighborhood Meeting
3. Development Application Submittal: PDP (Div. 2.4)*
    - Staff Review Meeting (3 weeks from submittal)
    - Revisions and Re-submittal
    - Staff Review Meeting (2 weeks from submittal)
    - Present at Public Hearing (P&Z)
4. Development Application Submittal: Final Plan (Div. 2.5)*
    - Staff Review Meeting (4 weeks from submittal)
    - Revisions and Re-submittal
    - Staff Review Meeting (3 weeks from submittal)
    - Signed Development Agreement
    - Record Final Mylars
5. Development Application Submittal: Building Permit (Div. 2.7)
    - Staff Review Meeting (4+ weeks from submittal)
    - Revisions and Re-submittal
    - Staff Review Meeting (4+ weeks from submittal)
    - Apply for DCP
    - Get Development Inspection for Public Improvements
    - Receive Building Permit
    - Schedule Building Inspections
    - Receive Certificate of Occupancy / Letter of Completion

*PDP and FP can be combined to save time.

**Exhibit G:** Fossil Creek Reservoir Natural Area - Site Photos

**Exhibit H:** City of Fort Collins Parks/Trails Map




PROJECT NAVIGATION