



Board of County Commissioners

Thursday, March 09, 2017

To: Michael Downey

From: Mac Kobza, Wildlife Specialist, Boulder County Parks and Open Space

Re: Lyons transfer of 109 CR 69; Parcel Number 120319102001; adjacent to Bohn Park

Summary:

The transfer of this property to Lyons is governed by an IGA (County-Lyons Planning Area CDP IGA (2012) 03224694). This area is designated as a Primary Planning Area (PPA), which is, “*where annexation and development may occur in accordance with the provisions of this IGA*”. The Lyons Comprehensive Plan “*acknowledges the importance to both Parties of protecting sensitive natural areas, maintaining view corridors, enforcing nuisance ordinances and ensuring that new development is compatible with the character of both Lyons and adjoining County properties*”. Further, the IGA states that, “*When evaluating development applications within their respective areas of responsibility, both Parties will consider the impact of proposed development on the floodway, natural areas, wildlife habitat, steep slopes, and historically and archaeologically-significant areas, and will require impacts to be reasonably mitigated*”.

109 CR 69 contains the following Elements in the 2014 BCCP. See attached maps.

- Critical Wildlife Habitat #7, St. Vrain Corridor and wetlands
- Preble's Jumping Mouse Habitat – Mouse Management Area (highest habitat value designation)
- Riparian Habitat Connector (wildlife corridor)
- Riparian Area
- Adjacent to Indian Lookout Mountain High Biodiversity Area

In addition, the location of the property lends itself to environmental planning and cooperation because it is located downstream of a large Lyons “Rural Preservation Area”, and upstream of Bohn Park. This effectively creates a larger natural area that can function as a more integrated habitat. Also, upstream, significant stream restoration and ongoing stream preservation and monitoring will occur in the South St. Vrain creek corridor owned by Boulder County, and this property lends itself to achieving a greater cooperative ability to manage the stream environment in the larger watershed.

Request:

The primary interest from BCPOS is to work with Lyons to achieve the collaborative land use decision process, which is stated in the IGA as, “*to implement the goals and policies set forth in*

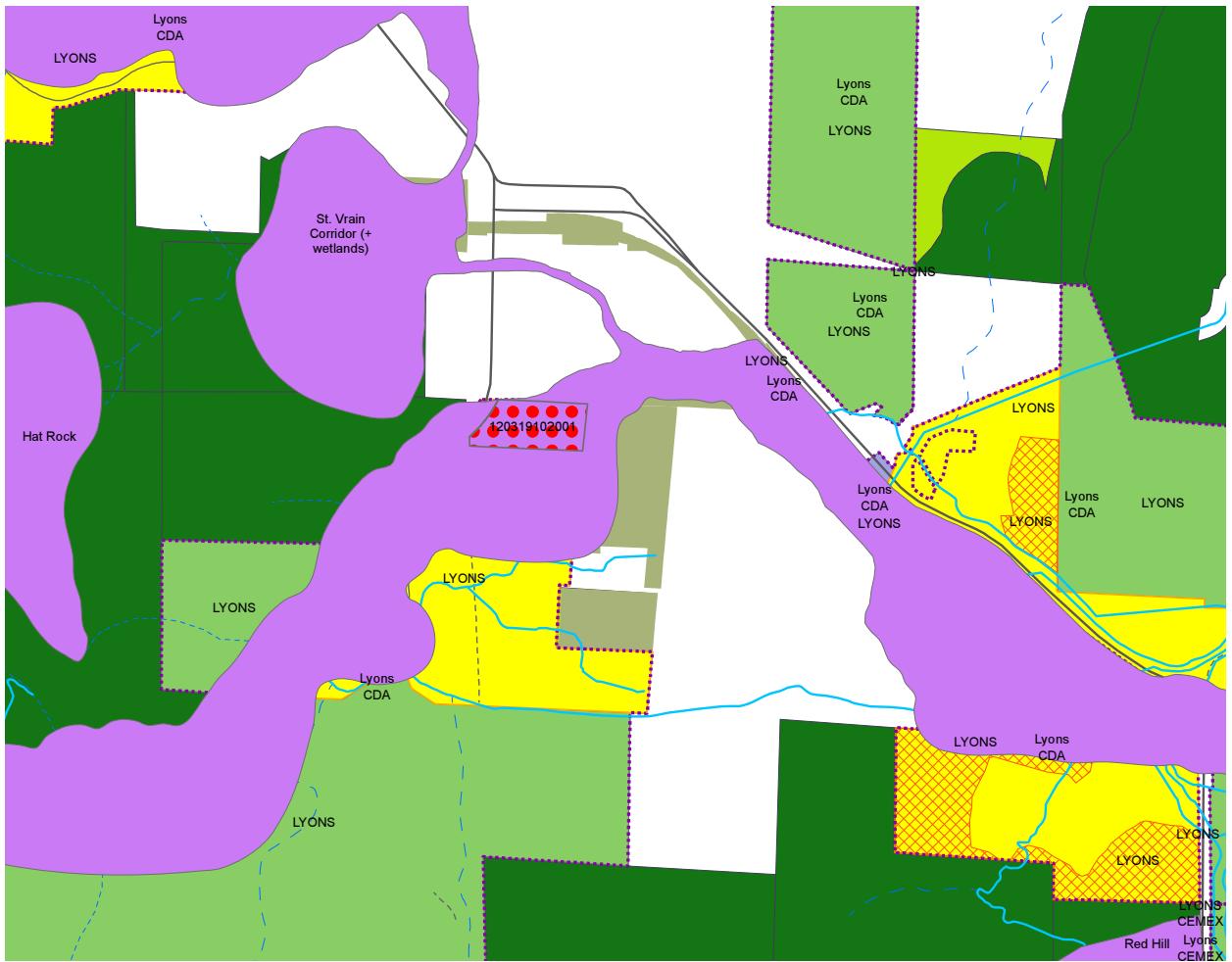
the Parties' respective comprehensive plans". The Boulder County Comprehensive Plan (BCCP) includes the Environmental Resource Element. For each Element, there can be specific and helpful management recommendations to benefit the environment in cooperation with the Town of Lyons as they take ownership of this creek and riparian land.

We are seeking simple language to allow an agreement for collaborative feedback by BCPOS Resource Management staff to the Town of Lyons concerning the natural resource management of this land. We also have interest in collaboratively and voluntarily working with Lyons to promote the values outlined in the ERE of the county comp plan for this land.

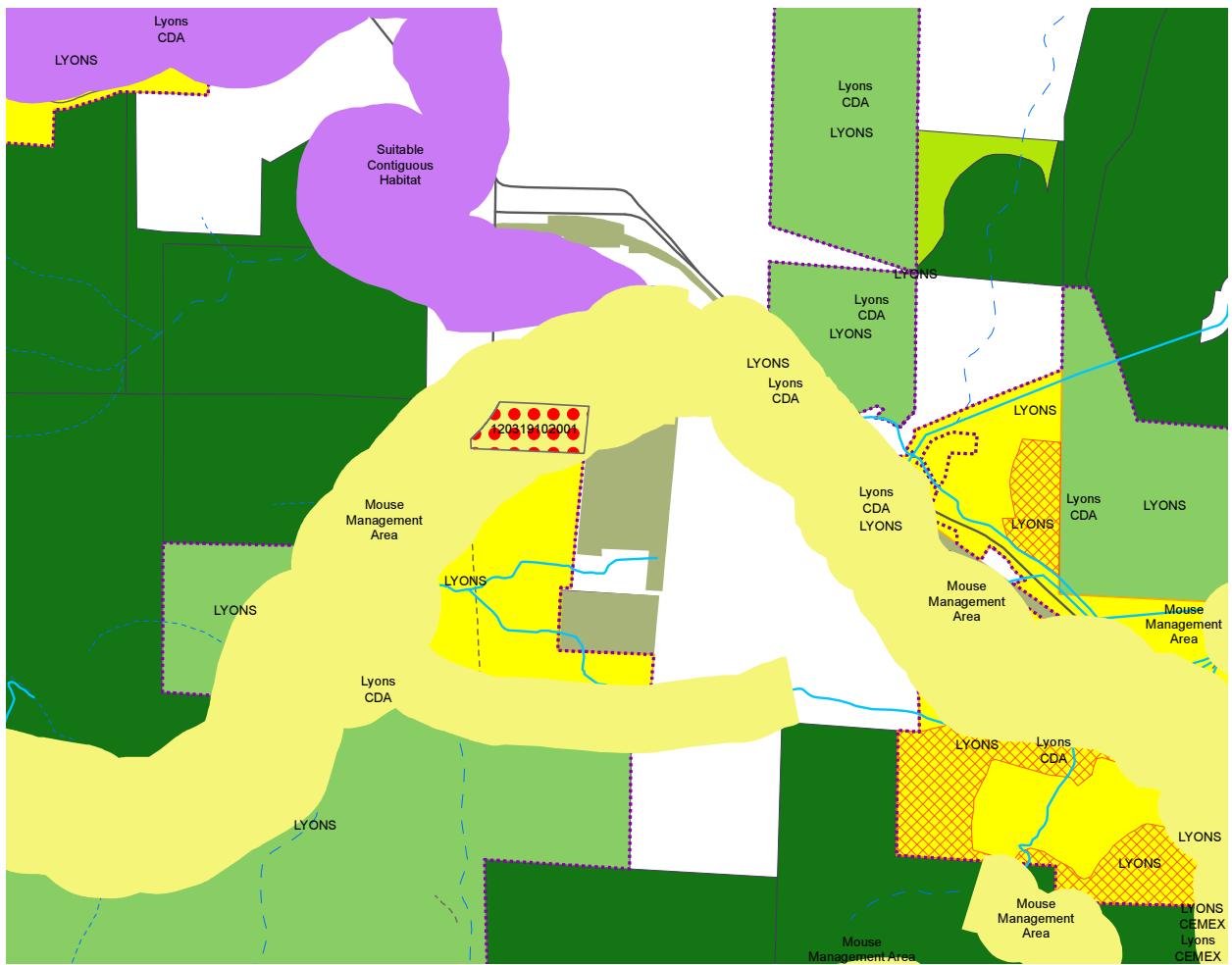
109 CR 69 Boulder County Flood Buyout Property



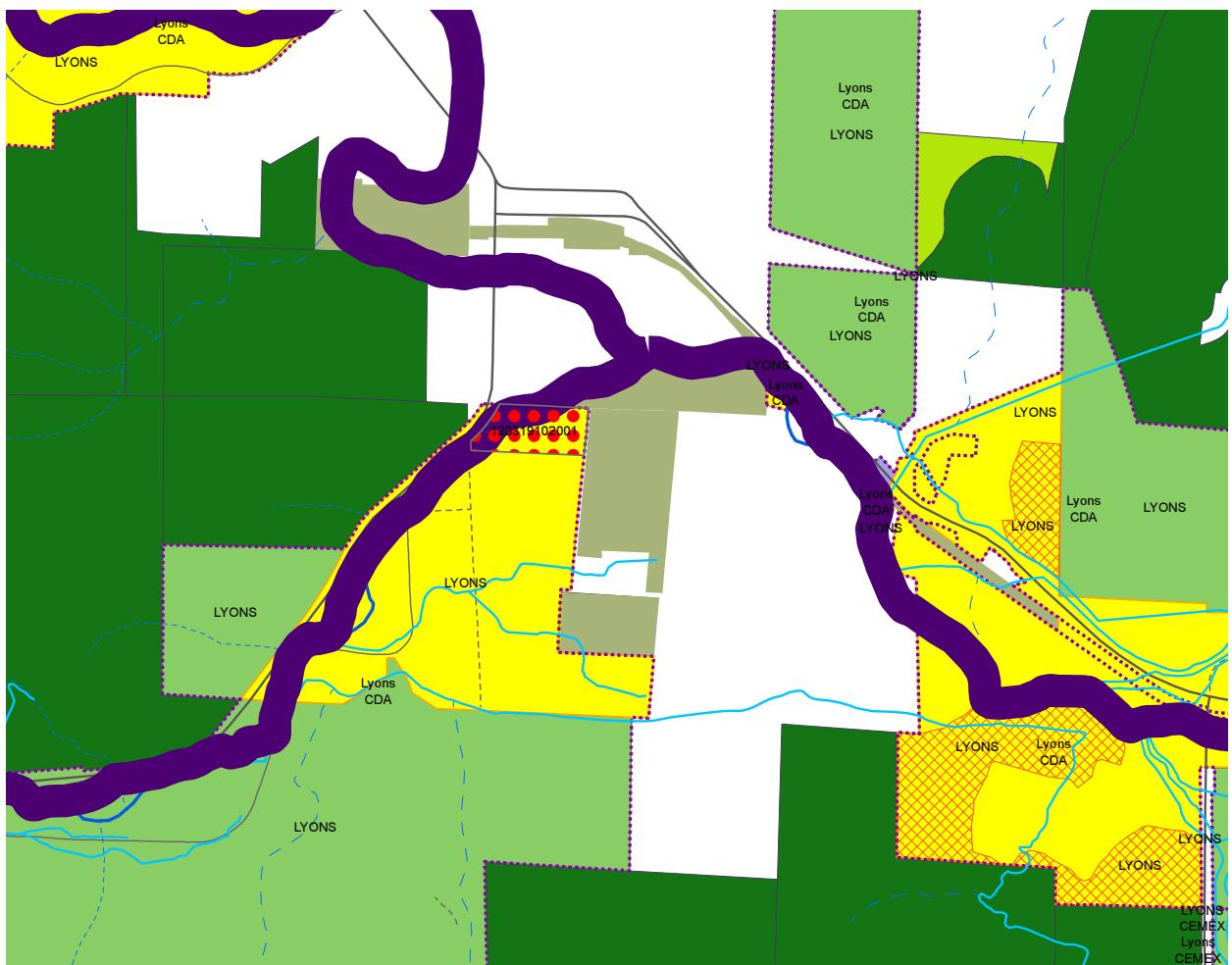
Critical Wildlife Habitat (purple)



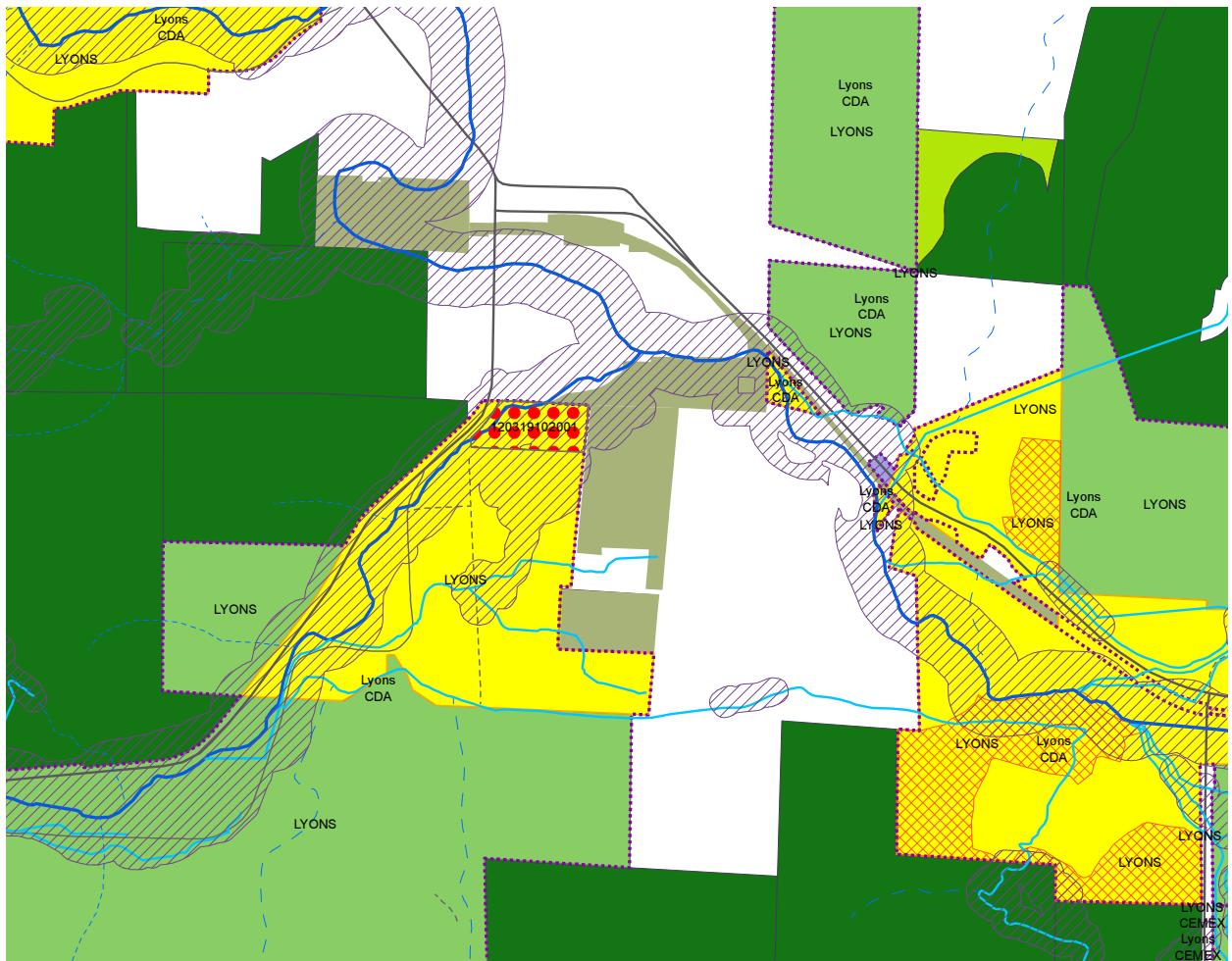
Prebles Meadow Jumping Mouse Habitat (yellow)



Riparian Habitat Connector (wildlife corridor; purple)



Riparian Areas (hatched)



High Biodiversity Area – Indian Lookout Mountain (orange)

