



PLAN JEFFCO UPDATE

OCTOBER 2002

INSIDE THIS ISSUE

Candidate Forum	2
Environmental Summit 2	5
Lafarge Approved	6
Vote on TenEyk Annexation	8
OSAC Notes	9

CAN YOU BELIEVE THAT IT HAS BEEN 30 YEARS

**PLAN TO ATTEND THE ANNUAL-
PLAN Jeffco dinner meeting with the
Commissioners, OSAC, and Open Space
staff**

November 12, 2002

PLAN Jeffco will honor the Mountain Area Land Trust for their efforts in land preservation.

Mike Moore, PLAN Jeffco's first Chair will give a historical perspective on the PLAN Jeffco's start and the early program.

November 12, 2002

Mount Vernon Country Club

Social Hour at 6:00 P.M.

Buffet Dinner at 6:45 P.M.

Dinner cost is: \$25 per person

For reservations or information, call

Sandy Bryant - 303-526-0234

Gretchen Larson - 303-526-9629

Please reserve by November 8 - Thanks

COMMISSIONER CANDIDATE FORUM

October 1, at the OSAC Meeting Room

On a rainy October evening, Margot Zallen moderated a forum for Jefferson County Commissioner candidates, Rick Sheehan (Republican incumbent) and Cal Johnston (Democratic opponent). The Candidates were allowed a three minute opening statement.

Sheehan: Reviewed his educational and work history and said that he ran in 1998 because he felt that his financial background could help solve the financial problems that Jeffco was facing. He believes that these problems were solved and is proud that Jeffco has a balanced budget projected for the next ten years and that they permanently lowered the mill levy by 2 mill.

Johnston: Reviewed his work history and said that he felt his training in conflict management would reduce the unrest in the Commissioner's Office. He favors more citizen input, having some evening meetings, a newsletter, a code of ethics, contribution limits, and completion of a master plan.

Questions from the audience then were answered for 75 minutes.

1. What is your outlook for the future of the Open Space program and your concerns about open space acquisitions removing lands from the tax base?

Sheehan: The Denver Regional Council of Governments AMetro Vision 2020@ plan proposed 100 square miles of open space and the metro area has already preserved 300 square miles. He believes that Jeffco should determine how much open space it needs. However, Jeffco citizens want additional open space and that Jeffco should plan for future purchases. At the same time Jeffco must look for primary business

locations to create jobs.

Johnston: We should go full speed ahead and buy priority sites such as the backdrop, scenic and unique areas.

2. What is your position on development on South Table Mountain?

Johnston: Supports preserving South Table Mountain for open space and would oppose development.

Sheehan: Supports the Master Plan to preserve, but that requires a willing seller and Coors/Bradley are not desiring to negotiate. If they come forward with a development proposal, he would be willing to consider it - recognizing that his first choice is preservation.

3. How do you reconcile the use of Open Space funds in relation to the Group Home that was planned on the Ramstetter site?

Sheehan: The group home was not planned to be on Open Space, but on land purchased with General Fund monies. Open Space land would serve as a buffer to the home. The sellers were aware that the placement of the potential group home had not been determined at the time of closing.

Johnston: The dual purpose purchase was a poor choice and was an inappropriate use of Open Space lands.

4. What positions and actions will you take to encourage appropriate development in the mountain backdrop?

Johnston: The Commissioner's make the final decisions on development or preservation? He favors preservation where possible.

Sheehan: As a "for instance," he has suggested to Diane Ten Eyk that if the Arvada annexation is voided that they consider a proposal to preserve the backdrop. The owner does have the right to appropriate development of their property.

There was more discussion of property rights.

Johnston: The U. S. Supreme Court has ruled that rezoning and development must take into consideration the surrounding land use and that a profit is not guaranteed.

Sheehan: The property owner has a right to the rezoning process, but not a right to be rezoned to a higher use or to automatic approval.

5. What are the plans for Jeffco Human Services?

Sheehan: They are in the hiring process for a permanent Director. The Federal and State funds have been reduced and the County only provides about a 20 percent match. Jeffco has been lobbying state and federal officials. The public should also. He is looking at redirecting more mill levy funds to Human Services. They have not cut service levels for the Jeffco Department of Health and Environment.

Johnston: The County can do more. More than 17,000 children in Jeffco do not have health insurance and the State is not matching the Federal funds that are available. Jeffco will have a \$300,000 shortfall in its Child Health Plan Plus program. He is worried about the ability of Jeffco to face an emergency. (One of the reasons he was so opposed to the permanent tax cut.)

6. What environmental impacts (pollution, development and disruption of wild life corridors) do you see with the proposed beltway from Broomfield to Golden?

Johnston: There will be impacts, but we need to improve transportation. He proposes that the present arterials (Indiana, Hwy 93, Hwy 58 to I-70 South/West-bound) should be improved first as the traffic study determined that most of the traffic is generated locally. If a beltway is needed, perhaps in 20 years, buffers are needed and development controlled. For a route through Golden, he favors something similar to Santa Fe or Hampden.

Sheehan: Favors the beltway as a long-term need and supports Golden's desire for mitigation. Jeffco is applying for funding for an Environmental Impact Study for making Hwy 93 four-lanes and divided. He feels that the potential beltway route will pass mostly through open space. Development should be limited to major intersections and the Jeffco Airport.

7. How can the County participate in assuring adequate water supply for new developments?

Sheehan: Water is basically a state-wide issue. Jeffco has a small role to play. A Turkey Creek Watershed study found that existing wells are depleting the water table. The study committee recommended an overlay zoning restricting development to one home per five acres. The committee will monitor well and water use.

Johnston: The Commissioners definitely can control the mountain water problems and need to assess how much water is available in other areas besides Turkey Creek. There may be a need for a moratorium on development in certain areas.

8. Should the Commissioners encourage or discourage growth in Jeffco?

Johnston: The Commissioners should sign the Mile-Hi compact on growth boundaries. This DRCOG compact outlines a 747 square mile urban growth boundary. Need limits and managed growth.

Sheehan: Mobility is a freedom and persons have a right to come to Colorado. The County needs to manage development within the County and still maintain freedoms.

9. Senate Bill 111 bans relocation of prairie dogs across County boundaries. Will you make exceptions to this bill?

Sheehan: The County will comply with the law, but he did not know the details.

Johnston: Also did not know the details, but acknowledged that prairie dogs were an important part of the prairie ecosystem.

(Note: Jeffco has made exceptions to allow Westminster to move prairie dogs from Adams County into Jeffco.)

Finally, the candidates asked each other two questions.

Johnston's first question to Sheehan related to Sheehan not voting for the Mile-Hi compact. But he felt that the question was answered earlier.

Sheehan asked how Johnston could work in an environment with two opposition-party Commissioners? Johnston said that he was a fiscal conservative and that there would be no problems in that area. He has had to work with others in conflict situations before and has training in conflict resolution. He believes that his experience in dealing with conflicts between

his former high school students will prove useful. He believes they can get to a win-win situation. The Commissioners represent the people not themselves and must do what is best for the County.

Johnston asked if Sheehan would recuse himself or acknowledge campaign contributions when acting on matters that involve contributors? Sheehan said that most situations involve persons who have contributed. They contributed to his campaign and these contributions do not influence his vote. Contributions are necessary to get your message to voters and the voters vote for integrity and trust. If an ethics policy is adopted, he would not hesitate to comply.

Sheehan asked how Johnston expected the "Council of Governments" Suggested by Johnston that included more than 150 governments and districts could function successfully? Johnston proposes that there be representatives for each city and each type of special district to keep the numbers manageable. His desire is to get the special districts and cities some clout in dealing with the State and Federal governments.

Bette Seeland and John Litz



WESTERN MOUNTAIN MAHOGANY
Cercocarpus ledifolius

ENVIRONMENTAL SUMMIT MEETING

SEPTEMBER 21ST

The second Environmental Summit Meeting was hosted by PLAN Jeffco in the OSAC Meeting Room, Saturday morning, September 21st. Twenty-one attended representing about 12 organizations.

Communication was the first order of discussion. Elliot Brown described the consensus of the Communications Committee from their May meeting.

Essentially groups have newsletters, and phone and email trees for internal communication

Some groups have web sites that allow posting of information

Both of the above are passive and are good for announcements and information.

A third possibility is to use a list-serve that would allow for interactive communication with either a moderated or open chat room.

For communication within the Summit groups:

1. Phone trees and newsletters are in place, and should be utilized by all groups.
2. Email and email trees probably need embellishing.
3. The PLAN Jeffco web site can be used for posting information and as a link to other groups.
4. A list-serve is not established. We probably can use Yahoo groups, modeling on the Boulder County Nature Association list-serve.

There was discussion on maintaining a Web Calendar. Judy Dennison posts a Golden area calendar and sends out weekly emails with the

updated calendar. She gets the information by persons using the contact button on the Calendar web site.

There was discussion on why the groups should communicate. Some reasons presented were:

1. Identifying allies
2. Coordination of efforts on issues, not to be fragmented
3. Develop political clout as the Summit groups represent a large block of voters.
4. Education of members
5. Efficient, cost effective communication
6. Bring a global perspective to the individual groups.

The discussion then led to the role of an umbrella group. The consensus was that the umbrella could allow the groups to have more political clout and a goal of maintaining and improving the quality of life in Jefferson County and the surrounding areas.

The principal element the group would be concerned with is land use but interrelated issues also need to be addressed. Interrelated issues include transportation, water quality, air quality, wildlife, growth, open space and land use issues in neighboring counties.

The umbrella group could assist an issue-focused group by providing shared talent and shared resources. It could serve as a contact for media attention.

The consensus was to have a small group look at organization of the umbrella. It can be done under PLAN Jeffco or can be a separate corporation. The group believed that there should be a new organization which could take independent positions. The Colorado Environmental Coalition and League of Conservation Voters may be models. This Organizing group is to meet October 10th.



John Litz

County Commissioners Approve Lafarge Proposal

On Tuesday morning, October 1, 2002; the Jefferson County Board of County Commissioners unanimously approved the proposed Lafarge land exchange. This was a milestone event in what has been a long process.

Over two years ago the Lafarge Corporation, that operates the Spec Agg Quarry adjacent to Heritage Square in Golden, first tendered a proposal that would adjust the southern boundary of its quarry through the addition of 60 acres of land currently contained in Matthews-Winter Jefferson County Open Space north of I-70. The proposal represented a complicated open space transaction with great potential benefit to the Jefferson County Open Space (JCOS) program but with wide ranging political, ecological and philosophical ramifications for JCOS, the City of Golden and open space advocates.

A formal proposal was made to the JCOS Open Space Advisory Committee (OSAC) on February 7 of this year. However, even before then significant modifications to the Lafarge proposal had been effectively negotiated through the efforts of citizen open space advocacy groups, led by PLAN Jeffco. At the time of the formal proposal to OSAC the major elements of the

proposed transaction were:

Transfer of 60 acres of Matthews-Winter JCOS on the southern border of the quarry to Lafarge. Currently this open space has no trails and is not accessible.

Transfer of three parcels in the vicinity of the quarry, totaling 60 acres, to JCOS. Contingent on the boundary adjustment, Lafarge would donate 463 acres it owns on North Table Mountain to JCOS.

Lafarge would donate the quarry land, including the Mathews-Winter Open Space obtained in the boundary adjustment, back to JCOS at the end of the quarry life.

Lafarge would perform enhanced reclamation of all land quarried and establish a sufficient bond to insure future reclamation

Lafarge would forgo the ability to mine a 106 acre parcel of land on State Land Board, Section 16 and will pay \$50,000 a year in royalties to insure that the land is not developed in the immediate future.

OSAC approved the proposal, recommending to

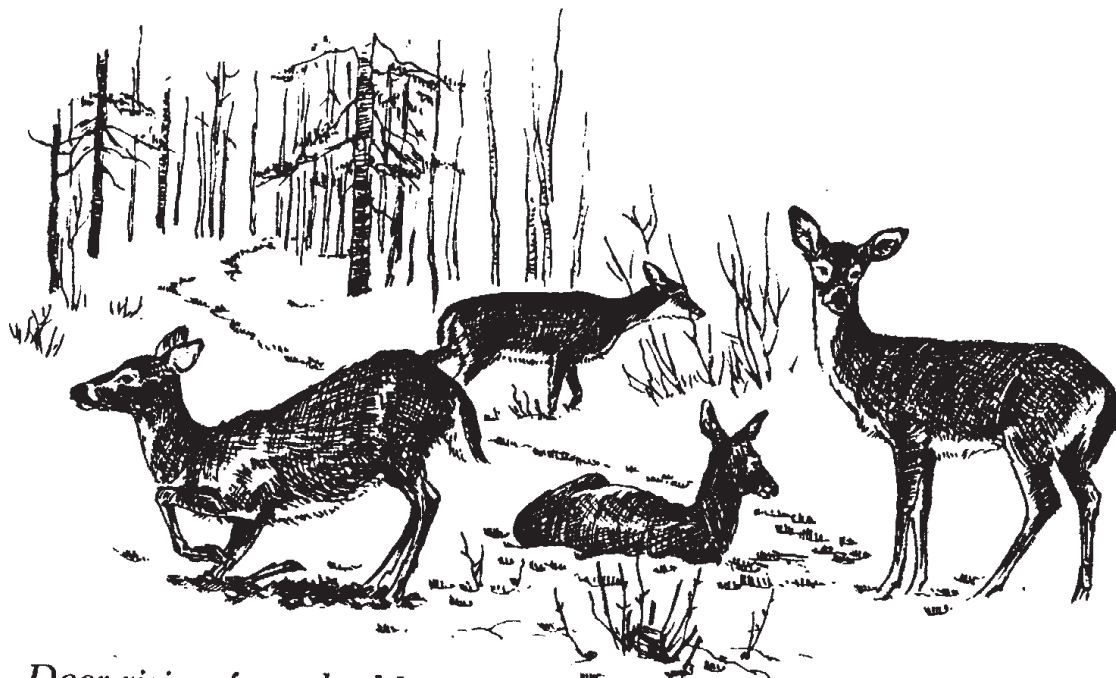
the Board of County Commissioners that the transaction go forward. Subsequently, JCOS staff undertook extensive negotiations with Lafarge and although many embellishments were added the essential elements of the deal remained intact for approval by the Commissioners.

Now the arena shifts to the City of Golden since the Lafarge quarry is in the city. Permits and reclamation are controlled by a Planned Unit Development (PUD) administered by Golden. Importantly, the details of enhanced quarry reclamation, deemed one of the most important aspects of the deal, will be established between Lafarge and the City of Golden. In addition, negotiations with regard to the ultimate status of Section 16 land will continue with the State Land Board.

As alluded to earlier, this land exchange is a creative, but nonetheless controversial endeavor. Even though much land and value has been added to Jefferson County Open Space, including 463 acres on North Table Mountain in

Golden, some will still point out that this was accomplished with the sacrifice of existing open space and that this should never be done. This admonition is important to consider, given the potentially awful outcome for open space property acquired in association with the abortive youth offender home. However, as the county approaches "build out", with intensifying competition for a dwindling pool of open lands, these kinds of creative, compromise transactions may become necessary to preserve the open space that defines our quality of life. In this regard, to those who would advocate for limits on open space acquisition in Jefferson County, who ask "How much open space is enough?", it should be pointed out that there is no "sunset" being imposed on growth and development and so there should be none arbitrarily imposed on open space acquisition. Significant open space acquisition, however it is accomplished, is an important tool in securing quality of life for the citizens of Jefferson County.

Elliot Brown



Deer rising from bedding area

Proposed Ten Eyk Subdivision Inappropriate Development in Mountain Backdrop

The integrity of the Mountain Backdrop at the mouth of Coal Creek Canyon is threatened by the proposed Ten Eyk subdivision. However, a tenacious group of Arvada and Coal Creek Canyon citizens have opposed this inappropriate development. It has not been an easy task. The future of the 90 home Ten Eyk subdivision, proposed for the entrance to Coal Creek Canyon, will be decided by Arvada voters. After four years of court battles, a group of Arvada citizens has won their right to petition for referendum to allow Arvada voters to decide the fate of the proposed Ten Eyk 90-home urban subdivision.

A little background. In 1997, the Ten Eyks sought annexation into the city of Arvada in order to develop an urban subdivision as a part of the now defunct Jefferson Center Development Plan. In July 1997, after several hearings marked by strong public opposition, the Arvada City Council approved a reduced development. The Ten Eyks then sued the city to regain the maximum density allowed in the Jefferson Center Plan.

In July 1998, in an out-of-court settlement between the developer and city council of Arvada, a maximum of 90 homes was reinstated and view restrictions were reduced-bad for the Mountain Backdrop. Five Arvada citizens then filed a letter of intent to hold a referendum on the issue. The city of Arvada denied the attempt to petition for referendum and the citizens filed a court action to secure their right to petition for a referendum. The courts have ruled that the citizens will finally get to put this proposed urban housing development to the voters.

A group of Arvada citizens, led by Hildegard Hix, formed the Arvadans Protecting the Mountain Backdrop Committee to move ahead with the petitioning and referendum effort. The Friends of the Foothills, led by Tom Hoffman, has continued to support these efforts to protect the Mountain Backdrop and the scenic entrance to Coal Creek Canyon. PLAN Jeffco supports this effort as well as all efforts to preserve the Mountain Backdrop from the blight of inappropriate residential development and telecommunications towers. Concerned citizens throughout the region have an opportunity to help Arvada citizens protect this part of our Crown Jewel Natural Open Lands. Help stop the destruction of this beautiful treasure.

To help, contact The Friends of the Foothills by email at foothill@peakpeak.com or phone 303-642-1233. Financial contributions are also needed; send your check to Friends of the Foothills, PO Box 7002, Golden, CO 80403.

Elliot Brown



OSAC NOTES – OSAC NOTES – OSAC NOTES

August 1: Study Session Field trip to the Mills Mall with particular attention to the area that will be devoted to a visitor's center that will feature the Open Space program among other recreational venues.

Regular Meeting: Two acquisition proposals by Westminster were detailed. They include a 30-acre parcel surrounding Lower Church Lake, near 112th and Old Wadsworth and an up to 10-acre parcel along Walnut Creek East of Wadsworth Blvd. Westminster had been requested by Open Space to not make requests from the second issuance of bonds as the property acquired as part of City Park exceeded their allocation from the first bond issuance. Westminster has used all of their own bond funds and has funds available for these purchases from the next three year's Westminster Open Space sales tax revenues. OSAC passed a motion to proceed on negotiations for the properties and to lease the properties to Westminster with options to purchase over a three-year period.

The Trails 2000 program was reviewed with a focus on gaps in the system as presently completed. Trails and their gaps include:

Ralston Creek - Highway 93 to White Ranch East entrance, White Ranch to Golden Gate State Park.
Fairmont - Ralston Creek to Boulder County
Farmer's Highline/Croke Canal - Clear Creek to Coors Tech Center, Coors Tech Center to Standley Lake
Clear Creek - McIntyre to Ford Street, Highway 93 to Clear Creek County
Pioneer - Bergen Park to El Rancho
Evergreen to Conifer - Entire corridor
Bear Creek - Morrison, South Park Ave to Lair o' the Bear Park, Pence Park to Evergreen Lake
Big Dry Creek - Ammons Circle to old

Wadsworth along 99th Ave
Colfax / 13th Ave - Daniels Park to Colorado Mills

The 2002 Youth Work Program ended August 1. Of the 80 teens who started in the program, 55 survived to the end.

Closing on the Weidner property, a combination of fee and conservation easement, was the last week of July. This gives Open Space 4 miles of corridor along Ralston Creek between White Ranch and Golden Gate State Park. Staff are working on a connection from White Ranch to the Weidner acquisition for the ultimate trail corridor

September 5: Study Session: Reviewed a request by Wilderness on Wheels for Open Space to take over responsibility of the handicapped trail near Jefferson in Park County. Determined it was not appropriate and forwarded the information to the National Sports Center for the Disabled.. Kim Frederick made a PowerPoint presentation on the elements of natural trail philosophy, conceptual planning, design, and construction,

Regular Meeting: Final terms were presented for acquisition of three surplus R-1 school sites within the Foothills Park District. The properties include the presently developed Columbine Knolls site, a site along Weaver Creek, and a Harriman park site. Portions of the acquisition costs will come from a GOCO grant and Foothills bond funds with the balance from Open Space bond funds. Foothills also will contribute by assuming maintenance of some South Jeffco trails.

An agreement between Foothills Park District and Open Space was approved that will transfer responsibility of portions of the Kipling Trail, the Dutch Creek Trail, the Columbine Trail, the Coal

Mine Trail, plus some small tracts to Foothills. Two of the small tracts were Senate Bill 35 properties and will be transferred in fee to Foothills. Open Space will make repairs on some of the trails before the transfer.

Final terms were presented for the 30-acre Lower Church Lake property presented by Westminster at the August OSAC meeting. The property owner, Whole Foods, agreed to donate \$2 million of the \$5 million purchase price. Westminster will be given three options for purchasing 10-acre parcels in each of the next three years.

October 3: Study Session: The property constraints for a trail along the now-abandoned Welch Ditch between Rolling Hills Country Club and Denver West were presented. The ditch company only had a prescriptive right to convey water in the ditch and does not have clear title to the ditch banks. A strategy to determine the feasibility of acquiring rights for a trail was discussed.

Regular Meeting: Reviewed Wheat Ridge's changed priorities for properties eligible for purchase using the second issue of bonds. Three properties were added and one was dropped.

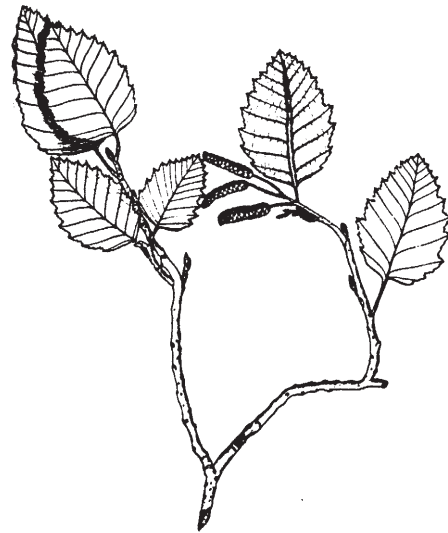
Approved terms for four properties Northeast of 10th and Wadsworth for a Lakewood neighborhood park. Included in the properties is a 2-acre donation from the Board of Realtors.

Reviewed a proposal for acquisition of a 50-acre portion of a property North of Centennial Cone. The 50-acres are a major portion of the view shed from the North side of the park. The owner, Cowell, has shown interest in a less-than-fee transfer. OSAC approved the property for donation or conservation easement.

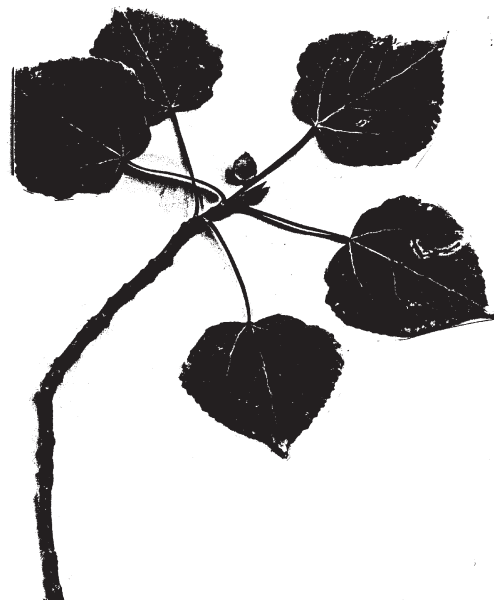
When the Sports Facility grants were proposed in 1998, it was anticipated that the 2003 grant would be used for fields at Fehringer Ranch.

The delays in the final acquisition and the time required for planning put fields at least five years away. Since the objective of the grants was to put fields under children's feet, OSAC will consider proposals from Arvada, Golden, and Foothills as to what they could do with the some of the grant in 2003 at the November 5th Study Session.

John Litz



92. Mountain Alder



If you have not!!! Join PLAN Jeffco or renew your Membership today!

PLAN Jeffco is the county-wide volunteer citizen's group that organized and drafted the Open Space Resolution that resulted in the formation of the Jefferson County Open Space Program in 1972. We currently function as a watchdog group, observing meetings of the Open Space Advisory Committee, participating in subcommittees, and issues groups, proposing and working for important acquisitions, and keeping citizens informed of what is going on in their Open Space Program. PLAN Jeffco provided the leadership for the successful vote for bonds in 1998.

PLAN Jeffco works for Open Space and we work for you! Please sign up or renew your membership now! Your address label shows the date of your last renewal. Call 303.526.0234 for membership information.

Name: _____

Address: _____

Phone: _____

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Our membership rate is:

\$25 per year

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26553 Columbine Glen Avenue
Golden, CO 80401

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Jefferson County Citizens for
Planned Growth with Open Space

PLAN JEFFCO NEWSLETTER