

## 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:** May 27, 2021

**Time:** 5:00 – 8:00 p.m.

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

[https://larimer-org.zoom.us/webinar/register/WN\\_vQpa69SyS3KAXOU4NueZZg](https://larimer-org.zoom.us/webinar/register/WN_vQpa69SyS3KAXOU4NueZZg)

**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. A public meeting was held on May 20<sup>th</sup> to gauge public feedback around management strategies at the north end of Horsetooth Reservoir.
6. UPDATES & REPORTS
  - a. Horsetooth Mountain Open Space Management Plan update – Zac Wiebe

7. DISCUSSION ITEMS

- a. 2022 Budget Approach Review – Lori Smith
- b. CIP Financial Review – Lori Smith

8. ACTION ITEMS

- a. Dakota Ridge Acquisition Final Review

9. OTHER BUSINESS

10. NEXT MEETING SCHEDULED: June 24, 2021 via Zoom Webinar

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
- Sales Tax Revenue Distribution Report
- 2022 Budget Approach
- CIP Financial Review
- Dakota Ridge Final Review

*Attached Separately:*

- Minutes of last meeting
- News articles

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)



**OPEN SPACE SALES TAX ACTIVITY**  
**February 2021 Distribution**

REVENUES:

SALES TAX	\$	1,142,507.08
MV USE TAX	\$	111,177.41
BUILDING USE TAX	\$	41,990.83
Correction	\$	440.00
INTEREST	\$	121.48
TOTAL REVENUE	\$	<u>1,296,236.80</u>

EXPENDITURES:

PERSONNEL & OPERATING	\$	<u>12,926.54</u>	\$	8,061.67
			\$	8,061.67

NET REVENUE:	\$	<u><u>1,283,310.26</u></u>
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% SALES TAX DISTRIBUTED TO INCORP. AREAS (USED AS A BASIS) 50%

**DISTRIBUTION BASED ON POPULATION**

2020 State of Colorado Statistics

	2019 <u>POPULATION</u>	% OF INCORP <u>AREA</u>	<u>REVENUE</u>
FORT COLLINS	170,318	58.92	\$ 378,080.90
LOVELAND	77,553	26.83	\$ 172,156.25
ESTES PARK	6,284	2.17	\$ 13,949.56
BERTHOUD	8,724	3.02	\$ 19,366.00
WELLINGTON	10,177	3.52	\$ 22,591.44
WINDSOR	8,732	3.02	\$ 19,383.76
JOHNSTOWN	2,363	0.82	\$ 5,245.51
TIMNATH	4,902	1.70	\$ 10,881.72
TOTAL INCORP.	<u>289,053</u>	<u>100.00</u>	<u>\$ 641,655.13</u>

**DISTRIBUTION BASED ON SALES TAX GENERATION**

2020 Larimer County Statistics

	2019 <u>GENERATION</u>	% OF INCORP <u>AREA SALES TAX</u>	<u>REVENUE</u>
FORT COLLINS	\$ 22,390,554	53.76	\$ 344,952.04
LOVELAND	\$ 12,138,546	29.14	\$ 186,973.36
ESTES PARK	\$ 2,425,523	5.82	\$ 37,361.01
BERTHOUD	\$ 666,817	1.60	\$ 10,271.17
WELLINGTON	\$ 442,387	1.06	\$ 6,814.20
WINDSOR	\$ 585,999	1.41	\$ 9,026.30
JOHNSTOWN	\$ 1,487,467	3.57	\$ 22,911.86
TIMNATH	\$ 1,519,764	3.65	\$ 23,409.35
TOTAL INCORP	<u>\$ 41,657,057</u>	<u>100.00</u>	<u>\$ 641,719.30</u>

**DISTRIBUTION BASED ON HIGHEST YIELD TO INCORPORATED AREAS:**

FORT COLLINS	\$ 378,080.90	53.25
LOVELAND	\$ 186,973.36	26.33
ESTES PARK	\$ 37,361.01	5.26
BERTHOUD	\$ 19,366.00	2.73
WELLINGTON	\$ 22,591.44	3.18
WINDSOR	\$ 19,383.76	2.73
JOHNSTOWN	\$ 22,911.86	3.23
TIMNATH	\$ 23,409.35	3.30
TOTAL INCORP	<u>\$ 710,077.68</u>	<u>100.00</u>

**DISTRIBUTION FOR MUNICIPAL AGREEMENT:**

FORT COLLINS	\$	341,649.31
LOVELAND	\$	168,956.75
ESTES PARK	\$	33,760.93
BERTHOUD	\$	17,499.90
WELLINGTON	\$	20,414.55
WINDSOR	\$	17,515.95
JOHNSTOWN	\$	20,704.09
TIMNATH	\$	21,153.64
TOTAL INCORP	\$	641,655.13
TOTAL UNINCORP	\$	641,655.13
TOTAL	\$	1,283,310.26

**YEAR TO DATE**

**PAID TO DATE**

\$	701,125.49	\$	90,468,385.03
\$	346,729.47	\$	42,366,565.12
\$	69,283.46	\$	7,109,700.71
\$	35,912.93	\$	3,367,284.44
\$	41,894.31	\$	3,278,790.14
\$	35,945.86	\$	1,913,651.46
\$	42,488.50	\$	1,412,068.81
\$	43,411.05	\$	1,629,548.84
\$	1,316,791.07	\$	151,545,994.55
\$	1,316,791.09	\$	113,989,687.33
\$	2,633,582.16	\$	265,535,681.88

\$ (0.00)



**OPEN SPACE SALES TAX ACTIVITY**  
**March 2021 Distribution**

REVENUES:

SALES TAX	\$	1,415,602.62
MV USE TAX	\$	141,656.59
BUILDING USE TAX	\$	138,725.97
Correction	\$	-
INTEREST	\$	168.53
TOTAL REVENUE	\$	<u>1,696,153.71</u>

EXPENDITURES:

PERSONNEL & OPERATING	\$	<u>4,905.57</u>	\$	12,967.24
			\$	<u>12,967.24</u>

NET REVENUE:	\$	<u><u>1,691,248.14</u></u>
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% SALES TAX DISTRIBUTED TO INCORP. AREAS (USED AS A BASIS) 50%

**DISTRIBUTION BASED ON POPULATION**

2020 State of Colorado Statistics

	2019 <u>POPULATION</u>	<u>% OF INCORP AREA</u>	<u>REVENUE</u>
FORT COLLINS	170,318	58.92	\$ 498,265.03
LOVELAND	77,553	26.83	\$ 226,881.17
ESTES PARK	6,284	2.17	\$ 18,383.83
BERTHOUD	8,724	3.02	\$ 25,522.05
WELLINGTON	10,177	3.52	\$ 29,772.80
WINDSOR	8,732	3.02	\$ 25,545.45
JOHNSTOWN	2,363	0.82	\$ 6,912.95
TIMNATH	4,902	1.70	\$ 14,340.79
TOTAL INCORP.	<u>289,053</u>	<u>100.00</u>	<u>\$ 845,624.07</u>

**DISTRIBUTION BASED ON SALES TAX GENERATION**

2020 Larimer County Statistics

	2019 <u>GENERATION</u>	<u>% OF INCORP AREA SALES TAX</u>	<u>REVENUE</u>
FORT COLLINS	\$ 22,390,554	53.76	\$ 454,605.18
LOVELAND	\$ 12,138,546	29.14	\$ 246,408.34
ESTES PARK	\$ 2,425,523	5.82	\$ 49,237.30
BERTHOUD	\$ 666,817	1.60	\$ 13,536.17
WELLINGTON	\$ 442,387	1.06	\$ 8,980.30
WINDSOR	\$ 585,999	1.41	\$ 11,895.58
JOHNSTOWN	\$ 1,487,467	3.57	\$ 30,195.07
TIMNATH	\$ 1,519,764	3.65	\$ 30,850.70
TOTAL INCORP	<u>\$ 41,657,057</u>	<u>100.00</u>	<u>\$ 845,708.63</u>

**DISTRIBUTION BASED ON HIGHEST YIELD TO INCORPORATED AREAS:**

FORT COLLINS	\$ 498,265.03	53.25
LOVELAND	\$ 246,408.34	26.33
ESTES PARK	\$ 49,237.30	5.26
BERTHOUD	\$ 25,522.05	2.73
WELLINGTON	\$ 29,772.80	3.18
WINDSOR	\$ 25,545.45	2.73
JOHNSTOWN	\$ 30,195.07	3.23
TIMNATH	\$ 30,850.70	3.30
TOTAL INCORP	<u>\$ 935,796.73</u>	<u>100.00</u>

**DISTRIBUTION FOR MUNICIPAL AGREEMENT:**

FORT COLLINS	\$	450,252.59
LOVELAND	\$	222,664.62
ESTES PARK	\$	44,492.83
BERTHOUD	\$	23,062.76
WELLINGTON	\$	26,903.91
WINDSOR	\$	23,083.91
JOHNSTOWN	\$	27,285.50
TIMNATH	\$	27,877.95
TOTAL INCORP	\$	<u>845,624.07</u>
TOTAL UNINCORP	\$	<u>845,624.07</u>
TOTAL	\$	<u><u>1,691,248.14</u></u>

**YEAR TO DATE**

**PAID TO DATE**

\$	1,151,378.08	\$	90,918,637.62
\$	569,394.09	\$	42,589,229.74
\$	113,776.29	\$	7,154,193.54
\$	58,975.69	\$	3,390,347.20
\$	68,798.22	\$	3,305,694.05
\$	59,029.77	\$	1,936,735.37
\$	69,774.00	\$	1,439,354.31
\$	71,289.00	\$	1,657,426.79
\$	<u>2,162,415.14</u>	\$	<u>152,391,618.62</u>
\$	<u>2,162,415.16</u>	\$	<u>114,835,311.40</u>
\$	<u><u>4,324,830.30</u></u>	\$	<u><u>267,226,930.02</u></u>

\$ (0.00)

# LARIMER COUNTY: NATURAL RESOURCES



## 2022 BUDGET APPROACH

MAY/JUNE 2021



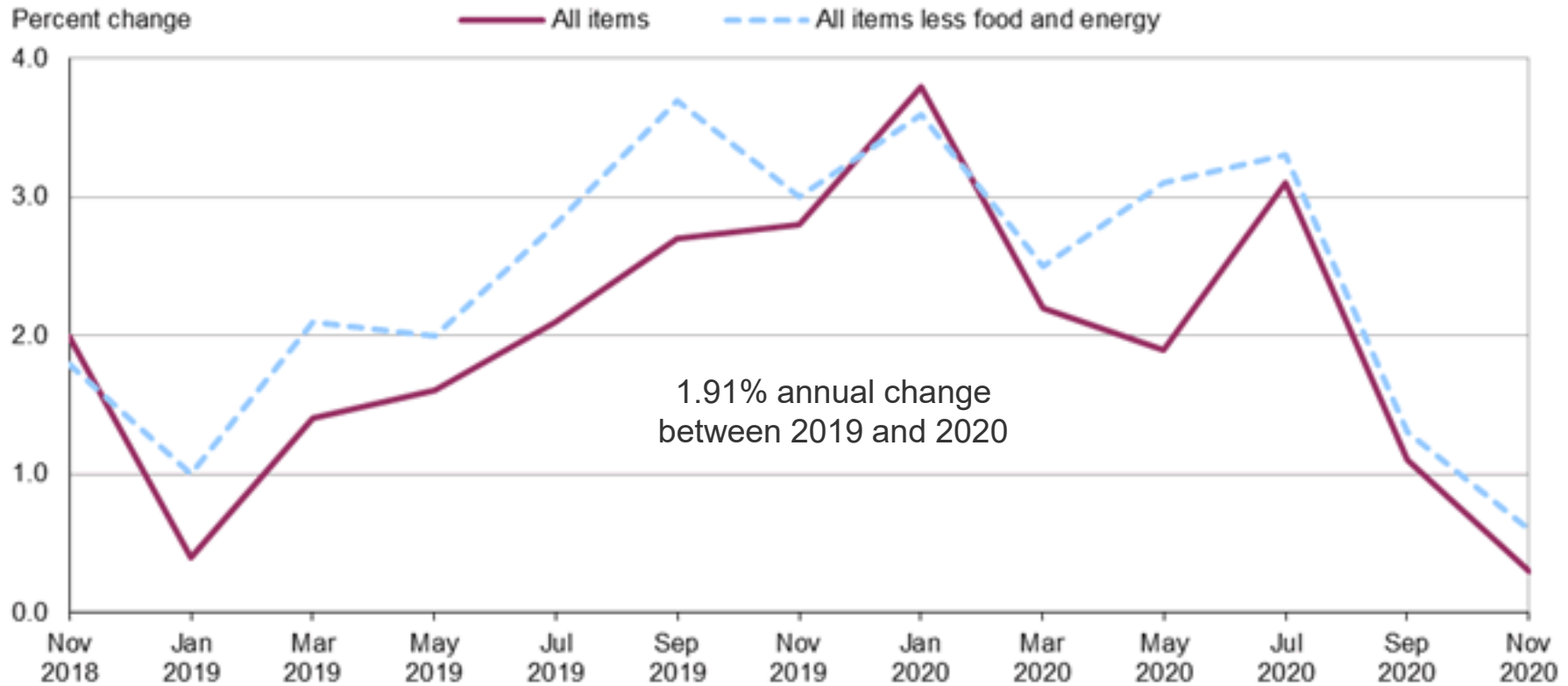
# CONSIDERATIONS

- Consumer Price Index
- Minimum Wage
- Prior Years Trends
- 25-year Projections
- Summary



# CONSUMER PRICE INDEX

**Chart 1. Over-the-year percent change in CPI-U, Denver-Aurora-Lakewood, CO, November 2018–November 2020**



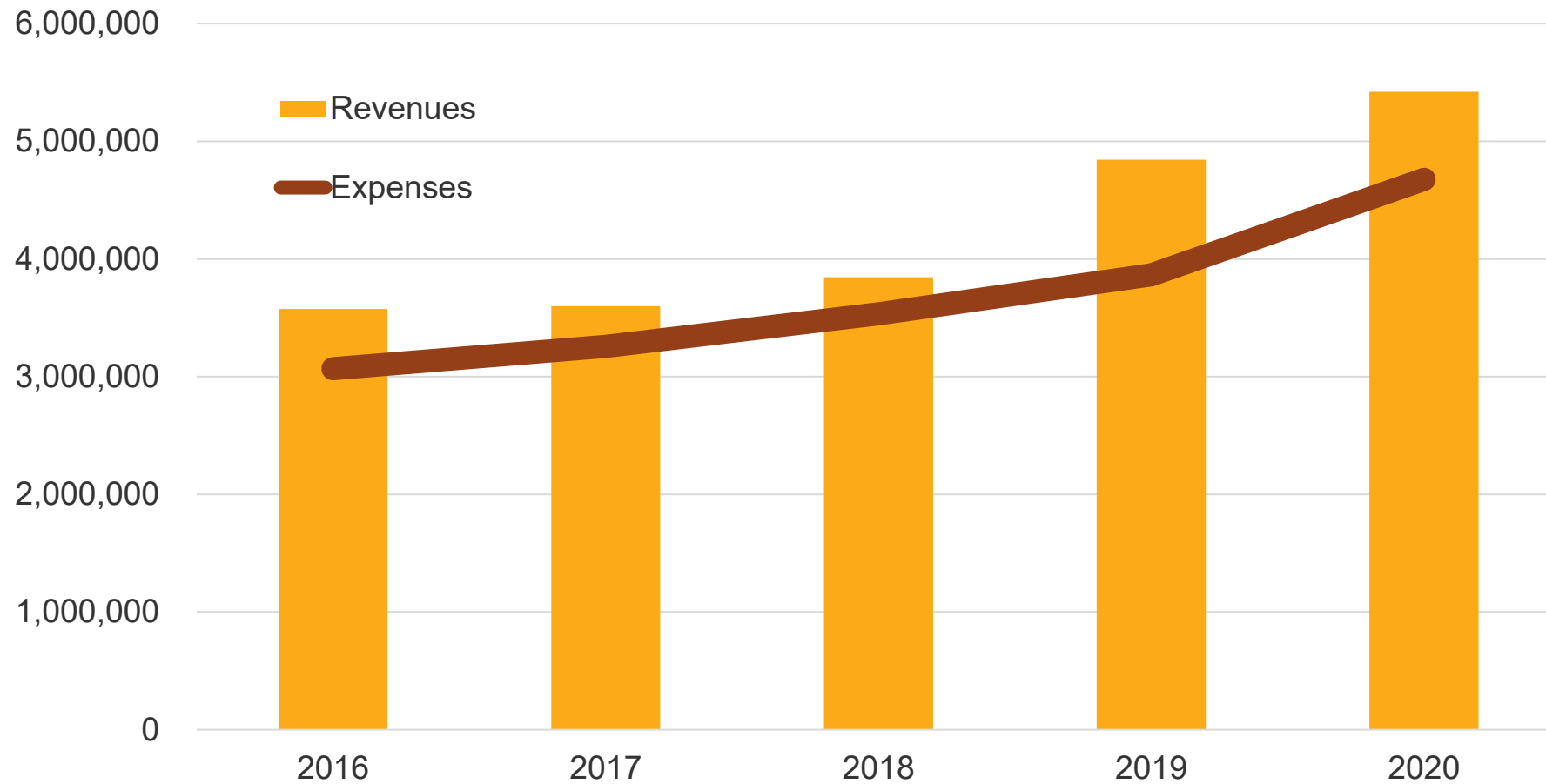
Source: U.S. Bureau of Labor Statistics.

# WAGE INCREASE

## COLORADO MINIMUM WAGE



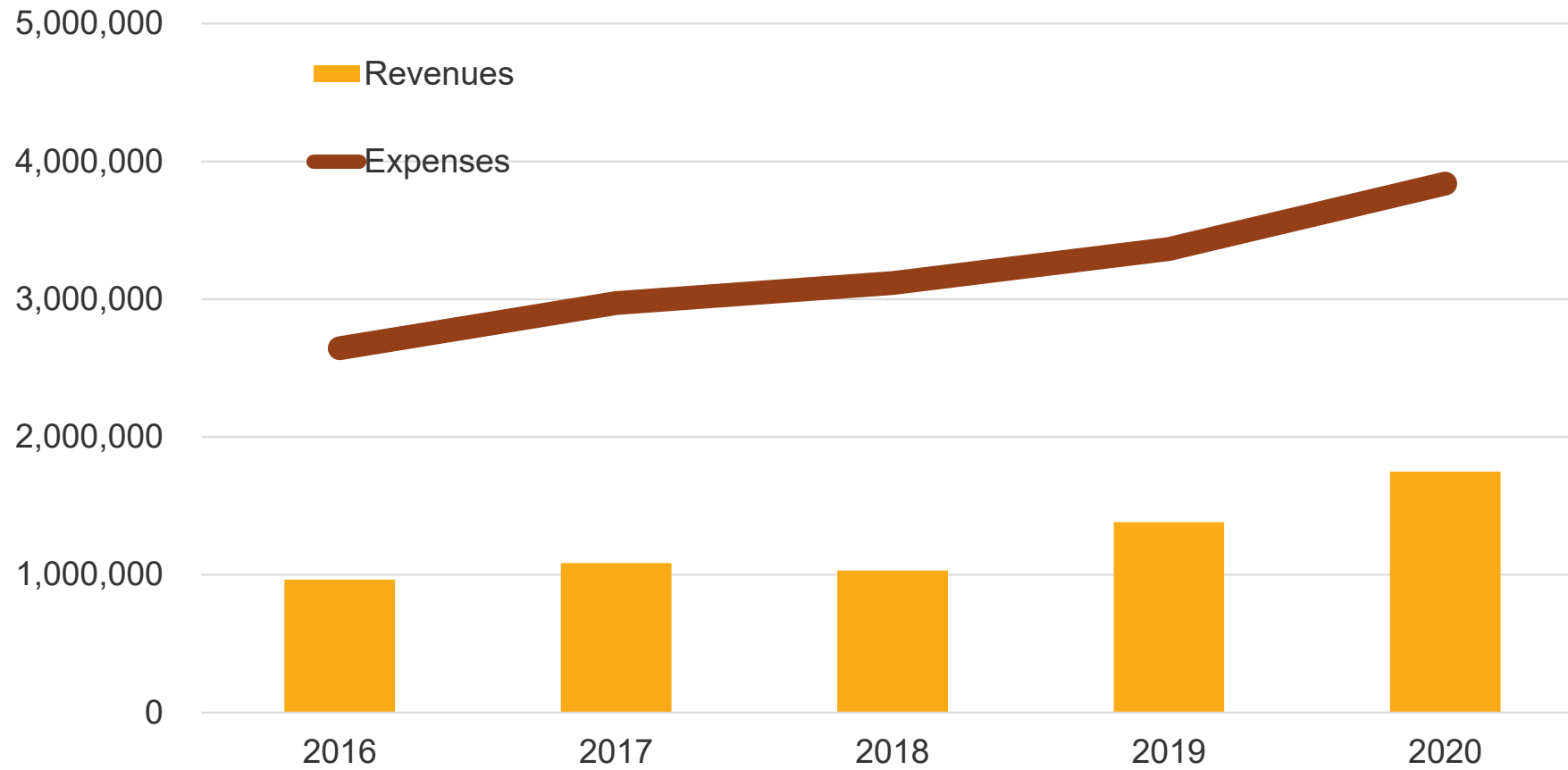
# PARK RESERVOIR OPERATIONS



Excluded interdepartmental transfers



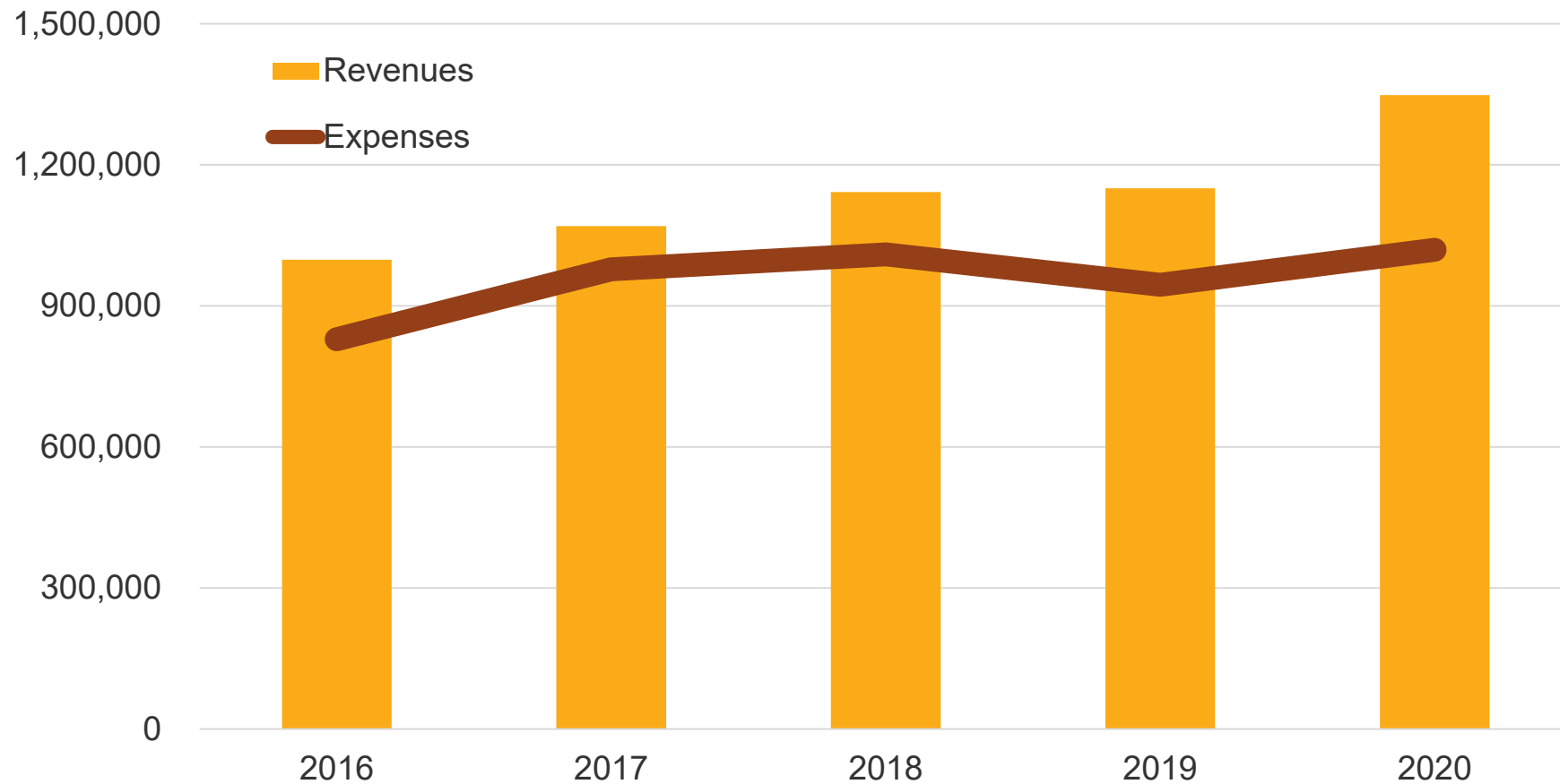
# OPEN LANDS LTM OPERATIONS



Excluded interdepartmental transfers

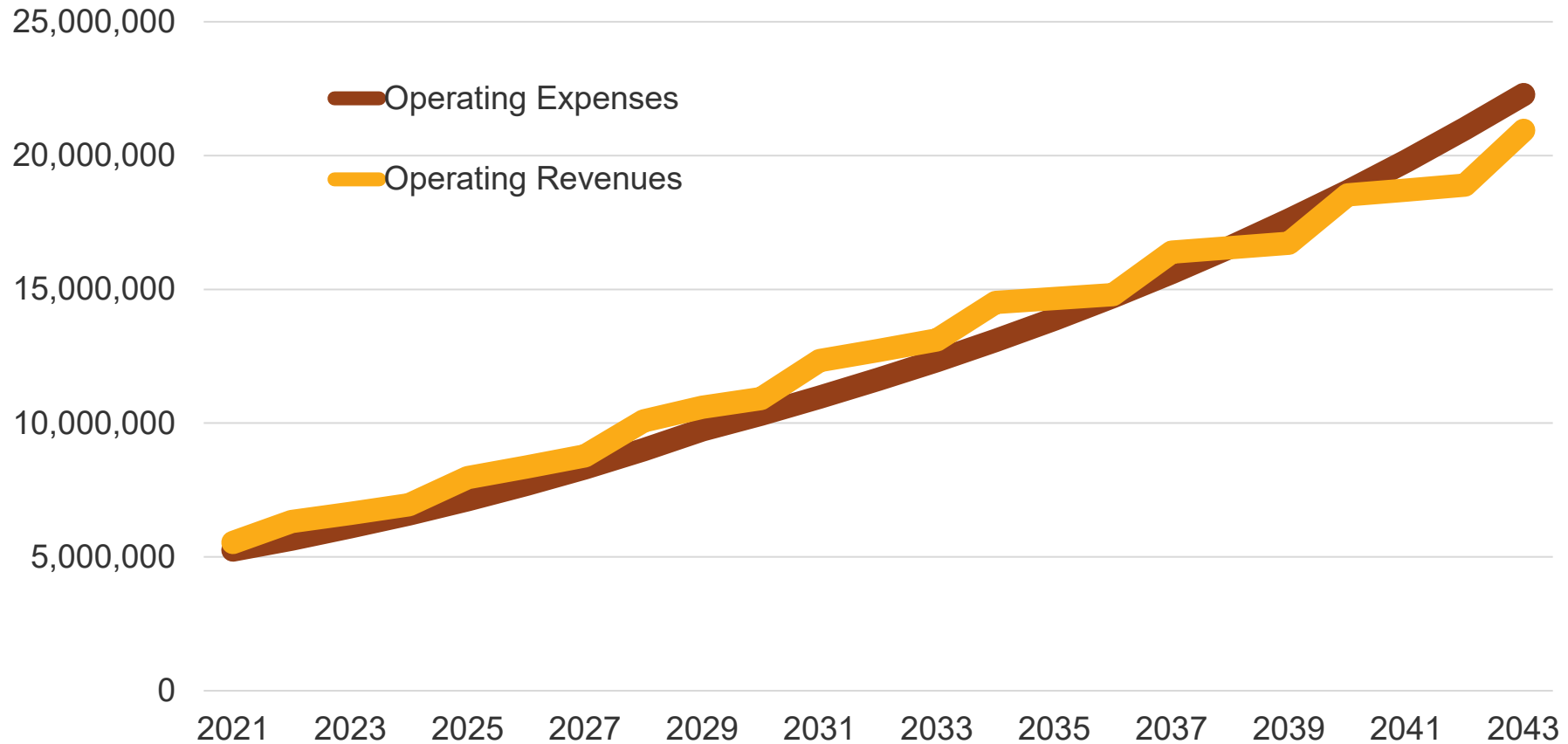


# LAND STEWARDSHIP OPERATIONS



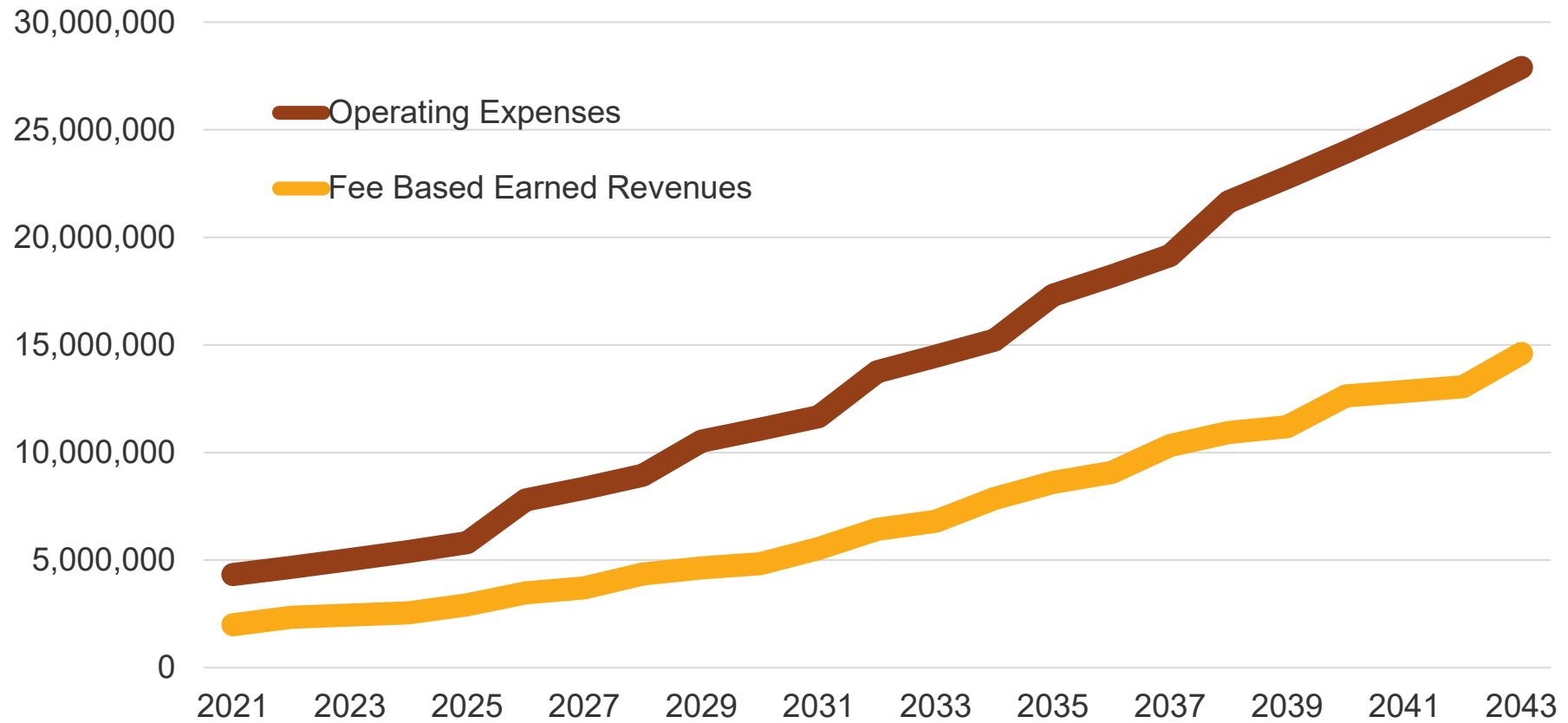


# RESERVOIR PARKS OPERATIONS



Assumes fee increase every three years

# OPEN LANDS OPERATIONS

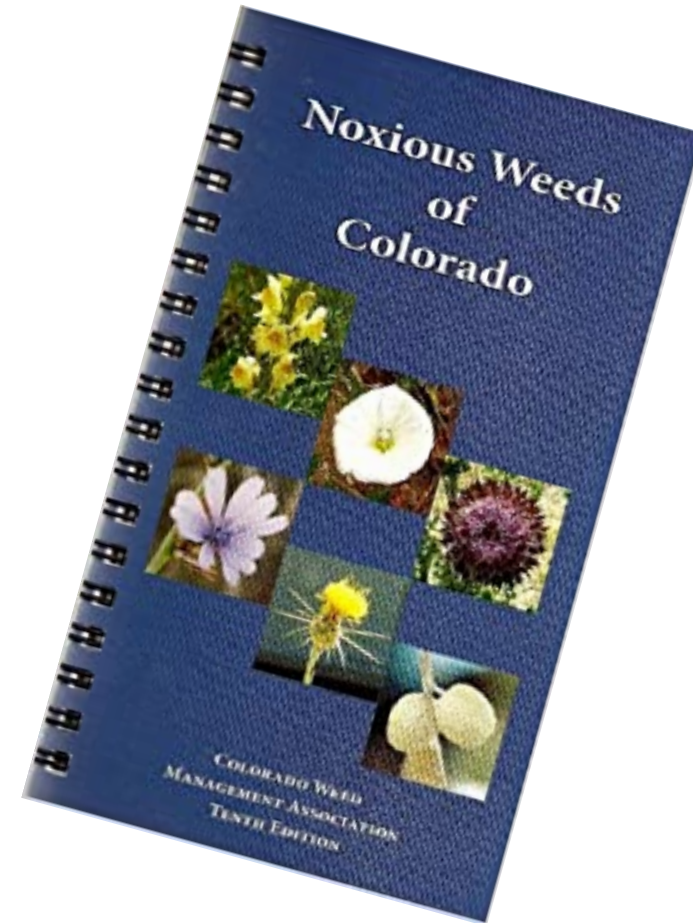


Assumes fee increase every three years

# LAND STEWARDSHIP

## Projected Property Tax Increases

2022	2023	2024	2025	2026
2.00%	1.50%	5.00%	1.50%	10.00%



# SUMMARY



# LARIMER COUNTY: NATURAL RESOURCES



# CAPITAL IMPROVEMENT PROJECTS

MAY 2021

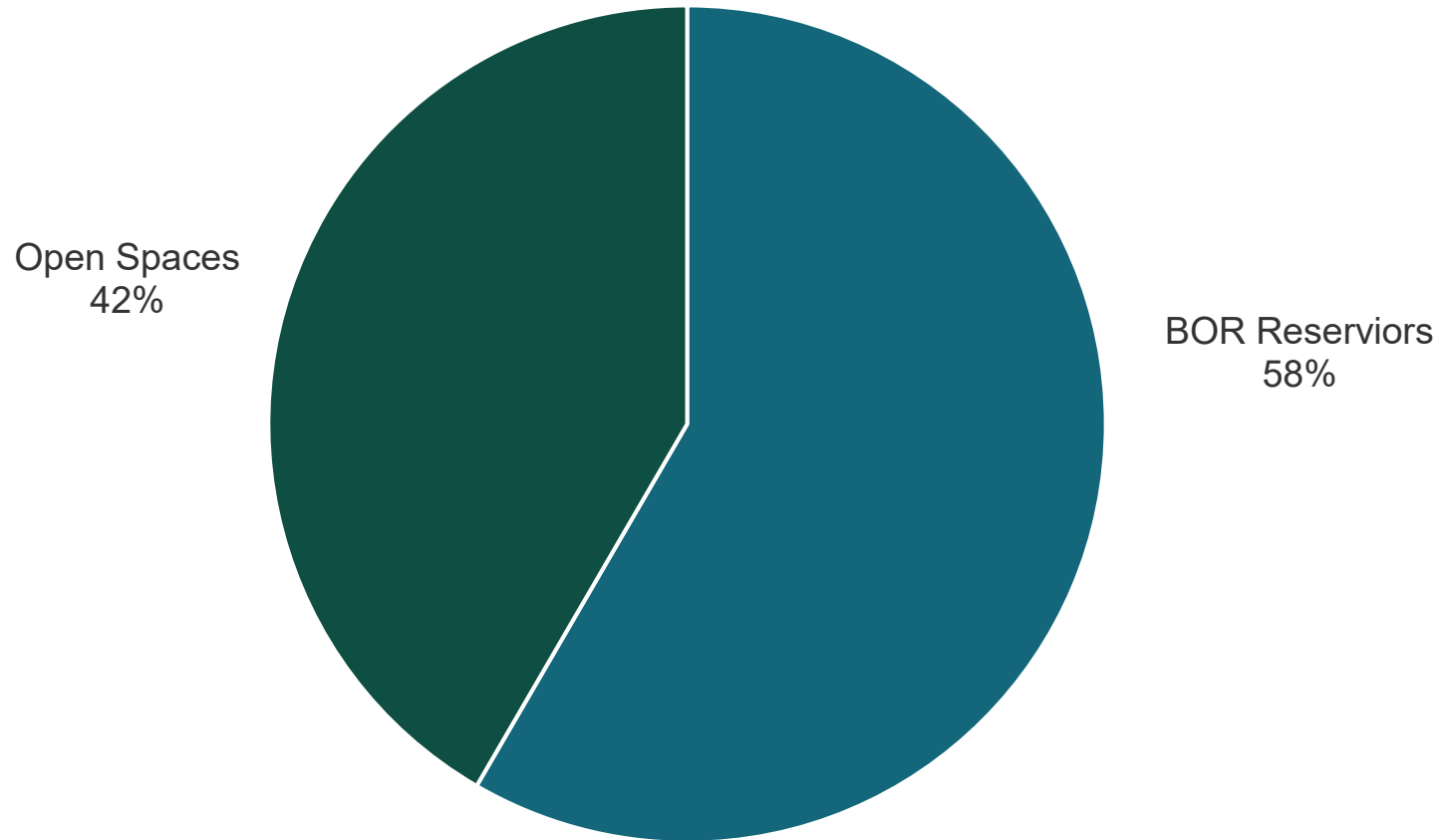


## SUMMARY

- Twenty-five Year Projections
  - Estimated Capital Improvement Projects
  - Funding Sources
    - Operations
      - BOR Reservoir Parks
      - Open Lands
    - Sales Tax
    - Lottery
    - Partnerships/Grants
  
- Five Year Capital Improvement Projects
  - BOR Reservoir Parks
  - Open Lands
  - Shared Projects



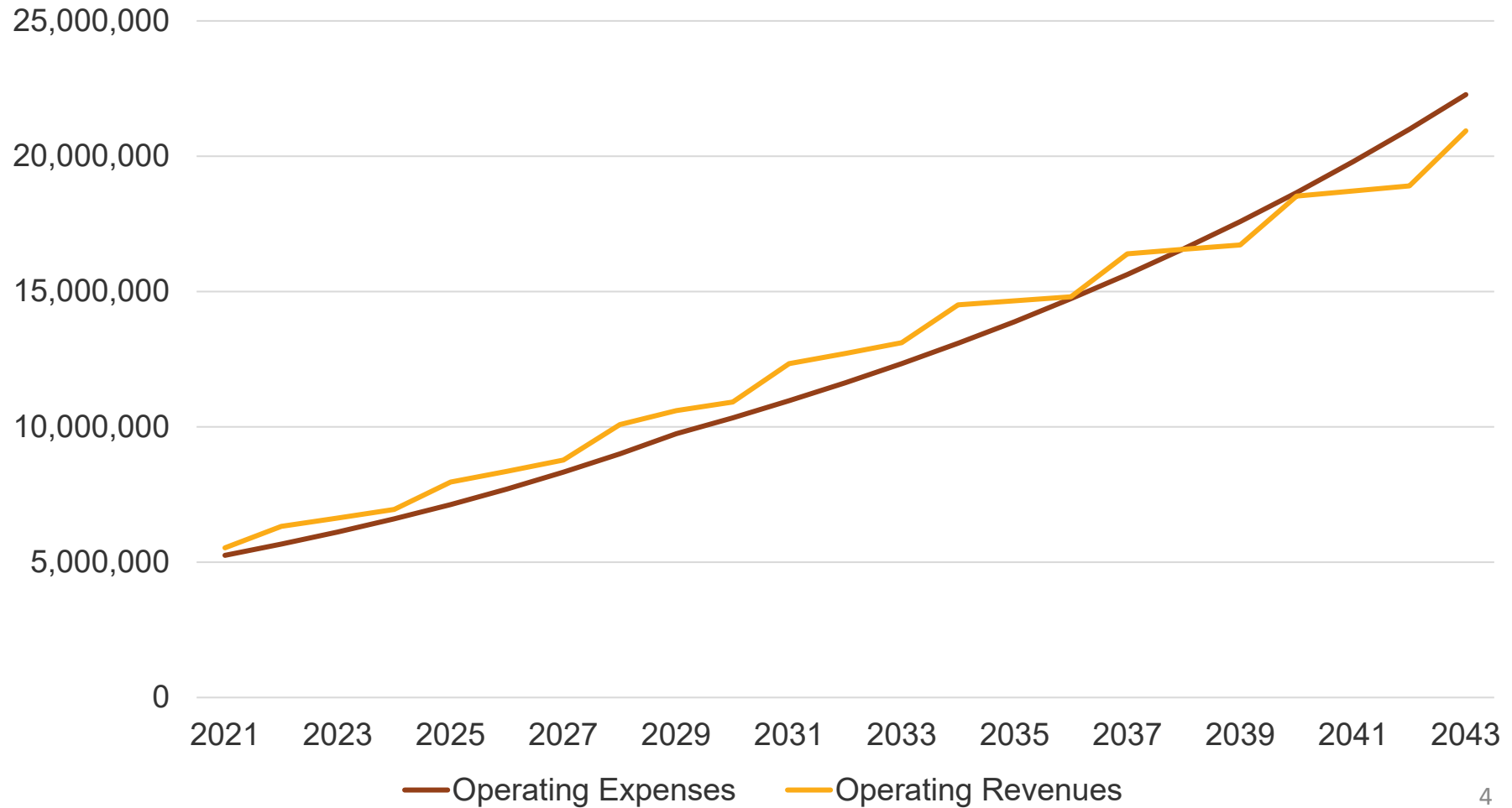
# ESTIMATED CAPITAL PROJECTS - 2021 THROUGH 2043



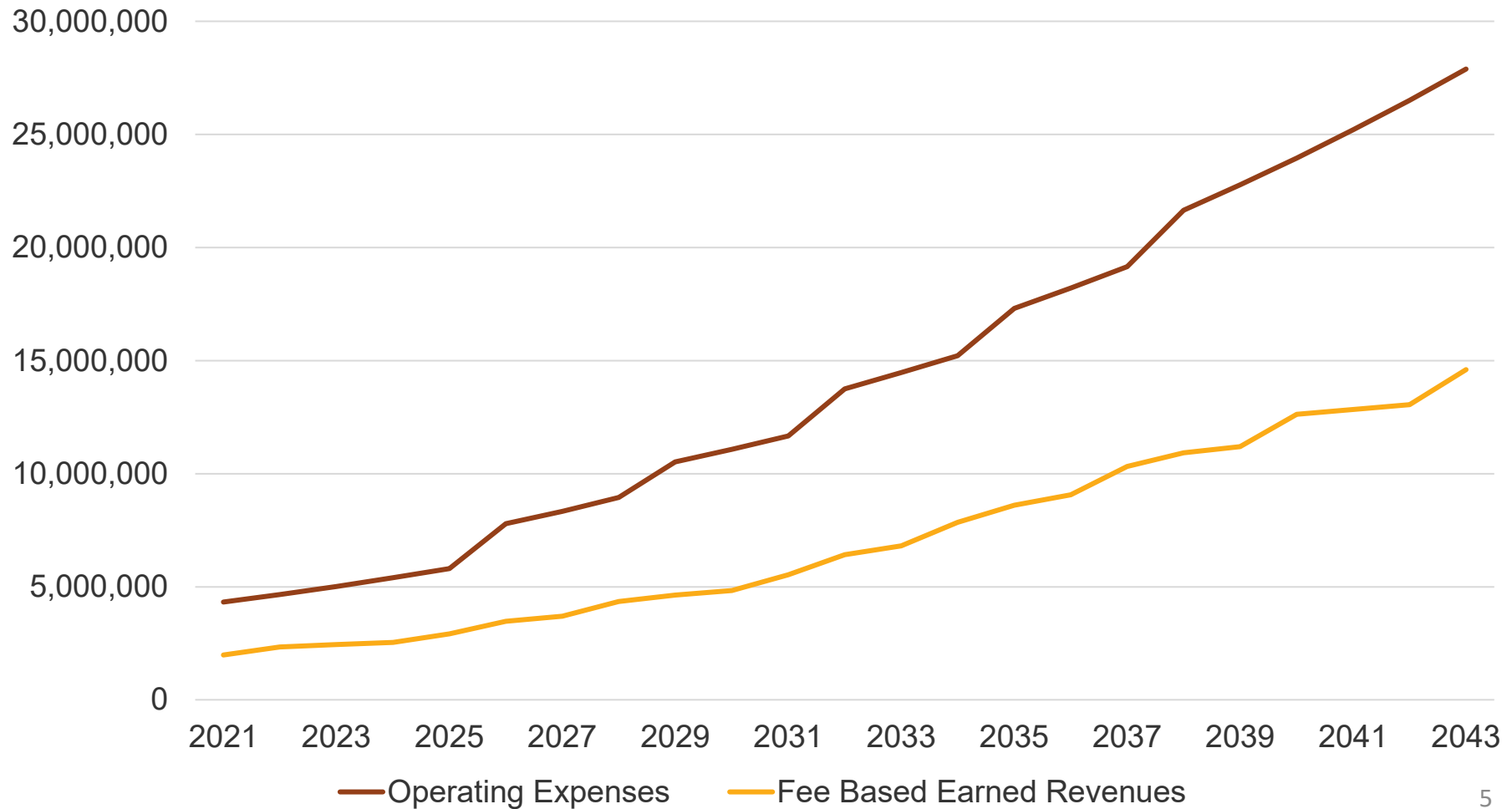
\$ 130,000,000



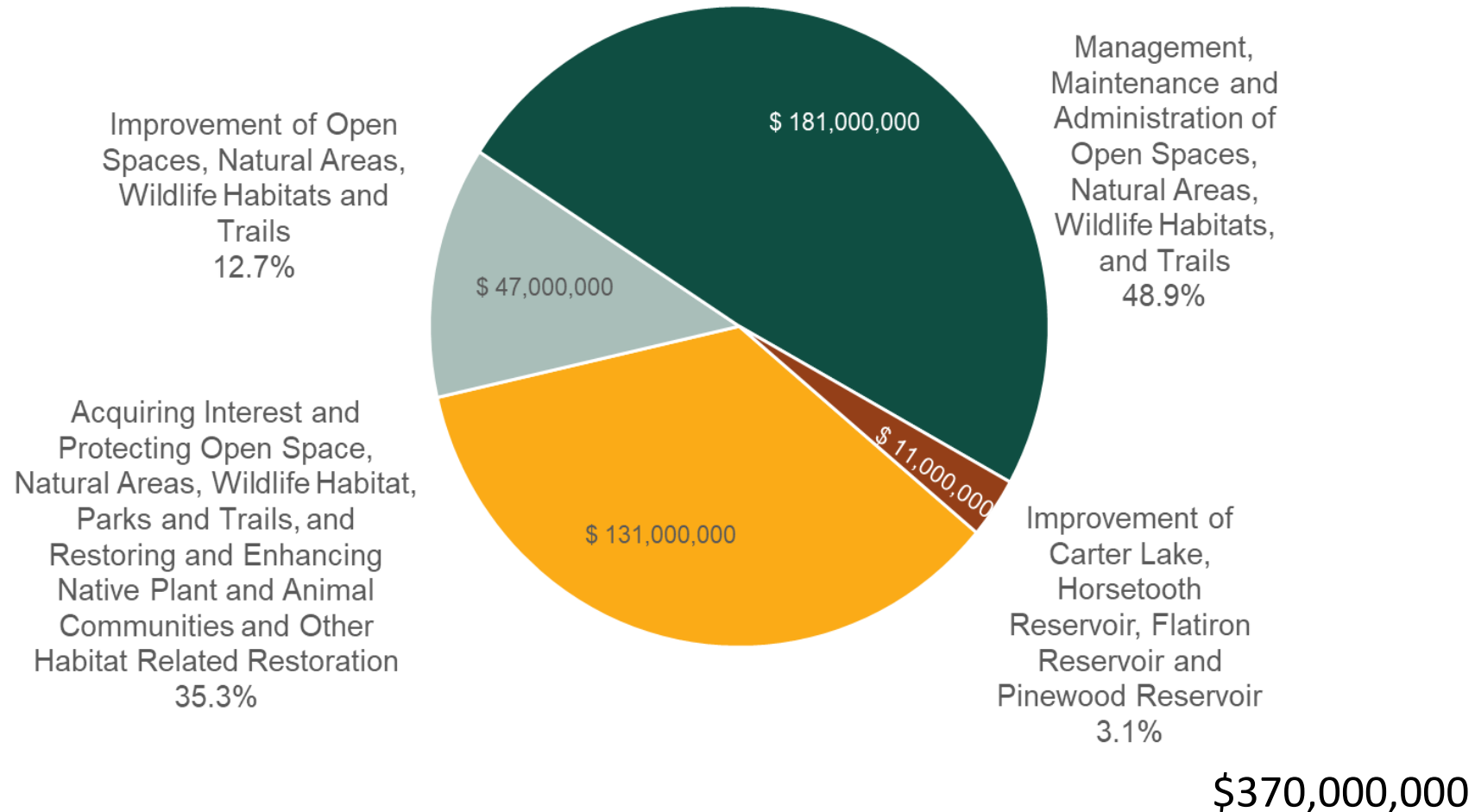
# BOR RESERVOIR PARKS OPERATIONS



# OPEN LANDS OPERATIONS

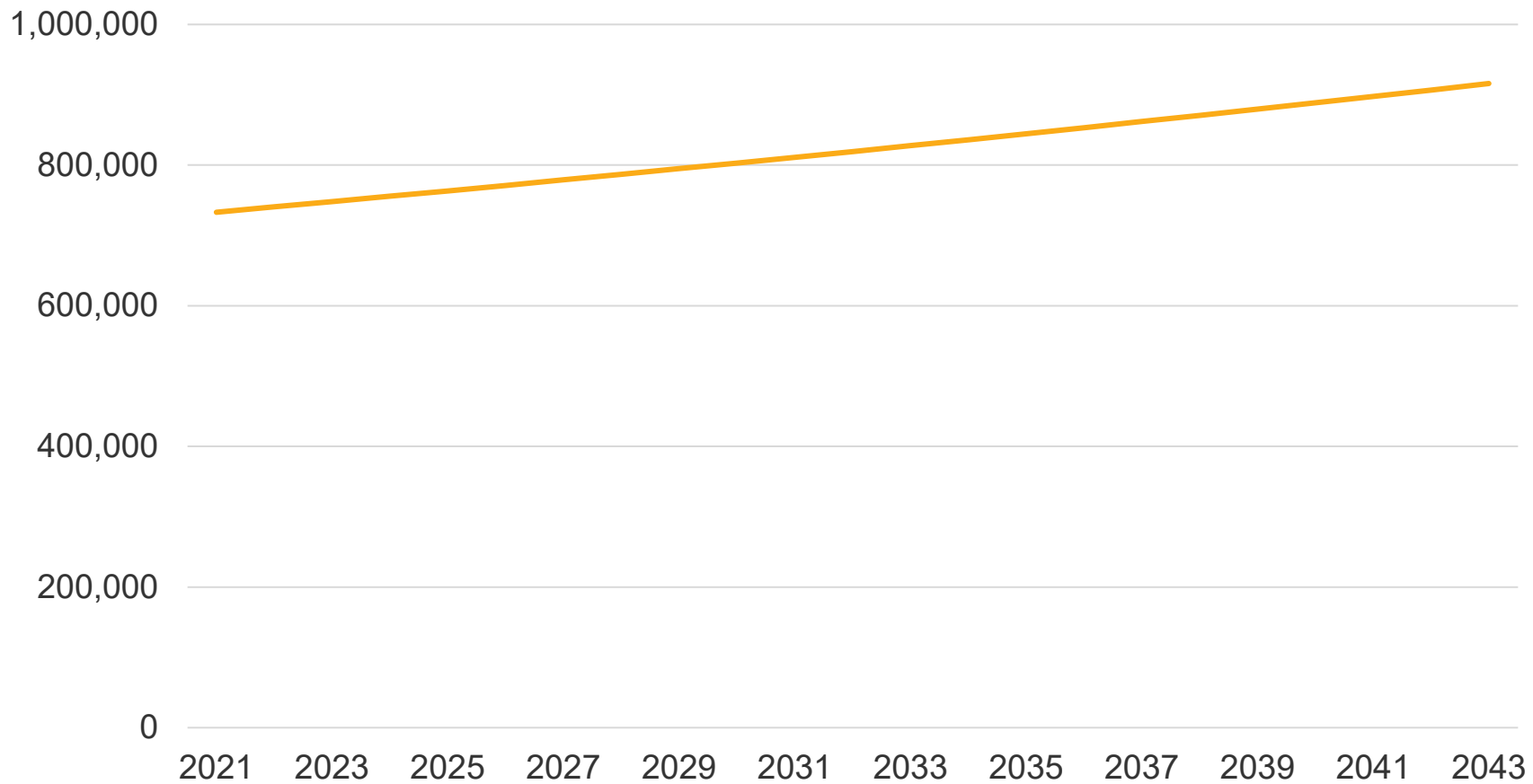


# SALES TAX 2019 THROUGH 2043



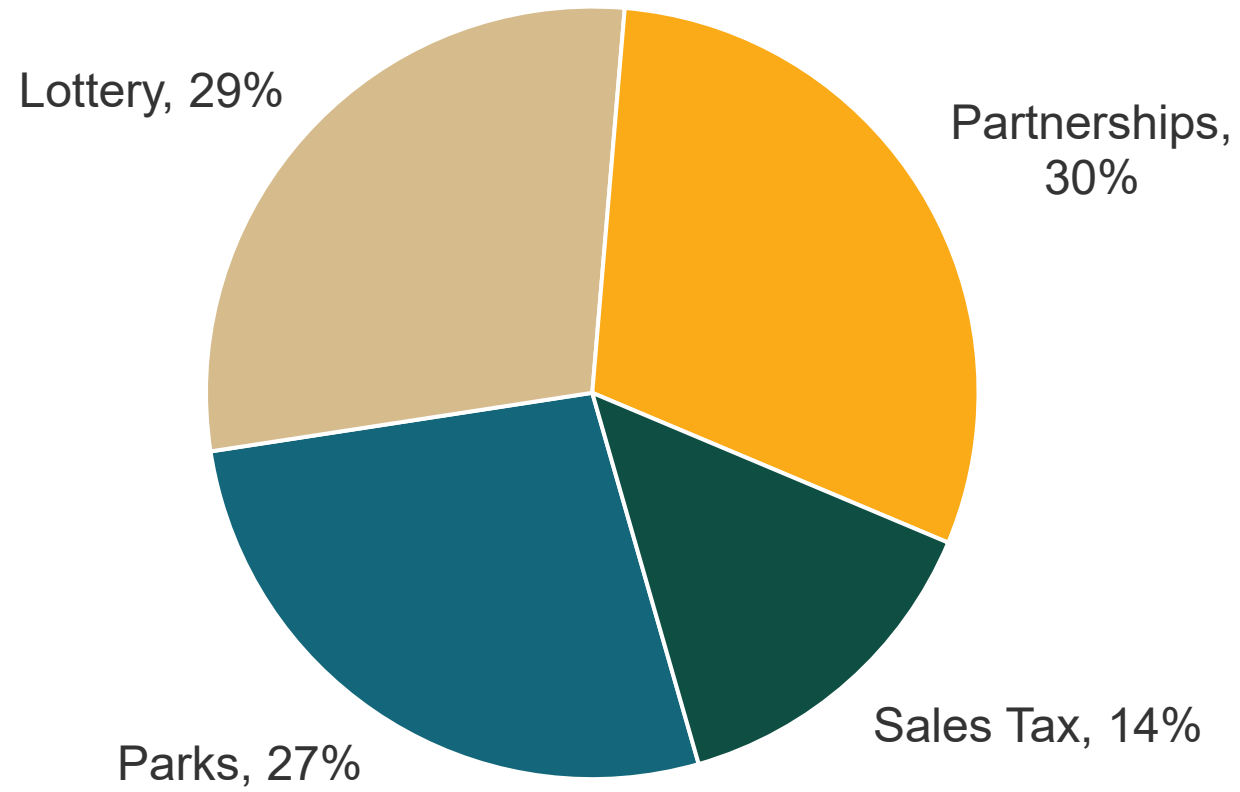


# CONSERVATION TRUST (LOTTERY) REVENUES

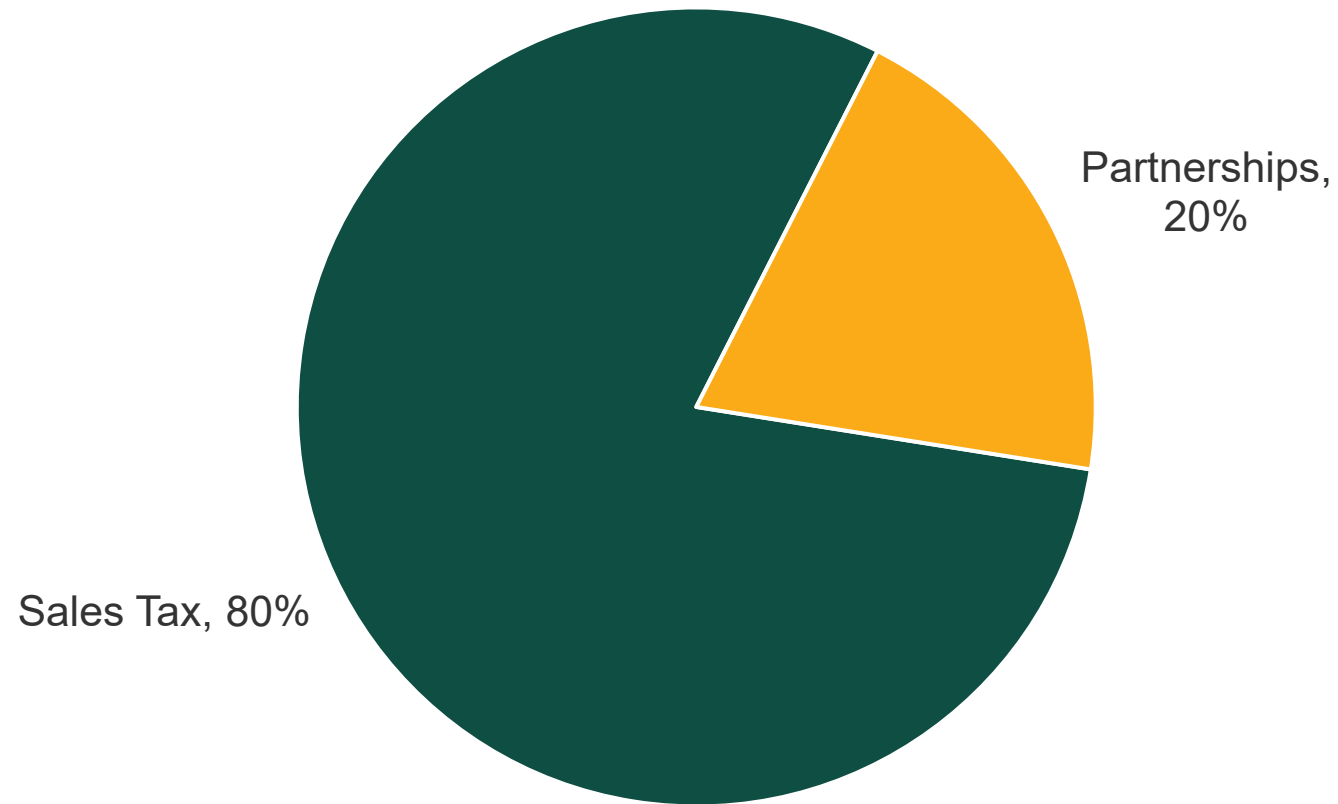




# PARK CAPITAL FUNDING 2019 THROUGH 2043



# OPEN LAND CAPITAL FUNDING 2019 THROUGH 2043





# BOR RESERVOIR PARKS' CAPITAL IMPROVEMENT PROJECTS

Request Name	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total	% SalesTax
Reservoir Parks Parking & Access Improvements	446,500	223,500	223,000	5,526,500	5,526,500	0	11,946,000	5%
ANS Inspector Shelters and Decon Station	565,000	0	0	0	0	0	565,000	0%
Carter Lake Sky View Campground Group Site	1,951,445	0	0	0	0	0	1,951,445	0%
Carter Swim Beach	0	0	0	0	0	608,326	608,326	0%
Flatiron Reservoir Road Improvements	41,808	0	0	0	0	0	41,808	50%
Horsetooth Reservoir Satanka Bay-Turn Lane	10,000	0	0	0	0	385,000	395,000	0%
Horsetooth Reservoir S.Bay Camper Cabins	991,814	0	0	0	0	0	991,814	35%
Horsetooth Reservoir Trail - S. Bay to Inlet Bay	0	8,112	0	78,965	0	0	87,077	0%
Horsetooth Reservoir Rotary Parking Lot Rebuild	0	35,000	318,600	0	0	0	353,600	100%
Horsetooth Reservoir Boat Dock Replacement	0	27,000	28,080	29,203	30,371	32,850	147,504	0%
Inlet Bay Waterline Replacement	213,618	0	0	0	0	0	213,618	0%
Vault Toilet Rehab	75,000	0	0	0	0	0	75,000	50%
<b>Total</b>	<b>4,295,185</b>	<b>293,612</b>	<b>569,680</b>	<b>5,634,668</b>	<b>5,556,871</b>	<b>1,026,176</b>	<b>17,376,192</b>	<b>8%</b>



# OPEN LAND'S ACQUISITION PROJECTS

Request Name	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Land Acquisitions	7,189,106	3,370,844	3,447,051	2,714,552	1,900,187	2,137,710	11,281,100

	2021	2022	2023	2024	2025	2026
Percent of Sales Tax Projected to be Allocated to Acquisition/Restoration	80%	80%	80%	60%	40%	45%
Percent of Allocation Projected to be Expensed	50%	50%	50%	50%	50%	50%





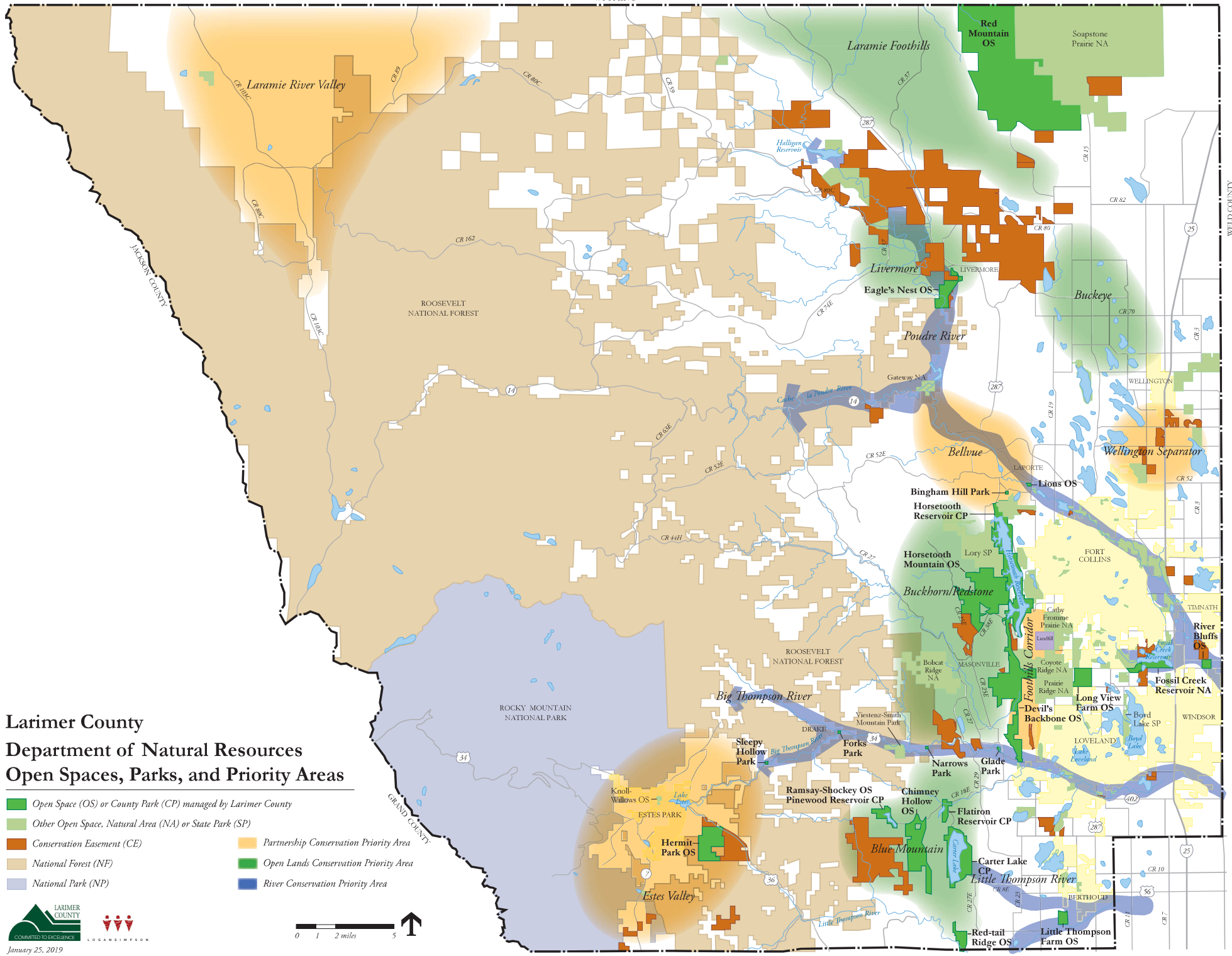
# OPEN LAND'S CAPITAL IMPROVEMENT PROJECTS

Request Name	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Chimney Hollow OS - Trails, Trailhead, Launch, etc.	52,000	175,000	0	309,855	3,049,130	0	3,585,985
Devil's Backbone Trail and Sign Improvements	8,320	0	0	0	0	0	8,320
Forks Park Parking Area and Dayuse Rebuild	18,200	0	0	0	0	0	18,200
Habitat Restoration Project	104,000	21,632	202,476	500,000	0	0	828,108
Hermit Park Open Space – Two Cabin Replacements	30,882	494,276	0	0	0	0	525,158
Hermit Park Open Space – Existing Cabin Renovations	41,667	43,334	45,067	0	0	0	130,068
Hermit Park Open Space Shop Design/Build	350,000	0	0	0	0	0	350,000
Hermit Park Open Space Cabin Road Improvement	20,800	0	0	0	0	0	20,800
Hermit Park Granite Gulch Campground Remodel	0	0	0	0	0	425,829	425,829
Horsetooth Mountain Open Space Plan Improvements	50,000	224,688	224,688	0	0	0	499,376
Pleasant Valley Trail Concrete Replacement	0	0	0	0	0	3,041,632	3,041,632
Poudre River Trail Construction	201,334	2,032,160	0	0	0	0	2,233,494
Red Mountain Inholding-Demo., Fencing & Seeding	101,296	32,448	0	0	0	0	133,744
Red Mountain Management Plan and Improvements	0	27,040	168,730	87,739	0	0	283,509
River Bluffs Open Space Poudre River Restoration	211,117	0	0	0	0	0	211,117
Soderberg Open Space Parking Lot Rebuild	0	15,000	141,000	0	0	0	156,000
Stabilize Historic Structures	63,306	54,080	0	0	0	0	117,386
<b>Total</b>	<b>1,252,922</b>	<b>3,119,658</b>	<b>781,961</b>	<b>897,594</b>	<b>3,049,130</b>	<b>3,467,461</b>	<b>12,568,725</b>



# SHARED CAPITAL IMPROVEMENT PROJECTS

Request Name	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total	% Sales Tax
ADA Improvements	10,000	10,000	10,000	10,000	10,000	10,000	60,000	10%
Admin Office Connectivity	416,000	0	0	0	0	0	416,000	26%
Pay Station Replacement and Gatehouse Design	113,412	0	0	0	0	0	113,412	39%
Permits Database	103,024	0	0	0	0	0	103,024	15%
Shared Facilities Site Plan Carter	10,000	0	0	0	0	0	10,000	0%
Asphalt Maintenance	0	51,000	53,040	55,162	57,368	59,663	276,233	40%
<b>Total</b>	<b>652,436</b>	<b>61,000</b>	<b>63,040</b>	<b>65,162</b>	<b>67,368</b>	<b>69,663</b>	<b>978,669</b>	<b>29%</b>



**Larimer County**  
**Department of Natural Resources**  
**Open Spaces, Parks, and Priority Areas**

- Open Space (OS) or County Park (CP) managed by Larimer County
- Other Open Space, Natural Area (NA) or State Park (SP)
- Conservation Easement (CE)
- National Forest (NF)
- National Park (NP)
- Partnership Conservation Priority Area
- Open Lands Conservation Priority Area
- River Conservation Priority Area

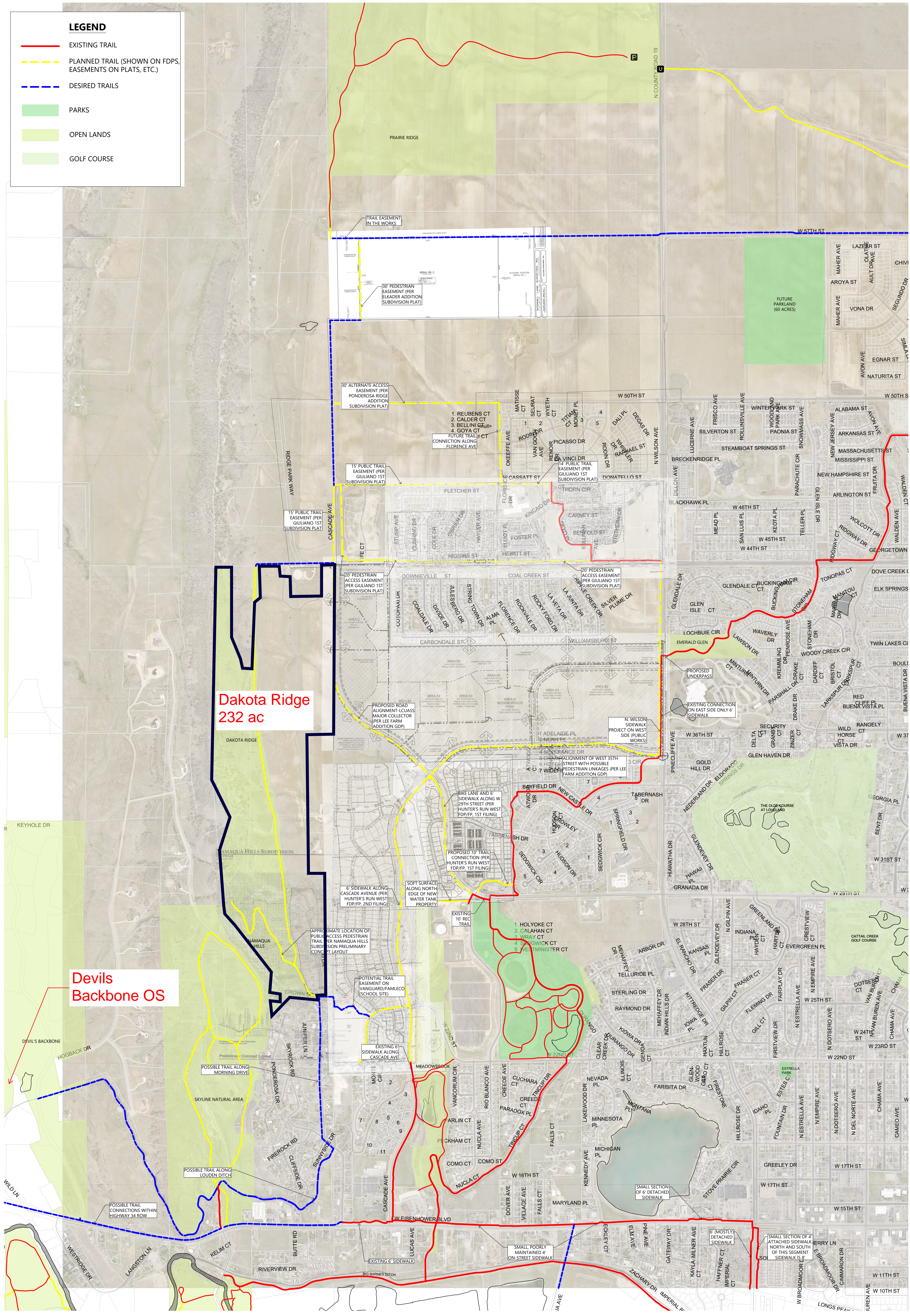




# NORTHWEST LOVELAND TRAIL CONNECTIONS

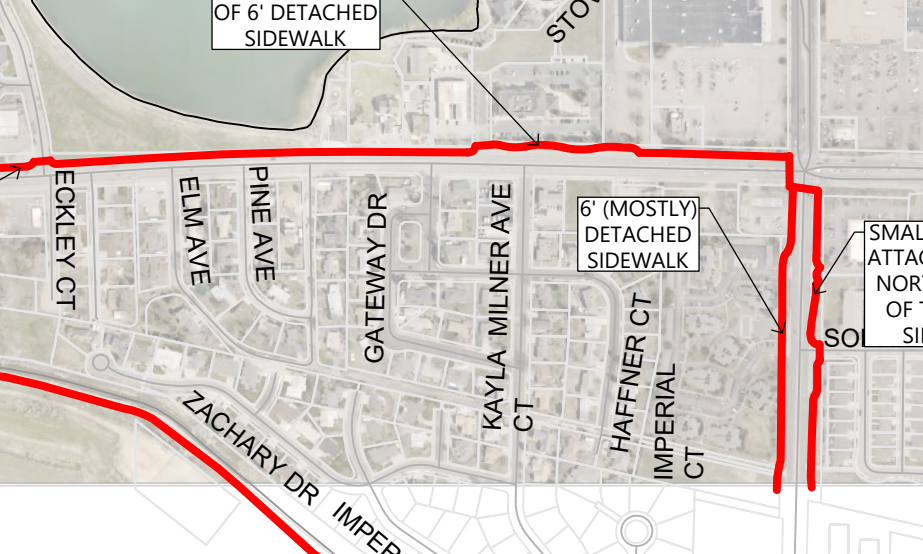
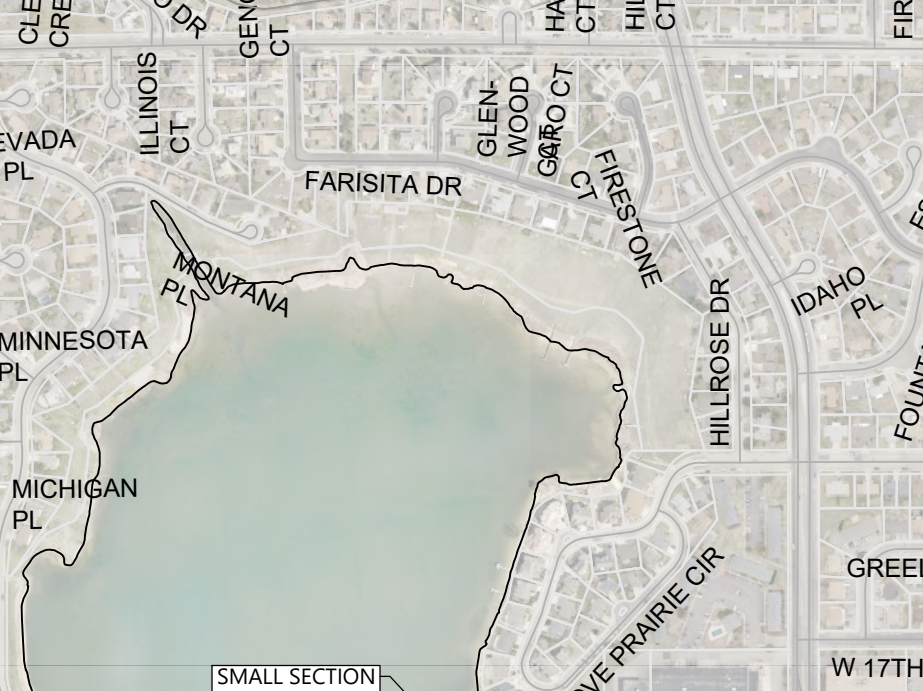
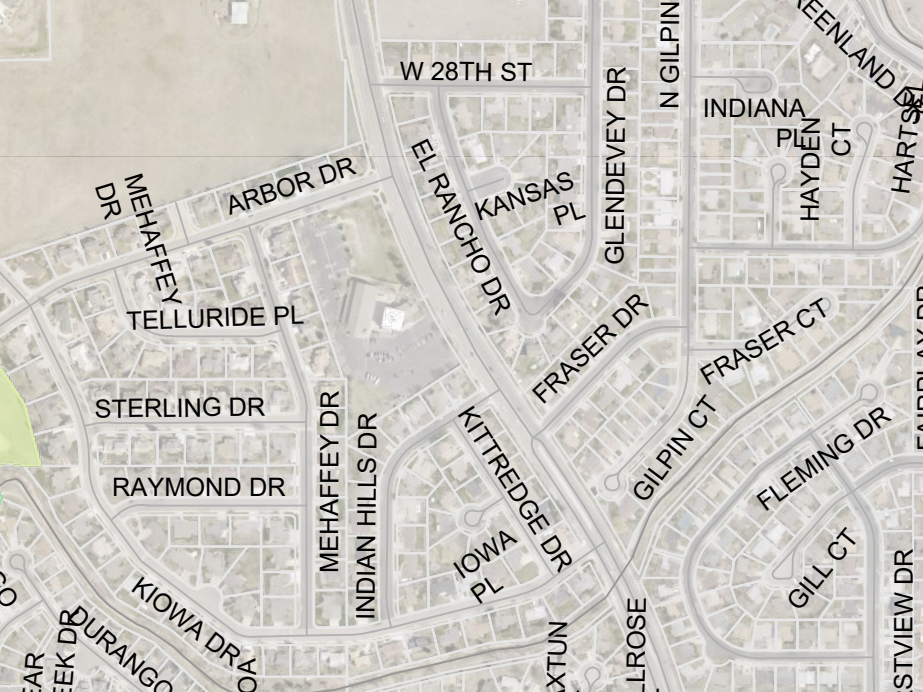
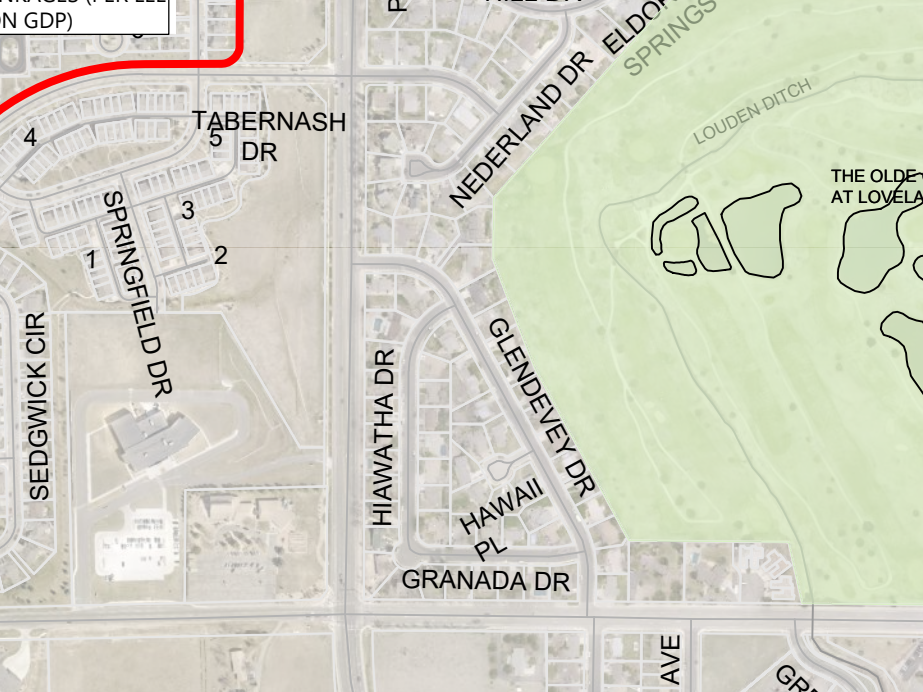
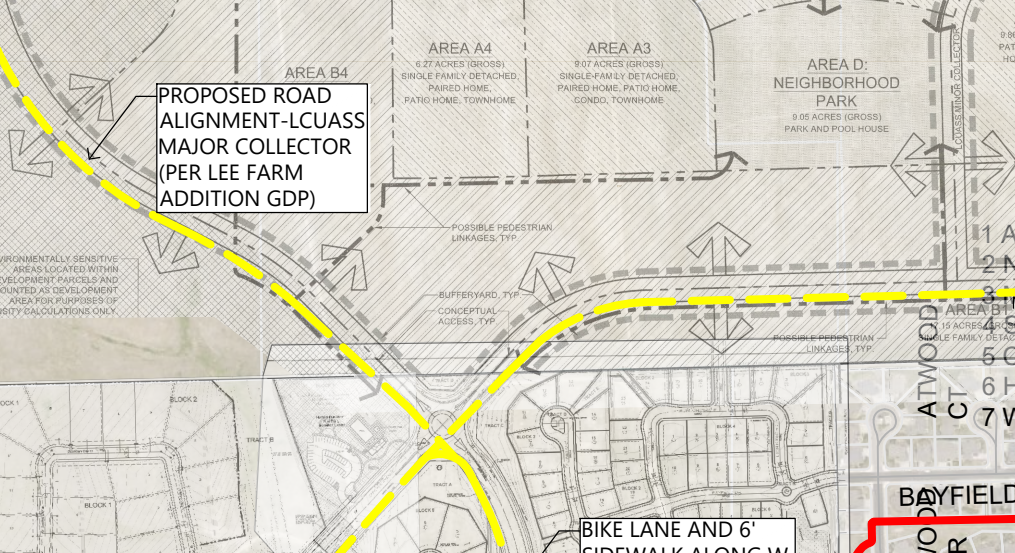
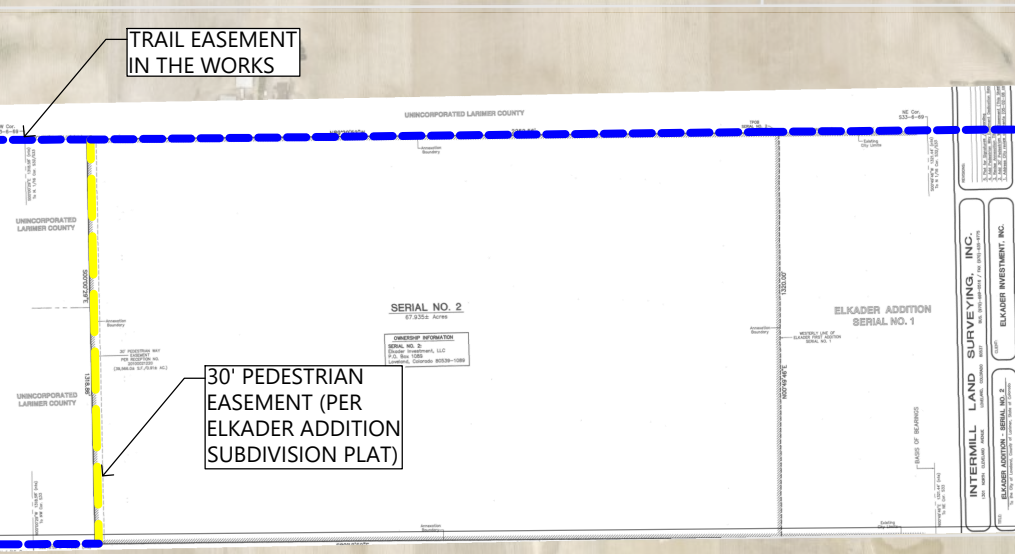
## LEGEND

- EXISTING TRAIL
- PLANNED TRAIL (SHOWN ON FDP'S, EASEMENTS ON PLATS, ETC.)
- DESIRED TRAILS
- PARKS
- OPEN LANDS
- GOLF COURSE

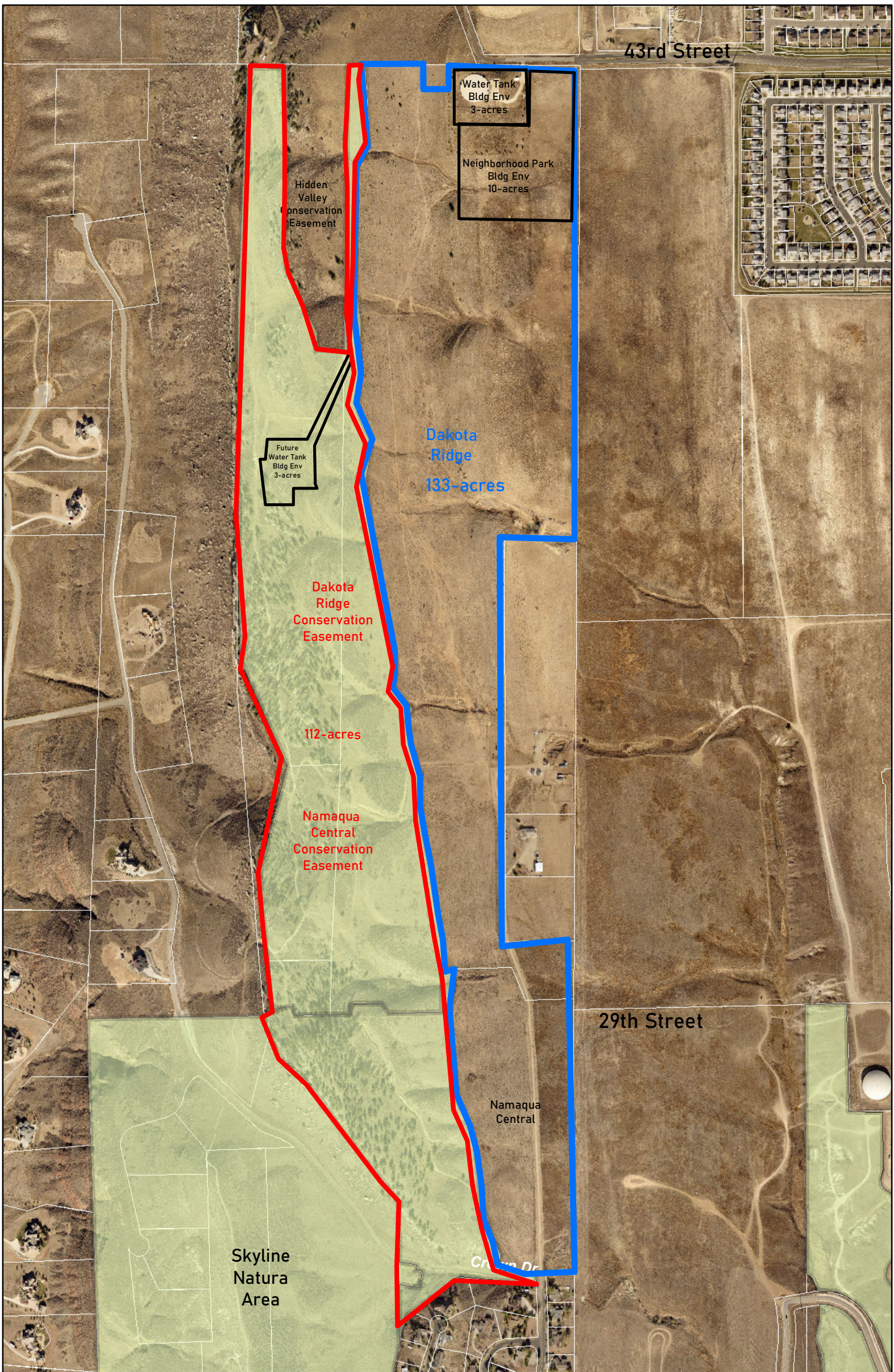


Dakota Ridge  
232 ac

Devils  
Backbone OS

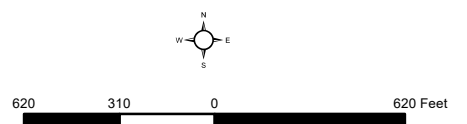






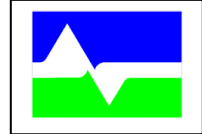
**DAKOTA  
RIDGE  
NAMAQUA  
CENTRAL  
VICINITY  
MAP**

- Open Lands/Natural Areas
- Parks & Golf Courses
- Existing Trail
- Big Thompson River
- Ditches/Canals
- Proposed Trail





**City of Loveland  
Natural Areas Division  
Parks and Recreation Department**



**Review Date:** May 27, 2021

**Project Name:** Dakota Ridge East LLC and Namaqua Central LLC

**Project Number:** OL20DA

**File Last Updated:** December 9, 2020

**Values:**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Scenic           | <input checked="" type="checkbox"/> Significant Plants/Natural Communities | <input type="checkbox"/> Agricultural          |
| <input checked="" type="checkbox"/> Buffer           | <input checked="" type="checkbox"/> Outdoor Recreational                   | <input checked="" type="checkbox"/> Geological |
| <input checked="" type="checkbox"/> Wildlife Habitat | <input checked="" type="checkbox"/> Historic/Archeological                 | <input type="checkbox"/> Educational           |
| <input type="checkbox"/> Wetlands                    | <input type="checkbox"/> Other (explain in narrative)                      |  |

**Property Description:** Both the Dakota Ridge and Namaqua Central properties are located on the northwest side of Loveland, east of Devil's Backbone Open Space and north of Hidden Valley Subdivision. The upper (western) portion of Dakota Ridge Namaqua Central is encumbered with a Conservation Easement co-held by City of Loveland and Colorado Open Lands. Skyline Natural Area is also adjacent to the southwest.

**Quadrangle:** Loveland  
T5N, R69W, Sections 5 and 8

**Acreage:** 133 +/- (proposed) Dakota and Namaqua (Fee Simple)  
112 +/- (proposed) Dakota and Namaqua CE (Fee Simple)  
245 +/- Total acres

**Current Zoning:** Dakota Ridge ER (Estate Residential) City  
Namaqua Central R1 (Low Density Residential) City  
Conservation Easement DR (Developing Resource) City

**Adjacent Zoning:** East PUD City of Loveland  
North PUD City of Loveland  
West RLUP Larimer County  
South E1 Estate Residential Larimer County

**Water Rights:** **Dakota Ridge** –2 residential wells  
**Namaqua Central** –None

**Mineral Rights:** 100% in place

**Other Rights Granted (Easements, etc.):** Existing Colorado Open Lands **Conservation Easement** (partial) 112 acres of the total 245-acre Dakota Ridge and Namaqua Central property

**Road Access Easement** to be required as part of the contract

**Liens:** Will be verified with a title insurance commitment

**Value Estimate:** Appraisal is expected by May 17, 2021

**Potential Funding Sources:** City of Loveland Open Lands Sales Tax Fund #202 and a potential 10% partnership with Larimer County Open Lands, GOCO Resiliency Grant, Parks funds and a private donation.

**Evaluation Criteria Summary:**

<b>Values</b>	<b>Staff Rating</b>
Environmental/Ecological	High
Scenic/Aesthetic/Sense of Place	High
Outdoor Recreation	High
Historical/Archaeological	NR
Agricultural	Low
Geological/Paleontological	Medium
Information/Education	Medium
Context	High
Political Factors	High
Price	Medium

**Narrative:** The proposed project will be a partnership between the City of Loveland Open Lands and Trails Division, Larimer County Natural Resources, a GOCO grant for \$850,000 and a private donation for \$300,000. The properties are adjacent to Skyline Natural Area (154 acres) purchased by Loveland in 2015 and Devil’s Backbone is located approximately ½ mile to the west. The properties contain portions of Loveland Natural Area Site #74, as described in the report “*City of Loveland Natural Area Sites 2008.*” Natural Area Site #74 has an overall rating of 9 out of 10 due to its outstanding foothills habitat.

The 245-acre project would be a fee-simple purchase allowing for full public access including trails, in accordance with the conservation easement on the upper portion. Approximately 2 miles of trails are planned for the properties. Trails will be planned to protect the valuable habitat while also allowing the public to view and experience the wildlife, vegetation and views. Staff has been in discussions with the property owners regarding a possible trail corridor and land acquisition for the last 5 years. Additional uses may include a neighborhood park and a trailhead possibly on the north end of the property.

This property will allow for a trail connection to the north to Prairie Ridge Natural Area that will fully connect to Skyline Natural Area at the intersection of Crown Drive and Morning Drive.

**Colorado Open Lands and the City of Loveland currently co-hold the Conservation Easement on the 112-acre ridgeline property. At closing, when Loveland becomes the fee owner of both parcels the entire 245 acres will be placed under one GOCO conservation easement which will be co-held by Colorado Open Lands and Larimer County. Colorado Open Lands will assume the responsibility of the annual monitoring.**



