

CITY OF LOVELAND OPEN LANDS ADVISORY COMMISSION
OCTOBER 10, 2012
HIGH PLAINS ENVIRONMENTAL CENTER
SPECIAL MEETING MINUTES

Commissioners Present: Lori Bell, Gale Bernhardt, Kathy Hartman, Andy Hawbaker, Ted Mioduski, Steve McMillan, Darren Pape.

Commissioners Absent: Rick Brent, Bill Zawacki, Hugh McKean (City Council Liaison), Jim Roode (alternate).

Staff Present: Brian Hayes, Rob Burdine, Debbie Eley.

Guests: Jim Tolstrup (HPEC), Eric Blueitt (HPEC), Denise Bretting (HPEC Board), Tim Katers (Town of Berthoud).

The public meeting was called to order at 5:30 pm.

Approval of the September 12, 2012 Commission Meeting Minutes: Kathy Hartman made a motion to approve the minutes as written. Andy Hawbaker seconded and the motion passed unanimously.

Discussion/Action:

1. High Plains Environmental Center – Tour & Presentation by Jim Tolstrup, HPEC.

Jim led a tour of the Old Canal Park wetland restoration area, followed by a presentation at the Environmental Center. Jim suggested several ways that HPEC and the City could partner, including as a resource for native plant material, expertise regarding ecological restoration, landscape design, and using High Plains open space fees to collaborate on land preservation projects.

2. Heron Lakes Management Plan – Presentation by Tim Katers, Town of Berthoud.

Tim described the 43-acre Heron Lakes Open Space and Conservation Easement and possible future acquisitions to add to the site. Berthoud would also like to lease the surface rights on McNeil Reservoir, to increase recreation opportunities at Heron Lakes OS. The Management Plan calls for a parking lot, trails and fishing access. Trail closures for nesting birds (e.g., osprey, herons) will be in effect from April 1-August 15 yearly. Berthoud plans weed control, limited planting and group tours of the property in 2013, with additional implementation of the Management Plan in 2014.

3. Lazy J Bar S Conservation Easement Amendment. Staff presented two proposed amendments to the Conservation Easements on Parcels 1 and 2 of Lazy J Bar S Ranch: 1) to allow limited paving within established building envelopes, and 2) to transfer the responsibility for payment of water assessments to the landowner. 1) Paving: The owners have requested an amendment to allow limited paving within the 5-acre building envelopes, to provide paved parking and sidewalks associated with the permitted homesites. Staff

proposed a limit of 12,000 sq. ft. of paving within each building envelope, similar to other nearby 5-acre lots. Limited paving within the envelopes, associated with the homesites, will not harm the easements' conservation values. Legacy Land Trust and the GOCO Board have approved the draft conservation easement amendments to allow limited paving.

Kathy Hartman made a motion to recommend amending the Lazy J Bar S Conservation Easements to allow 12,000 sq. ft. of paving within each building envelope. Darren Pape seconded the motion and it passed unanimously. 2) Water Assessments: The City and Lazy J co-own (50% each) several shares of Southside and Home Supply water, and the City pays 50% of the annual assessments in accordance with the Conservation Easement. The landowner can't sell the water shares, but this was accounted for in the appraisal. Current Natural Areas Policy states that landowners pay water assessments when a conservation easement is acquired. **Kathy Hartman made a motion to recommend amending the Lazy J Bar S Conservation Easements to transfer the responsibility for payment of 100% of water assessments to the landowner, to be consistent with current policy and other conservation easement properties. Lori Bell seconded the motion and it passed unanimously.**

Reports/Correspondence:

4. Natural Areas Projects Report.

- a. Regional Open Space Study. Rob provided an update on the regional study underway and distributed copies of the public survey being conducted until Oct. 31. The study aims to gather data specific to each community regarding citizens' needs and wants with respect to recreation, stewardship and conservation of open lands. Staff will conduct presentations within their communities to promote the study. Each community may have its own philosophy regarding financial stewardship, including levels of service and facility development, but opportunities exist for communities to collaborate, such as trails, resources, and habitat connectivity. Commission members will have an opportunity to participate in a "Greenprinting" exercise during the November Regional Open Space Summit.
- b. River's Edge Natural Area. Staff continues to work with Logan Simpson Design to plan the site amenities and prepare the Site Development Plan submittal. An Environmental Statement has been posted on the website, describing the testing completed and current conditions of the ponds. Staff applied for a GOCO/Youth Conservation Corps grant to help mitigate Russian olive trees and build fences on the property.
- c. Swartz Farmstead. A structural assessment will be conducted on the farmstead buildings. No uses are permitted without National Historic Designation because of the location within the FEMA floodway.

Adjournment: The meeting was adjourned at 8:40 pm.