

# ***Ken-Caryl Ranch Open Space Comprehensive Management Plan***

*And Modification of the  
Ken-Caryl Ranch Parks and Recreation  
Facilities Use Guidelines*

*Prepared by the  
Ken-Caryl Ranch Open Space Committee  
February 1997*

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# *Foreword*

Why does Ken-Caryl Ranch need an Open Space Management Plan?

With the acquisition of the south hogback area in 1993, the total amount of land on Ken-Caryl Ranch dedicated as undeveloped open space now totals about 6,000 acres. Even with that much acreage available for resident use and a full-time, professional Ranger Staff to help with its management, conflicts relating to the use of open space resources - held in common for all Ranch residents - are inevitable. Decisions about appropriate activities, ecosystem impacts, resource protection and education, and non-resident use have become a familiar routine for the Ranch ranger staff.

The only management guidance currently available is the general language contained in the Master Association Articles of Incorporation and Bylaws; the Master Declaration of Covenants, Conditions, and Restrictions; the Parks and Recreation Facilities Use Guidelines; historical precedents; informal agreements; and, decisions made at monthly Open Space Committee meetings. None of these documents or venues provides the guidance needed to make timely, well informed, and often long-range decisions.

Ranch residents also have expressed concern that sensitive open space resources are threatened by heavy use, largely the result of rapid development in and around the Ranch. The demands associated with this development can overwhelm the Ranger staff's and Open Space Committee's ability to meet resource management needs and to respond to challenges associated with maintaining a healthy environment for Ranch residents.

The lands surrounding Ranch open space have undergone numerous changes in ownership and development, ranging from extensive home building to the North to creation of a new, large, county park to the south. General public access to these parcels and to adjacent Jeffco Open Space and KCR Foundation property managed by Ranch staff, require a different approach to management than the surrounding private KC Ranch land.

The time has come for the creation of an authoritative document or series of documents that detail Ranch policies and procedures for managing open space resources. The need for this type of land use plan has been discussed for many years, and outlines and proposals were presented on several occasions.

In October 1994, a group of Ranch residents and members of the Ranger staff convened as the Open Space Planning Team. Team members brought expertise in biological resources, earth science, land use planning, environmental engineering, parks and facilities management, and geographic information systems to bear on open space management issues. Their dedication to protecting the environment in which we live and their commitment to community service have culminated in the preparation of this plan.

Many people participated in the preparation of this plan. The Ken-Caryl Ranch community owes a special acknowledgment to Open Space Planning Team members who wrote most of the document: Jim Turner, Alan Pratt, Patty Fuller-Pratt, and Dave Folkes. Ranch staff members Alan Hollingsworth, Alan Rogers, Sean Warren, Karl Cordova, Jason Hamburg, Ernie Stone, Dave Peak, and Chris Pacetti all edited, contributed ideas,

and facilitated the production of this plan. Thanks also go to Cathy Bates, Sally Cuffin, and Marilee Knott for their thoughtful comments and constructive criticism. And last but not least, a special "thank you" has to go to the friends and families of everyone mentioned above for their support and tolerance during the many hours of meetings and phone calls that writing this document required.

**Bruce Heise**  
**Chairman**  
**Ken-Caryl Ranch Open Space Committee**

February 1997

# ***HOW TO USE THIS DOCUMENT***

At the end of this version of the plan you will find a map showing the different management areas, other significant open space features which are mentioned in the plan, and adjacent lands not owned or managed by any KCR entities. There are also two tables, pages vi and vii, which summarize the various owners, acreage, and management groups for the different land parcels. The table is coded to the map. Listed below are the acronyms for the various organizations commonly referenced in the plan.

\*At this time, the map referred to is not available on this site. See descriptions of the management areas in the "Land Categories" section of this document and the Land Use/Trails Map.

<b>Acronym</b>	<b>Organization</b>
KCR	Ken-Caryl Ranch
MA	Ken-Caryl Ranch Master Association
MD	Ken-Caryl Ranch Metropolitan
Foundation	District
Jeffco	Ken-Caryl Ranch Foundation
Jeffco OS	Jefferson County
OSC	Jefferson County Open Space
Committee	Ken-Caryl Ranch Open Space
ODP	Committee
SMA	Ken-Caryl Ranch Open Space
Team	Committee
	Original Development Plan for Ken-Caryl Ranch
	Special Management Area
	Open Space Planning Team

**TABLE I****KEN-CARYL RANCH OPEN SPACE SIZE AND MANAGEMENT**

Total Ken-Caryl Ranch acreage from original development plan = 9,197

Total Open Space owned by the Master Association = 3,724

Total Open Space owned by the Foundation = 962

Total Open Space owned by Jefferson County\* contiguous with Ranch = 1,087

Total Open Space managed by the Metro District = 4,878

Total Open Space contiguous with Ken-Caryl Ranch (Jeffco + Private) = 2,512

Ranch Population= 12,000+

(all figures as of January 1997)

<b>LOCATION</b>	<b>AREA</b>	<b>OWNERSHIP</b>	<b>MANAGEMENT</b>
KCR MA land west of C-470 (Foothills, North Hogback, Interior Management Areas, A, B, D on Map)	3,678 acres	Ken-Caryl Ranch Master Association	Ken-Caryl Ranch Metro District
South Hogback and Annex (C, L on Map)	876+86 = 962 acres	Ken-Caryl Ranch Foundation	Ken-Caryl Ranch Metro District
KCR MA land east of C-470 (Plains Management Area, E, M on Map)	44+2 = 46 acres	Ken-Caryl Ranch Master Association	Ken-Caryl Ranch Metro District
Bradford (F on Map)	121 acres	Jefferson County Open Space	Ken-Caryl Ranch Metro District
Bethel College (G on Map)	57 acres	Jefferson County Open Space	Ken-Caryl Ranch Metro District
Business Center Open Space (N on Map)	75 acres	Private Open Space	Private Open Space
Meadow (H on Map)	14 acres	Jefferson County Open Space	Ken-Caryl Ranch Metro District
South Valley (I on Map)	895 acres	Jefferson County Open Space	Jefferson County Open Space
Willow Springs (K on Map)	850 acres	Willow Springs	Willow Springs

West Ranch (J on Map)	500 acres	West Ranch Private	West Ranch Open Space
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**TABLE II**

**OTHER LANDS ON KEN-CARYL RANCH (from the ODP)**

LOCATION	AREA	OWNERSHIP	MANAGEMENT
Ranch Residential	1,588 acres	Private	Private
Total Roads	264 acres	Jefferson County	Jefferson County
Business Center	293 acres	Private	Private
West Ranch Residential	520 acres	Private	Private
Schools (including North Ranch Site)	90 acres	Jefferson County	Jefferson County North Ranch
Community Center	12 acres	Jefferson County	Metro District
Manor House	9 acres	Private	Private
Lockheed Martin	180 acres	Private	Private
Schuller	83 acres	Private	Private
Community Park	21 acres	Metro District	Metro District

# *Ken-Caryl Ranch Open Space Comprehensive Management Plan*

## *I. Introduction*

It has been twenty-five years since the Original Development Plan (ODP) for the Ken-Caryl Ranch identified more than 5,600 acres of open space for the use and enjoyment by Ranch residents. provide majestic views of a very special place. We are fortunate to reside in a community that is distinguished by such unsurpassed beauty.

Straddling the transition zone between the high plains and the foothills of the Rockies, the Ranch open space was set aside to protect the delicate wild flowers, breathtaking views, and dramatic splendor of this historic Colorado homestead. Upland wildlife abounds in the foothill habitat to the west and a thriving prairie ecosystem is preserved along both sides of the hogback ridges that bisect the Ranch. The Ken-Caryl Ranch community has been painstakingly planned and developed with a keen foresight and respect for nature so that residents can enjoy a recreational lifestyle in a naturally scenic environment.

As residents of Ken-Caryl Ranch, we recognize that open space represents an irreplaceable legacy that must be protected for future generations. Because of the importance of open space to the quality of life within the Ken-Caryl Ranch environment, we are committed to managing open space resources in a manner that ensures its preservation and enjoyment. To accomplish this goal, management efforts will be focused on preserving and restoring native ecosystems, protecting and promoting natural biological diversity, and providing a balance between the requirements of residents and the capacity of nature.

Although Ranch residents can derive significant recreational and cultural benefits from open space resources, ultimately the activities of the residents must be compatible with maintaining the health and integrity of the ecosystem in which we live. Since the ODP was prepared, the number of Ranch residents has grown dramatically, now exceeding 12,000, as have the demands on open space resources.

The use of public funds in the purchase of open space requires that we provide equal access for the general public to several parcels - further increasing the need for careful oversight of access and use. Management of these parcels requires a four-way partnership among the MA, the MD, the KCR Foundation, and Jefferson County.

The increased use of open space, the development of adjacent properties, and the eventual creation of the South Valley as a county park, have made management of this property much more complex and demanding. This document is intended to address important management issues in a comprehensive manner and to serve as a guide in protecting and preserving the health of the ecosystem. Hopefully, the management philosophy presented in the following chapters will provide a solid foundation for preservation of open space for future residents and the generations to follow.



Because the future of open space is the shared responsibility of all Ranch residents, the Open Space Planning Team felt that it was very important to determine the interest of younger residents in protecting and preserving open space. In order to accomplish this task sixth graders at the local elementary schools asked to share their personal feelings about open space by writing essays on its importance to their lives. The results of this assignment greatly exceeded our expectations and we were extremely impressed with both the depth of feeling and level of commitment expressed by these students.

The Planning Team would like to thank the teachers involved in this effort for their cooperation and assistance. We would also like to thank each student for sharing their perceptions, their hopes, and their fears. The passages in the left-hand column of the printed version of this document are quotes from their essays. We hope that you enjoy reading them as much as we have.

In response to their concerns, the Team dedicates this document to our younger residents. We fervently hope that it helps preserve open space for their future.

## *II. Legal Basis*

Approximately 6,000 acres of land are currently managed as open space (**see Table 1**). Open space is all undeveloped land inside the boundaries of Ken-Caryl Ranch owned by the Master Association, the Ken-Caryl Ranch Foundation, the Ken-Caryl Metropolitan District, or Jefferson County. In addition to major tracts of undeveloped land, open space includes community parks and pools, greenbelts, and small undeveloped parcels within neighborhoods.

The focus of this Plan is to manage those portions of open space that remain undeveloped, have essentially undisturbed native vegetation, and receive no irrigation (**see Map**). Lands within this category comprise the majority of open space land West of Highway C-470. Other Ranch open space, including green belts, parks, and a large undeveloped corridor northwest of the Saddlewood neighborhood, may need to be addressed in a supplemental plan. This plan also addresses several properties owned by the KCR MD, the KCR Foundation, and Jefferson County Open Space that are managed by KCR MD staff.

Tracts totaling 3,100 acres are owned by the Master Association. The Master Association is a community association of property owners bound together by a Master Declaration of Covenants, Conditions, and Restrictions for the purpose of operating and maintaining Association-owned property, including most of the open space land. The purpose of this document is to provide objectives and guidelines for the management of that open space.

The Open Space Committee is a group of Ranch residents appointed yearly by the Master Association Board of Directors for the purpose of providing advice and expertise to the Board. According to a resolution of the Board, the specific duties of the Committee are to:

- Act in an advisory capacity to the Board on matters pertaining to the open space on Ken-Caryl Ranch
- Work with staff on rules and regulations regarding use of open space
- Recommend programs and promote practices to encourage prudent use and conservation of the open space
- Assist in research and study of forest management and wildlife management practices
- Work with the Parks and Open Space Director on management practices and policies, budget concerns, and overall utilization of Ken-Caryl Open Space

The Master Declaration of Covenants, Conditions, and Restrictions, which all property owners sign and agree to abide by when purchasing homes within the Ranch, requires that open space be preserved and gives the Master Association the authority and responsibility to manage open space lands. Decisions on management, requests by parties to conduct certain activities on open space, and other discretionary actions are delegated by the Master Association to the Open Space Committee.

This plan was formulated by the Open Space Planning Team which is a subcommittee of the Open Space Committee. To the best of the Committee members' knowledge, all management objectives and guidelines have been formulated within the scope of

controlling laws and agreements.

Operating under the 1996 Cooperative Agreement with the Master Association (Appendix II), Ken-Caryl Ranch Open Space is administered by the Ken-Caryl Ranch Metropolitan District, a governmental entity that provides all the maintenance in the parks, greenbelts, and undeveloped open space. The Metropolitan District currently owns or leases approximately 180 acres of open space and provides recreational activities for the enjoyment of the Ranch community. In practice, day-to-day management of open space is delegated to the Ranch Ranger staff, who report to the District Parks and Open Space Director.

Additionally, the general public is allowed access to several tracts of land owned by other entities and managed by Ranch staff for recreational and educational purposes. These tracts potentially will experience far greater usage than the surrounding land and will require a different management approach to maintain or improve their condition.

The mission of the Ken-Caryl Ranch Metropolitan District is to provide high quality facilities, well-planned and organized programs, and other opportunities in a cost efficient way that creates community pride and provides opportunities for personal fulfillment. Both the Ken-Caryl Ranch Master Association and Metropolitan District are committed to providing residents, through preserving the natural open space and park lands, the opportunity to meet their needs for recreational enjoyment, to be part of a proud community, and to add satisfaction to life.

***Adjacent Landowners.*** The Ken-Caryl Ranch Open Space is surrounded by private land owned by Ranch residents and non-residents as well as private and county lands open to the public at large. Many of the objectives of this Plan are best met with the cooperation of these adjacent property owners. Because of the possibilities of encroachment or unauthorized use, an attempt will be made to identify these property owners and to inform them of the goals and objectives of the Plan.

Completion, approval and implementation of this plan should be the Ranch community's immediate goal. In the future, other management plans developed for adjacent property management or to achieve regional objectives, should be reviewed and incorporated into this plan where feasible. Non-compatible uses should be identified and negotiations should be undertaken as soon as possible to resolve potential conflicts. Once the objectives of the Management Plan have been communicated, the individual landowners, associations, or government entities should be encouraged to sign a partnership agreement with the Master Association indicating their willingness to cooperate in achieving Plan objectives.

***Other Planning Documents.*** Although it is tempting to think of open space in the context of isolation, it does not and cannot exist as a secluded island. In fact, much of the wildlife we see in open space is migratory, only inhabiting Ranch property on the way to wintering areas or summer breeding grounds. Other open space management problems may also originate outside Ranch boundaries, including wildfire, noxious weeds, and trespassing by non-residents on MA property.

Therefore, it is important to coordinate this Open Space Management Plan with other plans prepared for southern Jefferson County, the west-metropolitan area, the Front

Range corridor, and the State of Colorado. An attempt will be made to acquire every plan that includes the Ken-Caryl Ranch Open Space. After reviewing each of these plans, the Open Space Committee will contact the agency or agencies responsible for their preparation to effect the coordination of management objectives.

Because open space resources are tied so inextricably to the surrounding environment, it is important for representatives of the Master Association, Foundation, and Metro District Boards to participate in planning and management efforts that may impact Ranch open space. We must attempt to influence or modify any decisions that may have a significant impact on the open space management objectives adopted by the three Boards. This proactive stance on the part of the Boards could yield substantial cost savings in the future by reducing the need to react to a problem that may impact open space management or was introduced from outside open space boundaries.

A partial listing of agency contacts and references has been prepared and is included at the end of this document. Both the Open Space Committee and staff will be responsible for updating the listings and maintaining them on a regular basis/

### ***III. Planning Process***

Preparing a land use plan is typically a long, laborious, and at times frustrating process for those involved. The primary difference between this and similar land management documents is that this document was written entirely by residents and staff volunteers committed to the protection, preservation, and enjoyment of open space. Because of this shared vision, disagreements were not over competition for limited resources, but rather over how best to preserve the special place that is the Ken-Caryl Open Space. Because many of the guidelines articulated in this plan will have far-reaching consequences on the activities in open space, the Committee and all involved boards stress the importance of having solicited residents' input. Through a series of community meetings and field trips, the draft plan was revised to incorporate residents' concerns. A complete discussion of the planning process is included in Appendix III.

The committee made every effort to publicize the plan and solicit as much residential input as possible. The authors hope these concerns are reflected in the proposed management plan and that, as a result of describing the planning process, residents will understand the rationale that formed the basis for the management guidelines detailed below. The Team and the Committee suggest that readers carefully review the Management Emphasis section and keep in mind the overall goals of open space management. Throughout the preparation of this plan, these goals were the benchmarks against which we measured our progress. We hope that they are adequately reflected in the management plan that follows.

#### **A. Plan Development**

The seemingly simple task of deciding on the best approach to writing the plan took several meetings to accomplish. It wasn't that the members of the Team didn't know what to do - to the contrary, the primary problem was deciding among excellent alternative suggestions on how best to address the issues. The Planning Team finally agreed that a good management plan should answer two seemingly simple questions. What are we managing open space for? And, how are we going to accomplish those goals?

To answer these questions, the Team initially needed to gather some critical information. What planning had been done in the past? How could it best be incorporated into the present effort? What state or local requirements would have to be addressed? And, most importantly, which of the resources required managing and how could differing management prescriptions be integrated to achieve an overall balance that would ensure the health of the open space ecosystem?

The Ranger staff was able to locate several previous studies, surveys, and reports that provided much of the needed information. Other team members reviewed Association resolutions, covenants, existing policy, prescribed uses, and statutory requirements. Old maps, photographs, and environmental inventories also provided important baseline information from which determine the current trend of open space conditions. From these data, the Team felt that they were able to satisfactorily answer the first question i.e., what resources do we have?

Through a series of brainstorming sessions, the Team listed every conceivable resource that might exist on Ranch property. After exploring all of the possibilities, the list was simplified by consolidating similar resource categories. The Team finally settled on a list of twelve categories. While many items on the list are common to most land use plans, some things like limitations on the types of permitted recreational activities and the need for boundary delineation are somewhat unique.

It also became obvious at this stage of the process that there were different types of use occurring on open space parcels within the Ranch. The Team felt that use categories needed to be identified and assigned to the land, and that our two initial questions would have to be independently applied to each category.

The next question was to identify what we were managing for? Our initial consolidation produced twelve items, which were ultimately distilled into six major headings. Following this exercise, there were some surprises relating to proposed management emphasis. Wildfire, something seldom discussed in open space meetings, showed up as one of the most critical topics to address. Statutory responsibilities, also a topic of limited concern to the Open Space Committee but of major significance to the Ranger staff, ended up as a topic requiring appreciable consideration.

The next step was to identify the different land categories present on the Ranch. As before, we started with many and, after some intense discussions and detailed reviews of maps, ended with a few. The categories are discussed in some detail in Section III. A revealing observation also resulted from this exercise. Encroachments, which consume so much of the Staffs and Committee's time, really occur on a disproportionately small amount of Ranch open space. The vast majority of Ranch open space land is minimally disturbed or undisturbed. This open space is arguably the most valuable, receives the most use, and should receive a lion's share of attention. In practice, it receives the least.

At this point in the process, the Team had identified what we had, what we wanted to manage for, and the different categories of land use. A matrix was then constructed, with the land categories along the top, and management goals along the side. When each of the management goals was applied to each land category, the Team was able to use the matrix as a framework for developing specific management guidelines and recommendations to every combination of land type and management goal. When needed, additional management goals were added to the matrix to fine tune the recommendations.

Finally, some topics did not fit neatly into the process described above. However, they still needed to be addressed. Examples of these topics are special management areas (the Equestrian Center, Brannon Gearhart and Bradford House Parks), leash law applicability, future trail locations, etc. These are described in detail in a later section of the plan.

Hopefully, as the result of describing the planning process, residents will understand the depth of analysis and rationale that form the basis for the management guidelines detailed below. The Team and the Committee suggest that readers carefully review the Management Emphasis section and keep in mind the overall goals of open space management. Throughout the preparation of this plan, these goals were the benchmarks against which we measured our progress. We hope that they are adequately reflected in the management plan that follows.

## ***IV. Land Categories***

There are many ways to categorize different open space parcels on Ken-Caryl Ranch and the Planning Team used most of them. In the end, the simplest method was deemed the best. Open space was ultimately divided into two primary categories defined on the basis of natural values, aesthetics, current usage, and the amount of previous surface disturbance. Characteristics of each category are listed below, but in general, Category I land was largely undisturbed by residential development, and Category II land was highly disturbed or modified during the Ranch's construction.

The two categories are further subdivided into defined management areas to facilitate supplemental planning efforts. Each of the defined areas has characteristics, values, or constraints that will require specific management practices.

### **Land Category Characteristics**

#### **Category I**

These areas have intrinsically high aesthetic values and comprise the majority of open space land. Relatively undisturbed, Category I lands are situated away from residential or developed areas. Although they typically include significant natural resource values and vistas, they may also include unique or valuable cultural resources.

Lands in this category include most of the hogbacks and the foothills to the West of the residential area. Although recreational use of these areas has generally been moderate, designated trail corridors have been established which permit good access to most of the Category I lands.

Surface disturbance or encroachment will not be allowed into these areas. The primary management goal is to maintain Category I lands in a natural, undisturbed state, while still allowing access to residents for recreational, educational, scientific, and other low impact uses.

#### **Category II**

Category II lands are located immediately adjacent to residences or public roads and may have paved paths or developed social trails. These lands were significantly impacted by construction and have the greatest potential for being further impacted by human activities. Some of these lands are heavily disturbed, but have value as greenbelts and to a lesser degree habitat and migration corridors for wildlife. Category II lands are considered to extend a distance of approximately 200 feet from residential properties and 25 feet from paved roads.

Encroachment is not permitted in these areas and guidelines have been developed for maintaining paths, drainage crossings, erosion control, and native plantings. Enhancement activities may be allowed in Category II lands, but only if approved in advance and for the benefit of the community at large. Specific guidelines and techniques

may be developed to address specific tracts and parcels, such as the Bradford House and Brannon Gearhart Park.

## **Category I Special Management Areas**

Category I lands are divided into six different Special Management Areas. Two are wholly owned by the KCR MA, one by the KCR Foundation, and three by Jefferson County Open Space. All are managed under agreement with the KCR MD. Listed below are the areas and their boundaries. Refer to the map for specifics.

### ***Foothills Special Management Area (A on Map)***

The Foothills SMA. is the largest contiguous block of open space on the Ranch and provides the dominant view to the west for most Ranch residents. It is bounded on the north by the Willow Springs community, on the west by the West Ranch community and other private land, and on the south by the South Valley or Deer Creek Drainage. All are boundaries defined by ownership. The east boundary, running from point FH1 to FH2 on the map, is a line approximately 200 feet from any Valley or North Ranch residents' property line.

### ***North Hogback Special Management Area (B on Map)***

The North Hogback SMA is the predominant feature to the east for most Valley and North Ranch residents, and to the west for most North Plains residents. It contains the Dutch Creek drainage and its rock art. In July 1987, the Ken-Caryl Ranch Master Association Board of Directors designated the 653 acres of the "North" hogback as Protected Prairie Habitat (Appendix III). In 1993 the North Hogback was listed by the state as a Colorado Natural Area. The Board resolution and state listing conveyed a greater level of protection to this area because of the presence of unique and fragile habitat. More restrictive use guidelines have been implemented, in large part, to protect sensitive native plant communities. It is bounded on the north by Willow Brook and Faith Bible Church private property and Jeffco Open Space, on the east by Dakota Ridge High School, the Meadows Golf Course, The Bethel SMA, and C-470. While C-470 is approximately the eastern boundary, note that a small triangular piece of property by Dakota Ridge HS is East of the highway. The southern and western boundaries are the paved path along Ken-Caryl Avenue as far as the Valley Parkway intersection (point NH1 on map), where the boundary becomes the east side of Ken-Caryl Avenue to the North Ranch (point NH2). From here the boundary is a line approximately 200 feet from any North Ranch residents' property line all the way to the north end of the Ranch (NH3).

### ***South Hogback Special Management Area (C and L on Map)***

The South Hogback SMA is owned by the Ken-Caryl Ranch Foundation and managed by the MD. There is general public access provided to this parcel owing to the use of some public funds for its acquisition. The actual hogback (C on Map) is the predominant feature to the west for Ranch residents on the Plains and to the east for residents in the southern part of the Valley. It is bounded on the north and west by the sidewalk and paved path paralleling Ken-Caryl Avenue and South Valley Road to the 14 acre meadow SMA (point SH I). From here the west boundary is the 14 acre meadow SMA or the South Valley (J on Map). The south boundary is Deer Creek Canyon. The east boundary



is C-470 and private land to the east Included in the original purchase was an 86 acre tract along Deer Creek Canyon surrounded by the South Valley (L, South Hogback Annex, on Map).

### ***Bradford Special Management Area (F on Map)***

The Bradford SMA, formerly called Parcel A, is owned by Jefferson County Open Space and leased to the MD. It is surrounded on the north, west, and east by private property. The south boundary is the North Hogback SMA boundary line. The general public has access to this parcel.

### ***Bethel College Special Management Area (G on Map)***

The Bethel College SMA is owned by Jefferson County Open Space and managed by the MD. It is bordered on the north, west, and south by the North Hogback SMA, and on the east by C-470.

### ***Meadow Special Management Area (H on Map)***

The Meadow SMA, formerly called the 14 acre site, is a commercially zoned parcel soon to be acquired by Jefferson County Open Space. At this time, Jeffco has stated the tract will be leased to and managed by the MD, in a manner similar to the Bethel and Bradford SMAs. This arrangement may change if the county also acquires the contiguous South Valley (I on Map) and manages it as a county park. The Meadow SMA is surrounded on the north and east by the South Hogback SMA, on the south by the South Valley, and on the west by the South Valley Road.

## **Category II Special Management Areas**

Category II lands are divided into two Special Management Areas, each of which can be further subdivided into named tracts.

### ***Plains Special Management Area (E on Map)***

The Plains SMA actually encompasses all KCR land east of C-470, but in reality there are only two tracts managed as open space. The North Bowl (E on map) is an undeveloped corridor of land slated to be given to the MA when that area is eventually developed. The Medima Strip (M on map) is a non-irrigated, linear piece of land shared with an adjacent neighborhood that is open space in name only. A separate plan will be prepared for these tracts when the North Bowl is deeded to the MA. The Ken-Caryl Ranch Business Center also has part of its acreage zoned as private open space (N on map). At the time this plan was prepared (February 1997), these 75 acres were slated for a golf course. Their ultimate disposition remains unknown, but it is unlikely they will ever become Ranch open space. A separate SMA plan would need to be prepared for this area, with its exquisite wetlands, if it ever comes under MA or MD management.

### ***Interior Special Management Area (D on Map)***

The Interior SMA includes all those lands owned by the MA that are surrounded by the neighborhoods in the Valley and North Ranch. Although small in total area, a

disproportionate amount of staff and committee time is devoted to these parcels because of the tremendous use and high incidence of resident encroachment. Specific named areas included in the Interior SMA are Brannon Gearhart and Bradford Parks, the Equestrian Center, the North Ranch Rocks, North Massey Draw, and dozens of "orphan tracts", small strips of land between houses often serving as easements or drainage ways. Each of these areas will ultimately need to be reviewed by the Committee and a specific management goal written.

## *V. Management Emphasis*

The areas set aside as open space represent an irreplaceable legacy that must be protected for future generations. Based on this realization, open space must be managed in a manner that preserves or restores native ecosystems, protects and promotes natural biological diversity, and provides a balance between the requirements of man and the capacity of nature.

To achieve the goal of a healthy ecosystem, open space on the Ken-Caryl Ranch will be managed to accomplish the following objectives:

1. Prevent uncontrolled wildfires that may result in catastrophic destruction of the ecosystem, including human lives and property. While we recognize that fire is a natural part of the native ecosystem of the Ranch and that fire may be beneficial to ecosystem health, uncontrolled wildfires are not acceptable under any circumstance. Therefore, the open space must be managed in such a way as to minimize the danger of uncontrolled wildfire while at the same time preserving the ecosystem.
2. Maintain or enhance vistas and visual resource values. In many ways, the dramatic views within the Ranch are the direct result of a healthy, well functioning ecosystem. Efforts directed at promoting a sustainable ecosystem within the open space will also enhance the visual resources of the Ranch.
3. Restrict the introduction of non-native plant species into the open space. Although many exotic plants have been introduced into the landscape of the Ranch, non-native species and noxious weeds will be controlled to prevent their spread into and domination of the open space.
4. Enhance wildlife habitat. The ecosystem of the Ken-Caryl Ranch has traditionally supported a diverse wildlife population. The open space will be managed to protect and enhance natural biodiversity and prevent the elimination of native fauna.
5. Provide recreational opportunities. The open space provides a wide range of passive recreational opportunities and may be developed to provide these opportunities to residents only if significant detriment to the existing ecosystem can be avoided. In no case should the demands of residents be allowed to exceed the capability of the ecosystem to maintain its health and vigor.
6. Protect known and unknown cultural artifacts. Prehistoric and historic artifacts shall be protected and preserved from destruction or loss. The Ken-Caryl Ranch Historical Committee will provide a separate plan addressing the best way to achieve this objective.

## ***VI. Management Guidelines***

The Master Association and Metropolitan District guidelines require all residents and guests on open space to conduct themselves in an appropriate and socially acceptable manner. Although the use of open space by Ranch residents is encouraged, it must be conducted in an environmentally responsible manner. To ensure compliance with this requirement, both organizations reserve the right to request open space users to leave when they do not meet established standards of proper behavior.

The following narrative identifies those management types that are critical in maintaining the health of the open space ecosystem. In the sections that follow, an attempt is made to explain the importance of each category in the context of overall open space management, to document the rationale used in developing management guidelines, to define specific management objectives, and to develop general guidance for resource management.

### **A. Resource Protection and Preservation**

Much of the 6,000 acres of open space is undeveloped and in a relatively natural condition. Open space lands contain an abundance of native plants, wildlife, and unique and interesting geology and topography.

The primary purpose of the open space Management Plan is to ensure that these open space resources are protected and preserved in a natural condition.

#### **Specific Management Objective(s):**

To preserve and protect the existing natural and visual resources of the open space.

#### **Management Guidelines:**

1. No motorized vehicular traffic is allowed off designated roads or parking areas anywhere on Ken-Caryl Ranch (including motorcycles, snowmobiles, ATVs, 4-wheel drive, and other vehicles) except for administrative use.
2. Plants, animals, or other natural features are not to be molested, disturbed, removed, or destroyed unless authorized by the Ranger staff. Likewise, signs, tables, fireplaces, or other improvements are to be protected from vandalism or abuse.
3. Disposing, burying, or burning trash in open space is prohibited.
4. Discharging firearms, including BB and pellet guns, bow and arrows, slingshots, and other weapons or projectiles in open space areas is prohibited.
5. Hunting or trapping is prohibited in open space areas except by staff when deemed necessary to protect overall ecosystem health.
6. Natural vegetation communities will be maintained. Seeding or planting native species may be conducted in Category I lands to restore damaged areas when approved by the

Committee or Ranger staff. Seeding or planting native species may be conducted in Category II lands to restore damage or disturbed areas, control erosion, or restore natural aesthetics according to plans approved in advance by the OSC.

7. The extension of landscaping by residents into open space will not be permitted other than addressed under (6) above.

8. No new signs or structures will be allowed on Category I Open Space lands except those deemed necessary by the Committee and staff.

9. Manufactured metal benches, often donated by residents as gifts to the community, are only allowed at trailheads and along paved pathways. Benches are not allowed in Category I land.

## **B. Protected Habitat Areas**

Certain areas of the Ranch have plants or animals that are considered rare or unique by the scientific community and have been afforded statutory protection. Other areas are characterized by habitat conditions that are critical to the survival of a particular species. Because of the high value of these resources and their irreplaceable nature, special protection has been mandated by this Plan to ensure their viability.

### **Specific Management Objective(s):**

To ensure the health and sustainability of plant and animal populations that are considered to be of special concern, certain areas of the open space will be designated "protected habitat." These areas will have specific management criteria developed for them that will be more restrictive than for other areas of open space.

### **Management Guidelines:**

1. Domestic animals will not be allowed to leave designated trails in protected habitat areas. Ranch rangers may restrict users' access in protected habitat areas if heavy use is causing damage to habitats.
2. Vegetation control measures associated with noxious weed control, exotics, or wildfire prevention will be closely monitored to ensure damage to protected habitat is minimized.
3. Fencing or signage may be used to divert use away from sensitive areas.
4. Nuisance wildlife control may be necessary where sensitive wildlife species are being impacted.

## **C. Facilitated Recreation**

Providing quality recreational opportunities for Ranch residents' enjoyment has always been a key objective of the Boards. In many cases, these opportunities have been facilitated by the construction and maintenance of improvements in open space such as paved bicycle paths and surfaced hiking trails. The Management Plan attempts to balance

the commitment to enhanced recreational opportunities with the capacity of the environment to sustain recreational use.

**Specific Management Objective(s):**

Existing facilities shall be maintained in a safe and serviceable condition at all times. Safety and accessibility require that trails and other recreational facilities be maintained using effective erosion control methods, vegetative control, adequate surfacing, elimination of hazards, and regular surveillance.

**Management Guidelines:**

Management guidelines have been developed for several categories of facilitated recreation. These guidelines have been organized below under their appropriate recreational use category.

**Trails:**

1. A Supplemental Trail Management Plan will be developed as soon as feasible to guide both short and long-term management of open space trails. The trail plan will review the appropriateness of all trails and will recommend abandonment or continued maintenance.

The supplemental plan will also provide detailed criteria for management activities that are not provided in this plan. In the interim and until a supplemental plan can be developed, construction and maintenance standards used by Jefferson County Open Space will be adopted for Ken-Caryl trails as appropriate and consistent with this management plan.

2. Maintenance and erosion control activities will be restricted and limited to only those actions needed to ensure user safety or protection of improvements. The Trail Management Plan will review where water bars are needed and will investigate the cost of acquiring and installing them. Some trails may be designated as "off limits" to some forms of facilitated recreation if trails cannot be maintained to acceptable standards. Input from residents will be solicited prior to closing any trail segment except where immediate user safety is imperiled.

3. Mowing activities will be permitted along trails where heavy vegetation growth poses a risk to user safety from snake bites or where noxious weeds occur. Mowing will be restricted to a four foot wide buffer on either side of the trail with vegetation being cut to a height of no less than six inches. Minimal shrub pruning will be done where necessary. Specific guidance on mowing adjacent to trails will be contained in the Trail Management Plan. The mowing plan (Appendix V) contains additional information on mowing trails.

4. No grading of established trails will be undertaken unless necessary to repair damage, protect improvements, or ensure user safety.

5. The preferred alternative for recurring maintenance problems in Category I areas is trail rerouting and restoration of abandoned trail segments.

6. No new trails will be constructed in Category I areas unless the trails are shown to be necessary for the protection of resource values or as may be identified in the proposed Trail Management Plan.

7. Trail use restrictions, as defined in the proposed Trail Management Plan, will be posted at trail heads and trail intersections. Language about the controlled and safe use of bicycles on trails and responsible riding techniques will be included in the Plan. The type and placement of signs and appropriate trail etiquette will also be addressed.

8. Equestrians and mountain bikers will be encouraged to use all trails, except where marked to indicate equestrian traffic is not permitted. Horses are prohibited from using trails having paved surfaces. Equestrians will be asked to assist in the development of a trail ranking system for determining the degree of difficulty associated with a particular trail segment.

### **Camping:**

Camping, presently allowed by residents anywhere on Ranch open space, will be restricted to designated areas defined in the Trail Plan.

### **Technical Rock Climbing:**

Technical rock climbing is not permitted on open space. Technical rock climbing is defined as any climbing or rappelling requiring the use of ropes and climbing hardware. All other rock climbing is strongly discouraged and will be conducted at the climber's own risk.

### **Aerial Activities:**

Hang gliders, para gliders, hot air balloons, helicopters or other piloted aircraft will not be permitted to use open space as a point of departure. Take-off from adjacent properties with the specific intent of landing on open space property is also not permitted nor is the operation of motorized, radio-controlled model aircraft.

Although low-flying aircraft are technically not an open space issue, their activities may result in degradation of the open space experience. Complaints detailing the circumstances of the intrusion and all relevant identification information should be forwarded to the Federal Aviation Administration (FAA) for enforcement of flight rules.

### **Playing Fields:**

No playing fields may be developed on unirrigated open space, except in designated, irrigated park land, and then according to a plan approved by the Open Space Committee and the appropriate Board and staff.

### **Organized Group Events:**

All organized group events on open space must be authorized in advance by the Ranger staff. Only residents and a reasonable number of guests will be allowed to hold group events. No person, business, or outside organization will be permitted to conduct

commercial operations (i.e., for profit) on open space. Non-profit organizations may be permitted to conduct certain activities.

Authorized activities must be consistent with this Management Plan, MA or MD rules and regulations, covenants, and any applicable Federal, State, or local law. The size of the group and potential for impacts to open space and other residents will also be considered by the Open Space Committee before authorizing a group event. Event sponsors may be required to prepare an estimate of potential impacts and mitigation plans to rehabilitate damage. They may also be required to post some form of a security deposit.

No outdoor concerts or events with the potential for loud music or noise will be permitted. A commitment in writing from event organizers to control activities and clean up afterwards will be required. Groups that do not seek and receive prior authorization to hold an event, who do not keep within the guidelines of permitted activities, or who do not adequately control an event or clean up afterwards will not be allowed to hold future events.

#### **Other Recreational Activities:**

All facilitated recreational activities not specifically covered by these procedures will be subject to the approval of the Open Space Committee and appropriate Board and may be prohibited by amendments to this plan.

#### **D. Wildfire Prevention**

In 1978, a wildfire destroyed more than 3,000 acres of forest and prairie habitat on the Ranch and threatened homes, structures, and other improvements. Since then, the number of Ranch residents has increased dramatically as have the number of Ranch homes. Because of the extreme vulnerability of the community to uncontrolled wildfire on open space, special management plans and procedures will be developed to prevent, detect, and suppress wildfires.

Anyone choosing to reside in areas near or adjacent to open space must recognize that certain risks and responsibilities go hand-in-hand with the benefits that open space brings. One of these risks is uncontrolled wildfire, which will exist as long as there is natural vegetation. This risk can and should be managed by reasonable practices that reduce the number of fires, slow the spread of fire near residences (to allow time for responders to arrive), and promote early detection. The responsibility for reducing these risks rests equally with residents, however, who have chosen to live next to open space, and who could implement many measures to ensure the safety of their homes in the event of a wildfire.

#### **Specific Management Objective(s):**

The primary management objective is to prevent uncontrolled wildland fires within the open space boundaries. This objective will be accomplished through the management of vegetation to control fuel loading, and through the restriction of ignition sources. When wildland fires occur, the management objective is to achieve the earliest possible detection, to facilitate rapid and effective response, and to encourage residents to implement good wildfire defensive practices on their property.



### **Management Guidelines for Prevention and Control:**

1. It is recommended that a Wildfire Prevention Plan be developed as soon as feasible with assistance from the local fire districts and Jefferson County. The plan will identify measures that may be undertaken in open space and by residents to reduce the likelihood and severity of wildfire. The plan should also specify guidelines for implementing the identified measures such as the circumstances and frequency with which they should be employed.

Because of the potentially catastrophic impact of uncontrolled wildfire, some of the Wildfire Prevention Plan recommendations may supersede other open space guidelines in times of high fire danger. Specific measures that may be considered include:

- Using mechanical methods such as mowing and bailing to reduce the amount of potential fuels, where damage to other resources can be minimized.
- Constructing fire breaks.
- Using controlled burns administered under strictly defined prescriptions to eliminate heavy fuel loading.
- Using biological controls such as grazing to reduce fuel loading.
- Planting vegetative species that would reduce the intensity of fire in the vicinity of private property and structures.
- Resident education programs.

2. Fires will be permitted only at the Bradford House picnic area in the approved fire pit. Barbecues will be restricted to designated areas at the Ranch House, Bradford House, the Equestrian Center, and Brannon Gearhart Park. Fires will not be permitted on Category I lands under any circumstances. Campstoves may be used by camping parties.

3. During times of high fire danger, as determined by the Jeffco Sheriffs Department, all fires on open space, including barbecues, may be banned.

4. The use of fireworks is prohibited on all Ken-Caryl Ranch property consistent with Jefferson County statutes.

### **Management Guidelines for Detection and Response:**

1. Develop, implement, and publicize the procedure for resident reporting of wildland fires.

2. Increase ranger patrols during times of high fire danger to ensure that the restrictions against open fires are being enforced.

3. Publicize the existence of high fire danger or projected high fire danger through fire risk board(s), bulletin boards, television notices, posters, flyers, or other means of community advertising.

4. With West Metro Fire District, implement a continuing program of wildland fire education in local elementary, middle, and high schools.

5. Develop fire response and coordination plans with local fire districts to ensure effective response to all areas of the Ranch. This should include ensuring that all required access routes are open and accessible to fire equipment.

6. Ensure that all Metropolitan District employees are cognizant of all procedures identified in the fire response and coordination plans. Rangers or other Metropolitan District personnel will fight fires only when properly trained and certified and authorized by District management.

## **E. Scientific and Educational Uses**

In addition to its aesthetic and recreational value, open space provides a unique, natural laboratory for scientific research and education. This opportunity exists, in part, because of several areas that lack of historic cattle grazing and other disturbances to the land. The protection from intense development over the last century and a half has preserved many of the native plants that have largely disappeared from the Front Range area. The unique physical setting of the Hogback, the transition zone between the Great Plains and Rocky Mountains, is also responsible for much of the biological diversity observed on the Ranch.

### **Management Objective(s):**

To promote valid scientific research and educational uses of open space in a manner that does not cause damage (due to either improper procedures or deliberate actions). It is also important that scientific and educational uses do not unreasonably restrict user access to open space. To promote this type of use, research and educational grants that would provide funding for staff and activities related to open space may be sought.

### **Management Guidelines:**

1. Priorities for open space research and educational activities will be recommended in an Annual Open Space Status Report.

2. Solicitations for funds for scientific research or educational activities on open space will be coordinated by the Ranger staff and approved by the Open Space Committee to avoid confusion (e.g., more than one Ken-Caryl Ranch group approaching the same entities for funding or support) and promote the priorities identified in the Annual Open Space Status Report.

3. All scientific research and educational activities on private open space conducted by non-Ranch organizations or non-residents must be approved by the Open Space Committee in advance. Criteria for approval will include (in no particular order):

- Timely application (a minimum of 30 days in advance)
- Consistency with open space priorities
- Potential for damage to open space resources
- Demonstrated scientific or educational value
- Degree of impact to residents' use of open space
- Need for Ken-Caryl Ranch resources and/or funding
- Access by staff personnel to data and results

4. Educational activities on open space for residents will be encouraged by the Open Space Committee and Ranger staff when these activities promote an appreciation for and understanding of open space resources. Fees may be charged for activities conducted by the Rangers or Open Space Committee. Guests are welcome when accompanied by a resident or when attending educational programs open to the general public.

## **F. Health, Safety, and Security**

The health, safety, and security of Ranch residents using open space is of paramount importance. Management efforts associated with this category are intended to minimize or eliminate threats to public health, eradicate safety hazards, and make open space secure against unauthorized activities.

### **Specific Management Objective(s):**

Open space shall be managed to minimize health risks, to promote safety in all aspects of management, and to enhance the security of residents.

### **Management Guidelines (as budgeting allows):**

1. Restrict access of non-resident users to private open space through the installation of perimeter fencing along private open space boundaries where unauthorized access is a problem.
2. Install interior fences within the open space boundaries where necessary to protect important resources or to disallow access to unsafe areas.
3. Remove barbed wire from open space wherever it is found to be a hazard to residents or wildlife.
4. Install gates, where appropriate, to control or facilitate access to open space.
5. Install vehicular access control barriers wherever the problem of unauthorized vehicular use is identified.
6. Install No Trespassing - Residents Only signs at key locations around the perimeter of private open space to alert non-residents that these areas are private property and Public Access signs at those points where the public at large is permitted. Additional fencing may be necessary in areas of persistent trespass.
7. Install kiosks at trail heads to inform residents of important or time-critical information.
8. Post animal warning signs to alert open space users of potential danger associated with the possible presence of wild animals.
9. Install warning notices at designated rock outcrops to notify open space users that technical climbing is prohibited.

10. Post hazard warning signs when public health hazards (e.g., bubonic plague carrying fleas) are known to occur within open space.
11. Increase patrols to identify and eliminate non-resident use of private open space or unauthorized activities and monitor open space for public health and safety issues.
12. Identify appropriate agency contacts and establish effective protocols for dealing with public health or law enforcement issues.
13. Implement monitoring programs to ensure that initial management actions have effectively corrected the problem.
14. Develop and implement a plan to enlist the aid of Ranch residents in a volunteer open space patrol program.

## **G. Access to South Hogback**

Because public funds are being used in the purchase of the south hogback, it must be managed to provide access parity for residents and non-residents alike. A separate management plan will be developed for the South Hogback, but the management objectives and initial guidelines are listed below.

### **Specific Management Objective(s):**

Access to the South Hogback will be controlled to prevent damage to the ecosystem.

### **Management Guidelines:**

1. The access point for the South Hogback area is at the gate on South Valley Road and Deer Creek Canyon Road.
2. Within the South Hogback Area, access is limited to the existing Cathy Johnson Trail in the valley bottom and the Loop Trail along the east side of the Lyons Hogback. The proposed trail plan will address additional future trails.
3. If use by bicycle, horse, or heavy foot traffic causes unacceptable damage to the ecosystem, these uses may be restricted in the future.
4. Dogs or other pets are allowed on a leash and under Jeffco ordinances.

## **H. Noxious Weed And Exotic Plant Control**

Federal, state, and local government agencies are all attempting to eradicate noxious weeds in Colorado's forests, wildlife preserves, national parks, and on private lands. State agencies such as the Colorado Division of Wildlife and the Division of Parks and Outdoor Recreation are struggling to reclaim lost and save existing wildlife habitat and recreational sites. Loss of ecological diversity, native plant communities, soil, big game range, and other natural resources are a direct result of weed infestation. These plants severely reduce the value of non-agricultural land including residential property, park lands, and wilderness.

### **Specific Management Objective(s):**

The control of noxious weeds is mandated by Federal, State and local laws and is essential to ensuring the health of the Ranch ecosystem. The open space resource will be managed to be in compliance with all laws and regulations requiring control of these pests and an effective treatment strategy will be maintained by the Metropolitan District.

However, the development of an effective weed control strategy must also consider that many of the more common control methods, such as chemical spraying and mowing, have negative environmental impacts associated with them. These include disruption of ground nesting birds, poisoning of animals that consume herbicides, damage to desirable native vegetation, and surface disturbance that may actually promote noxious weed propagation.

### **Management Guidelines:**

1. A noxious weed control plan will be developed as soon as feasible with the assistance of the Colorado Weed Management Association, Jefferson County, and other State and local agencies. The plan will identify measures that will be used to reduce the incidence and spread of noxious weeds. The plan will also specify guidelines for implementing control measures such as the threshold for initiating treatment and the frequency of application.

Specific measures that may be included are:

- Educating Ranch residents about the problem and enlisting their aid in controlling noxious weeds found in open space.
- Using manual controls including pulling and "deadheading".
- Using biological controls where such controls can be shown to have been effective in similar ecosystems.
- Mowing during vulnerable stages of growth.
- Using controlled burns where fire has been determined to be the most effective form of control..
- Chemically treating areas only when other forms of control are impractical, ineffective, or prohibitively expensive.

2. Conduct an annual noxious weed survey. The survey will be used to determine areas of most severe weed infestation for future targeting, and also to gauge the effectiveness of various weed control strategies.

3. Weed control methods in Category I lands will be performed so as to minimize disturbance and chemical use.

4. Other exotic control may be considered for future efforts.

### **I. Animal Damage Control**

Animal damage is a broad category of negative impacts that continues to be a problem on Ranch open space. The impacts to residents and other elements of the ecosystem are due to factors such as insect infestation, overpopulation of a particular species, lack of

domestic animal control, and the presence of species that are potential threats to resident health and safety.

An informal survey conducted by the Open Space Committee regarding domestic animals on open space found that residents' feelings were quite polarized on this issue. Responses were divided between allowing residents' dogs to run free on open space to implementing an outright ban of all dogs from open space. Significantly, several residents expressed concern for their safety when encountering unleashed dogs while hiking or riding.

Studies have shown that wildlife are affected even by the scent of domestic dogs. By keeping dogs on a leash and concentrated along established trail corridors, widespread disruption of wildlife utilization patterns can be avoided. Additionally, non-dog owning residents will have their rights respected and be guaranteed a safe and enjoyable open space experience.

Domestic cats, when allowed to run free, can kill large numbers of birds and small mammals. Residents must keep cats under control to prevent damage to open space plants and animals.

Many residents are aware that wild animals from open space can cause damage or be a nuisance to maintaining their property. However, residents must be aware that by choosing to live in an area with a large amount of natural habitat, such impacts are inevitable. The policy with respect to wild animals will be to protect their habitat and prevent their harassment.

**Management Objective(s):**

To minimize damage and nuisance caused by domestic animals on open space, minimize disruption and disturbance of wild animals, and enhance residents' enjoyment of open space.

**Management Guidelines:**

1. Jefferson County ordinances require all domestic animals within the county to be under the control of their owners at all times. Therefore, dogs on Ken-Caryl Ranch Open Space must be kept on a leash no longer than 10 feet. Residents found to be in violation of this ordinance are subject to County fines of up to \$500. Additional fines may be imposed by the Master Association for violation of covenants.
2. Dogs and cats found running free on Ranch open space will be reported to Jefferson County Animal Control. Stray animals will be captured and impounded as they would be elsewhere in the County.
3. Users are required to clean up after their pets in open space.
4. The Ranch staff will not provide control of wild animals or attempt to prevent damage to residents' property caused by wild animals except as deemed necessary by the rangers for purposes of public safety.

5. Wild animal problems involving threat to humans will be referred to the Colorado Division of Wildlife.

6. The Master Association Board has the authority to enforce covenants and County ordinances relating to the activities of domestic animals in open space.

## **J. Issues Unique to Category II Special Management Areas**

Several of the Category II land parcels, because of developer agreements, historical precedents, or other designated uses, may require special management plans. Each area and its associated management requirements are detailed below. Plans will be attached to this master plan as addendums.

***Brannon Gearhart and Bradford Park.*** These two areas represent the only developed recreation areas on Ranch open space. Picnic tables, barbecue pits, some playground equipment, and regular mowing are all permitted in these special management areas. Large group activities are encouraged here rather than on more sensitive Category I lands.

***The Equestrian Center.*** The Equestrian Center is located on Ranch open space. Management of this area is the responsibility of a professional Equestrian Manager, the Ken-Caryl Ranch Master Association Board, and the Equestrian Committee, which serves as an advisory group. Equestrian management issues that involve the use of open space outside the center must first be reviewed by the Open Space Committee prior to Master Association Board review. A Full review of the Equestrian Center as it impacts open space will be addressed as part of an overall Massey Draw management plan.

***North Ranch Rocks.*** Rock outcrops located in the North Ranch have acquired the notoriety of being a popular meeting and party area for Ranch teens and non-residents. Due to hazards inherent in use after dark and to control access and minimize unacceptable behavior, the Master Association passed a resolution that modified the hours this area remains open for Ranch resident use. The Board designated that the North Ranch Rocks close at dusk and reopen at dawn. This is a modification of the designated hours of use for other open spaces areas on the Ranch.

***North Massey Draw.*** This area, extending south along the North Massey Draw drainage from the Valley Parkway to the bridge at the Dakota Lodge is unique in that encroachments were actively encouraged by the developer and Ranch staff during the early stages of construction in Ken-Caryl Valley. Because of the unusual shape of the platted lot lines, several retaining walls, walkways, and even some turf was permitted to be installed by homeowners.

As a result of this encouragement and tacit approval and the fact that few of the current residents are the original owners, the Open Space Committee agreed that these encroachments would be permitted to remain, although homeowners having the unsightly "paths to nowhere" would be encourage to remove them. Homeowners must still register these encroachments with the County at Ranch expense.

***"Orphan" Tracts.*** These open space tracts are usually small strips of land between houses, often serving as easements or drainage ways. Given their highly disturbed nature

and relatively small size, homeowners bordering on these tracts routinely seek to add trees, shrubs, turf, irrigation systems, and recreational equipment such as swings. Although cumulatively these tracts make up only a very small proportion of Ranch open space, most homeowner conflicts with open space management are associated with them.

By their very nature, most of these strips receive little attention from anyone except the adjacent landowners. However, past experience has shown that even when plantings or enhancements are approved, there rarely is a commitment by the residents to maintain them. Numerous examples exist of dead trees, abandoned rock gardens, and other "improvements" that residents requested permission to build, then lost interest over time leaving an eyesore and expense for the entire community to remove.

***Landscape Plans.*** Landscape plans must be prepared and submitted to the OSC for approval prior to any landscape activities on orphan tracts or any other Category II land where residents believe some landscaping is desirable. These plans must meet the overall objectives of this Management Plan and result in an overall benefit to the open space and the entire community.

The Open Space Committee recommends that plans be drawn up by a professional landscape architect or reclamation specialist for each tract. These plans will guide residents in their enhancement efforts.

Any proposed enhancements of these tracts must benefit the entire tract and should not simply benefit a single residence. For example, seeding of native grass or wildflower species will be permitted to control the establishment of noxious weeds. Mowing beyond the standard distances, particularly in orphan tracts, may be permitted or even encouraged as a means of weed control. Control and eradication of noxious weeds in these tracts will be addressed in the supplemental Noxious Weed Control Plan.

A second criterion will be that all proposed plants be capable of surviving on their own without long-term, supplemental irrigation. On a case by case basis, short term irrigation may be permitted to establish vegetation as part of an overall plan if approved in advance. Residents are responsible for arranging a water supply. As with any other Ranch open space area, no permanent structures, such as walkways, walls, fences, swing sets, horseshoe pits, etc. will be permitted. The Open Space Committee can make exemptions only in an instance where the structure serves to somehow preserve the surrounding open space or community safety is involved.

In rare cases, an orphan tract may be configured in such a way that native plantings would be unrealistic to establish or maintain or are aesthetically unpleasing. In these instances, when no reasonable alternative exists for maintaining the land as open space, the Open Space Committee may recommend the appropriate Board allow an easement to adjacent homeowners so that they can maintain it.

Plantings or structures placed in Ranch open space without Committee approval will be removed, either by the persons who placed it there, or by Ranch staff. In the latter case, the resident will be billed for the cost of removal. The use of open space for vehicular access to a resident's back yard is also not permitted. Residents damaging open space will be liable for the cost of restoring it.



Any encroachments approved and recorded by the Master Association prior to adopting these management guidelines will remain in effect and will not be affected or modified by these guidelines.

## **K. Surface Water**

Although there are few perennial streams on the Ranch, many of the ephemeral stream courses carry substantial flows during the spring runoff or following summer thunderstorms. As residential development has progressed in the Valley and with increased paved areas and sprinkler run off, many of these drainages now carry water through most of the year.

In addition to the surface streams, an artificial lake was created in open space by damming a section of Massey Draw as it flows through Brannon Gearhart Park. A second impoundment was formed by the construction of a dam across North Massey Draw at the Dakota Lodge. Several other detention dams have been constructed on open space, but all of the dams have been breached or have had gates opened to prevent the impoundment of water.

### **Specific Management Objective(s):**

The key objective of the plan is to maintain all surface waters in a clean, healthy, and safe condition by ensuring that they are kept free of chemicals, trash, sediment, and other contamination. Routine visual inspections and periodic chemical monitoring should be conducted to ensure water quality. The maintenance of a healthy and productive aquatic ecosystem is also vital for the health of the open space ecosystem.

### **Management Guidelines:**

1. Due to its proximity to developed areas, a management plan for the Massey Draw drainage will be developed as soon as feasible. The plan will identify specific measures required to protect sensitive habitat, provide for residents' recreational needs, and prevent further degradation of the watershed as the result of erosion and sedimentation.
2. All impoundments shall be maintained in a structurally safe condition by periodic staff inspections of the dam to ensure that spillways are open and free from obstructions.
3. Sediment accumulation in the impoundments should be monitored and controlled to maintain water quality in a condition that restricts algal growth and prevents eutrophication. The depth of the water in the ponds should be kept at a level that prevents phreatophytic plants from becoming established anywhere other than the ponds' edge. This will require periodic dredging or flushing of sediment from the bottom of the ponds, an action that will need considerable prior planning and adequate funding.

## **L. Environmental Compliance**

Protection of the environment is not only desirable, it is required by a growing number of environmental laws and regulations. Neither the MA or MD are currently required to obtain a large number of environmental permits to own or manage the open space land, but these requirements could change in the future. For example, permits are presently

needed for herbicides and pesticides, and are often required to conduct operations such as dredging or placing fill in streams.

Environmental laws also prohibit certain activities without proper authorization, such as disposal of solid or hazardous waste. Certain materials, such as some insecticides and herbicides, must also be stored, used, and disposed of properly to protect those using the products, the public, and the environment.

Most of our activities on open space do not significantly impact environmental quality or come under direct environmental regulation. Nevertheless, the committee feels that it is important to comply with the spirit of these laws and regulations. These objectives will influence, but must also be balanced with, other open space management objectives. For example, it may be possible to minimize, but not entirely eliminate, the use of chemicals to meet the statutory requirements for weed control.

### **Specific Management Objective(s):**

The MA, MD, and Foundation will comply with all environmental laws and regulations that apply to its ownership of and operations on open space. Further, the open space should be managed in a way that prevents contamination of air, water and soil, and protects the health of the ecosystem and the public.

### **Management Guidelines:**

1. No disposal of any materials, whether solid or liquid, will be allowed on open space. This includes excess soil and rock from excavations, grass and other vegetative cuttings, waste, or litter. Any fill materials used for trail development or other authorized structures (e.g., retaining walls) on open space must be clean and free of contamination.
2. No disposal of solids or discharges of liquids into streams or ponds on open space will be allowed (whether water is present or not).
3. No dredging of sediments or placement of fill in streams or ponds will occur without proper permits.
4. All existing wetland areas will be protected from degradation.
5. Storm water runoff from the Equestrian Center will be controlled to minimize impacts to Massey Draw. Water upstream and downstream of the Center will be inspected periodically for odors and visual indicators of potential impact (discoloration, sheens, foam, turbidity, etc.).
6. Natural geologic processes, such as erosion, will be allowed to proceed without intervention on Category I and II Open Space, except where erosion has been accelerated due to human activities (e.g., trails, and construction grading adjacent to developments, equestrian activity, or increased stream flows due to development). Where severe erosion has become a problem, it will be controlled in a manner that restores the natural condition and appearance of the land to the maximum extent possible.

7. All chemicals and hazardous materials associated with the maintenance of open space will be stored, used, and disposed of in a manner that is consistent with applicable regulations and the manufacturer's recommendations. Whenever possible and reasonable, the use of hazardous chemicals will be minimized and less harmful substances will be substituted.

## **M. Habitat Restoration**

Habitat restoration will be initiated whenever surface disturbing activities cause damage to the vegetation within open space. In some areas, the damage has been relatively long-standing and is the result of construction activity or utilities maintenance. There is also the potential that certain management activities could result in damage to the environment. In either case, it is the intent of the Committee to restore damaged open space areas through re-vegetation with native or indigenous species.

### **Specific Management Objective(s):**

To restore the vegetative cover of all damaged open space areas to a condition that supports wildlife, resists weed infestation, protects soils from erosion, and reduces negative visual impact.

### **Management Guidelines:**

1. Restoration plans will be developed as soon as feasible for those open space areas that require re-vegetation. The plans should be developed by a professional landscape architect or reclamation specialist when possible and will be approved by the Open Space Committee. The approved plans shall control all open space modifications permitted within the areas designated.
2. All disturbed areas will be graded to approximately the original topographic contours prior to the restoration of plants that are representative of the surrounding vegetation. Top soil will be replaced and the seed bed will be prepared to enhance re-vegetation.

## ***VII. Inventory and Monitoring***

To effectively manage open space resources, inventories are necessary to identify, map, and catalog important or significant landscape features. Fortunately, there is a tremendous amount of information available on open space resources that is readily available for use in developing inventories. An attempt should be made to acquire all relevant information and to organize the information into a reference collection for resident and staff use.

### **A. Boundary Markers**

It is critical to all aspects of the management plan that the boundaries of the open space be precisely defined. This delineation should include the identification and documentation of all existing corner monuments and the establishment and maintenance of monument needed to clearly delimit the open space boundary. Survey methods having

the highest practicable accuracies will be used to establish new monuments. Positional accuracies should not exceed accepted industry standards.

## **B. Biological Resources**

**1. *Plants and Animals.*** An inventory of plants and animals on the Ranch should be conducted. The inventory should include species of special concern (such as endangered plants) and should identify indicator species. Indicator species are species of plants and animals which can be monitored in the future to determine the health of the ecosystem. The inventory should employ standard mapping techniques and should include large and small mammals, raptors, songbirds, reptiles, as well as native vegetation. The Ranger staff should work with other groups, including those listed in the section titled "Contacts" in this plan, to facilitate these inventories, and should be encourage to maintain sighting records.

**2. *Noxious Weeds and Exotic Plants.*** An initial inventory of areas of noxious weed infestation is required to quantify the magnitude of the management effort needed to control the problem. Infested areas will be categorized as to the type of infestation, the extent of the infested area will be calculated, and the defining boundaries will be plotted on maps of suitable scale. The initial inventory shall be conducted as soon as individual weed species can be accurately identified and subsequent inventories shall be conducted annually to monitor the increase or decrease of weed species within designated areas. Reconnaissance surveys may be conducted in conjunction with other patrol activities to identify new areas of infestation.

**3. *Species of Special Concern.*** An initial inventory of special-concern species will be conducted as soon as feasible to determine the location and extent of designated plant communities so that violations of laws can be avoided when applying management practices. The boundaries of these areas will be plotted on maps of suitable scale, and the areas of habitat will be calculated for monitoring purposes. All information associated with species of special concern shall be held in confidence to protect the resource.

The initial inventory shall be conducted as soon as individual species can be accurately identified. Subsequent inventories shall be conducted annually to monitor the increase or decrease of special-concern species within designated areas. Reconnaissance surveys will be conducted in conjunction with other patrol activities to identify new areas of habitation.

## **C. Human Use**

**1. *Resident Use.*** Ranger staff will continue to record contacts made and inventory results from user surveys. Campsites and social trails should be mapped and monitored to evaluate impact to resources. This data will be used in cooperation with other existing data bases.

**2. *Non-Resident Use.*** Ranger staff will record all encounters with nonresidents on private open space and keep a record of such contacts.

## **D. Physical Resources**

**1. *Geology.*** The geology of Ken-Caryl Ranch contributes to the Ranch's unique visual and ecological character. The rocks exposed here, and the vegetation and wildlife they support, provide an excellent interdisciplinary lab for geologists, paleontologists, archaeologists, and ecologists. The idea of utilizing this land for a learning lab is one that should be further explored.

Although appearing indestructible, much of the exposed bedrock actually is extremely susceptible to erosion or has physical properties that must be considered when constructing improvements. Several excellent geological maps, available from the U.S. Geological Survey, accurately depict all aspects of the geology of the area. This information should be incorporated into the geographical information base along with other inventory data.

Several abandoned pits and quarries, left over from mineral exploration and extraction, should also be examined to determine if they pose any threat to resident safety.

**2. *Soils.*** Although a detailed soil survey has been completed for most of the open space lands, a more detailed survey should be undertaken if warranted and as time and resources permit. Detailed survey information should be incorporated into the computerized geographic information base ultimately proposed as a tool for managing the open space.

## **E. Cultural Resources**

**1. *Paleontology.*** Paleontological resources of significant scientific importance have been identified within the boundaries of open space. Because of the high probability of finding additional resources, an extensive inventory of fossil-bearing formations should be conducted as soon as practicable in order to ensure their protection.

The inventory will require specialized scientific knowledge and should be conducted by an individual or organization familiar with the paleontological history and resources of the area. Because of the extensive field time and specialized expertise required for this type of inventory, a local, university geology department would probably be the best choice for conducting the survey.

The results of the inventory should be organized into a computerized data base that includes, at a minimum, site location, identification code, geologic description, scientific significance, and exhibit location (if fossil(s) has been removed). The contents of the data base should be considered to be proprietary and should be released to authorized personnel only.

**2. *History and Archaeology.*** Important archaeological and historical artifacts have also been identified on the Ranch. There is also a high probability of finding additional resources. Therefore, an inventory of cultural resource sites should be conducted as soon as practicable to ensure their protection and to develop predictive models for locating undiscovered sites.

The inventory will require specialized scientific knowledge and should be conducted by an individual or organization familiar with the cultural resources of the area. The results of the inventory should be organized into a computerized data base that follows the

format of the data based maintained by the State Historic Preservation Officer. The contents of the data base should be considered to be proprietary and should be released to authorized personnel only.

## ***VIII. Supporting Plans***

A number of supporting plans will be developed following Board approval of this plan to supplement the general management guidelines provided by this document. A mowing plan is complete and attached as Appendix V. Presently, supporting plans are intended for trails, weed control, fire management, the South Hogback Management Area, Ranch Cultural Resources, and the Massey Draw watershed. Several plans will be completed in the near future, and additional plans may be completed as required to ensure continuing, effective management of the open space.

Supplemental plans are intended to provide detailed and specific direction relating to the utilization of a particular category of resources or open space habitat. The supplemental plans are the "working" documents that implement the management goals articulated in this plan. Supplemental plans should be developed whenever it is important to ensure that management techniques are properly applied or when habitat and resident protection affords little or no margin for error.

## ***IX. Status Reporting***

The Committee feels that it is essential that the Master Association, Metropolitan District, Foundation, and all Ranch residents be aware of the effectiveness of open space management activities and the resulting condition of open space resources. To that end, the Committee recommends that a report detailing open space condition be prepared and submitted to the community each year. The report is intended to achieve a number of objectives including providing a rationale for budget allocations; certifying compliance with environmental laws; and justifying the types and amounts of open space expenditures to Ranch residents.

### **A. "State of the Open Space" Report**

An annual report detailing the "State of the Open Space" will be prepared by members of the Open Space Committee and Open Space and Parks staff and will be delivered to the MA, MD, and Foundation Boards of Directors at a joint Board Study Session in April. The report shall detail the effectiveness of open space management activities, make recommendations for budget allocations and expenditures, identify material weaknesses in management processes, and describe the health of the ecosystem based on the results of monitoring activities.

# ***X. Community Outreach***

Open space is an ever-changing entity, and it seems that nothing is constant. A comprehensive understanding of what is happening in the open space is dependent upon the amount of relevant information or data that can be compiled. Ranger staff and resident volunteers have traditionally conducted user surveys, talked to program participants, and attended committee meetings to provide avenues for communication. By exchanging information, sharing views, and discussing options, the community can share in the constantly changing knowledge base and staff can incorporate user suggestions into management decisions.

## **A. Newspaper Columns**

The regular column on open space topics (management, safety, and educational) in the *Life at Ken-Caryl* newspaper is strongly supported by the Open Space Committee. Members of the Open Space Committee are encouraged to make regular contributions to focus on open space issues to increase awareness of open space resources and management activities. The current published newspaper column establishes a pattern of frequent communication that is repeated at the same place on a regular basis. Hopefully, residents regularly review the column to remain informed about the current status of open space management activities.

## **B. Feature Articles**

In addition to a column, information on special topics or important, time-critical issues should be published in the next scheduled issue of *Life at Ken-Caryl*. Feature articles are intended to alert residents of safety or health issues that require their immediate attention, or topics that require more in-depth coverage than can be provided in a column. Examples include fire danger alerts, reports of vandalism, notification of disease infestations, descriptions of prohibited encroachments, or sightings of potentially dangerous wildlife.

## **C. Brochures**

In addition to the existing Ken-Caryl Ranch Community Guide, the Committee recommends developing a series of brochures for distribution to Ranch residents. These brochures would be prepared as needed and would be targeted at educating open space users to current management issues. For instance, a brochure could be prepared which describes noxious weeds and suggests how open space visitors can help control their spread. Informational brochures on trails, flora, fauna, user safety, and user etiquette could also be produced for distribution at trail heads and at all Ranch facilities. Division of Wildlife brochures, currently provided, should be continued to be utilized as well.



## **D. Video Productions**

Video programming can be a highly effective tool for communicating with Ken-Caryl Ranch residents, especially the younger members of the community. The Open Space Committee recommends that a series of video reports be produced relating to the various management issues relevant to open space and that they be made available for residents to borrow. For example, each of the strategies developed to supplement this plan could have a program produced to explain its objectives and proposed management methods.

By viewing these productions, residents could see for themselves existing and potential management problems, alternative solutions, and the impacts of proposed actions. Programs can be local productions with Committee or staff members, or can be "canned" programs having local relevance obtained from other sources. Informational, seasonal, or topical video productions airing on the Community Access cable channel and advertised in the Life at Ken-Caryl newspaper could be one of the most effective tools for community outreach.

## **E. Educational Programs**

The existing educational programs provided by the Rangers are among the most popular amenities on the Ranch. The programs directed at young Ranch residents are particularly effective at conveying the importance and nature of Ranch open space. These programs should be encouraged and supported by both MA and MD Boards.

# *References*

1. Jefferson County Open Space Master Plan.
  2. Jefferson County Statutes.
  3. Master Declaration of Covenants, Conditions and Restrictions.
  4. Master Association Articles of Incorporation and Bylaws.
  5. Pague, C., Rondeau, R., and Duff, M., 1993, Natural Heritage Inventory of Jefferson County, Colorado; Colorado Natural Heritage Program, University of Colorado Museum, p. 73-75.
  6. Bryant and others, 1973, Geologic Map of the Indian Hills Quadrangle, Jefferson County, Colorado, and accompanying text, USGS Map GQ- 1073.
  7. Official Development Plan for the Ken-Caryl Ranch.
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# *List of Organizations Contributing Information*

1. Colorado Bird Observatory
2. Colorado Division of Wildlife
3. Colorado Field Ornithologists
4. Colorado Geological Survey
5. Colorado Historical Society
6. Colorado Native Plant Society
7. Colorado Natural Areas Program
8. Colorado State University - Extension Weed Specialists
9. Colorado Weed Management Association
10. Colorado Wildlife Federation
11. Denver Audubon Society
12. Regional Audubon Office
13. Denver Botanical Garden
14. Denver Field Ornithologists
15. Denver Museum of Natural History - Anthropology Department
16. Evergreen Audubon Society
17. Jefferson County Nature Association
18. Jefferson County Open Space Department
19. Jefferson County Open Space - Weed Control - Pest
20. Jefferson County Planning and Zoning
21. The Sierra Club - Rocky Mountain Chapter
22. South Platte Regional Group
23. The Nature Conservancy - Colorado Field Office
24. U.S. Bureau of Land Management
25. U.S. Fish and Wildlife Service
26. U.S. Geological Survey
27. U.S. Soil Conservation Service
28. West Metro Fire Protection District

# *Appendix I*

## **Master Association Articles of Incorporation and Bylaws Relating to the Management of Open Space**

The Restated Articles of Incorporation of Ken-Caryl Ranch Master Association with amendments were filed with the Colorado Secretary of State and the Certificate was issued on July 13, 1978.

### **Definitions:**

Recreation and open space shall mean all areas designated by Grantor as thereafter to be held for recreational purposes for the benefit of all members; provided, however, that access to any area or facility may be limited to dues-paying members, subject to fees and other charges, or otherwise conditioned or restricted, and made available to nonmembers, all on such terms and conditions as the Board may determine.

## **ARTICLE III**

### **General Restrictions**

**Section 3.08 Violation of Ken-Caryl Ranch Restrictions.** There shall be no violation of the Ken-Caryl Ranch restrictions once adopted and made available to the persons affected thereby. If any owner or his family or any guest, licensee, lessee or invitee of such owner or his family violates the Ken-Caryl Ranch restrictions, the Board may invoke any one or more of the following remedies: (a) impose a special charge upon such owner of not more than fifty dollars for each violation; (b) suspend the right of such owner and his family, guests, licensees, lessees and invitees to use Association property under such conditions as the Board may specify, for a period of not to exceed thirty days for each violation; (c) cause the violation to be cured and charge the cost thereof to such owner; and (d) obtain injunctive relief against the continuance of such violation. Before invoking any such remedy, the Board shall give such owner Notice and Hearing except that the board may suspend the right of any owner and his family, guests, licensees, lessees and invitees without Notice and Hearing for any period during which any assessment owed by such owner is past due and unpaid. Any assessment or charge imposed under this Section 3.08 which remains unpaid for a period of ten days or more, shall become a lien upon the owner's land or condominium unit and may be collected as provided in Article IX below for the collection of other assessments. The duties and powers of the Board pursuant to this section may be delegated to a committee of members, directors, or both.

## ARTICLE V

### Permitted Uses and Restrictions - Other Areas

**Section 5.01 Recreation and Open Space Areas.** Any other provision of this Master Declaration to the contrary notwithstanding, no land within any Recreation and Open Space area shall be improved by any improvement, used or occupied except in such manner as shall have been approved by Grantor in its sole and absolute discretion. Such required approval shall extend to the nature and type of use, occupancy, and improvement, and may be given by recorded Supplemental Declaration. Grantor may delegate its right to grant such approvals to the board. No approvals shall be granted which would be in contravention of the zoning then in effect for the area in question.

## ARTICLE VIII

### Architectural Committees

**1. Members of committee.** The Architectural Committee is the Architectural and Environmental Control Committee referred to in the "Official Development Plan for the Ken-Caryl Ranch" approved by the board of County commissioners for Jefferson County on October 24, 1972. It shall consist always of either three or five members who shall be appointed by the Board of directors. The Board of Directors may reduce the number of members of the Committee to three and increase it to five as often as it wishes. Each member of the committee shall hold office until such time as he has resigned or has been removed or his successor has been appointed. Members of the Committee may be removed at any time without cause by the Board of Directors.

**6. Filing of rules.** All rules and regulations adopted by the Committee shall be filed with the Secretary of the corporation and shall be available for inspection by any Member on the same terms as all other books and records of the corporation as provided in Article XI. Rules and regulations adopted by the committee but not so filed shall not be effective against Members not having actual notice thereof.

## ARTICLE XI

### Books and Records

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, Board of Directors, committees having any of the authority of the Board of directors and the Architectural Committee. It shall also keep at its registered or principal office membership books giving the names and addresses of the Members entitled to vote. All books and records of the corporation may be inspected by any Member, or his agent or attorney, for any proper purpose at any reasonable time.

## **ARTICLE XIV**

**1. Rules.** The Board of Directors shall have the authority to adopt rules governing the operation and use of property owned or leased by the corporation. The Board of directors shall have the power to enforce such rules in the manner and on such terms as provided in the Master and supplemental Declarations as they may from time to time be amended; provided, however, that no such rules shall be effective until they are filed with the Secretary of the corporation against any person not having actual notice thereof.

**2. Damage to corporation property.** Each Member of the corporation and every lessee as described in Section 7.01 of the Master Declaration shall be liable to the corporation for any damage to the property of the corporation which may be sustained by reason of the negligent or intentional misconduct of such person or of his family, guests, or invitees. If the property of the Member or lessee is owned or leased jointly or in common, the liability of all such joint or common members or lessees shall be joint and several. The amount of such damage may be assessed against such person's real and personal property on or within Ken-Caryl Ranch including the lease-hold estate of any lessee, provided, however, that no such assessment shall be made until the Member or lessee has been notified in writing at least ten (10) days prior to the Board of Directors meeting at which such assessment will be considered. The Member or lessee shall have the right to appear at such meeting and to contest the proposed assessment as well as the amount of such assessment.

## **RESTATED ARTICLES OF INCORPORATION OF KEN-CARYL RANCH MASTER ASSOCIATION WITH AMENDMENTS**

### **ARTICLE III**

#### **Objects and Purposes,**

The objects and purposes for which the corporation is organized are as follows:

A. To accept, own, operate and maintain recreation, common and open space areas for the communities living on Ken-Caryl Ranch located in Jefferson County, Colorado, together with all improvements of whatever kind and for whatever purpose which may hereafter be located in said areas; and to accept, own, operate, and maintain all other property, real and personal, conveyed to the corporation.

B. To maintain in good repair and condition all lands, improvements, and other property owned by the corporation.

## *Appendix II*

# Open Space Guidelines

1. No vehicular access is allowed off designated roads or parking areas anywhere on Ken-Caryl Ranch (including motorcycles, snowmobiles, 4-wheel drive and other off-the-road vehicles) except those vehicles being used by authorized personnel.
2. Fires are permitted only at the Bradford House picnic area in the approved fire pit. Barbecues are restricted to the designated areas at the Ranch House, Bradford House, Equestrian Center, and Brandon Gearhart Park. All fires may be prohibited in times of high or extreme fire danger.
3. Residents are responsible for packing out their own refuse when using open space. Do not litter or bury trash.
4. Do not molest, disturb, or destroy a plant, animal, or natural feature of the property. Do not vandalize signs, tables, fireplaces, or other improvements.
5. Mowing a four foot strip to a height of 6-inches is permitted along property lines and paved roads, trails, or sidewalks within the open space for weed and snake control.
6. Encroachment into open space is not permitted. Enhancement to open space values will be allowed where benefits can be clearly demonstrated and plans are specifically approved by the Open Space Committee.
7. The discharge of firearms, including BB and pellet guns, bow and arrows, slingshots, and other weapons is prohibited.
8. No hunting or trapping is allowed.
9. Domestic animals must be under the owners control at all times and be on a leash no longer than 10 feet. Owners will be responsible for any damages incurred. Domestic animals will not be allowed to leave marked trails in any designated protected habitat area.
10. Any special uses of the open space should be brought to the attention of the Ranch office for approval. All parks and open space close at 10:00 p.m. except for authorized activities.
11. Open space properties are for the private use of residents only. Trespassers will be prosecuted. Residents are expected to help enforce these rules. Violations should be reported to the Jefferson County Sheriff 's Department, Ken-Caryl Ranch Ranger, or the District office.

**Failure to observe the above procedure and rules will result in a warning. Further abuses may result in forfeiture of use-privileges.**

## **Suggestions for Open Space Safety**

1. Stay on marked trails.
2. Familiarize yourself with the trail system and the area. Observe warning signs posted at trail heads.
3. Carry a first aid kit and know how to use it.
4. Advise family, friends, or Ranch Ranger Staff of your destination and expected return time.
5. Carry your own water. The natural water is unsafe to drink.

## **Participation Standards**

The District and Master Association expects all residents and guests on open space to conduct themselves in an appropriate and socially acceptable manner. The District and Master Association reserves the right to request residents or guests to leave when their behavior conflicts with the goals and objectives of the Open Space Comprehensive Management Plan.

# *Appendix III*

## **Plan Development**

The authors of this plan feel that it is important for all Ranch residents to understand the process through which it was created. The seemingly simple task of deciding on the best approach to writing the plan took several meetings to accomplish. It wasn't that the members of the Team didn't know what to do - to the contrary, the primary problem was deciding among excellent alternative suggestions how best to address the issues. The Planning Team finally agreed that a good management plan should answer two seemingly simple questions. What are we managing open space for? And, how are we going to accomplish those goals?

To answer these questions, the Team initially needed to gather some critical information. What planning had been done in the past? How could it best be incorporated into the present effort? What state or local requirements would have to be addressed? And, most importantly, which of the resources required managing and how could differing management prescriptions be integrated to achieve an overall balance that would ensure the health of the open space ecosystem?

The Ranger Staff was able to locate several previous studies, surveys, and reports that provided much of the needed information. Other team members reviewed Association resolutions, covenants, existing policy, prescribed uses, and statutory requirements. Old maps, photographs, and environmental inventories also provided important baseline information from which to determine the current trend of open space conditions. From these data, the Team felt that they were able to satisfactorily answer the first question (i.e., what resources do we have?)

Through a series of brainstorming sessions, the Team tried to list every resource that might exist on Ranch property. After exploring all of the possibilities, the list was simplified by consolidating similar resource categories. The Team finally settled on a list of twelve categories. While many items on the list are common to most land use plans, some things like limitations on the types of permitted recreational activities and the need for boundary delineation are somewhat unique.

It also became obvious at this stage of the process that there were different types of use occurring on open space parcels within the Ranch. The Team felt that use categories needed to be identified and assigned to the land, and that our two initial questions would have to be independently applied to each category.

The next question was to identify for what we were managing? Our initial consolidation produced twelve items, which were ultimately distilled into six major headings. Following this exercise, there were some surprises relating to proposed management emphasis. Wildfire, something seldom discussed in open space meetings, showed up as one of the most critical topics to address. Statutory responsibilities, also a topic of limited concern to the Open Space Committee but of major significance to the Ranger staff, ended up as a topic requiring appreciable consideration.



The next step was to identify the different land categories present on the Ranch. As before, we started with many and, after some intense discussions and detailed reviews of maps, ended with two.

The categories are discussed in some detail in Section IV. A revealing observation also resulted from this exercise. Encroachments by residents onto open space, which consume so much of the staff's and Committee's time, really occur on a disproportionately small amount of Ranch open space. The vast majority of Ranch open space land is minimally disturbed or undisturbed. This open space is arguably the most valuable, receives the most use, and should receive a lion's share of attention. In practice, it receives the least.

At this point in the process, the Team had identified what we had, what we wanted to manage for, and the different categories of land use. A matrix was then constructed, with the land categories along the top, and management goals along the side. When each of the management goals was applied to each land category, the Team was able to use the matrix as a framework for developing specific management guidelines and recommendations to every combination of land type and management goal. When needed, additional management goals were added to the matrix to fine tune the recommendations.

Finally, some topics did not fit neatly into the process described above. However, they still needed to be addressed. Examples of these topics are special management areas (the Equestrian Center, Brannon Gearhart and Bradford House Parks), leash law applicability, future trail locations, etc. These are described in detail in a later section of the plan.

The first draft of the plan was completed and made available for public comment in May, 1995. The plan's availability was made public through "Life at Ken-Caryl". Throughout the following summer and fall, four field trips and a community meeting were conducted for Ranch residents to present the plan and solicit their input. Over 30 residents attended the walks and another 10 participated in the public meeting. Additionally, committee members attended monthly MA and MD Board meetings and community land use meetings and distributed another 50 copies to residents and 15 copies to board members. Copies of the plan were also sent to the Colorado Natural Areas program director and the West Ranch Homeowners Association. Later in the review process, a copy was given to a professional editor for her review. Coinciding with the public review process, Board and community awareness centered on the continued cost of paying off the south hogback note as well as the proposed acquisition of the 14 acre meadow. Questions arose concerning the use of Metro District and other state funds for acquiring private property, and the entire issue of public access and related changes in management philosophy. In January 1996, the MA Board specifically requested the final draft of the plan not be released until these questions were resolved.

A series of workshops culminated in a community open space meeting in February, 1996. At this time it became apparent that Jeffco Open Space parcels and the South Hogback, by virtue of having been acquired at least partially with public funds, were not restricted to KCR resident access, an eventuality not considered in the original management plan. Remaining unanswered were questions about the ultimate disposition of the commercially zoned 14 acre meadow and the 900 acres of residential and commercially zoned South Valley. By late 1996, Jefferson County Open Space entered into negotiations with the owners of these parcels and at the time of this writing, it appears

that both will be purchased by Jeffco with the intent to preserve them as county open space.

The original draft plan was inadequate in its treatment of general public access which, as the South Valley is developed, will probably expand significantly. Accordingly, this February 1997 iteration of the plan attempts to address these issues, as well as to revise earlier recommendations on how best to manage Ranch open space given these new circumstances.

## *Appendix IV*

**Table 1.**  
**Native Plant Species Suitable for Open Space Plantings**  
**- Rock Outcrops (Dakota, Lyons, Fountain Outcrops)**

<b>Trees</b>	Ponderosa Pine ( <i>Pinus ponderosa</i> ) Colorado Juniper ( <i>Juniperus scopulorum</i> )
<b>Shrubs and Shrubby Trees</b>	Common Juniper ( <i>Juniperus communis</i> ) * Mountain Mahogany ( <i>Cercocarpus montanus</i> ) ** Bitterbrush ( <i>Purshia tridentata</i> ) *
<b>Shrubs and Shrubby Trees Dry Slopes or Non-Riparian Areas</b>	Three-leaf Sumac ( <i>Rhus trilobata</i> ) * Rabbitbrush ( <i>Chrysothamnus nauseosus</i> ) Wax Currant ( <i>Ribes cereum</i> ) Snowberry ( <i>Symphoricarpus oreophilus</i> ) (on north slopes) Yucca ( <i>Yucca glauca</i> )
<b>Forbs and Subshrubs (Flowers, Ground Cover)</b>	Fringed Sage ( <i>Artemisia frigida</i> ) Gay Feather ( <i>Liatris punctata</i> ) One-sided Penstemon ( <i>Penstemon secundiflorus</i> ) Blue Mist Penstemon ( <i>Penstemon virens</i> ) Prairie Clover ( <i>Dalea purpuria</i> ) Rocky Mountain Bee Plant ( <i>Cleome serrulata</i> ) (sandy soil) Lambert Loco ( <i>Oxytropis lambertii</i> ) Horsement ( <i>Monarda fistulosa</i> ) Lupine ( <i>Lupinus argenteus</i> ) Sophora ( <i>Sophora nuttalliana</i> ) Sand Onion ( <i>Alium textile</i> ) Pussy Toes ( <i>Antennaria parvifolia</i> ) Many-flowered Aster ( <i>Aster ericoides</i> ) Sand Lily ( <i>Leucocrinum montanum</i> ) Lanceleaf Chiming Bells ( <i>Mertensia lanceolata</i> ) Blue Flax ( <i>Linum lewisii</i> ) Nelson's Larkspur ( <i>Delphinium nelsonii</i> ) Coneflower ( <i>Ratiba columnifera</i> ) Early Spring Senecio ( <i>Senecio integerrimus</i> ) Smooth Goldenrod ( <i>Solidago missouriensis</i> ) Creeping Holly Grape ( <i>Mahonia (Berberis) repens</i> ) Golden Banner ( <i>Thermopsis divaricarpa</i> ) Sulphur Flower ( <i>Eriogonum umbellatum</i> ) Spiderwort ( <i>Tradescantia occidentalis</i> )
<b>Grasses</b>	Western Wheatgrass ( <i>Agropyron smithii</i> ) (in recent references, not <i>Agropyron</i> ) Big Bluestem ( <i>Andropogon gerardii</i> ) Little Bluestein ( <i>Andropogon scoparius</i> )

	Blue Grama ( <i>Bouteloua gracilis</i> ) Side-Oats Grama ( <i>Bouteloua curtipendula</i> ) Indian Ricegrass ( <i>Oryzopsis hymenoides</i> ) Green Needlegrass ( <i>Stipa viridula</i> )
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The list of plants in Table I are native plant species that occur in Ken-Caryl Valley or in similar habitat within the foothills Transition Zone at elevations of between 5,900 and 6,500 feet.

### **Trees and Shrubs:**

Some of the species may not be available from nurseries or seed sources, although many are available. Species that are native to Southern Colorado or the Western Slope are not included. **An \* indicates species that deer will browse; two \*\* indicate species that are heavily browsed.**

### **Grasses:**

The list of grasses includes native species for which seed is commercially available. Many native species are not grown for seed and therefore do not have seed commercially available at reasonable prices (hand-collected seed may be available from some specialty sources but is usually fairly expensive). The grasses listed above have been recommended by the Jefferson Soil Conservation District.

### **Forbs and Subshrubs (Flowers. Ground Covers):**

Many native species of Forbs also are not commercially grown. The Forbs, and shrubs in Table 1 includes some representative species from Ken-Caryl but is not comprehensive. Not all of these species will be available. Some species will be available as plants at local nurseries. Some species will be available from specialty seed sources as seeds or less commonly as plants. Potential seed sources include several seed stores in Denver and catalog sources such as Plants of the Southwest (Santa Fe, New Mexico). Seed mixes labeled Colorado Wildflowers frequently contain non-native and higher altitude plants (such as columbines) that will not grow in unwatered open space or will survive for one or two years at most.

The species listed in Table 2 occur naturally in riparian (stream bottom) or subirrigated areas that have supplemental water in the Foothills Transition Zone communities.

## **Table 2.**

### **Native Plant Species Suitable for Open Space Plantings - Riparian or Subirrigated Areas**

<b>Trees</b>	Narrowleaf Cottonwood ( <i>Populus angustifolia</i> ) Plains Cottonwood ( <i>Populus sargentii</i> (or <i>deltoides</i> )) Peach-leaf Willow ( <i>Salix amygdaloides</i> )
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	Colorado Juniper ( <i>Juniperus scopulorum</i> ) **
<b>Shrubs and Shrubby Trees</b>	Gambel's Oak ( <i>Quercus gambelli</i> ) * Shiny-leaved Hawthorn ( <i>Craetagus erythropoda</i> ) * Wild Plum ( <i>Prunus americana</i> ) Western Chokecherry ( <i>Prunus virginiana</i> (var. <i>Melanocarpa</i> )) * Willow ( <i>Safix exigua</i> ) Sandbar Willow ( <i>Salix interior</i> ) Wild Rose ( <i>Rosa woodsii</i> ) * Golden Currant ( <i>Ribes aureum</i> ) * Wax Currant ( <i>Ribes cereum</i> ) * Snowberry ( <i>Symphoricarpus oreophilus</i> ) Serviceberry ( <i>Amelanchier alnifolia</i> ) **
<b>Vines</b>	Native Hops ( <i>Humulus lupulus</i> )

# *Appendix V*

## **Mowing In Open Space Area**

Mowing will be performed a minimum of two times per season in areas identified in the Open Space Mowing Plan. In some areas, mowing frequency may be adjusted relative to resources and community needs. A copy of the Open Space Mowing Plan is on file with the Director of Parks and Open Space for the Ken-Caryl Ranch Metropolitan District.

The objectives for open space mowing are:

- Provide a more manicured appearance along certain streetscapes and roads.
- To control vegetation from encroaching onto street and trail surfaces.
- To control selected areas with noxious weeds.
- To maintain adequate sight lines to trail users and vehicular operators at street intersections.

