



PLAN JEFFCO UPDATE

OCTOBER 2007

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PARKS FORUM

at RED ROCKS

Saturday, October 13, 2007
9:30 a.m. – 11:30 a.m.

Free refreshments and music!

Celebrate the Denver Mountain Parks Legacy!

**Share your ideas for the Denver Mountain Parks and
Jefferson County Open Space Master Plans!**

Red Rocks Visitor Center Terrace at the Top Circle Lot

See next page for details

Parks will Rock at Open House Forum on October 13, 2007

Red Rocks will be the spectacular setting for an informal open house on Saturday, October 13th, 2007 from 9:30 a.m. to 11:30 a.m. to celebrate the legacy of Denver Mountain Parks and Jefferson County Open Space. Together, Denver Mountain Parks and Jefferson County Open Space provide more than 60,000 acres of open space parks to the public. Both Denver and Jefferson County want public feedback on their master plans for park, open space and trail improvements.

Peter Wernick, “Dr. Banjo” of Hot Rize and Flexigrass Band fame, will give a free performance on the Visitor Center Terrace at the Top Circle Lot. Residents from across the Front Range are invited for the music, food, and a chance to offer their thoughts about the parks, open spaces and trails in Jefferson County.

The City and County of Denver began its 14,000-acre, historic mountain park system in 1912 after the public passed a small tax to purchase land and build roads so that all residents could “escape” the city and join tourists in the cool mountains. By 1939, Denver had built the bulk of its system, its iconic stone picnic shelters and parks in three counties: Jefferson, Douglas, and Clear Creek. It built Winter Park Ski Resort, in Grand County, in the 1940s and the Newton Group Picnic areas in the 1970s.

Today, the Denver Mountain Park system stretches from the highest city park in the U.S., Summit Lake at 12,800 feet on Mt. Evans, to the sumac and scrub oak foothills at Daniels Park near Castle Rock. It boasts Red Rocks Park and Amphitheatre, Buffalo Bill Museum and Grave, Evergreen Lake in Dedisse Park, and a string of popular picnic parks along Bear Creek. The current Master Plan, partially

funded by Great Outdoors Colorado and expected to be completed by the end of the year, intends to take the 1912 vision into the current century, especially for recreation trends, natural resource protection and stable funding.

Jefferson County Open Space began its nationally-known open space system in 1972 with a one-half of one percent sales tax which it supplemented with a bond in the 1990s. Its over 50,000 acres of open space range from historic sites such Hiwan Homestead or Flying J Ranch to pristine tops of peaks. Known for their extensive multi-use trail system, the popular Jefferson County Open Space parks, like some Denver Mountain Parks, face heavy use.

Jefferson County citizens are known for their strong support of open space conservation and the Open Space department updates their community-drive[driven?] master plan every five years. The information and input at the Red Rocks Open House in October will be a kick-off for their current update.

Jefferson County Open Space and Denver Mountain Parks together provide a regional system of parks and open spaces for people, wildlife, and water without regard to political boundaries. The two counties work together for the preservation of these open spaces, such as the recently completed trail head on the Lariat Loop on Lookout Mountain, built by Jefferson County, that connects people to Denver’s historic Beaver Brook Trail.

For information on the two master plans or the October 13th Open House, please contact Susan Baird at Denver Parks and Recreation (720-913-0617) or Thea Rock at Jefferson County Open Space (303-271-5902) or www.denvermountainparks.org.

Joint Venture Grants

On January 11, OSAC met to hear requests for Joint Venture Grants and Conservation Trust Fund Awards. Open Space budgets \$2,000,000 each year to be used for Joint Venture grants with the cities and park and recreation districts. The Board of County Commissioners allocated \$150,000 of Conservation Trust Funds (the County's share of lottery funds) for OSAC to distribute to park and recreation districts and appropriate non-profit organizations.

2007 Joint Venture Grants

Arvada: \$250,000 for Phase II soccer fields at Long Lake Park.
 Columbine Knolls: \$89,092 for pool house roof and improvements and parking lot repairs.
 Evergreen Park: \$200,000 for Phase II recreation center renovation
 Foothills Park: \$330,233 for Clement Park repairs, playground replacement, and improvements to the Village Green at Easton Regional Park.
 Golden: \$147,250 for light at Lions Park and amenities at the new Rooney Sports Complex.
 Lakewood: \$400,000 for Phase I improvements to Ray Ross Park.
 Normandy Estates: \$20,000 for pool slide and water features.
 North Jeffco: \$75,000 for ADA renovations at the tennis center.
 Pleasant View: \$32,050 for a trail connection to the Community Park.
 Prospect: \$100,000 for Phase II of Crestview Park.
 Westminster: \$200,000 for restroom and trail at Standley Lake Park campground and trail improvements at Kensington Park.
 Wheat Ridge: \$116,375 for restroom and concession building at Creekside Park.

A MAGIC PLACE

Garden.

Rich with promise.

A place where color sings

and senses glow. It makes me think

of you.

Harald H. Prommel

Conservation Trust Fund Awards

Beaver Ranch Community, Inc.: \$14,000 for fencing playground and flooring upgrades to lodge floors.
 Friends of Dinosaur ridge: \$20,000 for shelter on Triceratops Trail on Fossil Trace Golf Course.
 Humphrey Memorial Park: \$11,500 for restroom and event tent.
 Pleasant View: \$19,500 for park amenities.
 Prospect Park: \$15,000 for playground irrigation at Prospect Arena.
 Senior Resource Center: \$20,000 for parking lot renovation at Yellow House in Evergreen.
 South Suburban Park: \$10,000 for playground improvements.
 The Butterfly Pavilion: \$10,000 for plant materials for Discovery Garden.
 West Denver Trout Unlimited: \$30,000 for stream restoration of Clear Creek.



Open Space 2008 Budget

Open Space's procedure to prepare the budget on a five-year time line has proved to be a very good instrument, not only to plan for programs and capital constructions in a timely way but to stay within projected, (and later, actual) revenues. This method has been so impressive that the BCC is considering having all departments preparing their budgets with a five-year format.

REVENUES

After 6 years of an average 0.5% annual sales tax increase, revenues have increased thus far in 2007 by about 3%. The 2008 budget is based on a 2.5% increase plus a carry forward fund balance of \$24.13 million. Because the revenue increase was so low in the early 2000's, budgeting is approached very conservatively so that expenses plus debt obligations will not exceed revenues.

The accompanying table compares the actual 2006 expenditures with the 2007 budgeted expenditures and the 2008 budget. The revenue for 2007 includes: \$4 million from GOCO for the Coors property on South Table Mountain; and \$1.8 million received from the sale Bergen Land LLC land on the East side of C-470. The 2008 revenue includes another anticipated \$1 million from GOCO.

There still is approximately \$22 million remaining in unspent SOS Bond Funds, including earned interest. Up to \$5 million of this is expected to be spent on acquisitions by year's end.

The County receives around \$1.26 million a year from the lottery. This money must be used for recreational type uses. For the past few years the majority of the funds have been used on the Fairgrounds and Boettcher Mansion. Open Space has been distributing \$150,000 per year to recreation districts and appropriate Section 501(c)(3) organizations. Improvements to the Fairgrounds and Boettcher are almost complete and the Commissioners may assign more of these funds to Open Space.

EXPENSES

The balance of the \$200 million bond funds are to be

paid back over the next 14 years. For the next few years servicing the bonds will take \$13.21 million per year and then will decrease.

O&M costs include, \$975,000 paid to other County departments for County Attorney, Facilities and Construction, Management and Information Technology Services, Human Resources, Purchasing, Accounting, Budget, Procurement, etc.

In spite of 25,000 acres of increased open space land since 1998, only 4 additional full time employees have been added to the Park Services staff. This has been made possible by using seasonal employees and the use of many volunteers. The number of volunteers averages 700 but at times, with special projects, has gone as high as 1200.

Budgeting for Joint Venture grants to cities and recreation districts remains at \$2 million. 2007, 2008, and 2009 include \$600,000 each year for partnering with R-1 on installing artificial turf on reconstructed fields at six high schools. R-1 is making agreements with the appropriate cities and recreation districts to make these fields available year-around for organized public use when the school is not using them.

FUND BALANCE

At the present rate of expenditures, Open Space is spending about \$3 million more per year than the revenue including grants, etc. The five-year projection shows the year end fund balance decreasing to about \$13 million.

The park development projects for 2008 include: Hildebrand Ranch, \$1.5 million for a parking lot and improved stream crossing; White Ranch Park, \$200 thousand to start a trail connection from White Ranch to Golden Gate State Park plus an improved upper entry road; Clear Creek Canyon: \$750,000 for parking lots, trailhead improvements will come in later years. "(Consultants have indicated in a 2006 feasibility study that the overall project for Clear Creek Canyon would be close to \$30 million, so partnerships grant opportunities and phasing of trail sections and amenities will be required.)"

Open Space 2008 Budget - Continued

The trails project for Bear Creek Canyon: budgeted at \$1.26 million is shifted to start in 2009 and beyond. Consultants have indicated this is a \$3.6 million project. That would need partnership and grant opportunities

Park Development is budgeted for an average of \$2.0 million per year. Natural surface trails are budgeted at \$250 thousand per year plus staff time.

Marilyn Mueller

Revenue	Budget Item	Actual 2006	2007 Budget	2008 Budget
	New Revenue	34,985,751	39,929,304	34,390,328
	Cities Share	(10,134,419)	(9,765,825)	(10,009,971)
	New Revenue to JCOS	24,851,332	30,163,479	24,380,357
	Forward Fund Balance	29,733,649	28,934,209	25,250,000
	Total Available	54,584,981	59,097,688	49,630,357
Expenditures				
	Acquisitions	113,898	112,540	
	Foothills Building	239,339	258,482	
	Operations & Management			
	Administration	1,475,808	1,994,683	
	Acquisitions	404,703	538,992	
	Planning & Development	865,211	1,026,744	
	Rangers	690,685	831,186	
	Park Services	3,850,914	3,894,889	
	Citizen Outreach	328,959	385,508	
	Weed and Pest Control	120,268	130,600	
	Hiwan Homestead	308,492	385,508	
	Nature Center	484,267	526,675	
	Total Operations & Maintenance	8,529,307	9,656,666	9,670,000
	Leases, General	10,000	60,000	
	Bond Service	12,938,228	13,150,000	13,140,000
	Park Development	2,070,000	2,640,000	2,900,000
	Hard Surface Trails			
	In-Park Trails (soft)	40,000	250,000	250,000
	Joint Ventures	1,710,000	2,000,000	2,000,000
	Carry-forward JV		5,120,000	
	R-1/Turf Fields		600,000	600,000
	Total JCOS Expenditures	25,650,772	33,847,688	28,560,000
	Designated Reserve		1,120,000	1,180,000
	Carry-forward Balance	28,934,209	24,130,000	21,070,357

Note: Until the bond funds are expended, acquisitions are not included in the budget. The 2008 O & M budget is not detailed as charges from other departments, that have not been established, affect the line items

Commissioners Dinner

One of the best yearly events for PLAN Jeffco is the Commissioners Dinner, presented jointly by PLAN Jeffco and the Open Space Department. The dinner is organized to bring the Commissioners, Open Space Staff, PLAN Jeffco and any other interested citizens together to promote direct communication and to highlight the year's achievements in developing open space, trails, and recreational opportunities for Jefferson County.

This year's dinner took place last May with bouquets of spring flowers setting the mood. In addition, Open Space provided displays of large maps showing present and past areas of action. Pre-dinner conversation was encouraged by a beautiful evening. We took advantage of the outdoor deck, and enjoyed appetizers and drinks.

PLAN Jeffco has stayed organized and active since the creation of the County Open Space department in order to keep informed of the acquisitions of lands and consequent developments permitted under the Open Space Resolution. In order to keep the public informed of these acquisitions and developments. We have actively participated in the planning of major parks and in meetings on policies and procedures where public input has been allowed or requested. We strive to keep the varied interests of the community aware of the reciprocal value and balance that open space brings to the business, educational and residential needs of this urban county.

Following the delicious buffet provided by the Mt. Vernon Country Club, the group enjoyed the humor of stand-up comic Jeff Wozer who cleverly put together a routine which included a variety of open space subjects. Additional levity was added later with the large, shiny purple heart awards given to those who had worked so long and hard on the North Table Ad Hoc task force.

Remarks made during the informative after dinner speeches generated reactions from the audience which ranged from positive

approval, to ho-hum, to some critical questioning.

Chairperson Margot Zallen pointed with pride to PLAN Jeffco's winter long participation in a citizen's group formed to thresh out agreements between staff, bikers and other users in the Planning for North Table Mountain. PLAN Jeffco board member, Eric Finstick, has long served on the OSAC Trails Task Force subcommittee, representing pedestrian interests. She also emphasized an ongoing goal and continuing need to improve staff feedback following citizen input presentations and inclusion of additional citizen participation in coming to final design conclusions.

Commissioners McCasky and Hartman followed with appreciative remarks about Open Space. (Commissioner Cosgrove could not attend.) Noting that the county is facing over a seven million dollar deficit in the budget, both commissioners pointed out the need for additional revenue other than raising taxes. Increased retail and commercial areas preferably providing high salaries were mentioned. Commissioner McCasky allowed himself to question if there is enough open space, and should the remaining limited open land in the county be used for development? Commissioner Hartman echoed the advantages of high salaried jobs and the increase in upper end residential that follows.

Good news came from Open Space Director Ralph Schell who reported that revenues had meaningfully increased after six years of little or no increase. Payments on the bond issues require much of the yearly revenues. "During 2007, acquisitions continue to be more strategic and "surgical", peak buying is over, and now many real estate management issues consume time and resources," he said.

Some funds have been held in reserve for properties that have been approved and that under ongoing negotiation with closure imminent and/or likely. (Additional land on South Table

Commissioner's Dinner - Continued

Mtn. and Goltra property on the upper part of Indian Gulch may be two such properties.)

Greg Stevinson, chairman of OSAC, (Open Space Advisory Committee) praised the work of the Open Space staff in presenting matters to the committee and to the fact that the committee members have worked very well together. He acknowledged the fact that continued population growth in the county creates the need for continued development which puts pressure on land use. Having been a developer of Village West and the Colorado Mills shopping areas, he gave a brief lesson on why developers prefer raw open land compared to redevelopment of an area such as West Colfax.

His remarks brought interesting questions from the audience. PLAN Jeffco has supported the practical land and recreation balance that Open Space designated tax money has brought to the county.

The commissioners rightly brought their revenue matters to the party; the audience supported continuance, if not expansion of open space. Feeling a need to announce matters of

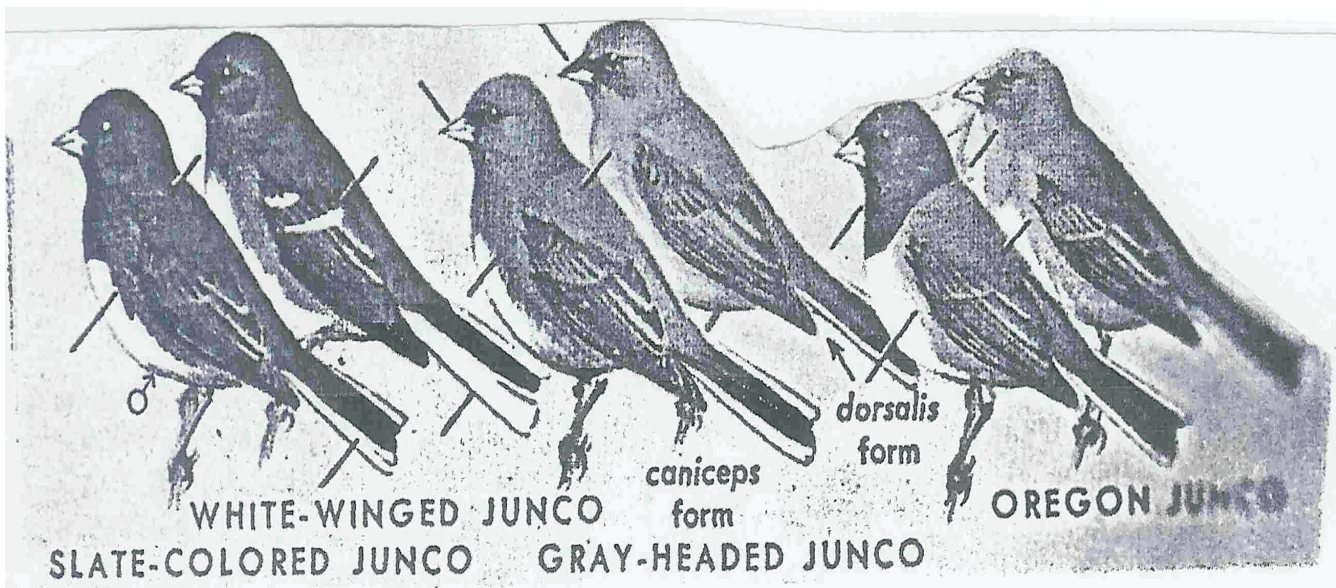
development, Mr. Stevinson told the group of the future plans for the rezoning of the Rooney Ranch property, just below the eastern face of the hogback, where the dinosaur tracks are, and that residential and commercial development proposals are in the works. In past planning discussions, PLAN Jeffco has considered all areas along the hogback and west of C470 as part of the mountain backdrop that should be preserved.

There was plenty of conversation after the formal ending of the dinner, fulfilling the desired goal, namely; personal interaction with commissioners, open space staff and public.

Note: PLAN Jeffco found out later that the Rooneys had resisted earlier overtures from Open Space staff to discuss a possible purchase. Making lemonade out of lemons, members of PLAN Jeffco and other citizens have been meeting in discussions aimed at salvaging open space interests centering on the Dinosaur Visitor's Center and critical adjoining lands.

By

Marilyn Mueller



2006-2007 Open Space Acquisitions and Capital Projects

negotiations have not reached agreement or even are dormant because of unwilling sellers.

Acquiring properties is a lengthy business. Let us hope for the best and trust in the effort. At the Commissioners Dinner, Director Ralph Schell gave a brief rundown of the major actions of the department during the last year, covering acquisitions, capital projects and management projects. He included information on goals for the upcoming year.

A total of 212 acres were acquired for \$4.26 million. \$3.2 million of this sum came from bond funds. These acquisitions included: Land for Sunset Park in the City of Lakewood, (\$930,000), 11 acres for Standley Lake for the City of Westminster, (\$1,320,000), 58 acres for Flying J Ranch Park, \$(750,000), and 137 acres along Ralston Creek, (\$1,260,000). There was a land trade with R-1 Schools exchanging 7.89 acres adjacent to Chatfield High School for 11 acres of the Tanglewood Center. The Tanglewood property will be leased to Prospect Park and Recreation. Open Space-owned property adjacent to the Road & Bridge Shops was exchanged for County-owned lots providing access to the West side of Centennial Cone Park.

Capital Projects included: Diversion pipe and head gate replacement at Pine Valley for reliable water delivery and to maintain water quality for the fishery. Also drainage improvements were completed to control storm water run-off and mitigate erosion due to post forest fire conditions. A formal parking lot along Lookout Mountain Road at the Windy Saddle Trailhead. A bridge crossing Elk Creek and a 12 mile perimeter trail completed at Centennial Cone Park. Permanent restroom at Lewis Ridge trailhead at Elk Meadow.

Management projects: Natural Resources forestry health measures including pile burns, prescribed burns, fuel wood sales at White Ranch, Lookout Mtn Preserve, and Elk Meadow. Rooney Road landfill surface was leased to Golden for a soccer complex (synthetic turf fields, opened September 2007, funded by \$2.5 million from the 1998 \$10 million set aside for sports complexes.) Rules and Regulations are being updated as part of the County overhaul of policies and procedures.

Kiosk structures with graphic panels at Flying J Ranch, Windy Saddle, Lookout Mtn. Preserve and Centennial Cone. Additional way-finding kiosks have been implemented along the Fairmont Trail, Clear Creek Trail between Golden and Wheat Ridge,

and an interim kiosk at each end of Clear Creek Canyon.

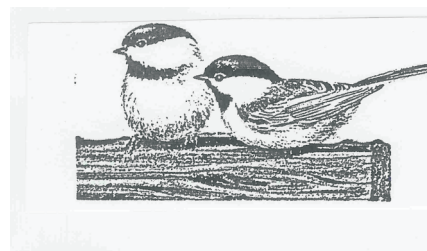
The list of future work projects included: Management and ongoing planning for North and South Table Mountains; drop structures for drainage improvement along Lakewood Gulch at Welchester Tree Grant Park; historic structures assessments at Hildebrand, Alderfer/Three Sisters (Blair Ranch) Lookout Mtn. Preserve, White Ranch, and Centennial Cone Parks funded by a \$50,000 grant from the Colorado Historical Society; design of a trailhead and parking off Deer Creek Canyon Road for Hildebrand Ranch; trail connection from Reynolds Park to the South Platte and the Colorado Trail; bridge at Clear Creek Canyon to provide access from the North to Grant Terry Park; and Centennial Cone restroom construction and placement of a water cistern for the Golden Gate Fire Protection District.

Acquisition pursuits: 4,000 acre Conservation Easement near Cathedral Spires (easement probably will go to the Mountain Area Land Trust); Rooney Valley, Hayden/Green Mountain and other mountain backdrop areas and many city/recreation district projects.

The above information was from a copy of Ralph's comments at the dinner provided to PLAN Jeffco. Other properties are on an "Imminent" list, meaning, negotiations and prices have been finalized and are proceeding toward closings. They include: Van Bibber Trail from Indiana to Easley Road, adjacent to Cathedral Spires, Ramstetter Conservation Easement in Crawford Gulch, two properties in Coal Creek Canyon to expand Coal Creek Canyon Park, and an addition to Westminster Hills Open Space across from the eagle's nest.

Over thirty other projects on this second list are all properties which have been approved as desirable by staff and OSAC. Legal or procedural matters are not resolved, price rts of Ralph and staff.

By Marilyn Mueller



April 5, 2007 - Study Session

Ralph Schell presented a financial and activity review of the Fairgrounds and Cooperative Extension facilities. The 2007 budgets totaled \$2,204,000: whereas the target budget for 2008 is \$1,958,000. The target budget is a 9.7% decrease yet interdepartmental charges from other Jeffco departments are increasing, making the potential shortfall even greater. The projected program revenues in 2008 are \$275,000.

Regular Meeting

OSAC voted to forego negotiations for purchase of 208 acres located on Gap Road near Golden Gate State Park. The property had a low ranking in open space values, giving it low priority. The Coal Creek community felt that it would make a good neighborhood park. However, the community had no means of maintaining a neighborhood park and Open Space tries not to maintain neighborhood parks.

OSAC voted to proceed with negotiations on the South Sheridan Baptist Church property just west of Sheridan on Ohio Ave and the Bombard property across Ohio Ave. The Church property is 7 acres, contains two practice fields, a picnic area, some parking and is adjacent to the Brady Exploration School (a Jeffco option school). The Bombard property is 10 acres, borders Weir Gulch, and has been used for pasture.

OSAC approved donation of 2 acres adjacent to the northeast corner of Alderfer/Three Sisters Park from the Stobie family.

OSAC gave approval to the Denver Water Board's request for a utility easement in White Ranch Park to allow the DWB to replace the open ditch supplying the Long Lakes with a buried pipeline. The easement also would allow reconstruction of the diversion structure in Ralston Creek.

May 3, 2007 - Study Session

Amy Ito presented a review of the

Recreation Planning and Management policy.

The benefits of recreation include:

- Aligns with the Open Space Mission
- Proven benefits of health, both physical and psychological
- Economic - people recreating on JCOS lands are likely to spend money in Jefferson County
- Social - recreating is a safe, healthy way for people to socialize
- Develops conservation stewards for the future
- Connects youth to the outdoors

Non trail-based activities on Open Space properties include:

- Rock climbing
- Camping
- Hang-gliding
- Picnicking
- Fishing
- Rafting, and kayaking
- Spelunking
- Wildlife viewing and photography
- Ice climbing
- Ice skating
- Ice fishing
- Sledding
- Snow shoeing
- Cross country skiing

Policy questions to be considered include:

- Should park capacities be established and enforced?
- Should there be more single-use parks?
- Should extreme recreational activities be accommodated?
- How proactively should management change as the user demographics change?
- Should some parks be dog-free?
- Should some parks have "no off trail use?"

Regular Meeting

The regular meeting was devoted to a presentation of the findings of the North Table Mountain Ad Hoc Committee. Two studies were commissioned by the Committee. These related

to 1) wildlife and nesting birds and 2) grassland and shrubland vegetation. From these studies and field trips the Committee came to consensus on designating a little less than 50% of the park as Sensitive Areas (“very special, fragile, and highly valued by the public for their natural and cultural features.”)

The Committees designated sensitive areas include:

1. Northeast rim
 - Cliffs provide important raptor nesting habitat.
 - Areas of high-quality native grassland.
 - Mesa-top mixed prairie on shallow soils.
2. Northwest slopes & grasslands
 - Lichen rock garden
 - High quality grasslands on lower slopes and between the lichen area and rim.
 - Dense shrubland on slopes.
 - Cliff faces and rim habitat.
3. Southern area
 - Presence of water for wildlife.
 - Riparian forest habitat.
 - Unique suite of nesting birds
 - High use by deer and mountain lions
 - High-quality undisturbed shrublands
 - Habitat for shrub-nesting birds and other wildlife.

Deer winter range

The Committee’s core concepts for management include:

1. Maintain Natural Ecosystems
 - Avoid interference with natural processes and native biota.
 - Restoration is a significant goal
 - Weed control is imperative
2. Minimize trail disturbances
 - Minimum new trail construction
 - No trails in sensitive areas
 - Use existing routes where possible
 - Use minimum footprint
 - Avoid native plant communities
 - Avoid new rim cuts
 - Discourage off-trail use
3. Separate access for user groups

- Minimizes user group conflicts
 - Addresses speed differential concerns
 - Enhances user experiences
4. Accommodate neighborhood concerns
 - Address neighbor’s concerns
 - Encourage cooperation with the City of Golden

Recommended trail corridors to access the mountain include:

- West side - existing road as multiple use, plus a hiker/equestrian trail
- North side - existing road as multiple use
- East side - multiple use and hiker/equestrian trail from the Easley Road access.

Other recommended trails included:

- Trail from the West parking lot, below the sensitive areas, around the north and east sides, until rising above the rim on the south side to join access from the west parking lot.
- A loop above the cliffs of the southwest corner.
- A trail across the top, using present roads, connecting the three access trails.
- A branch trail leading from the center of the top to above the cliffs on the north side.

June 7, 2007 - Study Session

Steve Snyder, Assistant County Attorney, gave a presentation regarding recreational liability. The Colorado Recreational Area Liability Act states “so long as the public is not charged and there is no attractive nuisance or business activity, (the entity is) only liable for the “willful or malicious failure to guard or warn against a known dangerous condition, use, structure, or activity likely to cause harm.”

Under the Colorado Premises Liability Act the typical park user is considered an Invitee. An Invitee may recover for “damages caused by the landowner’s unreasonable failure to exercise reasonable care to protect against dangers of which he actually knew or should have known.” In Agricultural or vacant land the landowner is only liable for known dangers.

OSAC NOTES – CONTINUED

The Colorado Governmental Immunity Act states ‘A public entity shall be immune from liability in all claims for injury which lie in tort or could lie in tort ...except...immunity is waived by a public entity in an action for injuries resulting from a dangerous condition.’

Dangerous condition is defined as a physical condition of a facility or the use thereof that constitutes an unreasonable risk to the health or safety of the public, which is known to exist or which in the exercise of reasonable care should have been known to exist and which condition is proximately caused by the negligent act or omission of the public entity or public employee in constructing or maintaining such facility.

Open Space strives to reduce its liability by:

- Knowing park conditions
- Leaving unimproved property in its natural condition.
- Care in construction and maintenance
- Reasonable warning the public of dangers.

Regular Meeting

Final terms were approved for the acquisition of 1 acre along Deer Creek Canyon Road adjacent to Hildebrand Ranch Park.

The City of Arvada made a request for an easement to place a 1.5 million gallon water tank and pumping station on Open Space land south of Highway 72 and adjacent to the Union Pacific railroad tracks. The tank would provide fire protection to the McKay development east of Highway 93 along the north side of Highway 72. The pumping station would supply water to the Ten Eyck subdivision, in the mountain backdrop, north of Highway 72 and west of the railroad tracks. There was considerable negative public comment. OSAC scheduled a field trip with the decision to be made at the September meeting.

Ralph Schell reviewed a map showing the four properties that the Rooney family has sold to a developer. The properties are part of the mountain backdrop or foreground and are suitable for consideration as open space. A

major concern is the land value now that the Commissioners have rezoned the properties.

July 5, 2007 - Study Session

The study session was a presentation of the proposed 2008 Open Space budget, see separate article for details.

Regular Meeting

The meeting started with some complaints from bikers relative to Open Space having an non-uniformed staff person measuring downhill biker’s speed at Apex and letting uniformed staff further down which bikers exceeded the posted speed. The violating bikers were stopped and given a warning that they were exceeding a safe speed. The item will be discussed further at the October 23 Trails Task Force meeting.

Golden requested that their acquisition priorities be revised to include a 60 acre property on Lookout Mountain between Apex and Windy Saddle. Although the property is outside of Golden’s City Limits, Golden would provide 25% of the purchase cost. The change in priorities was approved.

The Budget Recommendations for 2008 were approved as presented at the study session.

August 2, 2007 - Study Session

A presentation was made on natural resource planning and management. Open Space considers itself as a land management agency that provides recreational opportunities. Natural resource management involves:

- Forest management
- Wildlife habitat
- Threatened and endangered species
- Vegetation communities
- Weed and pest control
- Water quality in natural waterways
- Irrigation water

Natural resource planning is a part of Park Management Plans, acquisition proposals, Master Planning, and other planning processes. Goals of

osac Notes – Continued

Natural Resource Planning are:

- Maintain large, intact patches of native vegetation by preventing fragmentation of those patches by development
- Establish priorities for species protection and protect habitats that support the distribution and abundance of those species.
- Protect rare and unique landscape elements. Guide development toward areas of the landscape containing “common” features.
- Maintain connections among wildlife habitats by identifying and protecting corridors for movement.
- Maintain significant ecological processes in protected areas.
- Contribute to the regional persistence of rare species by protecting some of their habitat locally.

Regular Meeting

Margot Zallen discussed the potential for Open Space preserving some of the former Rooney Ranch that recently had been sold to a developer. There is potential for the developer to move Rooney Road such that the Dinosaur Ridge facility would be impacted. If so, the developer has told Dinosaur Ridge that they would trade the land surrounding the Chief Ouray Council Tree.

OSAC approved negotiating on two properties. One adjacent to Meyer Ranch Park and the other adjacent to the Meyer Ranch Conservation Easement. The first is scenic meadow and wetlands and the second would provide a trail corridor from Meyer Ranch Park to Aspen Park.

Final terms were approved for acquisition of 5.5 acres northwest of 100th Avenue and Simms Street that is adjacent to Westminster Hills Open Space. This purchase leaves only one in-holding along the north side of 100th Avenue.

The Beaver Ranch Community, Inc. (Managers of Beaver Ranch Park in Conifer, presented a proposal to remodel the present lodge and add a theater building. Their proposal claimed that the theater and amenities would increase the revenue to the park allowing them to increase

maintenance, etc. There was significant discussion as to the merits of the theater and whether it would fit within the Open Space Resolution. Assistant County Attorney was to research whether the Enabling Resolution would allow the theater.

2007 was a tough year on the youth who signed up for the Youth Work Program. There were 80 participants and 40 alternates. By the second week all 40 alternates had been hired. Thirty miles of trail maintenance were completed and two miles of new trail were constructed. The trail maintenance included spreading 535 tons of crusher-fines.

September 6, 2007 - Study Session

The study session was spent reviewing the acquisitions program and its impact on the remaining bond funds. As of this date there was \$22,000,000 of bond funds remaining. Acquisitions for which final terms had been reached would cost about \$5,000,000 and there was potential to reach terms on close on another \$2,000,000 in 2007.

Locations and size of approved acquisitions were reviewed. Many of these acquisitions are Doubtful due to unwilling sellers or other issues. They remain on the books in hope that circumstances will change.

There was some discussion on what will happen when the bond funds are all used. Unless the sales tax revenues increase significantly, there will not be much current revenue available. If a big acquisition became available during this time, it is possible that the Commissioners would authorize a small bond issue or Certificates of participation could be used. Also a lease-option purchase could be possible.

Regular Meeting

The meeting opened to an overflow crowd of 129 residents who signed in plus some who probably were not able to sign in. The topic was the proposal by Arvada for the water tank and pump station initially presented at the June

OSAC meeting. The proposal was reviewed by Arvada and their the design engineer. Thirty-two members of the audience then presented their objections. Five of the OSAC members then voiced why they would not vote to approve the proposal. OSAC then had an unanimous vote to not approve the request.

Approval was given for final term for the sale of 28 inches of Church Ditch water rights. These rights were acquired with properties at Westwoods and Standley Lake. Neither cities or recreation districts had need for the water so it was sold by a bidding process.

Final terms were approved for acquisition of the 480-acre Termentozzi property on the southwest slope of Mount Tom. The property has access of Golden gate Canyon Road and is part of a Natural Heritage area.

Ralph Schell reported that the City of Boulder was acquiring a conservation easement on the Hogan Ranch, west of Highway 93 adjacent to the Boulder County line. The BCC sent a letter of support to Boulder for their spending the \$10,000,000 for the easement.



Balsam Fir

DAWN SONG

Morning.

I sing with joy

to celebrate the day.

Yare the words and music of

my song.



Blue spruce

Harald H. Prommel

New OSAC Members

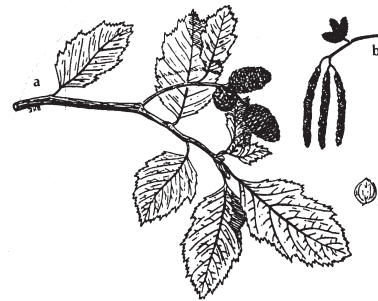
The County Commissioners appointed three new members to the Open Space Advisory Committee. We thank Carole Lomond for the following bios excerpted from the Summer 2007 issue of "City and Mountain Views."

John Wolforth is the Director of Jefferson County Planning and Zoning and a County Representative on OSAC. John replaced Tim Carl, Development and Transportation Director of Jefferson County, as the County representative on OSAC. John works closely with the Planning Commission on land use issues. He began working for JeffCo as a Planner I in 2000 and advanced to Assistant Planning Director. He has helped facilitate more efficient customer service to streamline the review process of JeffCo's Planning and Zoning Department. Wolforth has a BA in Environmental Studies and MA in Planning from University of Colorado.

Frank Barone was appointed as an OSAC City Representative. He is a mechanical engineer and lawyer with 25 years experience as a Director of a water and sanitation district. He is the chair-elect of the Arvada Chamber of Commerce and



Thinleaf Alder



a. Twig with leaves and fruit, $\times \frac{2}{3}$
b. Staminate and pistillate flowers, $\times \frac{1}{2}$
c. Seed, $\times 4$

treasurer of Arvada Economic Development Association. He is also a director for Alkire Estates Homeowner Association and Jefferson County Business Resource Center. After 50 years of operating Barone Incorporated, a machinery manufacturing business, he retired in 2000 while continuing to advise the new owners. Barone is a Denver native who lived in Willowbrook from 1970 until moving to Arvada in 2004.

James Lancy was appointed to OSAC as an Alternate. He is the Emergency Management Coordinator for the City of Arvada. Jim is a Denver native who served the U.S. Army for six years, completed a MA degree and served the Aurora Fire Department 1984-2002. He is also an adjunct professor teaching the Incident Command System at Red Rocks Community College and a certified Community Emergency Response Team (CERT) instructor. He is public educator on hazard awareness and disaster preparedness and manages various homeland security grants. He has extensive experience in responder psychology and critical incident stress management. Jim is President of the Colorado Emergency Management Association (CEMA) and has served Mile High Chapter of the American Red Cross, Aurora Mental Health Center and many other community service organizations.

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 303.237.9493 for membership information.

Our membership rate is:

\$25 per year

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Are You wired??

If you are, PLAN Jeffco would like to have you on our email tree, so that we can inform you of special events and items that may be of concern to you. We will not share your email address without permission. Please include with your dues payment or email to

jklitz@comcast.net

Thanks



* * * * *

THE SUMMER DAY

*Who made the world?
Who made the swan, and the black bear?
Who made the grasshopper?
This grasshopper, I mean—
the one who has flung herself out of the grass,
the one who is eating sugar out of my hand,
who is moving her jaws back and forth
instead of up and down—
who is gazing around with her enormous and complicated eyes.
Now she lifts her pale forearms and thoroughly washes her face.
Now she snaps her wings open, and floats away.
I don't know exactly what prayer is.
I do know how to pay attention, how to fall down
into the grass, how to kneel down in the grass,
how to be idle and blessed, how to stroll through the fields,
Tell me, what else should I have done?
Doesn't everything die at last, and too soon?
Tell me what is it you plan to do
with your one wild and precious life?*

By Mary Oliver



PLAN Jeffco
11010 W 29th Avenue
Lakewood, CO 80215

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www.saveopenspace.org

Jefferson County Citizens for
Planned Growth with Open Space

PLAN JEFFCO NEWSLETTER