

## LARIMER COUNTY OPEN LANDS ADVISORY BOARD

*The mission of Larimer County Department of Natural Resources is to establish, protect and manage significant regional parks and open lands providing quality outdoor recreational opportunities and stewardship of natural resource values. We are committed to fostering a sense of community and appreciation for the natural and agricultural heritage of Larimer County for present and future generations.*

**Date:** April 22, 2021

**Time:** 5:00 – 8:00 p.m.

**Location:** Zoom Webinar. Public registration:

[https://larimer-org.zoom.us/webinar/register/WN\\_IxRRrMAIQW2dkpiwVF-sYw](https://larimer-org.zoom.us/webinar/register/WN_IxRRrMAIQW2dkpiwVF-sYw)

**Contact:** Please contact Sidney at [smichl@larimer.org](mailto:smichl@larimer.org) or 970-619-4462 if you are unable to attend

## AGENDA

Scheduled times are subject to change.

1. CALL TO ORDER/INTRODUCTIONS
2. PUBLIC COMMENT
3. AGENDA REVIEW
4. REVIEW AND APPROVAL OF LAST MEETING MINUTES
5. INFORMATION & ANNOUNCEMENTS
  - a. Natural Resources events for this month: [larimer.org/naturalresources](http://larimer.org/naturalresources).
  - b. To sign up for Open Lands Advisory Board updates, go to [apps.larimer.org/subscriptions.cfm](http://apps.larimer.org/subscriptions.cfm), enter your email, click “Subscribe,” and check the “Open Lands Advisory Board” box.
  - c. LCDNR hosted a variety of volunteer/education events associated with Earth Day/Earth Week including litter pick ups, trail maintenance, and others.
  - d. Hired new Land Stewardship Technician position to conduct weed compliance efforts county-wide as well as provide oversight to vegetation management associated with grazing plans.

6. UPDATES & REPORTS

7. DISCUSSION ITEMS

- a. DBBOS Visitor Study – Jenn
- b. 2020/2021 Annual Department Financial Review – Lori
- c. Financial Sustainability – Daylan/Lori

8. ACTION ITEMS

- a. Arrowhead/Hilde Trail and Trailhead Easement Final Review

9. OTHER BUSINESS

10. NEXT MEETING SCHEDULED: May 27, 2021 at the Larimer County Loveland Campus Building, 200 Peridot Avenue, Loveland, CO 80537, Poudre River Room

11. 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.

12. ADJOURN

*Included in PDF:*

- Agenda
- Annual Department Financial Review
- Financial Sustainability Presentation
- Arrowhead Final Review

*Attached Separately:*

- Minutes of last meeting

This meeting will be recorded and archived according to law. Votes require a quorum.  
Public can view agenda and minutes at:  
[www.larimer.org/boards/open-lands-advisory-board/minutes](http://www.larimer.org/boards/open-lands-advisory-board/minutes)



# LARIMER COUNTY: NATURAL RESOURCES



# ANNUAL FINANCIAL REVIEW

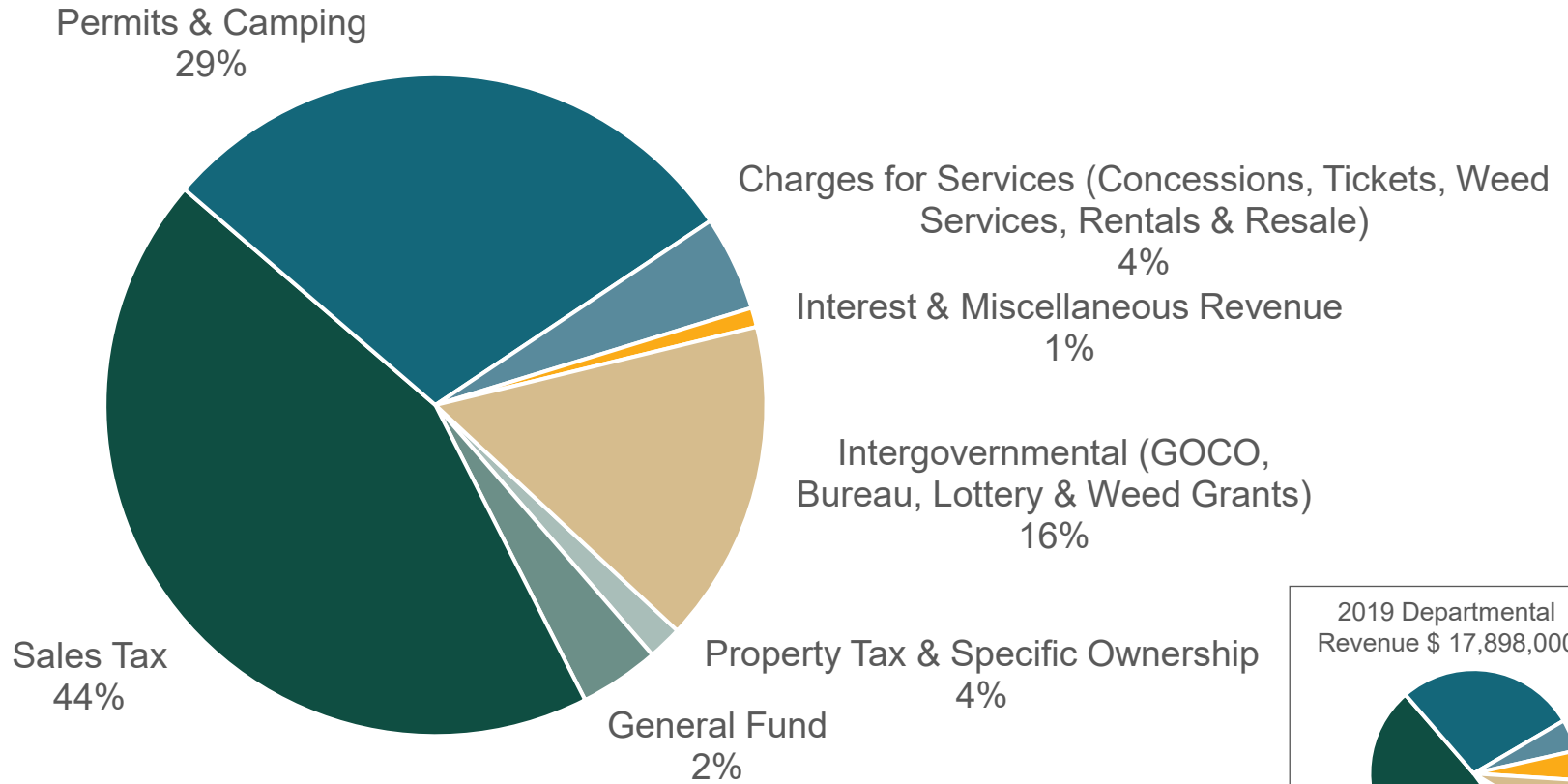
APRIL/MAY 2021



# SUMMARY

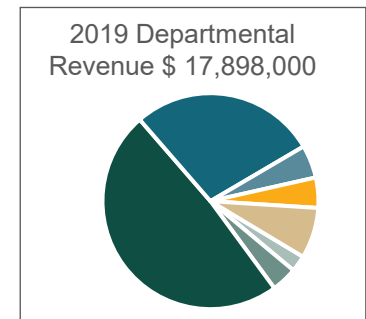
- ✓ Review of Departmental 2020 Revenues
- ✓ Reservoir Parks Operational Trends
- ✓ Park Capital Improvement Overview
- ✓ Open Spaces Operational Trends
- ✓ Projection for Sales Tax Extension
- ✓ Land Stewardship Operational Trends
- ✓ Anticipated Future Growth

# 2020 DEPARTMENT REVENUE



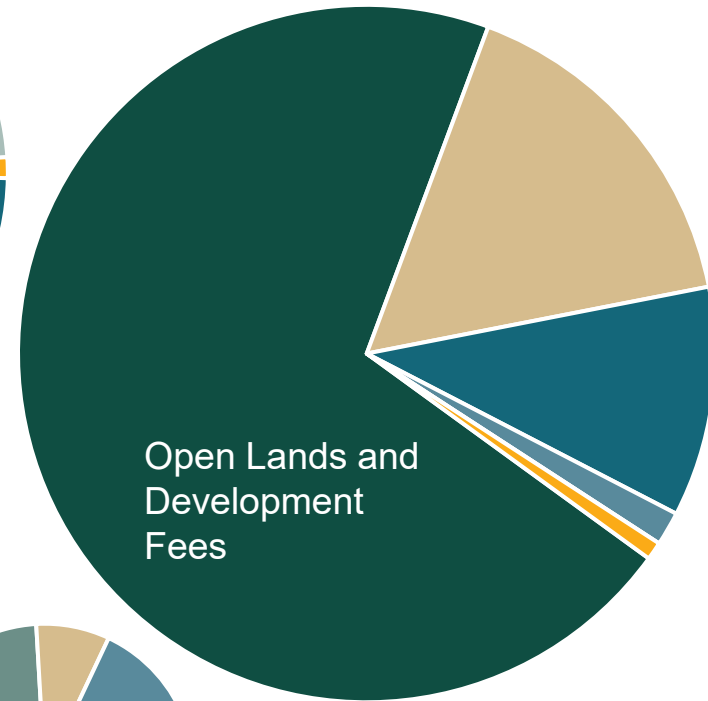
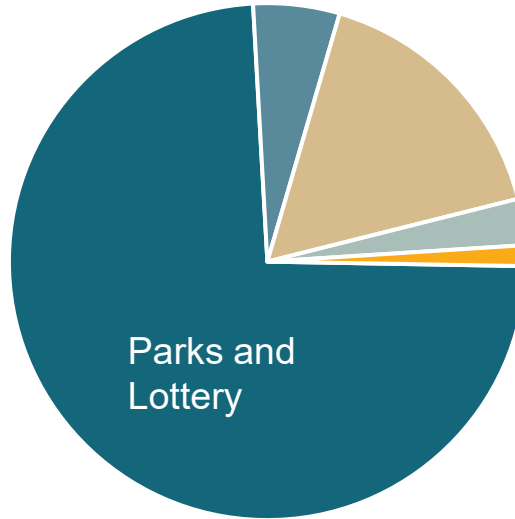
\$20,542,000

excludes intradepartmental transfers



# 2020 REVENUE BY SECTION

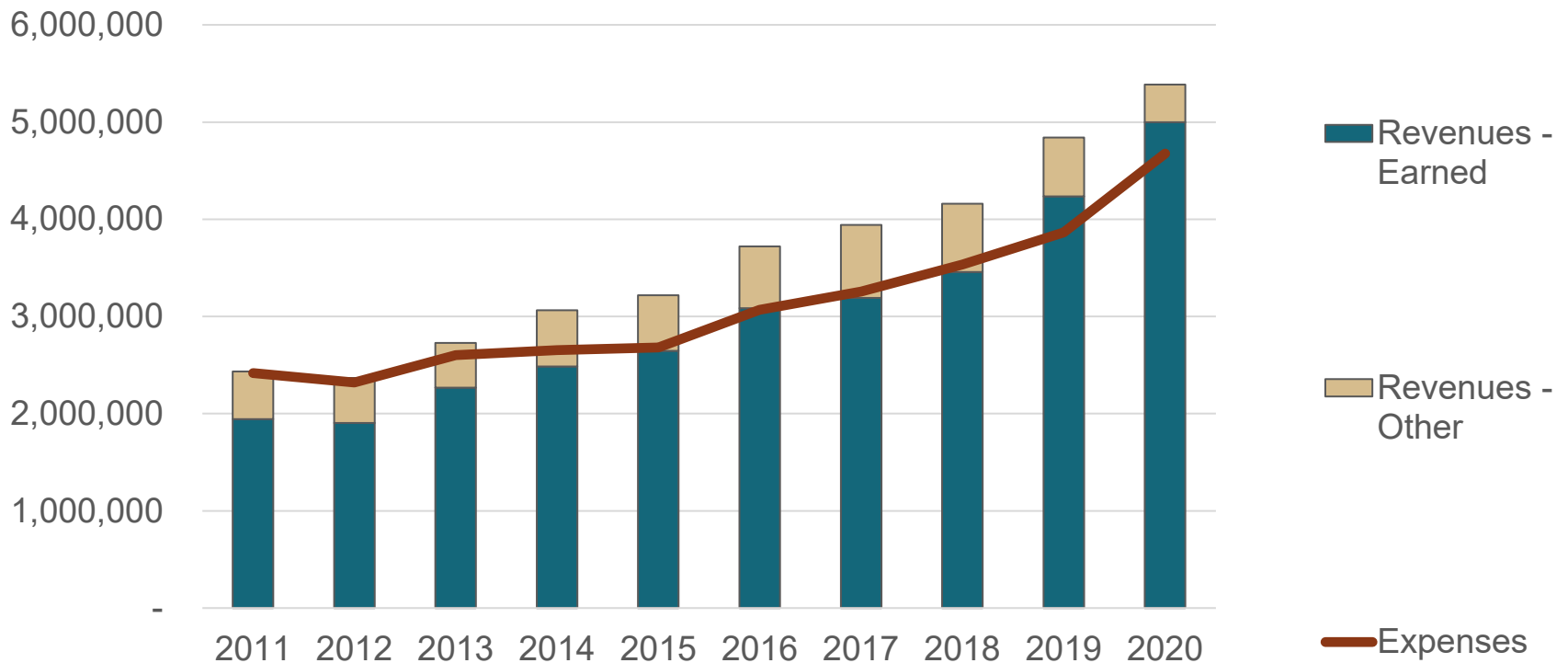
- General Fund
- Property Tax & Specific Ownership
- Sales Tax
- Permits & Camping
- Charges for Services (Concessions, Tickets, Weed Services, Rentals & Resale)
- Interest & Miscellaneous Revenue
- Intergovernmental (GOCO, Bureau, Lottery & Weed Grants)



\$ 20,542,000

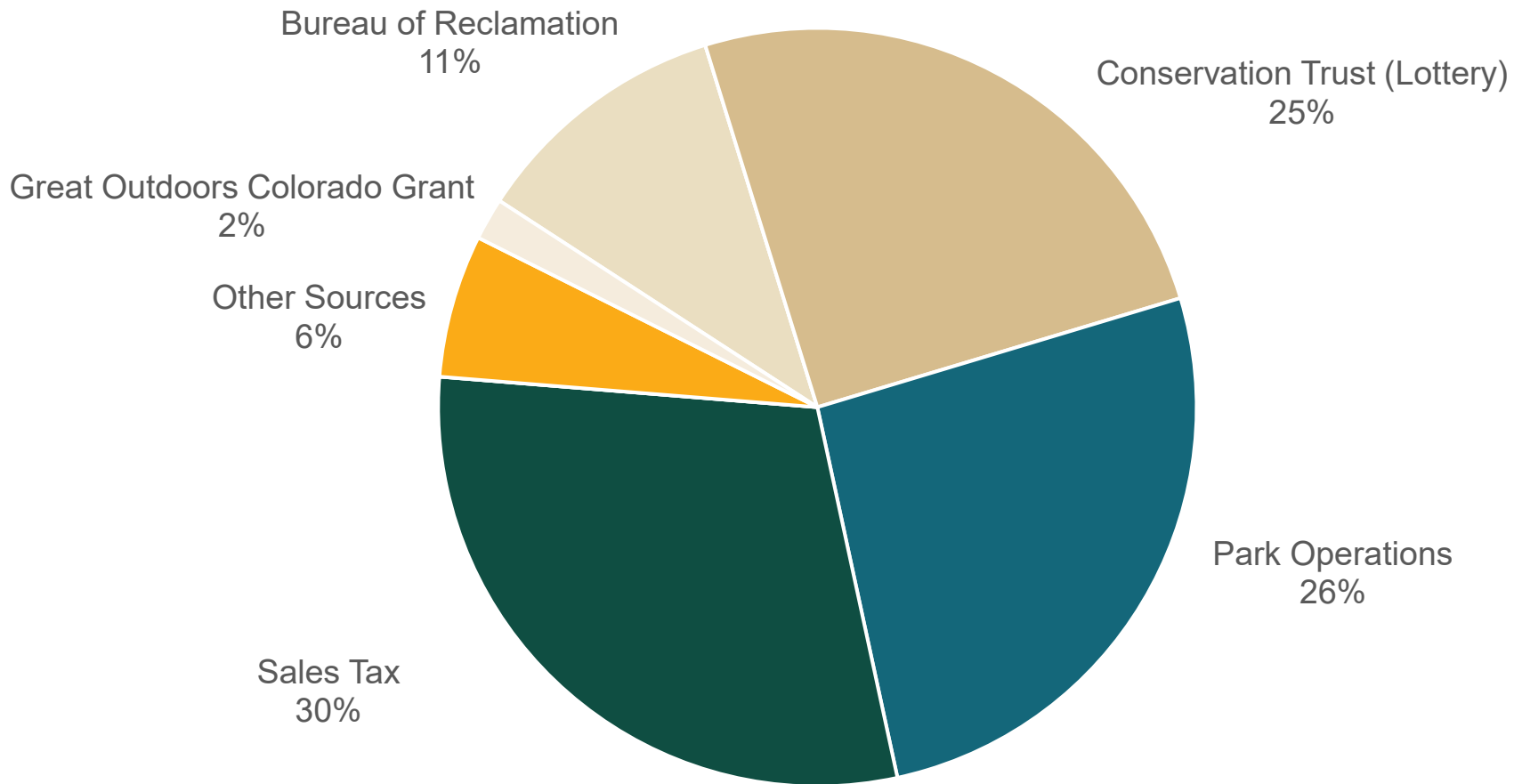
excludes intradepartmental transfers

# PARKS' OPERATIONS REVENUE AND EXPENSES



Park permit fee structure was revamped in 2013,  
Camping fees recorded at gross beginning in 2016,  
Permit and camping fees increased in 2019.

# PARKS' CAPITAL IMPROVEMENT PROJECT SOURCES FOR 2011-2020



\$ 10,547,000



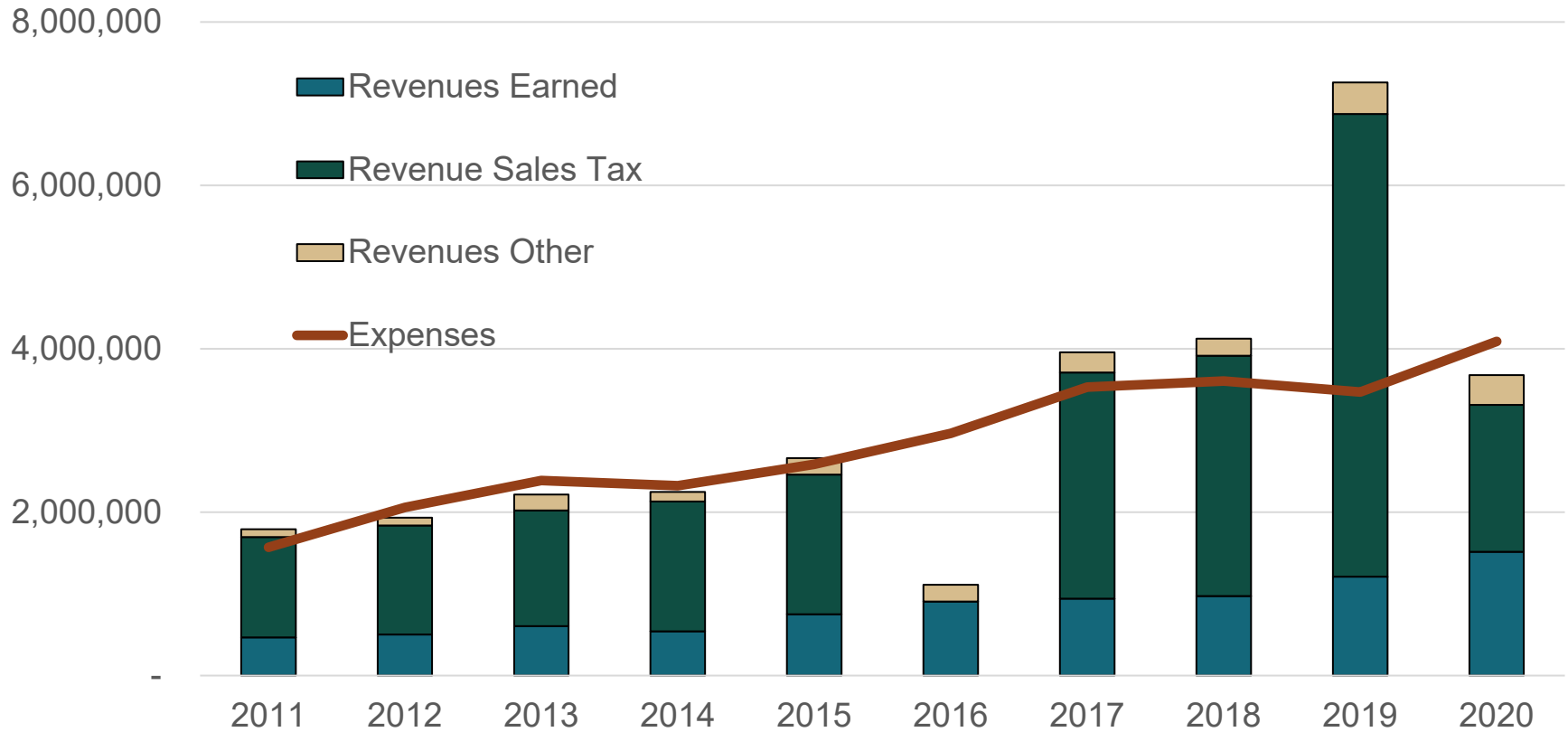
# PARKS' CAPITAL IMPROVEMENT PROJECTS FOR 2021-2025

Parking and Access Improvements  
Sky View Group Campground  
Camper Cabins  
and Others

Capital Improvement Plan  
Budget Submittal  
\$ 16 Million

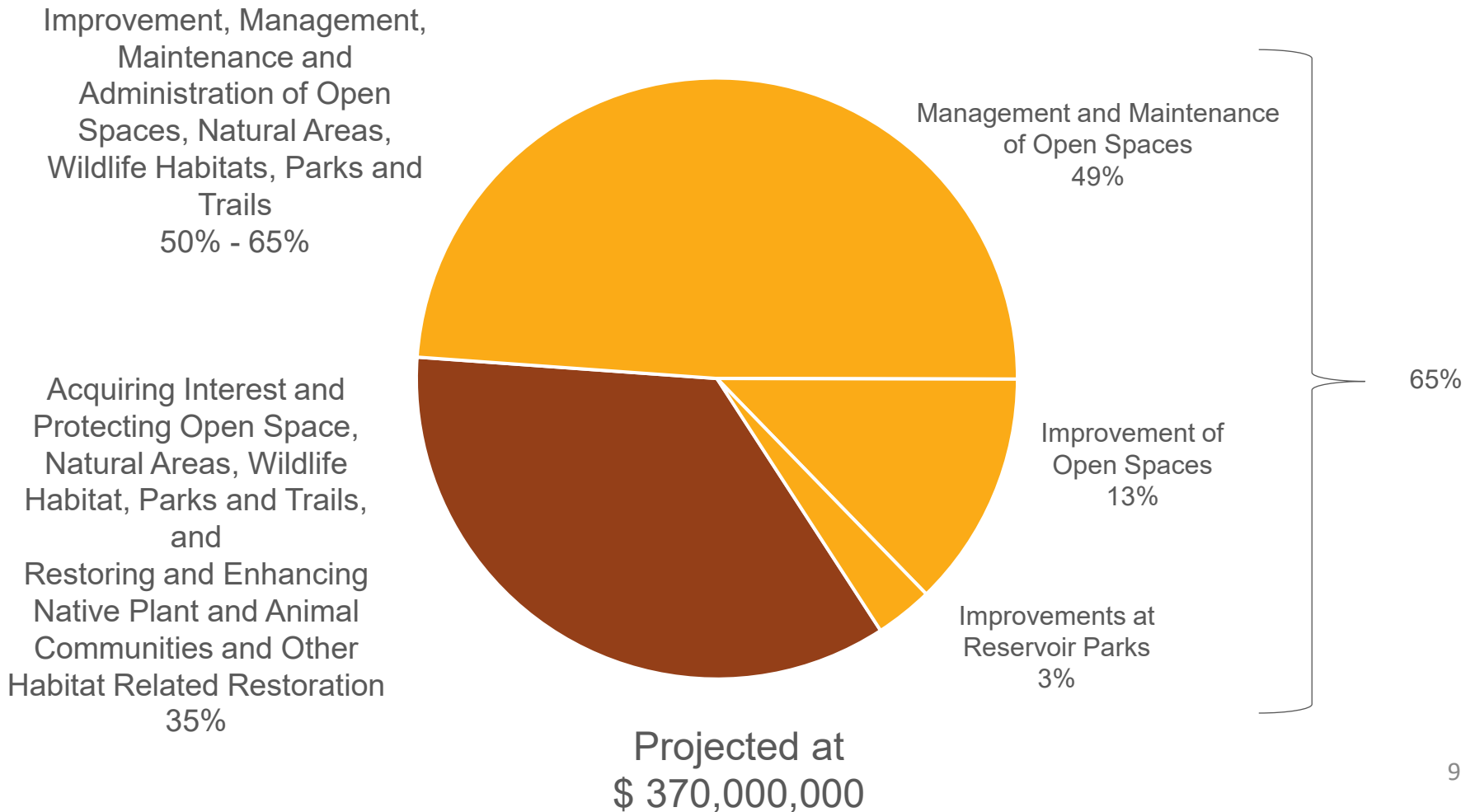
Capital Improvement and Renewal  
at our  
Four Reservoir Parks

# OPEN LANDS OPERATIONS REVENUE AND EXPENSES

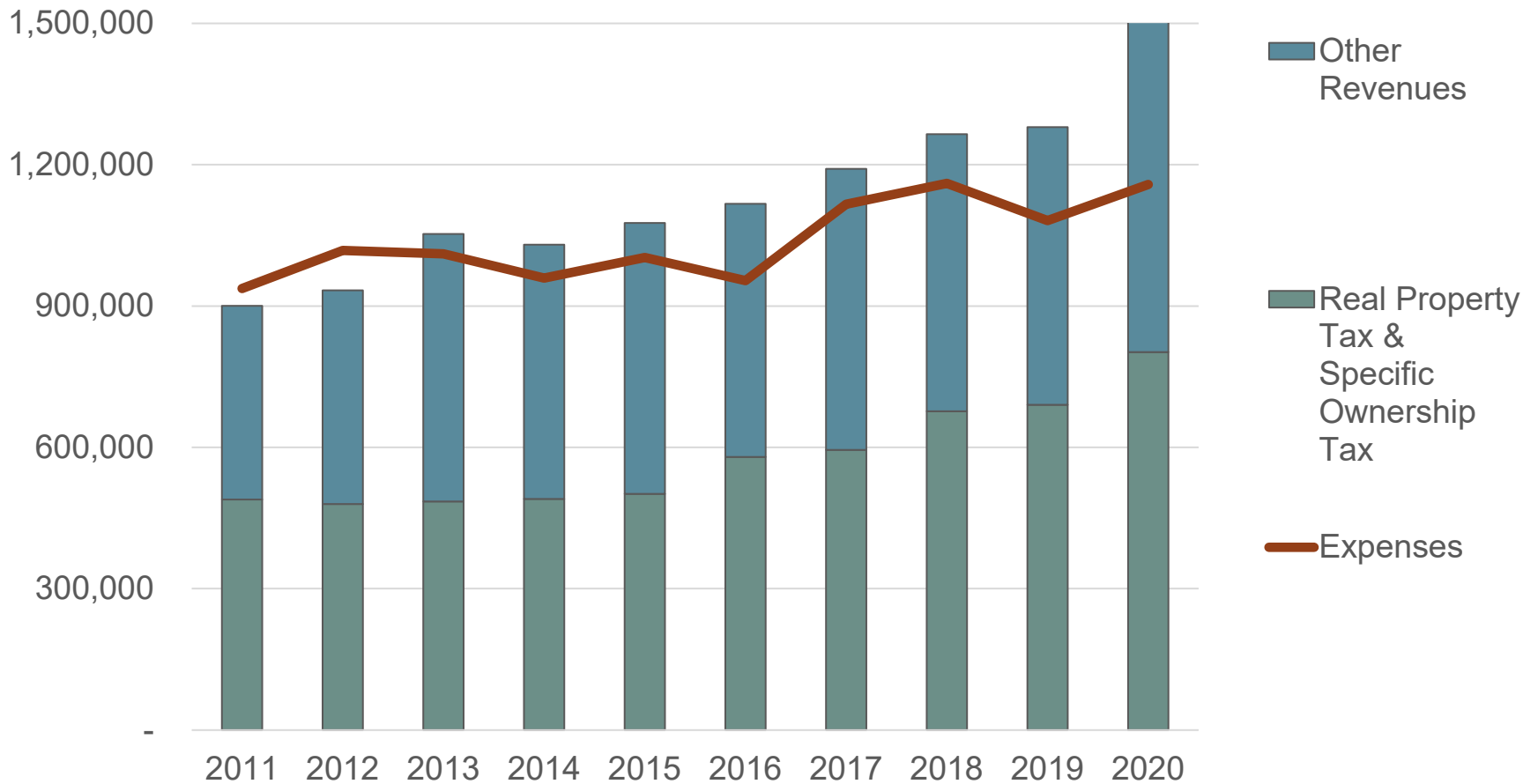


Fund balance was sufficient to cover operations so sales tax revenues were used for acquisition needs in 2016. Substantial sales tax revenue was added to operations fund balance as a beginning reserve in 2019. Fund balance was used to cover a portion of operations so acquisitions could be front loaded in 2020.

# EXTENSION OF SALES TAX 2019 THROUGH 2043



# LAND STEWARDSHIP REVENUES AND EXPENSES



# FUTURE GROWTH LEVEL OF SERVICE PER CAPITA

**2020**

**2043**

Population 345,000



Larimer County  
Population

Added Projected Population 150,000

**495,000  
Population**

53,000 Acres Conserved



Acres Conserved

Add 24,000 Acres Conserved

**77,000  
Acres**

98 Miles Of Trails



Miles Of Trails

Add 44 Miles Of Trails

**142  
Miles**

665 Trailhead Parking Spaces



Trailhead Parking  
Spaces

Add 300 Parking Spaces

**965  
Parking  
Spaces**

# LARIMER COUNTY NATURAL RESOURCES



# FINANCIAL SUSTAINABILITY

MARCH 2021





# OVERVIEW

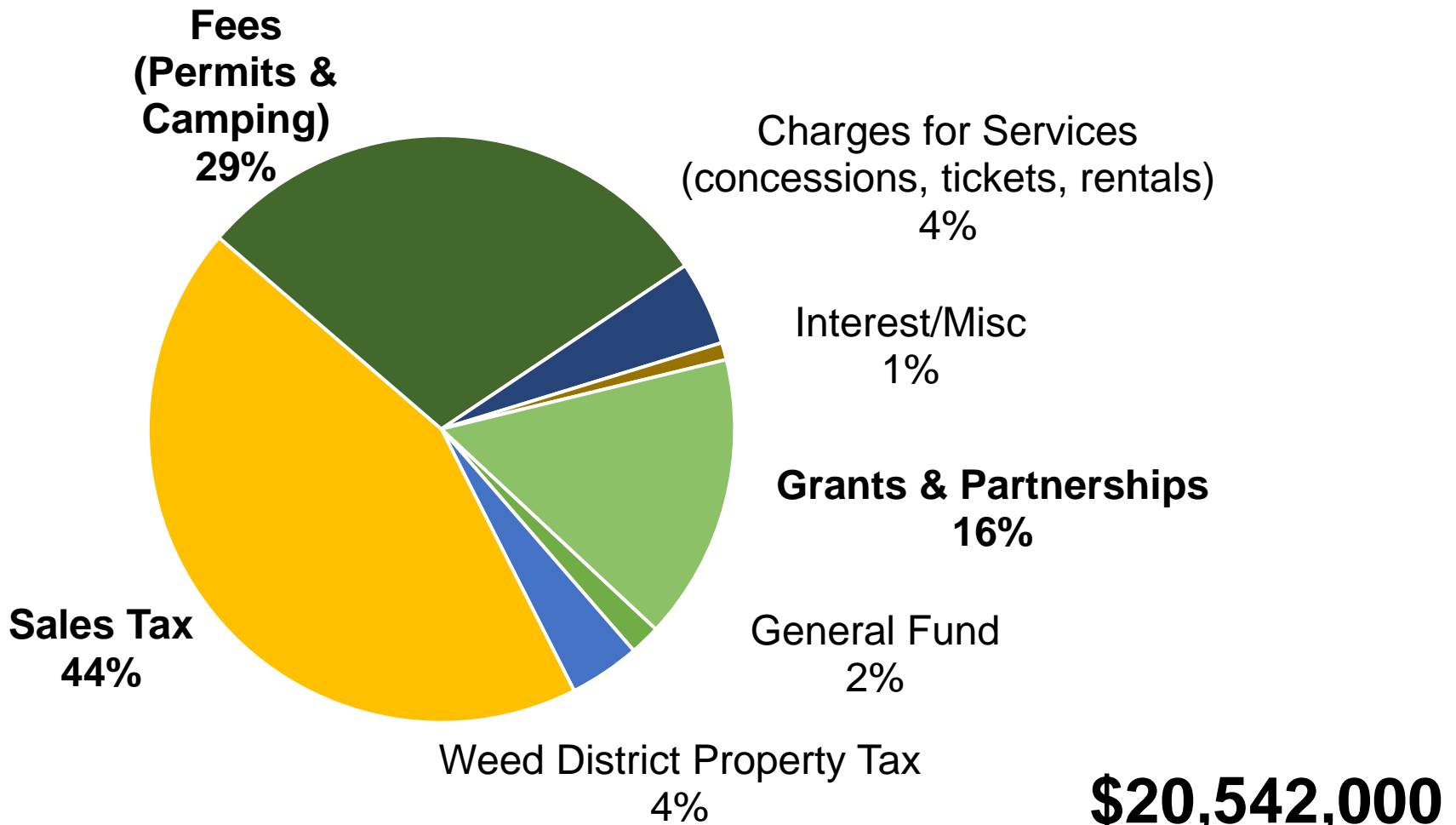


Financial decisions based on a collaborative BOCC/Department Board developed 25-year funding model.

## Key Elements:

- Revenue Sources
- Tax spending allocations
- Costs and Gaps
- Accessibility

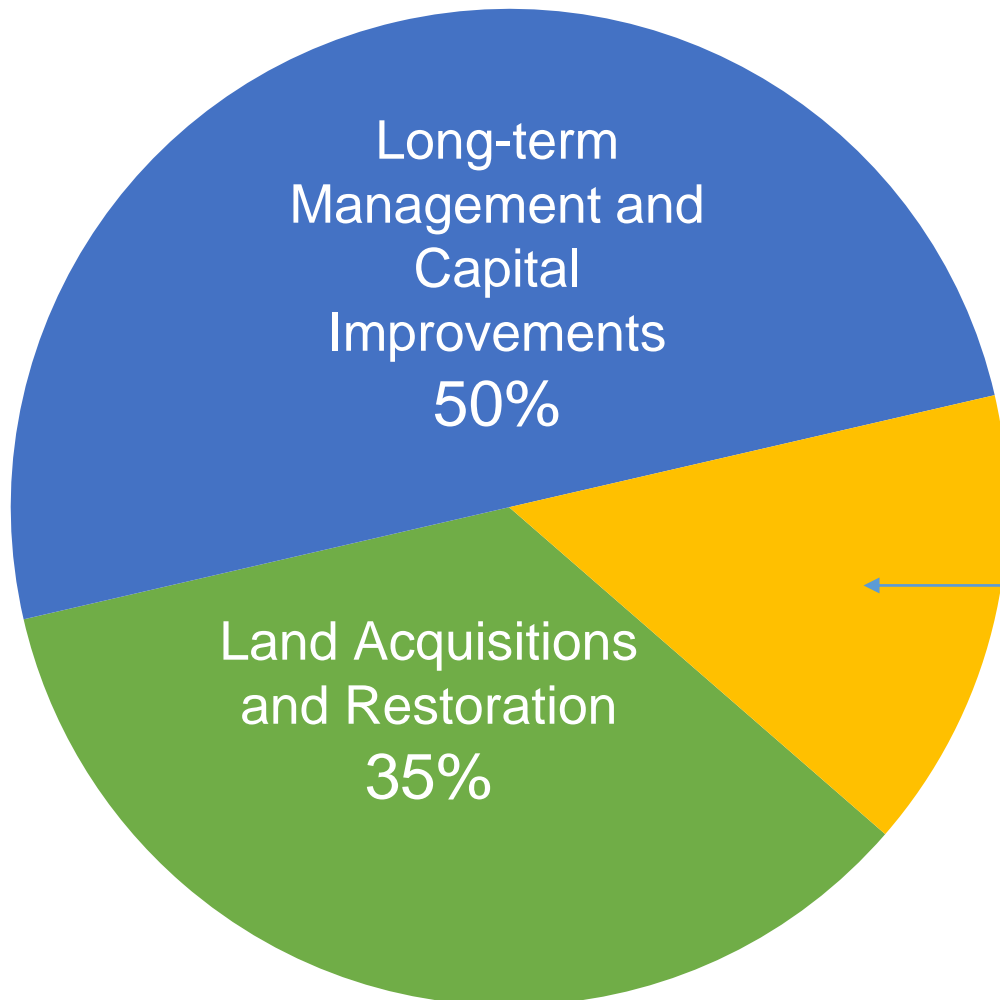
# DEPARTMENT REVENUE - 2020



excludes intradepartmental transfers

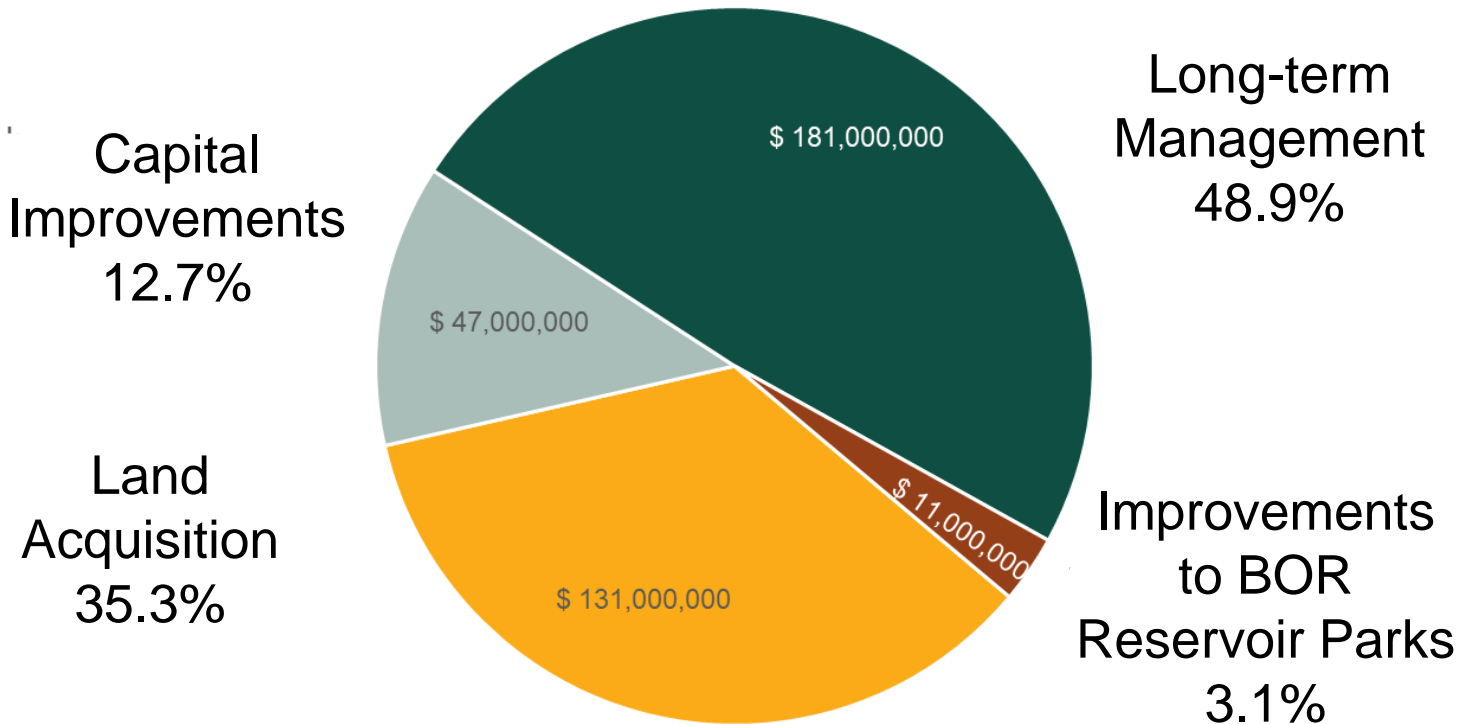


# SALES TAX ALLOCATION 2019-2043



The two main categories and/or  
Improvements to  
BOR Reservoir  
Parks

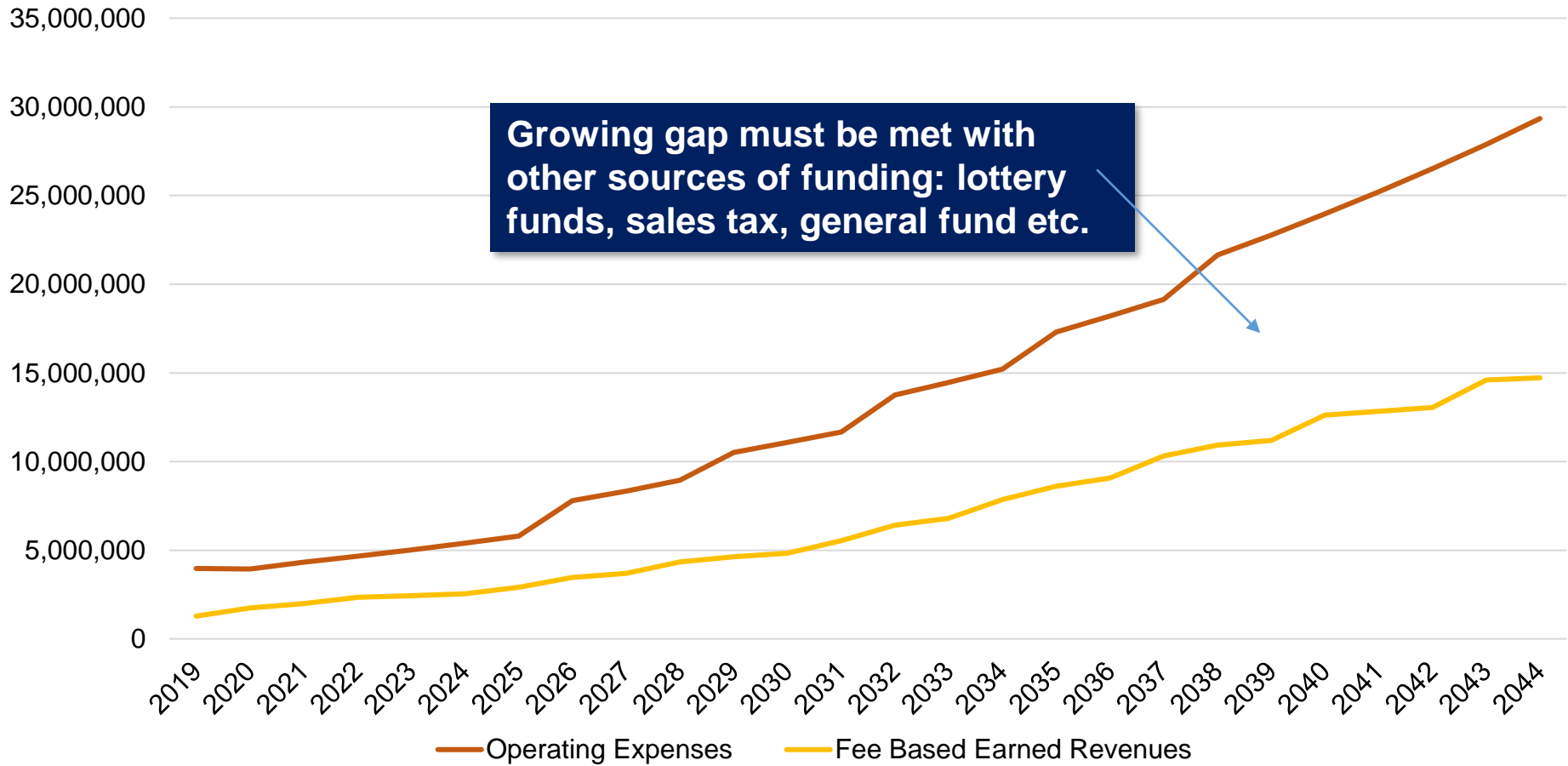
# 25 YEAR PROJECTIONS - SPENDING



## Assumptions:

- Raising user fees every third year \$370,000,000
- Charging user fees at higher use areas

# FUNDING THE GAP



# RESERVOIR PARKS REVENUE - 2020

**Lottery Funds**

**6%**

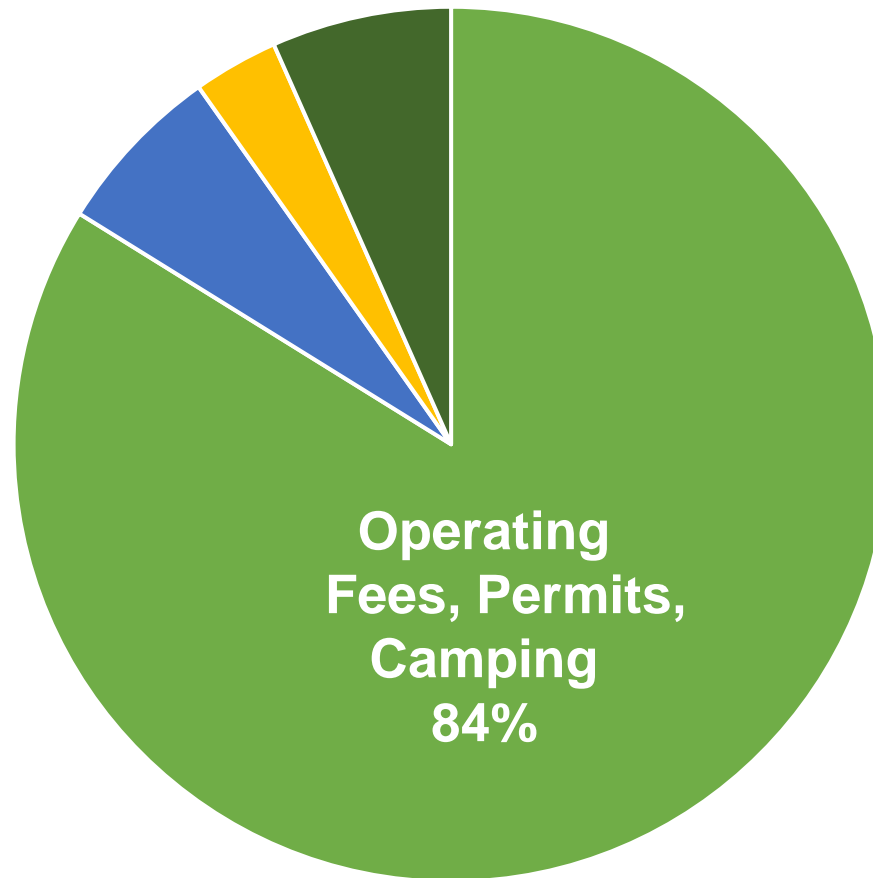
**Sales Tax**

**3%**

**Partnerships**

**Grants**

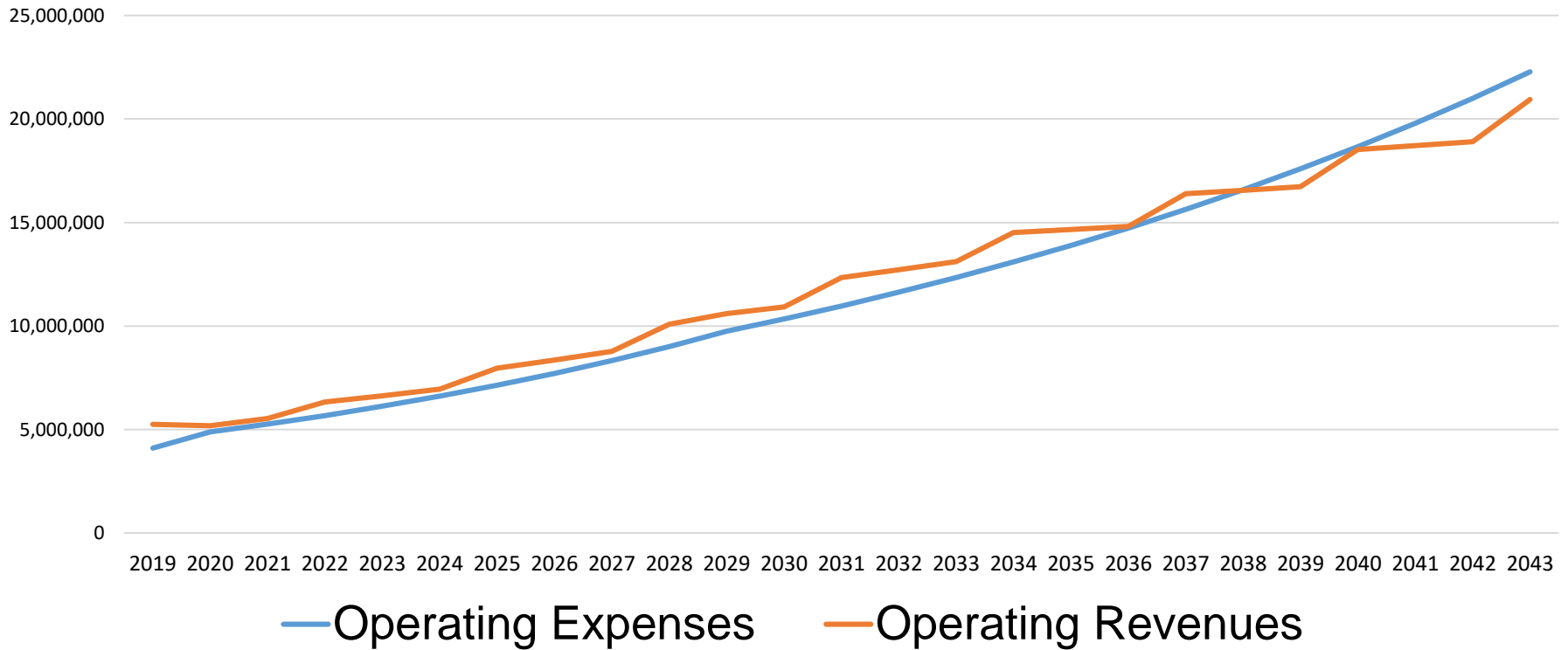
**7%**



**Operating  
Fees, Permits,  
Camping**  
**84%**

# 25-YEAR PROJECTIONS - PARKS

## BOR Reservoir Parks Operations



# GAP REQUIRES TRADE-OFFS

## Management and maintenance of:

- All current open spaces
- All current reservoir parks
- 100 miles of system trails
- 852 parking spaces
- Regional paved trails



## Limits our capacity to grow:

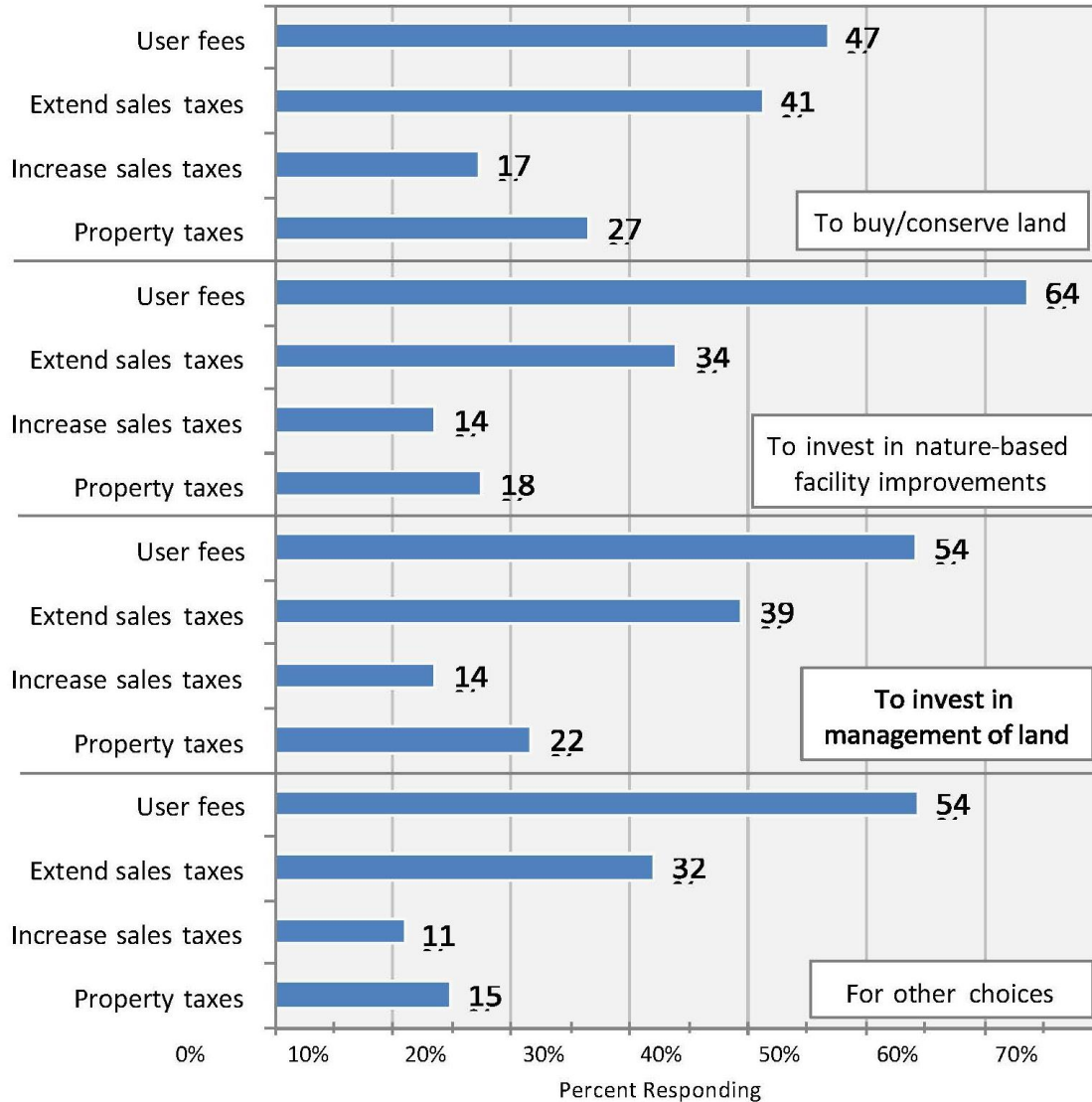
- New trails, open spaces, parks
- New conserved land
- Additional parking
- Gaps in maintenance and replacement
- Safety concerns

# Our Lands, Our Future 2014

## Statistically valid survey, 7,500 residents

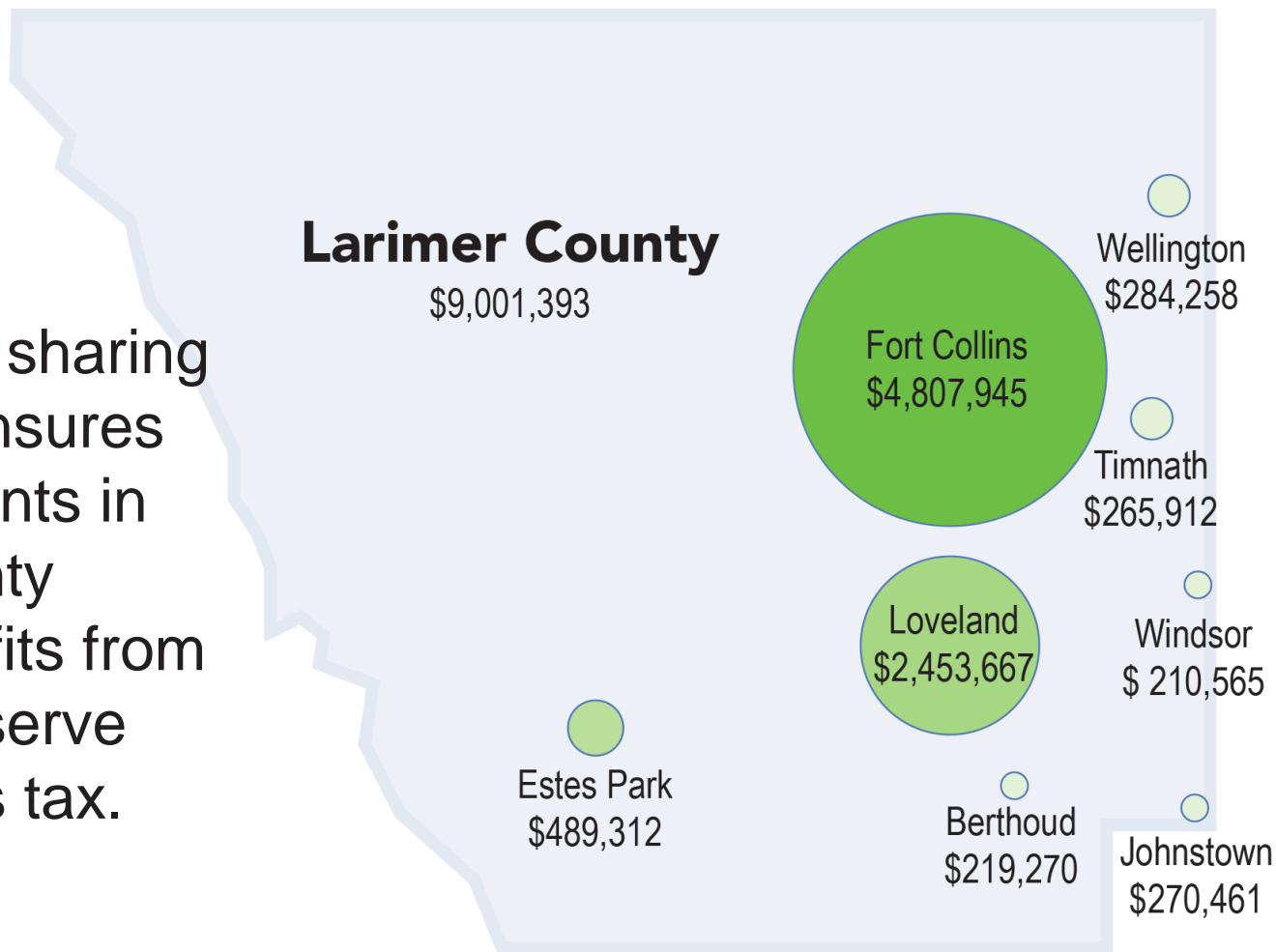


### How Should Local Government Agencies Obtain Funding?



# KEEPING OPEN SPACE - ACCESSIBLE TO ALL

This revenue sharing agreement ensures that all residents in Larimer County receive benefits from the Help Preserve Open Spaces tax.



**Total 2020 tax revenue \$18,002,787**



# KEEPING OPEN SPACE - ACCESSIBLE TO ALL

**We inspire young outdoor stewards through interactive education.**

- Education events on site  
615 avg hours of contact annually
- Trailhead table outreach
- Junior Ranger Guide
- Tiny Trekker Activity Series
- Field trip school K-8 partners
- Non-profit partners (Boys & Girls Club etc)



# KEEPING OPEN SPACE - ACCESSIBLE TO ALL

**A tapestry of opportunity to experience the outdoors**



**Bison Pass  
Low Income  
Permit**



**Trail Connections  
with Cities**

*Since  
2008*



**Small Grants  
for Community  
Partnering**



**Rangers,  
Trailhead Tables,  
Volunteers**



**Sales Tax  
Distribution  
to Cities**

*New!*



**Digital Public  
Engagement Forum  
and Translation**

*New!*

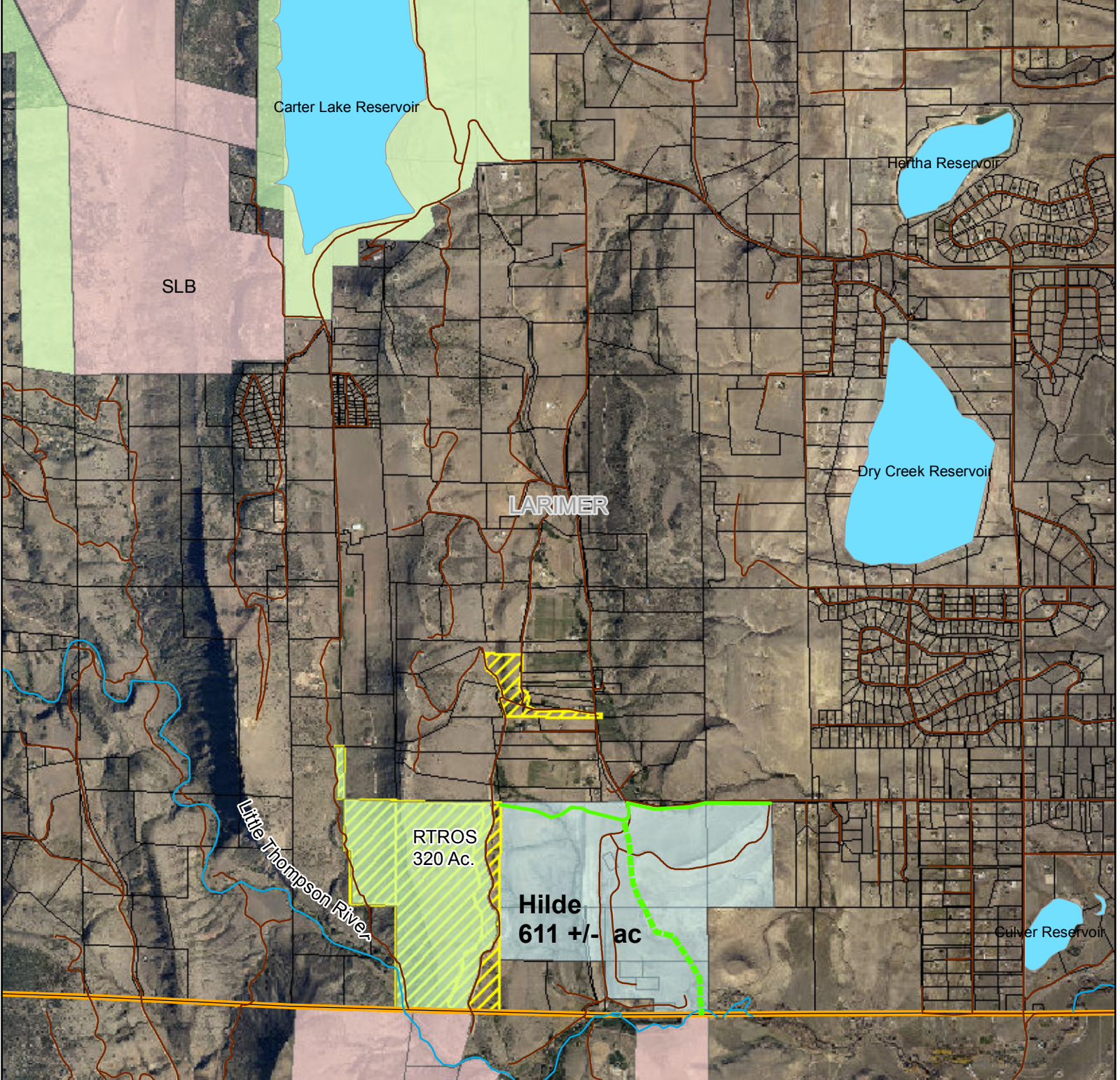


**Space for Everyone  
Community  
Backpack Program**



**Busing Subsidy  
for Title I Schools**





### Hilde

- Existing Trail Easement
- - - - Proposed Trail Easement
- County Open Space
- Protected (Fee), inclndg SLB
- Conservation Easements
- Hilde Property



0      0.5      1 Miles



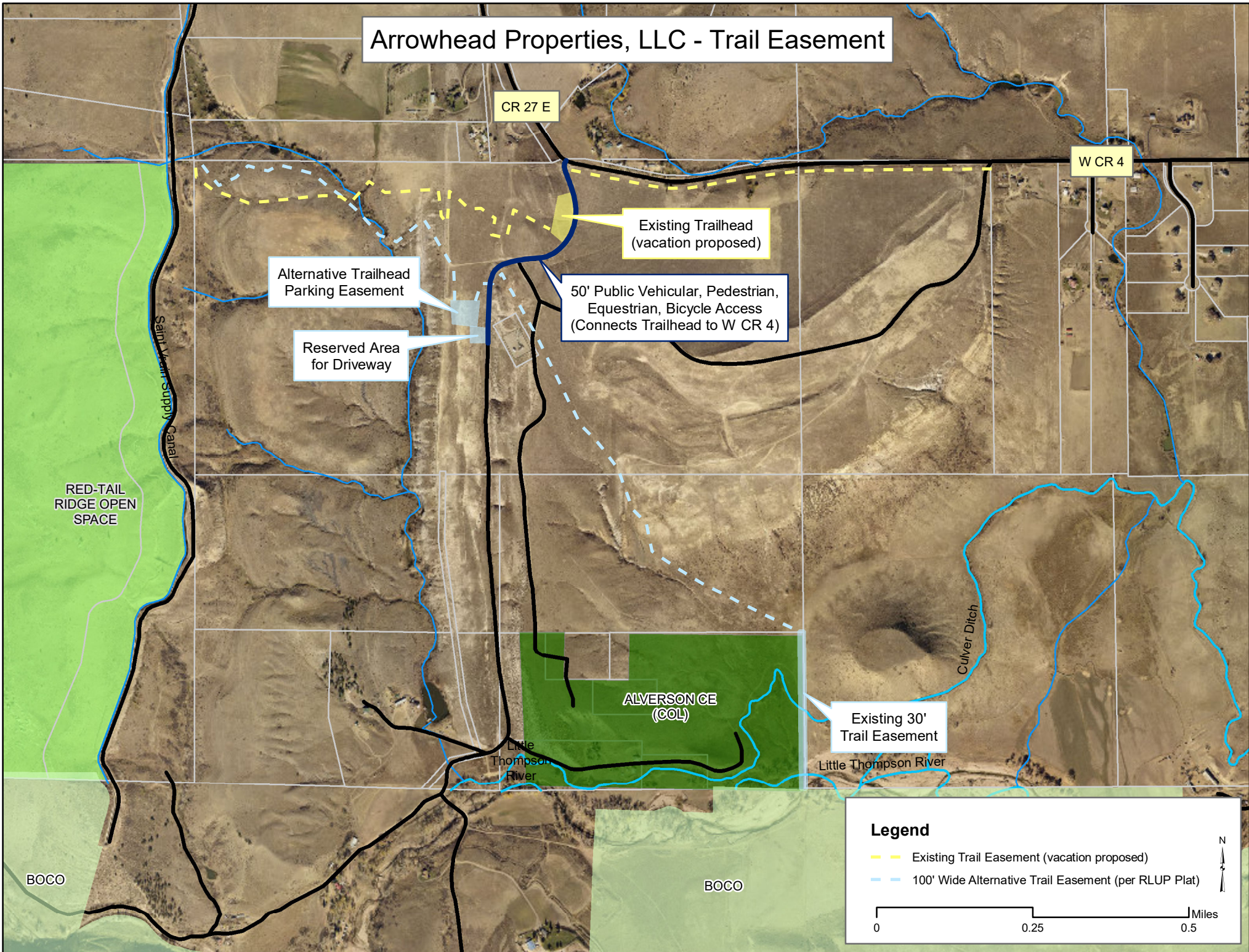
**LARIMER COUNTY**

COMMITTED TO EXCELLENCE

**Natural Resources**



# Arrowhead Properties, LLC - Trail Easement





# FINAL REVIEW: Arrowhead Properties, LLC - Trail Easement

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**Date:** April 22, 2021

**Staff Assigned:** Charlie Johnson

### **Property Description:**

Arrowhead Properties, LLC (Steve Hilde) owns 375 acres south of West County Road 4 and County Road 27E near the Boulder County line. The property is nearby and east of the County-owned Red-tail Ridge Open Space (RTROS) and an existing Parrish Ranch 70-acre conservation easement which is held by Colorado Open Lands.

### **Background:**

In 2001, Southdown, Inc. granted a trail easement and trailhead to Larimer County which was intended to facilitate a connection to RTROS and ultimately to Boulder County's Rabbit Mountain Open Space. In 2017, Mr. Hilde granted a 30' wide 1,300' segment of trail easement to Larimer County along the east boundary of the Alverson RLUP which connects to the Boulder County line. At that time, the balance of the trail easements that would have completed trail connections from the future alternative trailhead were not established until Mr. Hilde brought forward a land development plan. The Redtail Estates RLUP development is now being brought forward.

### **Proposal:**

Mr. Hilde has offered to grant an alternative trailhead and trail easement to the County that will enable access to the existing 70-acre Parrish Ranch conservation easement which allows for a trail. This portion of the trail would continue to RTROS. From the alternative trailhead area Mr. Hilde is also granting a southwesterly trail easement segment connecting to the 2017 trail easement and to the Boulder County line. In exchange for this grant of trail easement and trailhead, Mr. Hilde requests that we vacate the entire 2001 trail easement and trailhead that was granted to the County in 2001 by Southdown, Inc. This vacation of easement will allow Mr. Hilde to sell his lots without the encumbrance of the 2001 trail easement and trailhead. Staff has reviewed the location of the new trailhead and trail easement alignments and supports the proposal to vacate the 2001 easement after the grant of the alternative trail easement and trailhead occurs. The alternative trailhead is superior in

location and size as compared to the 2001 easement as are the trail easement alignments to the northwest towards RTROS and the southeasterly route to the 2017 trail easement granted by Mr. Hilde that connects to the Boulder County line.

**Priority Area:** Blue Mountain/Little Thompson  
**Short Legal:** Portions of Section 35, Township 4 North, Range 70 West;  
 Portion of SE1/4 of Section 2, Township 8 North, Range 71 West  
**Acreage:** Trail Easement  
**Current Zoning:** FA Farming; O Open  
**Adjacent Zoning:** FA Farming; O Open  
**Water Rights:** N/A  
**Mineral Rights:** N/A  
**Liens:** None

<b>Evaluation Criteria:</b>	<b>Staff Assessment</b>
Scenic Values	M
Buffer Values	N/A
Wetlands Values	N/A
Significant Plants/Natural Communities Values	N/A
Outdoor Recreation Values	H
Historical/Archaeological Values	N/A
Agricultural Values	N/A
Geological/Paleontological Values	N/A
Education Values	L
Context	M
Community Benefit	H
Partnerships/Cost-Value	N/A

**Partnerships:** Arrowhead Properties, LLC  
**Description:** Trail Easement and Trailhead

**Property Interest for Larimer County:**

Trail Easement and Trailhead

**Purchase Price:** N/A  
**Financial Terms:** N/A

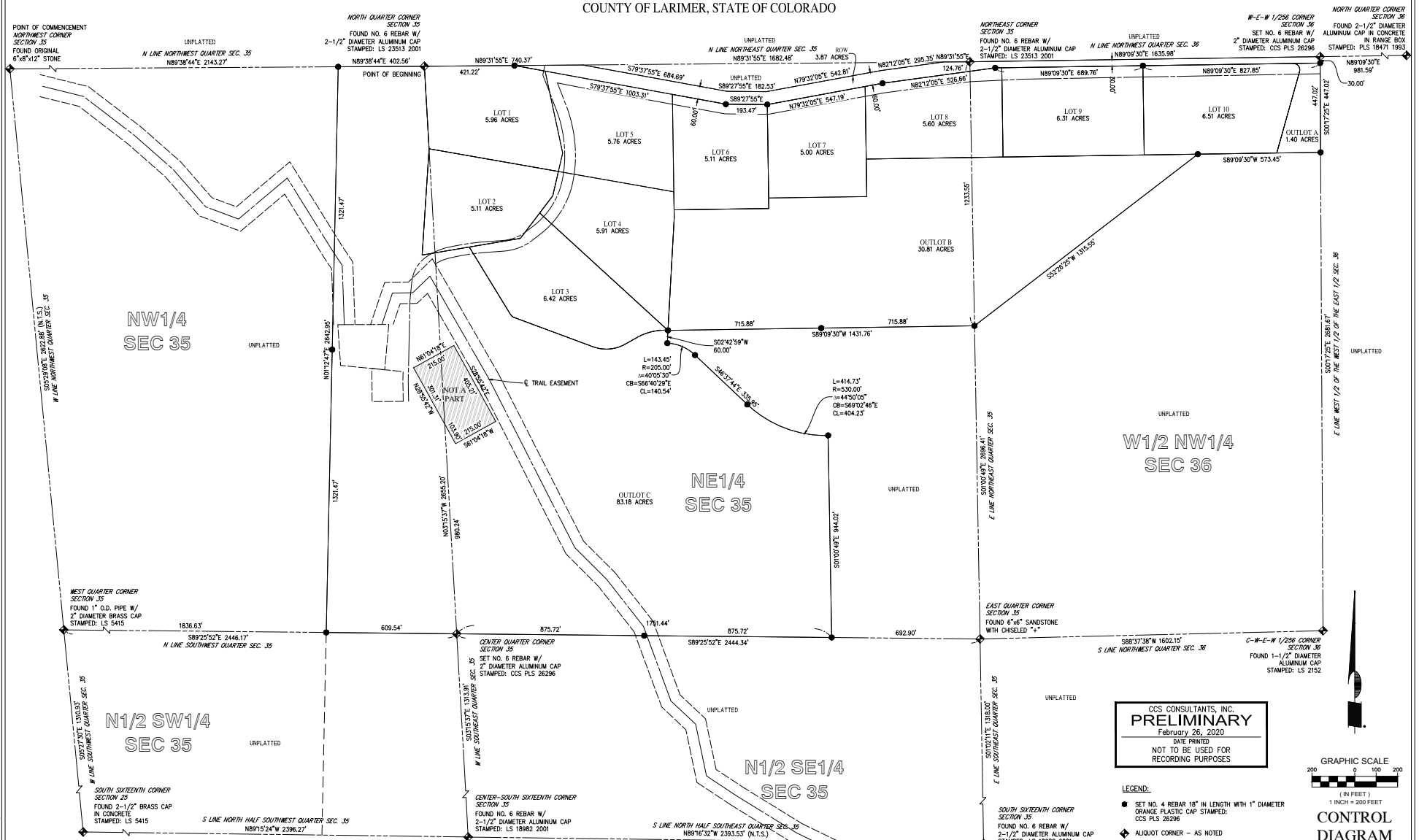
**Funding Sources:** **Amount:**

N/A

<b><i>Closing Date:</i></b>	N/A
<b><i>Open Lands Advisory Board Final Review Date:</i></b>	4/23/2020
<b><i>Board of County Commissioners Final Review Date:</i></b>	5/28/2020

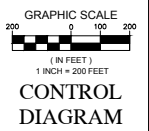
# RURAL LAND USE PLAN

BEING A PART OF SECTION 35 AND A PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF LARIMER, STATE OF COLORADO



CCS CONSULTANTS, INC.  
**PRELIMINARY**  
February 26, 2020  
DATE PRINTED  
NOT TO BE USED FOR  
RECORDING PURPOSES

- LEGEND:**
- SET NO. 4 REBAR 18" IN LENGTH WITH 1" DIAMETER ORANGE PLASTIC CAP STAMPED: CCS PLS 26296
  - ◆ ALIQUOT CORNER - AS NOTED



<b>REVISIONS</b> Date: _____ By: _____ Description: _____ Date: _____ By: _____ Description: _____ Date: _____ By: _____ Description: _____		Field Date: <u>  n/a  </u> TECH: <u>  LHRJ  </u> Party Chief: <u>  n/a  </u> PM: <u>  WDS  </u> Scale: <u>  1"=200'  </u> PLS: <u>  WDS  </u>	CLIENT: <b>ARROWHEAD PROPERTIES, LLC</b>	C.C.S. CONSULTANTS, INC. 4800 Robb Street, Suite 206 2893 N. Monroe Ave Wheat Ridge, CO 80033 Loveland, CO 80538 Phone: 303-403-4706 Phone: 970-635-3031	TITLE: Rural Land Use Plan <b>Parrish Ranch Estates</b>	PROJECT NO.: <b>03CGEN42B</b>	SHEET NO.: <b>2</b> NO. OF SHEETS: <b>10</b>
Section 35 & 36, Township 4 N, Range 70 W, 6th P.M., County of Larimer, State of Colorado							

DRAWN BY: B. B. B. February 26, 2020 - 17:45