



ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.628.0003

MEETING NOTES

Project: Belvoir Ranch Master Plan
Meeting Date: April 30, 2007, 10:00-12:00
Re: Project Startup Meeting
Date Issued: May 1, 2007
Distribution: All Present

Present: City of Cheyenne
Chuck Lanham, Brandon Cammarata, Jeff Wiggins, Bud Spillman, Mike Abel, Jackie Smith, Matt Ashby, Tom Mason, Martin Matsen, Rick Parish and Doug Moore (Laramie County).

Wenk Associates – Jane Kulik and Pam Cornelisse
West - Greg Johnson and Tory Poulton
Charlier – Terry Musser and Jennifer Valentine
EPS – Brian Duffany

Purpose of Meeting:

Understand expectations, goals, objectives and priorities. Identify key stakeholders

1. Schedule/Coordination

Discussion of events in Cheyenne that may pose conflicts with City Staff:

County Fair - August 4-11, 2007

Super Day - June 23, 2007

These dates could be opportunities for informational booths to educate public regarding Belvoir.

2. Site Visit

Helicopter tour may need to be budgeted into scope. Helicopter may only hold 4-5 people, so either 2 trips, or prioritize staff. Other staff will conduct site visit by 4 wheel drive vehicle.

3. Key Considerations

- The overall purpose of the plan is to create a balance between preserving resources and potential uses
- Because Cheyenne does not currently have an open space program, the Belvoir Ranch Master Plan is an opportunity to set guidance for such a program.
- The Belvoir Ranch Plan will need to be formally adopted by the governing body.

4. Recommendations for Public Process

Website

- Make video clips of Belvoir available for introduction to site

Public Outreach

- Possible tours led by a season guide could be offered once a week to view Belvoir

Products of Success

- Identify existing conditions
- Land use potential
- Planning process should be open and frequently communicate with the public - Belvoir is currently relatively unknown and inaccessible to the public.
- Plan to be informational
 - ♣ Inform public on issues and options
 - ♣ Format should follow PlanCheyenne but doesn't have to replicate the plan
 - ♣ The plan will be not so much as a report as a public relations document
 - ♣ Will be adopted formally by governing bodies
- Education
 - ♣ Open Space Programs
 - ♣ Biodiversity
- Potential for benefits of interpretation of historic elements
 - ♣ University of Wyoming could help with the archeological
 - ♣ Colorado has excellent planning regarding this on open space lands

Recreation Uses

- ♣ Trail system - walking, hiking, and bicycling trails that create a connection to the City of Cheyenne, adjacent Colorado open space, and Wyoming parks and other recreational areas
 - Trail surfacing important due to high winds
- ♣ Scenic Drive – one improved road through ranch for wildlife or livestock viewing and to allow all users access to the site.
- ♣ Equestrian use
- ♣ No overnight camping and no fires or alternatively use designated campground pad sites with no open fires

- ♣ Hunting of antelope and mule deer –
 - Trail systems may not be a compatible use with hunting
 - Manages wildlife populations
 - Wyoming Game and Fish manages wildlife – Aug 15 to Mid-Oct Antelope season
 - Hunting area located east of Harriman Road at western end, south of Interstate
 - Big Hole – not currently part of hunting, there are mountain lions in this region
- ♣ All Terrain vehicle (ATV)/4 wheel drive vehicles - preference is no motorized use as would necessitate constant patrol
- ♣ Snowmobiling - not enough snow
- ♣ Links golf course as a possible recreational/land use

Other Land Uses

- Water resources - avoid uses that conflict with water resources development, possible footprint from storage tanks, TCE groundwater contamination
 - ♣ 3 Groundwater sources currently being investigated
 - ♣ 6 new test holes with 12 to date
 - ♣ Ogallala Region Final Groundwater Report in August
 - ♣ White River Region Final Groundwater Report in June
 - ♣ GIS mapping is available
- Landfill - not top priority land use
- Grazing
 - ♣ Recently renewed a 5 year grazing lease
 - ♣ All of the Belvoir property is grazed with the exception of meadow at east end
 - ♣ Grazing is currently 13 Animals per acre per month
 - ♣ Big Hole not currently leased for grazing
- Conservation
 - ♣ Colorado Butterfly Plant has a population at east end of Belvoir along the riparian corridor
- Alternative energy development
- Wind
- Property will need to be platted prior to wind development

Education

- Atlas missile site ruins – opportunity for preservation/education and national monument or historic site for its historic importance
- Biodiversity – high plains grasslands and wildlife
- Opportunity to use Ranch Headquarters and homestead sites
- History: the site has prehistoric to historic elements

Transportation

- Public crossings – WYDOT must approve plans for access, Dick Hartman is the contact for all UP railroads
- 14' underpasses under railroad crossings at creek designed for cattle movement between pastures all fenced and gated

Access

- 14' underpasses under railroad crossings at creeks
- Tie together proposed trails with Larimer County trails, City of Cheyenne trails, and looking at connections to surrounding parks and open space.
- Identify trailhead locations to access Belvoir
- Identify where and what to tie trail system together
- Scenic road across site

Zoning

- Currently no open space designation
- Property is currently designated agricultural
- Looking for Master Plan to come up with policies regarding zoning and uses

Potential Stakeholders

- Land Managers
- Duck Creek
- Soapstone Prairie Open Space
- School district
- State - leases
- The Nature Conservancy
- Larimer Open Space – tie together trails
- Hunting groups
- Wyoming National Park System
- Riding clubs
- Bicycling clubs – 2 in Cheyenne
- Motor cross groups
- All terrain vehicle users
- Natural resource groups
- Cheyenne High Plains Wanderers – Volksmarchers, www.rmrw.org
- Tracks Across Wyoming – attempting to have Pine Bluffs to Evanston (6 counties) as Wyoming National Heritage Area
- Union Pacific Historical Society
- Lincoln Highway Association

Current Revenue Generation

- Hunting
- Grazing
- Pipelines
- Billboards
- Where no access is available on the north side of Otto Road may be leased to Fire Department
- Look at additional revenue enhancements and possible fees generation

Staffing

- Cooperation between Public Works, Water Department, and Parks and Recreation staff
- Currently a steering group meeting quarterly
- Needs to be a balance between trails and ability to manage

Precedents

- Red Rock Canyon Ranch
- Red Butte University of Utah – public access with archeological resources
- Ranch outside of Albuquerque or Santa Fe
- Ranch house in Chautauqua, Boulder
- Fort Collins – enhancement of connection to Larimer County
- Boulder, Colorado

Potential Case Studies

- Laramie –small ranch
- Boise Idaho – railroad property
- Swanner Group – SLC open space and trails in Wasatch Valley

Next Steps

- *Jane will email possible dates for public meetings to Matt to be finalized with City Staff*
- *Brian will follow up with City staff regarding stakeholder, as well as dates for site visit and June meetings*
- *Possibly attend May 14th meeting at Board's office--JR Engineering to have meeting then site visit to Belvoir regarding pipeline*