

Ken-Caryl Ranch Master Association Policy on Requests to Use Open Space

Occasionally, a landowner adjacent to open space may request to use open space as an access to a landscaping or similar property improvement project or desires to plant or landscape in open space. Historically these requests have been heard by the Open Space Committee but a policy shift now puts these requests in the purview of the MA administration. The Open Space Manager, or his designate, may render a decision on behalf of the MA to approve or deny the request.

Assuming the impacts of any particular open space access request are minimal, most requests that limit access to “one trip in, one trip out” will be allowed with the standard approval conditions. Requests involving a greater number of trips, multiple vehicles, heavy vehicles, steel tracked vehicles or skid steers will be more challenging to approve.

The purpose of regulating access to open space is to protect overall open space values for all community members. Impacts from using open space for access should not cause permanent harm to plant and wildlife habitat, cause erosion or top soil loss, contaminate drainages or waterways, create unacceptable visual impacts or create a potential hazard to open space visitors and neighboring properties.

Open space is defined as the areas described in the Ken-Caryl Ranch Open Space Comprehensive Management Plan. Open space is not irrigated, does not contain formalized landscaping, is dominated by native or naturalized vegetation and is managed to maintain a natural aesthetic and maximize conservation value. This policy does not apply to irrigated parks and playing fields or any other areas managed by the Ken-Caryl Ranch Metropolitan District.

Residents are required to submit requests in writing and must include all the information called for in the submittal form provided by staff. Requests must be submitted at least 30 days prior to the project start date.

Approval Authority;

The Open Space Manager, or his designate will review and act on requests. Appeals of staff decisions will go directly to the KCRMA Open Space Committee.