

Glassier Open Space Management Plan

DECEMBER 2020 (Adopted by OSTB Dec 8th 2020)



GLASSIER OPEN SPACE MANAGEMENT PLAN

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The Glassier Management Plan is a product of Pitkin County Open Space and Trails with collaboration from Eagle County and the Town of Basalt.



Pitkin County
Open Space and Trails
530 East Main Street
Aspen, CO 81611

PITKIN COUNTY OPEN SPACE AND TRAILS

BOARD OF TRUSTEES

MISSION STATEMENT

The mission of the Pitkin County Open Space and Trails Board of Trustees is to acquire, preserve, maintain and manage open space properties for multiple purposes including, but not limited to, recreational, wildlife, agricultural, scenic and access purposes; and to acquire, preserve, develop, maintain and manage trails for similar purposes.

The Pitkin County Home Rule Charter provision authorizing the Open Space and Trails Program defines open space and trails as follows:

“Open Space” shall be defined as primarily undeveloped lands and waters which meet one or more of the following criteria: Within public scenic view planes; bounding or within urbanized areas; incorporating or protecting significant wildlife habitat; preserving historic agricultural and ranching activities; protecting riparian or wetlands areas; protecting other public lands from the impacts of development, and preserving cultural, historic, and archaeological resources lying within properties which are otherwise acquired for their customary Open space characteristics.

“Trails” shall be defined as access ways, either separate from or within County and State Road Rights-of-Way meeting one or more of the following criteria: preserving historic routes of ingress and egress to public lands and waterways; providing access to and from recreational or urban destinations; providing transportation or recreational opportunities throughout the Roaring Fork Watershed.

PITKIN COUNTY HOME RULE CHARTER AND 2011 PITKIN COUNTY STRATEGIC PLAN



The *Pitkin County Strategic Plan* identifies three core Focus Areas: “Flourishing Natural and Built Environment,” “Livable and Supportive Community” and “Prosperous Economy.” The goal is for the three Focus Areas to work together to achieve the county’s vision and mission. The *Glassier Open Space Management Plan* fits with the Strategic Plan in various aspects:

Flourishing Natural and Built Environment

Success Factor 1: Conserved natural resources and environment

Actions identified include: Preserving lands with significant, wildlife, recreational, cultural, scenic and agricultural values; controlling noxious weeds and restoring ecosystem functions and a productive landscape.

Success Factor 2: Responsibly maintained and enhanced county assets

Actions identified include: Maintaining county properties in an environmentally sensitive way, balancing multiple uses and values, and carefully weighing the costs and benefits of potential actions for historic assets.

Livable and Supportive Community

Success Factor 4: Access to recreation, education, arts and culture

Actions identified include: Providing access to public lands and the Roaring Fork River and protecting a culturally significant landscape.

1. INTRODUCTION

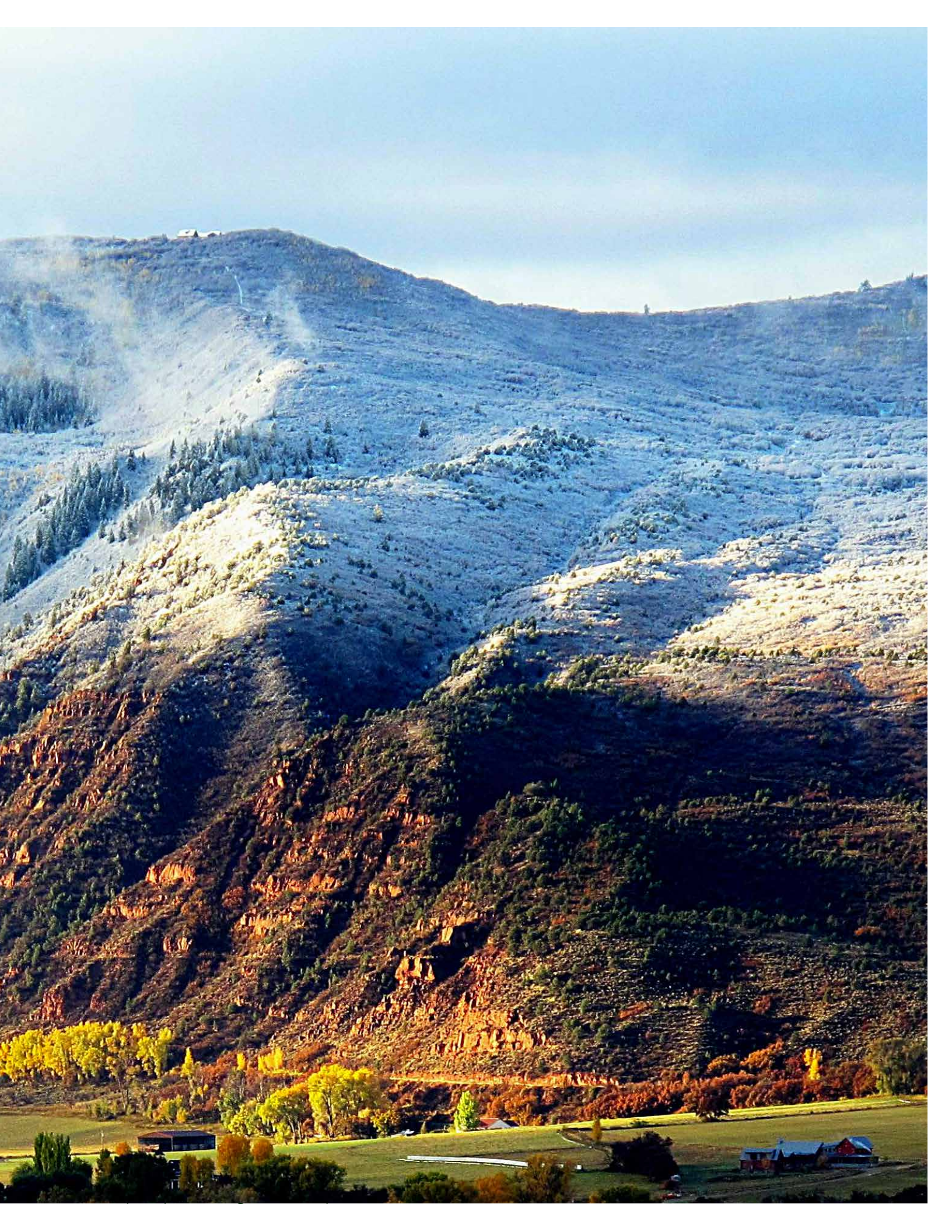
1.1 FOREWORD

Glassier Open Space is a midvalley gem that represents all facets of the Open Space and Trails mission. Seasonal trail access, fishing access, habitat, agricultural lease areas and scenic view plane protection are all components of this 282-acre area. It is no wonder the public expressed this diversity of elements as what they love about the open space.

The 2020 Glassier Management Plan update seeks to continue the foundation created by the original plan, while focusing energy on areas that are ready for additional consideration. This includes looking at irrigation efficiencies and habitat improvements as part of a holistic plan for the site. This plan also sets forth a process to reactivate the farmstead area and facilitate productive agricultural operations on the property by evaluating the options for on-site housing including the potential of rehabilitating the house.

Glassier Open Space was made possible by a strong partnership between Eagle County, Great Outdoors Colorado, the Town of Basalt, the Mid-Valley Trails Committee and Pitkin County. Together, these organizations invested \$10.9 million in a series of acquisitions to conserve this portion of the midvalley from development. Pitkin County Open Space and Trails (OST) strives to continue to work with its partners for the continued success of Glassier Open Space.





1.2 HISTORY

In the mid-Roaring Fork Valley, the valley floor broadens into a crescent of some of the region's most fertile soil. It was here, in the late 1800s, that a handful of gritty, hardworking homesteaders staked their futures, toiling on the land rather than in the mines of Aspen.

The town of Emma thrived as the area's epicenter of farming and ranching, serving as a mercantile center and rail stop where the Denver and Rio Grande Railroad would continue to collect produce and livestock, bound for markets in Denver and beyond, long after Aspen's silver ore ceased to fill the railcars.

In fact, the productive farmlands of the midvalley earned praise in the Aspen Times Daily in 1901. The newspaper reported, "No more flattering tribute could be paid to the farming industry of Pitkin County, and especially that part of the Roaring Fork Valley around Emma, than the statement that its farmlands are held at a greater value per acre than any other agricultural district in these parts."

Chief among the valley's exports in the first half of the 20th century was the potato – a crop farmers were encouraged to try. On March 19, 1908, a train dubbed the "Potato Special" pulled into Aspen, carrying state agricultural workers who promoted potato growing to a receptive audience and demonstrated the latest machinery to plant, cultivate and dig potatoes.¹ By the 1930s, the valley had an established potato culture. The Glassier family was one of many that embraced the spud.

The family's story began with four Glassier brothers, all immigrants from northern Italy, who were willing to clear rock from dirt and harness the Roaring Fork and its tributaries to coax a living from the ground. Fredrick H. Glassier, born in 1871, came to the Emma area in 1891 and chose for his ranch the land extending north and west from distinctive red cliffs that remain a dominant feature of the landscape.² Slicing across the red band of rock, remnants of the Glassier ditch are still visible, a testament to Fredrick's tenacious, but failed attempt to bring water from Snowmass Creek to the lower slopes of an area now known as the Crown.³

Like many families of the era, Fredrick and his wife, Adele (Clavel), had a large family to help run their expanding farmlands. Married in 1904, they had six



Potato rows stretched to the base of Crown Mountain with irrigated furrows between each row in this photo from October 1963. | Photo courtesy of Temple Glassier



Loading potatoes onto a flatbed truck. | Photo courtesy of Temple Glassier



A potato harvest at Glassier Ranch. | Photo courtesy of Temple Glassier



Sacking potatoes was back-breaking manual work. | Photo courtesy of Temple Glassier

children, five of whom lived to adulthood. Two of them – Fredrick L. and Peter – became the second generation to raise cattle and cultivate the fields with potatoes, alfalfa, hay and wheat. The latter was ground into flour at a grist mill in Glenwood Springs.⁴ Pigs, chickens, a few dairy cows, vegetables and fruit trees all helped keep their family larders stocked. Potatoes and cattle were shipped to market from the Denver and Rio Grande siding at Hooks or Leon, both a short distance from the ranch.⁵



Stacking hay. | Photo courtesy of Temple Glassier

While the elder Fredrick’s brothers ultimately abandoned ranching, his holdings eventually expanded to encompass some 530 acres that stretched from the lower slopes of the Crown to the Roaring Fork River, including a stately, brick Victorian farmhouse that would become the center of ranch life for Fredrick L. Glassier, his wife, Freda, and their children. The home, of undetermined origin, was among several substantial brick houses built in greater Emma at the turn of the 20th century.



Branding cattle.

Planting and harvesting was done by hand and with horse-drawn implements. Draft horses continued to help with the labor even after Fred L. and Freda acquired their first tractor, a Farmall, in the 1940s.⁶

While ranching families in the Roaring Fork Valley were largely self-sufficient, raising potatoes was a water- and labor-intensive operation that, for the Glassiers and other Emma-area ranchers, relied heavily on the Home Supply Ditch and immigrant labor. Fifteen acres of potatoes required two weeks to harvest. A picker earned dollar a day, Pete Glassier recalled.⁷



Unidentified group in front of the Glassier House before the building was painted. | Source unknown

Hispanic farm laborers helped with the back-breaking potato harvest. In addition, area schools closed for a week each October, excusing ranch children to assist with their family’s harvest, while town kids earned money by signing on with an area farmer to sack potatoes that were then loaded into cellars for sorting, resacking and transport to the nearest railroad spur.⁸

A variety dubbed “Red McClure” thrived in the red dirt of the Glassier Ranch, and Fred L. Glassier chose that land at the base of the red cliffs for his half of the farm. “The red soil was the money maker,” according to his daughter, Joyce. In the 1950s, her father was paid a premium for his red potatoes, she said.⁹



Horses, chickens and cattle in the Glassier barnyard, with the barn that remains standing today in the background. | Photo courtesy of Temple Glassier



Threshing hay. | Photo courtesy of Temple Glassier

Government subsidies and other factors made potato growing an iffy business, however, and the enterprise slowly gave way to the less labor-intensive enterprise of raising hay and cattle among ranches that remained as development pressure intensified in the Roaring Fork Valley during the latter half of the 20th century. One former family ranch, located across the Roaring Fork River from the Glassier spread, lends its name to the residential and commercial community of Willits, a fact likely lost on many of its residents and shoppers.

While other Emma-area lands have seen a far less intensive transformation than the old Willits place, a piece of the Glassier property remained in the family's hands for more than a century. It was on this 137-acre parcel that Freda L. (Vasten) Glassier, feisty widow of Fred L. Glassier, continued to keep a handful of cattle until age 84. She died in November 2009, at age 93, in the brick Victorian house she called home for 61 years.

The Fred L. and Freda L. Glassier property, and an adjacent 145 acres that were formerly part of the family's landholdings, have been acquired by Pitkin and Eagle counties, in partnership with the Town of Basalt, Great Outdoors Colorado and the Mid-Valley Trails Committee.

The acquisition of these properties created an opportunity for modern-day agricultural use along with recreational access to the Crown – the hills where the Glassiers once ran cattle – and the protection of areas important to wintering elk and deer. The initial Glassier Open Space Management Plan, adopted in 2015, and this update to the plan, carve out space for 21st century uses of this historic landscape in combination with a focus on wildlife habitat enhancements.



Fredrick H. and Adele Glassier | Photo courtesy of Randy and Wendy Glassier

Section Notes:

1. Rural People with Connections: Farm and Ranch Families in the Roaring Fork Valley, Colorado, by Anne M. Gilbert, Williams College, 1987
2. Pete Glassier: Son of Emma, Basalt High School Montane
3. Basalt: Colorado Midland Town, by Clarence L. Danielson and Ralph W. Danielson, People's Press, 1965
4. Joyce Glassier Smink interview, Jan. 1, 2014
5. Randy Glassier interview, July 17, 2014
6. Joyce Glassier Smink interview, Jan. 1, 2014
7. Peter Glassier: Son of Emma, Basalt High School Montane
8. Rural People with Connections: Farm and Ranch Families in the Roaring Fork Valley, Colorado, by Anne M. Gilbert, Williams College, 1987
9. Joyce Glassier Smink interview, Jan. 1, 2014

1.3 ACQUISITION BACKGROUND

Glassier Open Space is comprised of two Eagle County properties, acquired in 2013 and 2014, together totaling 282 acres.

Red Ridge Ranch, a 145-acre parcel, was purchased in 2013 for \$5 million. Its purchase conserved scenic, agricultural, ecological and recreational resources. Included in the acquisition was a conservation easement on about 25 acres of the adjacent parcel retained by the seller bordering the Roaring Fork River, the Saltonstall River Conservation Easement. Water rights in the Home Supply Ditch were also conveyed as part of the purchase.

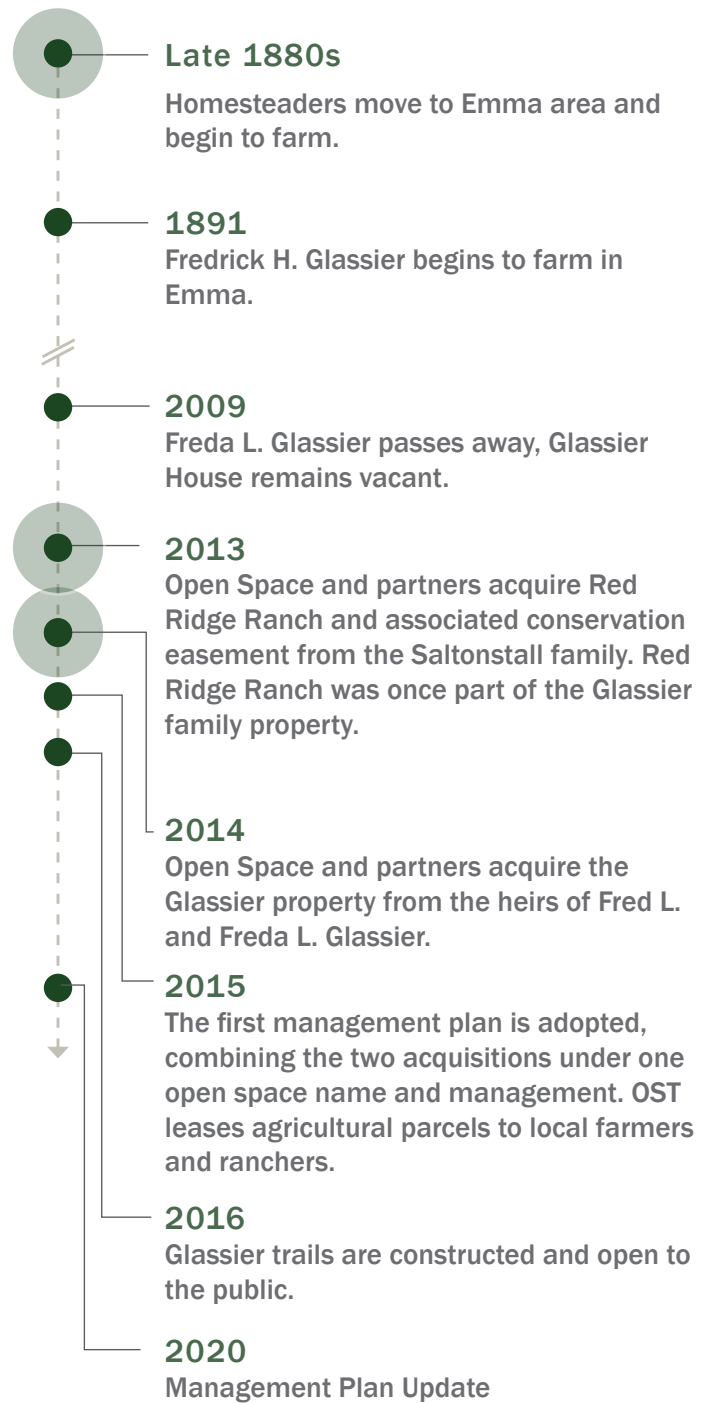
Partners in the Red Ridge Ranch purchase were: Eagle County, contributing \$2 million; Pitkin County, \$1,850,000; Great Outdoors Colorado, \$600,000; Town of Basalt, \$500,000; and Mid-Valley Trails Committee, \$50,000. An intergovernmental agreement between Pitkin and Eagle counties, and the Town of Basalt, gave Pitkin County fee interest in the parcel and financial responsibility for its management, subject to conservation easements held by Eagle County and the Town of Basalt.

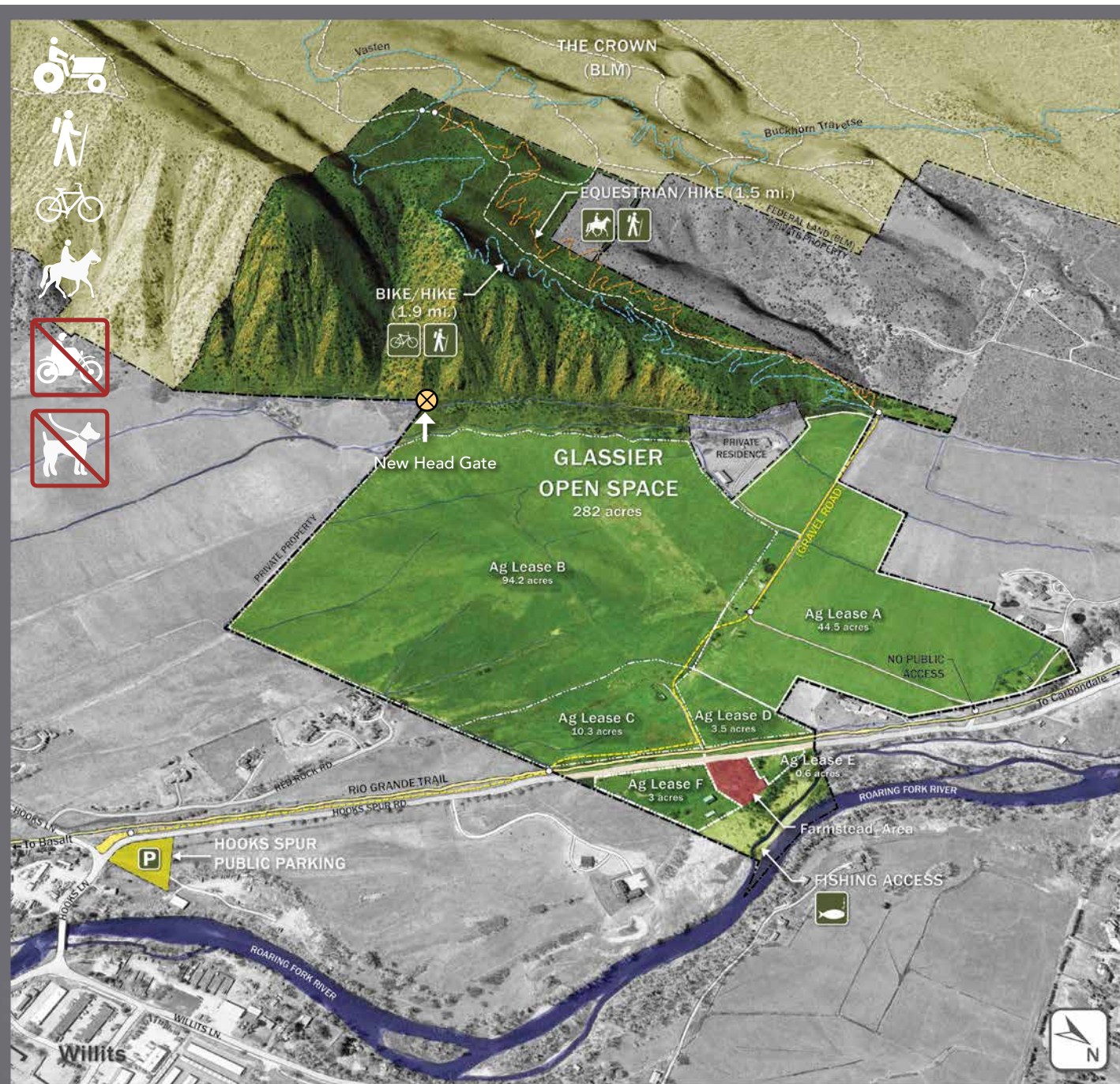
In 2014, the 137-acre Glassier Ranch, bounded on two sides by Red Ridge Ranch, was purchased for \$5.9 million. Pitkin and Eagle counties each contributed \$2,450,000; Great Outdoors Colorado put \$1,000,000 toward the acquisition. Pitkin County holds title in fee to the parcel; Eagle County holds a conservation easement on the property. Under an intergovernmental agreement between the two counties, Pitkin County manages and maintains the property with consent/agreement from Eagle County.

The purchase, which included water rights from the Home Supply Ditch, conserved habitat, scenery, culturally significant buildings, agricultural and recreational opportunities.

In a separate, but related acquisition, Pitkin County purchased 1 acre at the corner of Hooks Lane and Hooks Spur Road for \$75,000 in 2015 in order to provide trailhead parking for Glassier Open Space.

Figure 1. Timeline





Much has been accomplished on Glassier Open Space in the last five years. Some of the highlights include:

- The agricultural areas on the property were divided into lease areas and leased to local farmers and ranchers. Lessees have worked to improve irrigation infrastructure, added hoop houses to extend the growing season, and improved some of the existing structures.
- A headgate to measure and allocate water throughout the property was installed along the Home Supply Ditch.
- Two user-separated singletrack trails were designed and built in addition to the access route through the active agricultural lease areas, opening for public use in 2016. The trails are closed to dogs and motorized users and have a seasonal closure to protect wintering wildlife.
- River access for non-commercial fishing was opened to the public, though the route to get there has seen little use.
- The Hooks Spur parking area was acquired and constructed.

2. EXISTING CONDITIONS

2.1 LOCATION AND LAND USE CONTEXT

Glassier Open Space is located in the rural, agricultural area of Emma in Eagle County, just outside of Pitkin County. The predominant land uses are grazing and hay production as well as estate-sized residential lots separated by the Roaring Fork River from the growing commercial center of El Jebel/Willits Town Center. The population of the midvalley is growing, with projects in Willits and the approved Tree Farm Planned Unit Development, where an additional 340 homes and 135,000 square feet of commercial development was approved in 2019. Glassier is part of a corridor of protected agricultural lands bracketed by the Grange Ranch and Emma Open Space upstream and Rock Bottom Ranch downstream. Other protected lands in this area include Crown Mountain Ranch, Happy Day Ranch, Emma Farms and Shippee Open Space. The property is adjacent to and provides non-motorized access to Bureau of Land Management (BLM) acreage known as the Crown. Together the private conservation easements, open space properties and federal lands contribute to a contiguous, expansive protected landscape within the midvalley totaling over 10,000 acres.

2.2 PROPERTIES AND EASEMENTS

Glassier Open Space was acquired as two separate properties in 2013 and 2014 – Red Ridge Ranch and Glassier Ranch, respectively – which are protected by conservation easements that permanently protect its agricultural, ecological, scenic, recreational and open space values. The 282-acre open space is located off Hooks Spur Road, approximately two miles from State Highway 82 with the regional multi-use Rio Grande Trail passing through the property.

2.2.1. RED RIDGE RANCH

Red Ridge Ranch is 145 acres. The property includes 50 acres of irrigated fields and 95 acres on the flanks of the Crown. Pitkin County is the owner of the property, while a conservation easement encumbering the property is held jointly by the Town of Basalt and Eagle County in order to ensure the protection of the agricultural, ecological, scenic, recreational and open space values of the land (Pitkin County Reception No. 601973). The easement allows for the construction of a structure of up to 2,000

square feet to be used as a residence or facility that complements the operations of the property on the area near Hooks Spur Road.

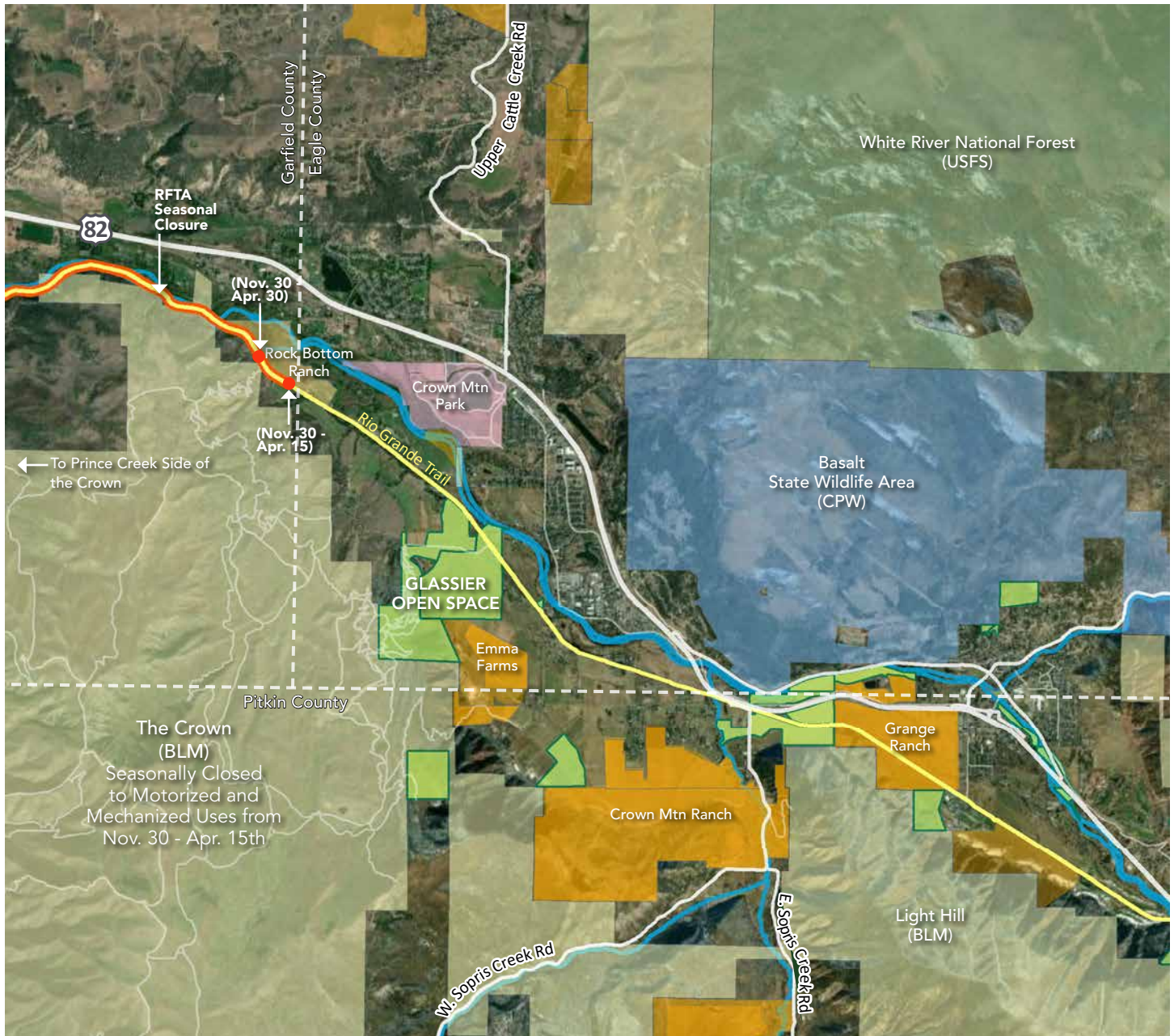
2.2.2 GLASSIER RANCH

The Fred L. and Freda L. Glassier Ranch is 137 acres. Glassier Ranch includes approximately 100 acres of fertile, irrigated fields and nine acres on the Roaring Fork River. The parcel also encompasses an historic farmhouse and numerous outbuildings on the nine acres adjacent to the river. Pitkin County is the owner of the property and Eagle County holds a conservation easement on it, protecting the agricultural, ecological, scenic, recreational and open space conservation values of the land (Pitkin County Reception No. 607109).

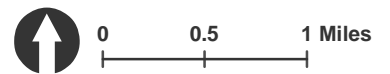
The full responsibilities and requirements of the easements can be found in the recorded documents, however, a few of the relevant highlights are summarized here. Both easements allow for the county to lease the property and water rights for agricultural operations, including grazing and raising of horses and livestock, and the cultivation of crops and other agricultural activities that are consistent with protection of the long-term ecological viability of the land. Subdivision of the property is prohibited. Non-motorized recreational trails are permitted along with appropriate trail amenities. The easement also requires that the management plan to be reviewed at least every five years and amended if determined necessary by either owner.

On the Glassier Ranch property, residential use of the existing home is permitted (with a certificate of occupancy), as is its repair or replacement. The easement also established a 5-acre building envelope in which new improvements may include a residence or facility of up to 2,000 square feet to complement the permitted uses on the property, and a greenhouse of up to 5,000 square feet.

Map 2. Glassier Open Space Land Use and Conservation Context



- River
- Rio Grande
- Trail
- Road



Conserved Land Manager

- BLM
- USFS
- State
- NGO/Land Trust
- Private Conservation
- County or Town Open Space
- Park

2.2.3 AGRICULTURAL ACCESS AGREEMENTS

Two different access agreements allow neighboring agricultural producers, who hold grazing permits on the BLM, to access the Crown through Glassier Open Space:

1. Red Ridge Ranch Grazing Access Easement -

This easement was recorded when Pitkin County purchased the Red Ridge Ranch property and allows the neighboring agricultural producer/holder of the BLM grazing permit to access the Crown for "cattle moving and herding purposes only." It allows motorized access, limited to 4-stroke engines. There is no date restriction on when the easement holder can use the access. The easement is active as long as the grazing permit on the BLM continues. The easement was recorded on January 29, 2013, at Reception No. 201301857 in the property records of Eagle County.

2. Emma Farms Revocable Access License -

This license was recorded when Pitkin County purchased Fred L. and Freda L. Glassier Ranch and allows the neighboring property owner/BLM lease holder (currently Emma Farms) to access the Crown from March 21 to Dec. 21 for "monitoring cattle and related agricultural purposes only." It allows pedestrian, equestrian and motorized access (limited to 4-stroke engines) to the ranch road connecting to BLM lands. Emma Farms must give 10-day notice to the county if they plan to move cattle through the open space. The term of the license is valid as long as Emma Farms or a subsequent owner complies with the license and has a BLM grazing permit. The easement was recorded on July 15, 2014, at Reception No. 611813 in the property records of Pitkin County.

2.2.4 NEIGHBORING PROPERTY EASEMENTS AND AGREEMENTS

1. *Emma Farms Trail Easement* - A trail easement was obtained from Emma Farms, the adjacent neighbor to the south, to connect a public, non-motorized, soft-surface trail from Nancy's Path to Glassier Open Space. The easement has been recorded but not activated.

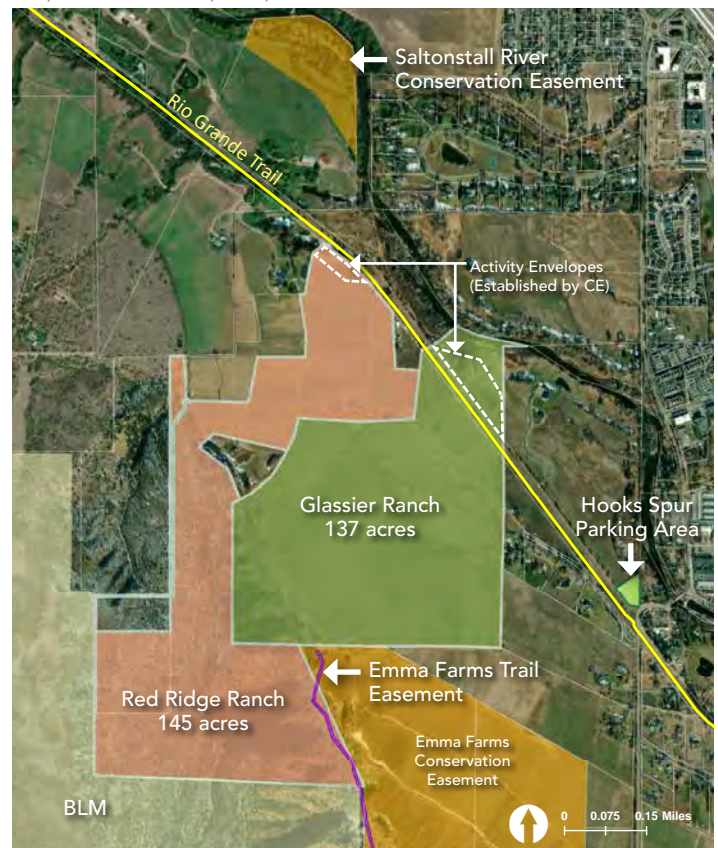
2. *Saltonstall River Conservation Easement* - Along with the purchase of Red Ridge Ranch, Pitkin County and Eagle County acquired a 46-acre conservation easement on property retained by the seller along the Roaring Fork River. This property is not open to the public and protects the riparian habitat and river.

2.3 PROPERTY ACCESS AND PARKING

In order to limit the number of vehicles on Hooks Spur Road, no public parking is available on Glassier Open Space. In 2015, OST worked with property owners at the corner of Hooks Spur Road and Hooks Lane on an open space subdivision exemption to purchase one acre of their property for a parking area, which was constructed in 2017. The parking area is located 0.5 miles from Glassier Open Space provides three (3) trailer parking spaces for equestrians and 28 regular parking spaces. Additional spaces for users of the Rio Grande Trail are provided by RFTA adjacent to the trail, as is a seasonal port-a-potty. Visitors to Glassier can park at the Hooks Lane parking area and then follow the Rio Grande Trail or the adjacent soft-surface path to reach the open space trails or river access. A trailhead kiosk is located at the property boundary; after leaving the Rio Grande Trail, users traverse the agricultural fields before reaching the base of two singletrack trails.

The Hooks Spur parking lot is subject to Restrictive Covenants (Reception No. 623905) prohibiting special events, exterior lighting, temporary or permanent structures of over 500 square feet, and camping/overnight parking.

Map 3. Glassier Open Space Parcels



QUICK FACTS

GLASSIER OPEN SPACE TOTAL:

Total Acres: 282 acres

Trail Miles: 4.83 miles

Open Space Values: Scenic view plane, wildlife habitat, agricultural lands, river frontage, non-motorized recreational trails and access to public lands.

RED RIDGE RANCH PARCEL:

Acquisition Date: 2012, Fee Simple

Parcel Size: 145 acres

Purchase Price: \$5 million (including the Saltonstall River Conservation Easement)

Funding Partners: Eagle County, \$2 million; Pitkin County, \$1,850,000; Great Outdoors Colorado, \$600,000; Town of Basalt, \$500,000; and Mid-Valley Trails Committee, \$50,000

Easements: Held by Eagle County and Town of Basalt, Reception No. 601973

Water Rights: Yes

GLASSIER RANCH PARCEL:

Acquisition Date: 2014, Fee Simple

Parcel Size: 137 acres

Purchase Price: \$5.9 million

Funding Partners: Pitkin and Eagle counties each contributed \$2,450,000, with an additional \$1,000,000 from Great Outdoors Colorado

Easements: Held by Eagle County, Reception No. 607190

Water Rights: Yes

2.4 EXISTING PLANS AND POLICIES

There are many partners, jurisdictions and regional considerations that factor into the management of this open space property.

2.4.1 EAGLE COUNTY ZONING

The property is zoned Resource by Eagle County, Colorado. According to Article 3 in the Eagle County Zone Districts:

The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the county, including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low-density, single-family uses on lots of 35 acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies.

2.4.2 ROARING FORK WATERSHED PLAN (2012)

The Roaring Fork Watershed Plan establishes goals and recommendations in regional water management, surface water, groundwater, water quality, and riparian and stream habitat. The acquisition of Glassier Open Space advanced several of the recommended actions in this plan related to water conservation, noxious weed control, riparian protection, education, research and partnerships. Looking forward, opportunities exist to further advance work in all these realms, most notably in the protection and restoration of riparian areas and water conservation measures. The Watershed Plan's action item to work with landowners, resource experts and others to "plan and Implement key riparian and instream protection and restoration projects" is classified as urgent.

2.4.3 RFTA RULES AND REGULATIONS FOR THE RIO GRANDE TRAIL

The multi-use Rio Grande Trail, managed by the Roaring Fork Transportation Authority (RFTA), runs

through the property and is governed by their rules and regulations and enforced by RFTA staff and the Eagle County Sheriff. The Rio Grande Trail to the north of Glassier Open Space is subject to a winter closure from Nov. 30th through April 30th; however, the southeastern-most gate opens on April 15th of each year to coordinate with the BLM's opening date and ensure that trail users don't accidentally get stuck inside the closed section of the Rio Grande Trail. The gate just downvalley of the Buckhorn Trail remains closed through April 30th.

2.4.4 MID-VALLEY TRAILS PLAN (2020)

The 2020 Mid-Valley Trails Plan was adopted by Roaring Fork Valley Regional Planning Commission of Eagle County on Sept. 3rd, 2020. Although the plan does not directly address Glassier Open Space, it does speak to the need for trail connectors in the vicinity. The two most applicable include the desire for a trail connection between Crown Mountain Park and the Rio Grande Trail and an improved/new trail bridge at Hooks Lane.

2.4.5 MID-VALLEY AREA COMMUNITY PLAN (2018)

The Mid-valley Area Community Plan is the sub-area plan for the larger Eagle County Comprehensive Plan, which is adopted by the Roaring Fork Valley Regional Planning Commission appointed by the Eagle County Board of County Commissioners. The current Mid-valley plan was adopted in 2018 and identifies goals and strategies to support four different “character areas” within the midvalley. Glassier is within the Emma Character Area, where continued agricultural uses and a focus on local food production and preserving the rural character of the area are central goals. The plan also supports protecting and enhancing wildlife habitat and natural resources, preserving historic buildings and sites, the conservation of water and protection of water rights, and other goals that are closely aligned with the open space values provided by Glassier Open Space.

2.4.6 THE CROWN SPECIAL RECREATION MANAGEMENT AREA (2015)

Glassier Open Space provides public access to the Bureau of Land Management’s (BLM) Crown Special Recreation Management Area (SMRA). In 2015, the BLM’s Colorado River Valley Field Office approved

its [Resource Management Plan \(RMP\)](#) after multiple years of outreach and planning. The RMP designated the Crown’s 9,100 acres as a Special Recreation Management Area (SRMA) with an emphasis on day-use recreation and mountain biking. Although managed primarily for mountain biking, the area has trails open to hikers, equestrians and motorized use; it also supports grazing permits for cattle, and wildlife habitat protection. To protect wintering big game and other wildlife, the Crown is closed to motorized and mechanized travel seasonally from Dec. 1st through April 15th. Extended winter closures are allowed under severe winter conditions at the request of CPW.

Over the last five years, the BLM has partnered with the Roaring Fork Mountain Bike Association (RFMBA) to undertake trail and signage projects and refine the Travel Management Plan for the area. Trail projects on the eastern or Highway 82 side of the Crown included the Buckhorn Traverse and Buckhorn Trails, the Vasten Trail, and connections to the Prince Creek side of the Crown (a total of approximately 12 miles of new mountain bike singletrack). In addition to the focus on mountain biking, about 10 miles of double-track previously designated for mountain biking has been converted to foot and horse trails connecting the existing Glassier foot and horse trail to Nancy’s Path, with additional routes and trails rehabilitated or designated for administrative uses. With the BLM trails, there are multiple route options and lengths that include the two Glassier trails.

2.4.7 OPEN SPACE AND TRAILS POLICIES

OST Mission and Article 13

The OST Mission and Article XIII of the Pitkin County Home Rule Charter define the purposes of the program and how the Open Space fund can be used. The overarching mission of the Pitkin County Open Space and Trails Board of Trustees is to acquire, preserve, maintain and manage open space properties for multiple purposes including, but not limited to, recreational, wildlife, agricultural, scenic and access purposes; and to acquire, preserve, develop, maintain and manage trails for similar purposes.

Article XIII further details the roles and responsibilities of the OST program. In regard to historic properties such as the Glassier House, Article XIII supports

preserving cultural, historic and archaeological resources located within properties that are otherwise acquired for their customary open space characteristics. There are parameters on how much Open Space funding can be used on historic preservation and how the fund can be used to support the reuse of historic buildings. These parameters are outlined in the 2018 Historic Structures Policy. Uses or improvements to buildings that do not meet the purposes stated in the charter and that are outside of the Open Space and Trails mission are allowed, but they need other funding sources.

Protection of Natural Biodiversity and Management of Human Use Policy (2016)

This [Open Space Board policy](#) requires that human uses on OST properties are managed in a manner that preserves and protects native biodiversity. The OST program seeks to rely on the best available science to guide management decisions, inform specialized habitat management needs, and identify opportunities to restore healthy, natural functions in degraded habitats. Spatial or temporal closures or other appropriate mitigation strategies are supported to protect sensitive habitats from recreational or agricultural impacts.

OST Agricultural Lease Bid Process / Policy

The OST Board adopted the [Agricultural Lease Bid Process](#) (the “Process”) on Oct. 7, 2014. The Process was developed to create a more competitive and transparent leasing process that also was compliant with the overall Pitkin County Procurement Code. Since the introduction of the agricultural lease bid process, interest in land leasing has increased. OST-leased land now totals approximately 398 acres, up from 240 acres at the advent of the lease bid process, with individual lease areas ranging from 10 acres to 100 acres. In response to this increase in properties and an increased interest in leasing from Pitkin County, OST updated the Open Space Lease Bid Process and Policy (Policy) on Sept. 21, 2017, to recognize the needs of beginning farmers and ranchers, and to protect the ability of all producers to provide local, natural and organic food for the community. In addition, the policy describes evaluation criteria to assist staff in selecting the most appropriate lessee, process steps and increased

oversight measures to ensure the proper stewardship of the agricultural lease areas. The full policy is included as [Appendix D](#).

OST Historic Preservation Policy

The [Open Space Historic Preservation Policy](#) was adopted by the Open Space Board on Nov. 1, 2018 to guide expenditure of funds on historic assets (included as [Appendix C](#)). The policy outlines four management options for historic structures on OST properties including: removing the structure; allowing nature to take its course; actively stabilizing the structure with exterior restoration to historic standards; or, preserve the structure for continued use. The policy also establishes the amount of money within the OST fund that can be spent on historic structures, on all open space properties, over the life of the fund at 2% of the annual revenue between 2017 and 2040. Spending in an individual year may exceed the 2% target as long as the 20-year average complies with the policy. Grants, gifts and other outside funding sources can complement outlays from the Open Space fund.

Title 12 – Open Space and Trails Policies

The parcels that are the subject of this plan are governed by [Title 12](#) – the Open Space and Trails section of the Pitkin County Code. Title 12 outlines the rules, regulations and management of the county’s open space and trails properties. Title 12 establishes the authority for the Open Space and Trails Board to adopt individualized management plans for specific Open Space and Trails properties. If the restrictions differ from what is included in Title 12, the plan must be adopted by the Board of County Commissioners.

Intergovernmental Agreement Between Pitkin and Eagle Counties

In 2015, the Eagle County and Pitkin County Boards of County Commissioners approved an intergovernmental agreement enabling the applicability and enforcement of Pitkin County's Title 12 rules and regulations on Glassier Open Space, Emma Farms Conservation and Trail Easement and at the Glassier Trailhead (Hooks Spur parking area).



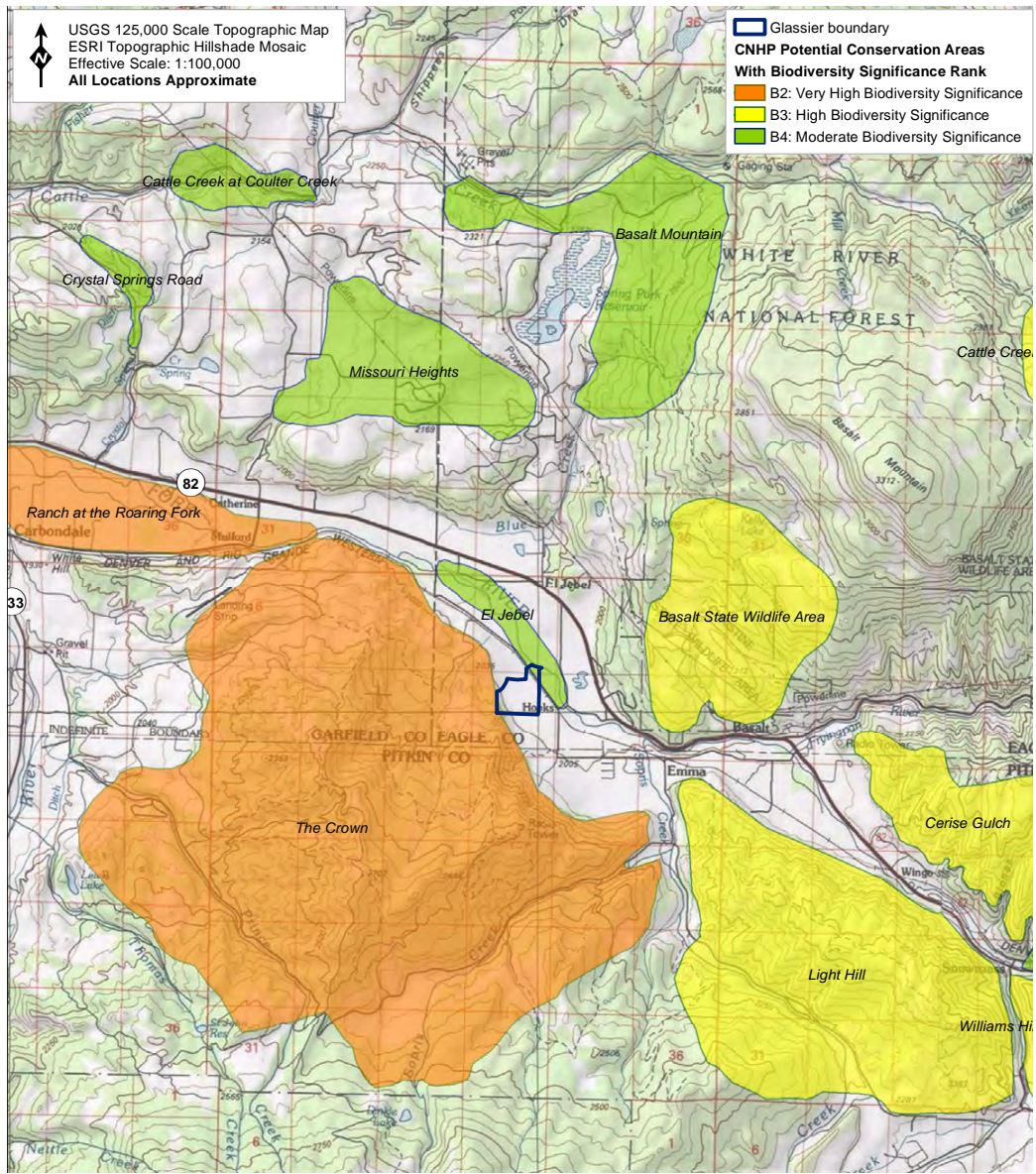
The old barn, glowing in the evening light, has been of interest to a resident herd of deer that has been seen seeking shelter inside.

2.5 NATURAL RESOURCES

2.5.1 INTRODUCTION

While most of the acreage at Glassier Open Space is currently dedicated to agriculture production, the property also has noteworthy ecological value and potential. The Glassier Open Space conserves important riparian and upland habitat in the midvalley, provides landscape connectivity for wildlife between the Crown and the Roaring Fork River and provides ecosystem services such as precipitation absorption, water storage and soil conservation. Wildlife such as deer and elk benefit from the seasonal closure of the property to public use as they have come to rely on agricultural fields near the valley floor during the winter months and as transitional habitat.

Outside of the agricultural lease areas, there are two distinct ecosystems represented on Glassier Open Space. A wetland/riparian woodland plant zone exists along the bank of the Roaring Fork River and along the Home Supply Ditch. The hillsides that rise steeply above the pastures to the Crown host a mosaic of upland plant communities. There is a small strip of sagebrush shrubland located in the transition zone between the steep slopes and hayfields.



Mapped potential conservation areas show how Glassier connects areas important to biodiversity. | Source: Glassier Baseline Documentation Report, Pine Brook Ecological, Data from Colorado Natural Heritage Program (CNHP)

2.5.2 WATER AND WETLANDS

The Roaring Fork River flows from east to west along the northern edge of Glassier Open Space, and supports an undeveloped riparian area nearly five acres in size.

Water Quality and Quantity

Information on water quality, quantity or aquatic life has not been collected directly on site, but half a mile upstream of the property, near Hooks Bridge, is a sampling site for water quality and aquatic life (conducted by River Watch of Colorado and Roaring Fork Conservancy) and streamflow (operated by USGS). The results of a 2011 macroinvertebrate survey found that pH, temperature, and macroinvertebrate communities indicate there are healthy aquatic conditions in this reach of the Roaring Fork River.¹

The Colorado Water Conservation Board holds an instream flow right for this stretch of river (75 cfs from 10/1-3/31, and 145cfs from 4/1-9/30), which is met year-round. Streamflows, monitored just upstream of the property by the USGS, are influenced by operations at Ruedi Reservoir and Dam that release flows into the Fryingpan River, upstream of Glassier Open Space, and several diversion ditches. Real-time and historical data are available at https://waterdata.usgs.gov/nwis/uv?site_no=09081000.



AGCI staff teach Basalt High School students about the soil-moisture station located on Glassier Open Space.

NATURAL RESOURCE STUDIES AND DATA

Baseline ecological conditions were assessed in 2012-13 by Andrea Tupy of Pine Brook Ecological to document the natural resource conditions and conservation values of both the Glassier Ranch and Red Ridge Ranch parcels for the conservation easements conveyed. These assessments of habitat types and general conditions are available via these links:

- [Baseline Conditions Report - Glassier Ranch \(2013\)](#)
- [Baseline Conditions Report - Red Ridge Ranch \(2012\)](#)

Regional studies and resources that provide additional information covering the Glassier property include:

- [Colorado Parks and Wildlife Species Activity Maps \(2015\)](#)
- [State of the Watershed Report \(2008\)](#)
- [A Review of Aquatic Life and Stream Health in the Roaring Fork Watershed \(2012\)](#)
- [USDA Web Soil Survey \(report run in 2013\)](#)
- [USGS Stream Gage near Emma](#)

Instream and Riverbank Health

The Roaring Fork Stream Health Initiative (2007) states that small, isolated patches of native riparian habitat remain in this reach, some of which occur at Glassier. Instream habitat is generally degraded in this midvalley area from sedimentation and nutrient loads. The river channel and both right and left banks were classified as Heavily Modified in the 2007 report, due to the impacts on native riparian habitats from agriculture, recreation and development. River health is not controlled or measurable at a single, defined section, and no specific studies have been completed on the Roaring Fork River specifically within the bounds of the property.

Wetlands and Riparian Areas

Most of the area between the river and farmstead sits on a floodplain bench and is riparian in nature. Portions of this area are seasonally saturated, though this hydrology may be controlled by subsurface flows from flood irrigation activities elsewhere. No formal groundwater studies have been done to assess source and/or direction of the water here. Wetland areas have not been formally delineated to determine if they are considered jurisdictional wetlands protected by the federal government. However, the vegetation present provides some information on underlying hydrologic conditions. Vegetation conditions are presented in Section 2.5.4.

2.5.3 SOILS

Data available from the NRCS USDA Web Soil Survey provide general information about the types of soils present on the property, though actual soil characteristics can vary greatly within short distances. Thirteen soil types occur on the property, details on which can be found in the Baseline Conditions Reports. The agricultural areas are characterized by loam to sandy loam soils, while the steeper uplands are more cobbly loam soil and exposed bedrock. Partially hydric soils, those sometimes saturated with water, exist along the bank of the river at the northern edge of the property. Soil samples were collected and tested at three locations within the agricultural lease areas in 2015, see Section 2.5 Agricultural Use.

Aspen Global Change Institute (AGCI) operates and maintains one soil moisture monitoring station on the property as part of their iRON network that tracks soil moisture, air temperature and precipitation across an elevational gradient in the Roaring Fork Valley. Soil moisture is monitored at 2-inch, 8-inch, 20-inch and 40-inch depths. Currently, the station is located in the riparian zone near the homestead and has been used in AGCI's educational programs with Basalt High School students. Data shows that soil moisture levels are elevated consistently from early June through November, indicating that the hydrology in this location is controlled by irrigation activities.

Figure 2. Glassier Ranch Average Daily Soil Moisture at 20 inch Depth.



AGCI's soil moisture monitoring data from the Glassier riparian zone shows the likely influence of flood irrigation on the agricultural fields. The irrigation begins in June and is held by the soils through the beginning of winter, when the water level slowly goes back down. | Source: AGCI

Additional information on the iRON project and live data from the Glassier monitoring station are available here:

www.agci.org/iron/station/glassier-ranch

2.5.4 VEGETATION

Plant communities are one of the most useful indicators of natural resource conditions as the species present are a result of the unique combination of geology, water availability, climate, sunlight and human activity in a given location. Four plant communities are found on the property along with agricultural grasslands or irrigated meadow: Colorado Plateau piñon-juniper woodland, Rocky Mountain Gambel oak mixed montane shrubland, intermountain basins sagebrush community and Rocky Mountain lower montane riparian woodland/shrubland. The first three are all upland plant communities and are interspersed in a mosaic on the landscape.

Upland Plant Communities

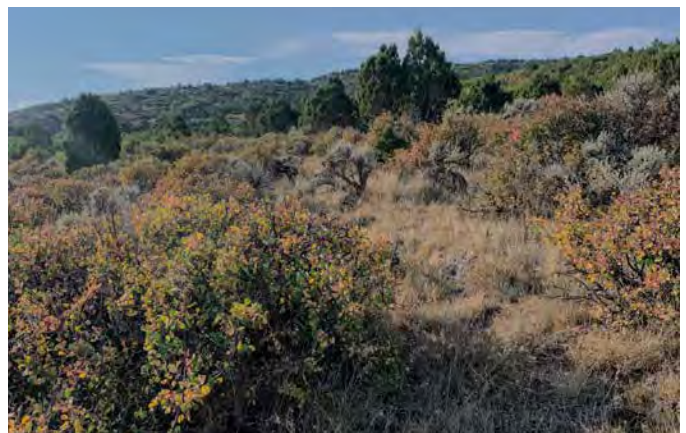
The hillsides and rocky slopes that rise up from the fields to connect to the Crown are characterized by a mosaic of plant communities all well adapted to dry conditions, rocky soils and strong sunlight. The three communities (more simply referred to as piñon-juniper, Gambel oak and sagebrush) are distinguished by the dominant plant species and associated understory. These are described separately in detail below, though it is together that they comprise the upland portion of the property and offer forage, cover, breeding, nesting and movement corridors to a variety of wildlife.

Colorado Plateau Piñon-Juniper Woodland

Pockets of piñon-juniper woodland occur on the slopes on the Crown, interspersed with shrubland communities. Juniper and pinon trees dominate the overstory, with many shrub species, including sagebrush, Gambel oak and serviceberry, with some mountain mahogany, snowberry and antelope bitterbrush. This



Colorado Plateau piñon-juniper woodland.



Rocky Mountain Gambel oak-mixed montane shrubland.



Sagebrush and grasses with piñon-juniper in the background.

Figure 3. Vegetation Types

Land Type	Plant Community	Acres	Percent
Upland	Gambel Oak Mixed Montane Shrubland	35	12%
	Piñon-Juniper Woodland	53	19%
	Sagebrush Community	24	9%
Agricultural	n/a	159	56%
Riparian	Lower Montane Riparian Woodland / Shrubland	8	3%
Residential		2	1%
Water	n/a	1	0.4%
Total		282	100%

112 Total Upland Acres 39%

community has a sparse, rocky understory consisting of mostly native grasses. Last surveyed in 2012, this vegetation community was largely intact and in good condition, with few non-natives or noxious weeds.

Rocky Mountain Gambel Oak-Mixed Montane Shrubland

With a patchy distribution across the property, this plant community varies a bit, but typically has short shrubs in the understory of the dominant Gambel oak. Shrubs that co-occur include antelope bitterbrush, serviceberry, sagebrush, mountain mahogany, chokecherry, Woods' rose and snowberry. The herbaceous layer is sparse to somewhat dense with many native grasses and low forb coverage. Signs of heavy browsing exist, but overall this plant community is in good condition throughout the property. In the upper portions of the property much of the Gambel oak has reached maturity.

Intermountain Basins Sagebrush Community

Sagebrush shrublands occur on the property throughout the upland areas. Bare soil is common but secondary shrubs occur sporadically throughout, and native grasses and forbs are numerous. The sagebrush ecosystem is targeted for conservation by Colorado Parks and Wildlife and others, as its extent across the Western U.S. is rapidly declining from habitat fragmentation and degradation.

Riparian Plant Community

Rocky Mountain Lower Montane Riparian Woodland / Shrubland

The primary riparian plant community parallels the Roaring Fork River on the northern part of the property. It is defined by the Colorado Vegetation Classification Project (CVCP) and NaturServe as "Rocky

Mountain lower montane riparian woodland and shrubland." This riparian area has a relatively dense overstory dominated by narrowleaf cottonwood and boxelder with a dense shrub understory of willow, alder, dogwood, riverbirch, chokecherry and sumac. Dense grasses cover the ground, including reed canarygrass. Additional riparian areas, dominated by willow and cottonwood, that are found along the Home Supply Ditch are healthy, but with many weeds present. These riparian areas provide breeding habitat for songbirds and small mammals and foraging habitat or cover for human-tolerant large mammals.

A low wetland area exists in the northeast corner of the property with standing water saturating the ground during irrigation season. Wetland plant species that always, or nearly always, occur in saturated soils such as willows, cattails and sedges were noted here in the 2012 baseline conditions assessment. Reed canarygrass also occurs in much of this wet, low-lying area.

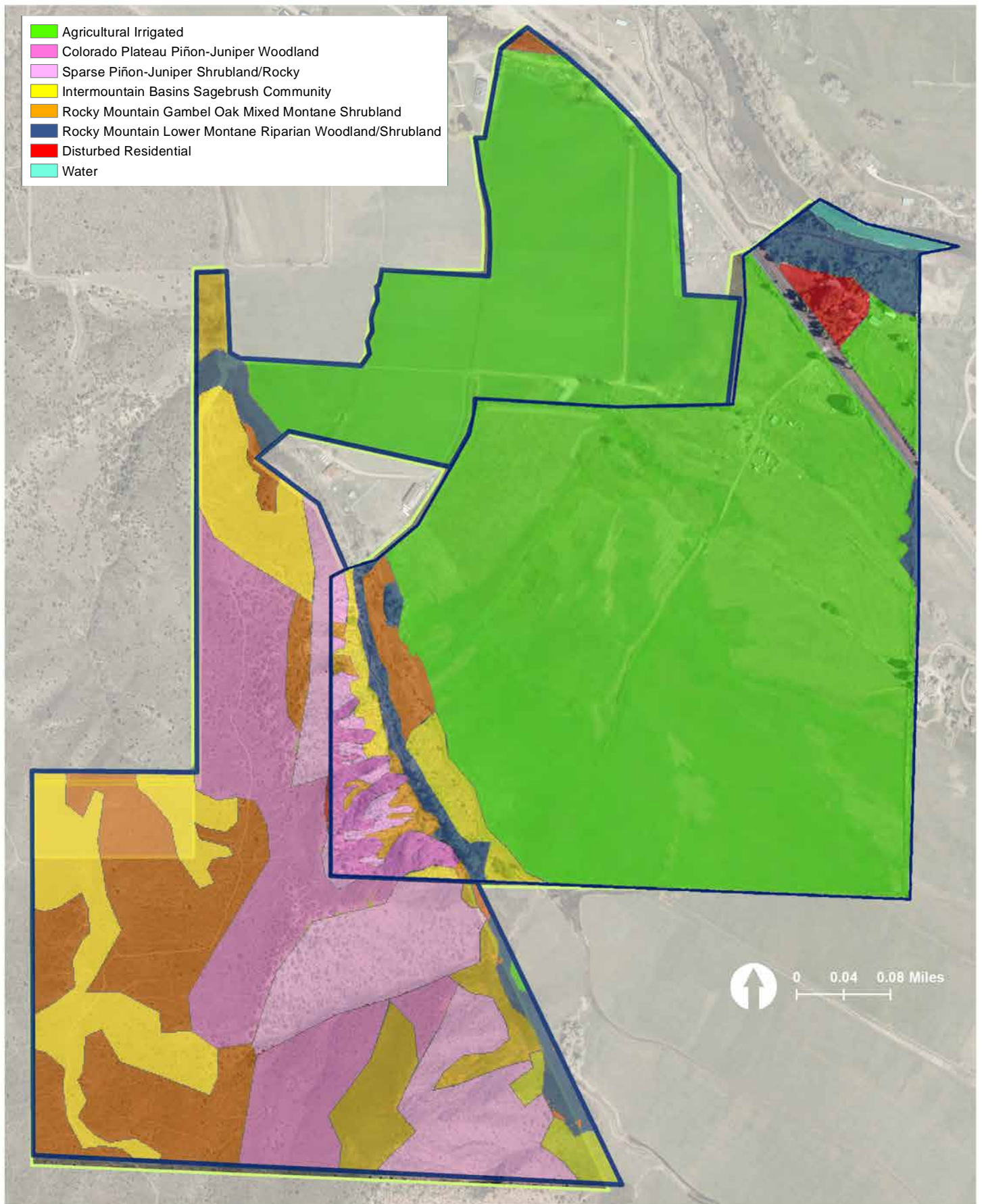
Threatened, Endangered and Rare Plants

No threatened or endangered plant species are known to occur on the property. However, a nearby area on BLM land hosts an excellent occurrence of the globally rare Harrington's beardtongue (*Penstemon harringtonii*). Harrington's beardtongue is endemic to Colorado and grows almost exclusively in sagebrush communities.



A diversity of riparian zones is present on the property, with cattail and reed canarygrass wetlands (left), cottonwood and reed canarygrass along the ditch above the pasture lands (middle), and the downstream riparian area (right).

Map 4. Vegetation Types (from Baseline Conditions Reports)



This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.

Noxious Weeds

Invasive weeds occur across the property, in the agricultural area, along trails and ditches and particularly around the farmstead and northern portion of the property. Grazing and other disturbances have furthered the spread of invasive species on the property. Noxious weed species observed on the property include but are not limited to plumeless thistle, Canada thistle, scentless chamomile, common tansy and houndstongue. These are on the Colorado List B of noxious weeds, those slated for suppression, and have been treated by Open Space and Trails outside of agricultural lease areas annually. Agricultural lease holders are responsible for treating Colorado List A and B species within their lease areas.

There are concentrated areas of cheatgrass in the agricultural pastures and reed canarygrass along ditches and in the riparian zone, both of which are of little value to most wildlife species. Cheatgrass and reed canarygrass do occur on many OST properties and the program is beginning to look at various methods to control these invasive plants.

Agricultural Grasslands

Over half the property is considered agricultural. Common pasture plants exist in the meadows, including smooth brome, Timothy grass, wheat grasses and alfalfa, with pockets of Gambel oak and willow scattered throughout. See Section 2.5, Agricultural Use, for more information.

Other: Residential Areas and Travel Corridors

Various other shrub and tree species occur scattered across the property – along trails, roads, old ditches and in fields and garden areas near the homestead. These trees and shrubs include aspen, narrowleaf cottonwood, spruce, Gambel oak, willow, chokecherry, plum, cherry, Woods’ rose and dogwood. The majority of these scattered plants are hedged, meaning they are altered in form from significant browsing. Non-native and invasive plant species are common throughout.



Cheatgrass and other non-native plants in unirrigated pasture area.



Reed canarygrass along a ditch.



Plumeless thistle.

2.5.5 WILDLIFE

Glassier Open Space consists of native upland habitat, a small riparian area and agricultural fields. The variety of these habitats supports diverse life, at different times of the year. Taken together, the natural and human-altered areas here provide important habitat for many species, from insects to large mammals, and meet needs such as forage, nest sites, water, movement corridor, breeding areas and cover. The Glassier property is small in comparison to the adjacent BLM Crown area, which offers extensive acreage of protected, contiguous upland habitat. The wildlife that use Glassier Open Space rely heavily on these adjacent, federally managed lands.

Mammals and Game Species

Colorado Parks and Wildlife maps are used to identify the species that may occur on the property. From baseline reports, more than 40 mammal species are suspected to occur here, many non-game species have been observed, and several owl and bat species may occur on the property, as well. OST has been monitoring wildlife on Glassier Open Space using cameras placed at two locations along the existing trails. Camera data shows year-round use of Glassier by mule deer. Elk sightings typically begin in November and dwindle in April. The largest concentrations of elk often appear in December and

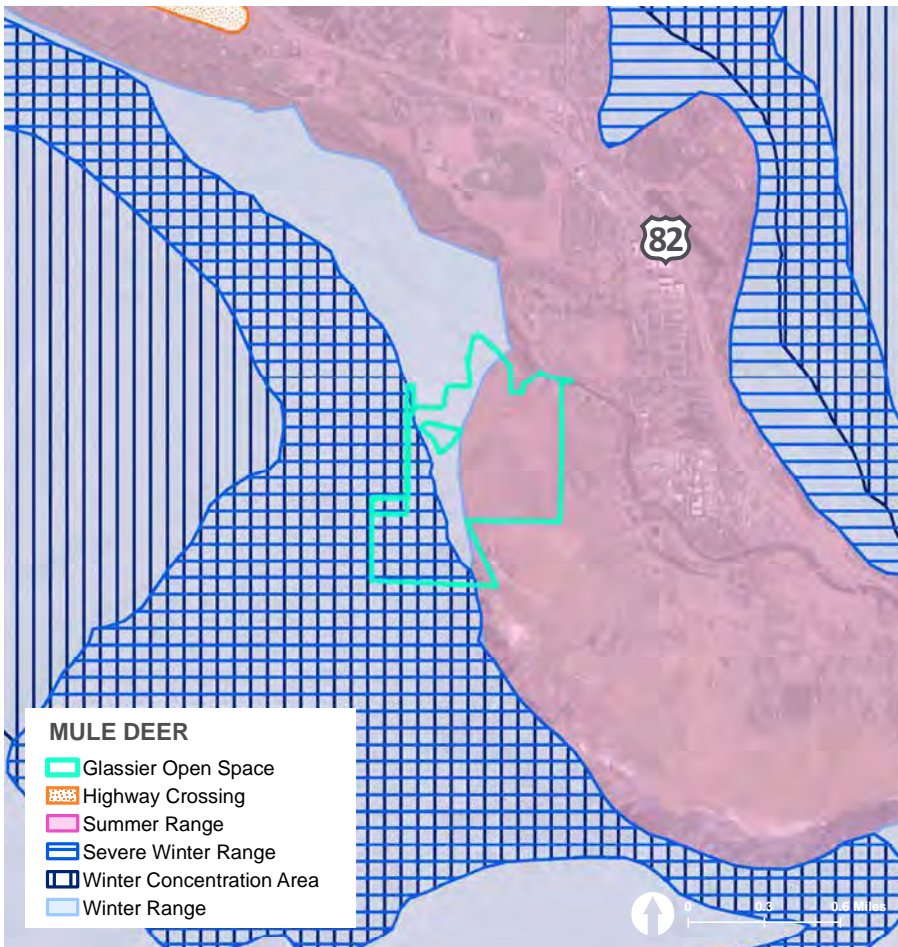
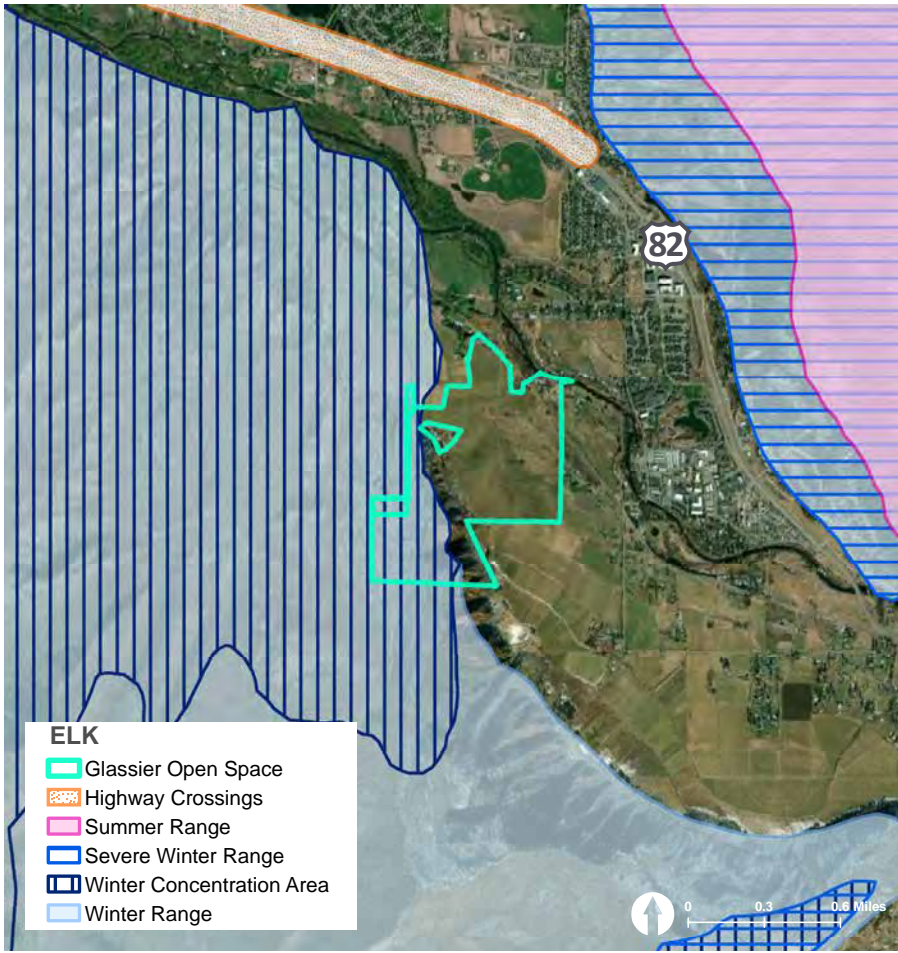


Glassier provides important winter and early spring habitat for both deer (top) and elk (middle and bottom).



A herd of elk is captured by a wildlife camera as it moves through Glassier Open Space.

Map 5. Colorado Parks and Wildlife Species Activity Data for Elk and Mule Deer



SPECIES ACTIVITY MAPPING:

Colorado Parks and Wildlife (CPW) provides information on wildlife distributions for environmental assessment, land management, resource planning and general scientific reference. While acknowledging that animal distributions are fluid and populations and their habitats are dynamic, this data, as well as site observations and activity counts, provide important information to understand how the land is used by wildlife.

Complete definitions of each habitat area can be found here:

<https://cpw.state.co.us/learn/Maps/CPW-Public-GIS-Species-Activities-Definitions.pdf>

WINTER RANGE: Part of the overall range where 90% of the individuals are located from the first heavy snowfall to spring green-up (based on an average of the last five out of ten winters).

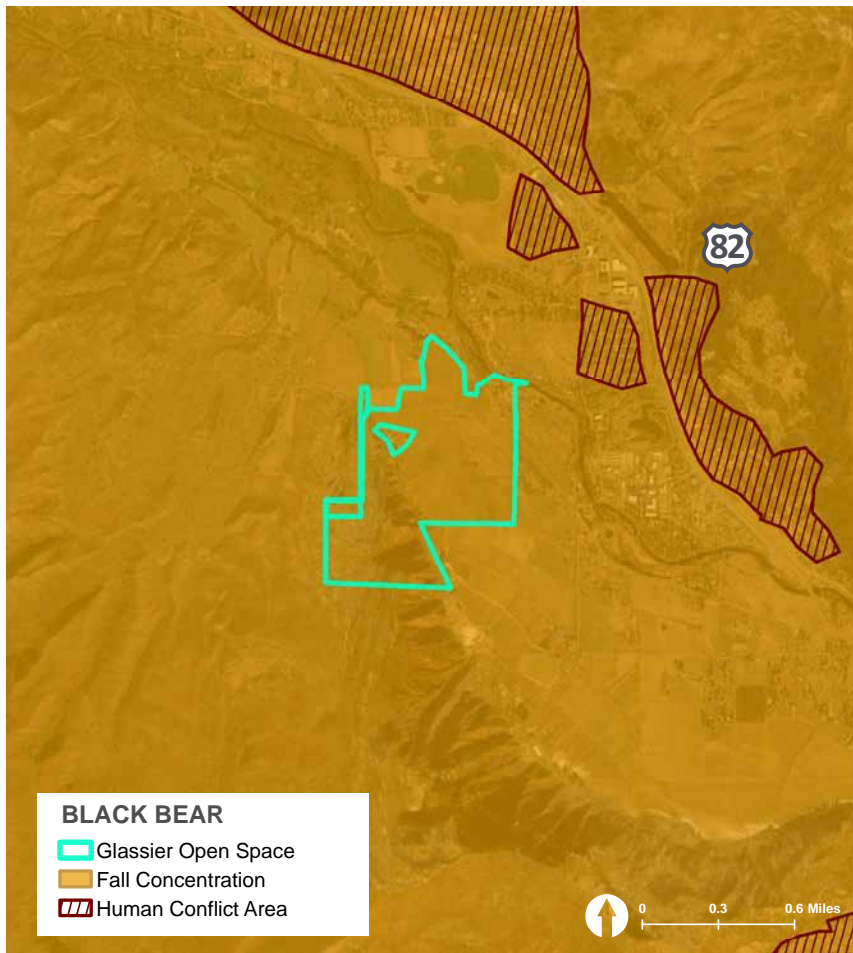
WINTER CONCENTRATION AREA: The part of the winter range of elk where densities are at least 200% greater than the surrounding winter range density during the average five out of ten winters from the first heavy snowfall to spring green-up.

SEVERE WINTER RANGE: The part of the range where 90% of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum (based on the two worst winters out of ten).

HIGHWAY CROSSING: Areas where elk or deer traditionally cross roads, presenting potential conflicts between elk/deer and motorists.

MIGRATION CORRIDOR: A specific site through which large numbers of animals migrate and loss of which would change migration routes.

SUMMER RANGE: The part of the overall range where 90% of the animals are located between spring green-up and the first heavy snowfall. In some areas winter range and summer range may overlap.



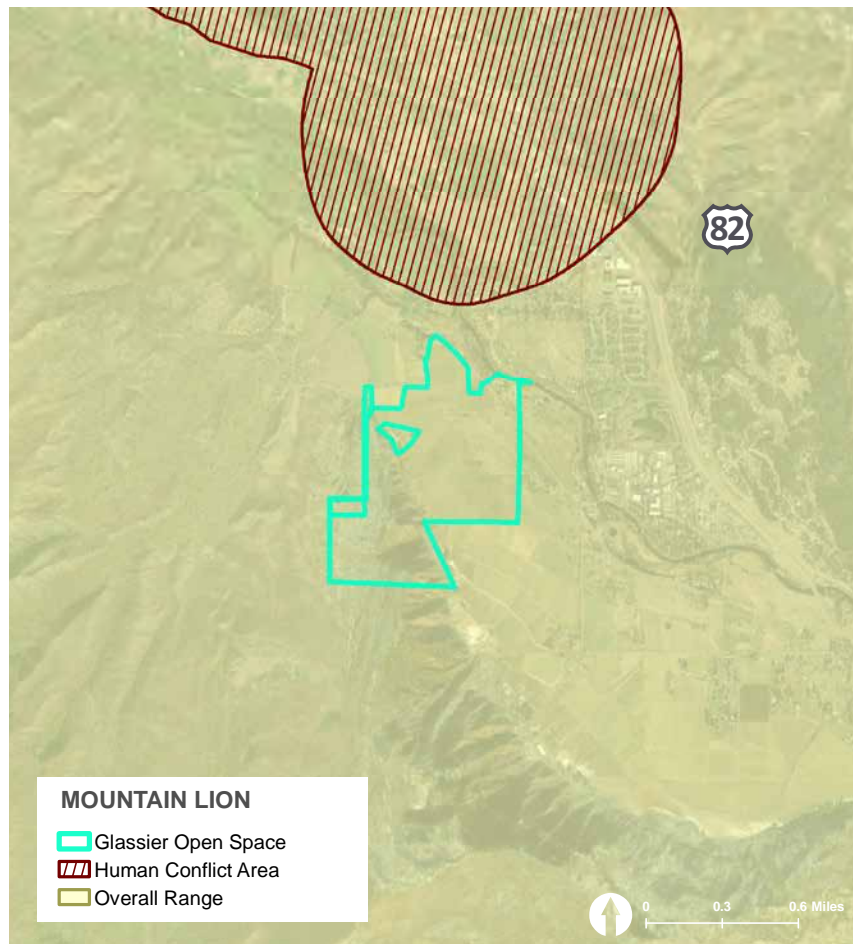
OVERALL RANGE:

Glassier Open Space falls within the identified "Overall Range" for a number of other wildlife species including wild turkey, river otter, common sagebrush lizard, plateau fence lizard, bullsnake, smooth greensnake and terrestrial gartersnake, and is mapped as "Foraging Area" for great blue heron, osprey and bald eagle.

As the midvalley becomes more developed, mountain lion and black bear habitat diminishes, resulting in these species more frequently roaming into developed areas. Conservation of the native habitat on Glassier Open Space will help sustain natural foraging areas for black bear and mountain lions, hopefully reducing the need for these species to roam into nearby neighborhoods, and thus lessening the probability of negative human interactions.

FALL CONCENTRATION AREA: The portion of overall range occupied from Aug. 15 until Sept. 30 for the purpose of ingesting large quantities of nuts and berries to establish fat reserves for winter hibernation.

HUMAN/BEAR CONFLICT AREA: A portion of overall range where two or more confirmed black bear complaints per season were received resulting in CPW investigation, damage to persons or property, and/or the removal of the problem bear(s). Does not include damage caused by bears to livestock.



HUMAN/MOUNTAIN LION CONFLICT AREA: An area where a mountain lion has been involved in an incident (conflict with a human that may have serious results), an attack on a human, predation on domestic pets, or depredation on livestock held within close proximity to human habitation.

January. Elk are occasionally seen during the summer months, as well. Sporadic sightings of mountain lion, bobcat, black bear, coyote, fox, rabbit and skunk have also been recorded.

Game species that occur on the property include black bear, mountain lion, wild turkey, mule deer and elk. Glassier is mapped as “overall range” for mountain lions, turkeys and bears, with the latter also having “fall concentration” habitat on the property. Mule deer and elk are of particular interest to the public and are emphasized here (see Map 5). Both rely on space near the valley floor during the winter months and as transitional habitat. Both ungulate species have “overall range,” “winter range” and “winter concentration area” mapped on the property. Deer also have “summer range,” “severe winter range” and “critical winter range” mapped, the last of which is mapped about a mile away for elk. The property is currently closed to public use seasonally from Dec. 1st through May 15th to benefit all local wildlife, but especially these species. Heavy use by these species has been observed here, and very few violations of the closures occur each year. During the summer months, when these mammals don’t rely heavily on this portion of their broader landscape, the land shifts to use for agriculture and trail use is permitted.

Birds

The interspersed plant communities at Glassier Open Space offer nesting, foraging and migrating bird habitat, and nearly 100 bird species are suspected to occur here. There have been no concerns warranting focused avian surveys to date on the Glassier property.² Songbirds associated with montane shrublands, sagebrush and riparian woodlands are common. Raptors such as red-tailed hawks, Cooper’s hawks, kestrels, eagles and harriers hunt and live on the property. Ospreys have nests within several miles of the property and presumably forage in the river here.



A red-tailed hawk nests on the red cliffs of Glassier Open Space.



A mountain lion captured with a wildlife camera.

Wildlife and Agriculture

The agricultural lease areas, though far from native plant communities, provide valuable habitat to a variety of species. Irrigated fields offer high-quality transitional forage to ungulates in late fall/early winter and again in the spring. This transitional habitat is becoming increasingly important to the survival of local deer and elk populations as development in the valley floor continues.

The fields provide habitat for other species, including ground-nesting birds, pollinators, frogs, waterfowl, hawks and other birds, small mammals and insects. Specifically, the alfalfa in the fields benefits pollinators and other insects, which then serve as prey base for many birds. Portions of the hayfield that accumulate standing water during irrigation season offer a unique habitat. Western chorus frogs, other amphibians, many species of waterfowl, and even sandhill cranes have been observed utilizing the flooded fields.



Migrating sandhill cranes were observed in a flood-irrigated field on the property in August 2020. This pair stopped to feed in an area of standing water.

Herpetofauna and Fish

Six species of reptiles and amphibians likely occur on the property. Appropriate habitat currently exists for bullsnakes, Plateau fence lizard, sagebrush lizards, smooth green snake, tiger salamanders, western chorus frogs and western terrestrial garter snakes.³

The fishery is characterized by sportfish including brown trout, rainbow trout and, to a lesser extent, mountain whitefish. Native species that may occur are cutthroat trout, and bluehead and flannelmouth suckers. Native minnows are likely to occur, including the speckled dace and sculpin. Non-native, invasive white and longnose suckers are present, as well.⁴



A green snake crosses the singletrack trail.

Endangered, Threatened or Rare Wildlife

Of the wildlife species known or likely to occur on the property, three species – bald eagle, river otter and Townsend’s big-eared bat – are listed as threatened or species of concern.

1. A Review of Aquatic Life and Stream Health in the Roaring Fork Watershed (2012)

2. Note: In-depth study and monitoring typically only occurs on OST properties with significant acreage and/or value to wildlife and biodiversity, such as Sky Mountain Park, North Star and Filoha Meadows. At this time, no specific issues have arisen to warrant more focused scientific study at Glassier.

3. Colorado Parks and Wildlife Native Aquatic Species Biologist (pers. Comm. 2020)

4. Colorado Parks and Wildlife Aquatic Biologist (pers. Comm. 2020)

2.6 AGRICULTURAL USES

2.6.1 EXISTING LEASE AREAS

The 2015 Glassier Open Space Management Plan identified six (6) lease areas. During the drafting of the 2015 plan, there was a desire by the public to make small acreage areas available for new and beginning farmers while maintaining the larger fields for hay production and cattle grazing. For irrigation, 6.8 cubic feet per second (cfs) of water from the Home Supply Ditch is available to be used across the various lease areas. The Natural Resource Conservation Service (NRCS) was consulted to develop a water measuring and splitting system. Constructed in 2015, the diversion structure allows water users to measure and split water to the lease areas.

- **Lease A** consists of 44.5 acres of irrigated hay meadow. The lease area has 2.45 cfs of water and is flood irrigated. The lessee currently grows and cuts hay and has grazed sheep in previous years. No improvements have been made to the lease area aside from general ditch maintenance.
- **Lease B** consists of 92.4 acres of irrigated hay meadow. The lease area has 4.0 cfs of water and is flood irrigated. The lessee currently grows and cuts hay and grazes cattle in the fall. Flood irrigation does not cover the entire lease area due to topography. No improvements have been made to the lease area aside from general ditch maintenance.
- **Lease C** consists of 10.3 acres. Prior to the Pitkin County purchase, the area was used for equipment and vehicle storage. Portions of the lease area do get irrigated from sub-irrigation and surface water that leaks out of lateral ditches. Lease C was only utilized for periodic grazing and no substantial improvements were made over the past 5 years.
- **Lease D** consists of 3.5 acres of grass pasture. No water is associated with the lease but tailwater from both lease A and lease B reach the area. Early on in the lease, the lessee did some plantings but they did not survive due to groundwater saturation. The only agricultural use on Lease D has been fall grazing.
- **Lease E** consists of 0.6 acres of cultivated land currently used for vegetable and flower production. The lease area has 0.1 cfs of water



Tailwater running along an agricultural field.

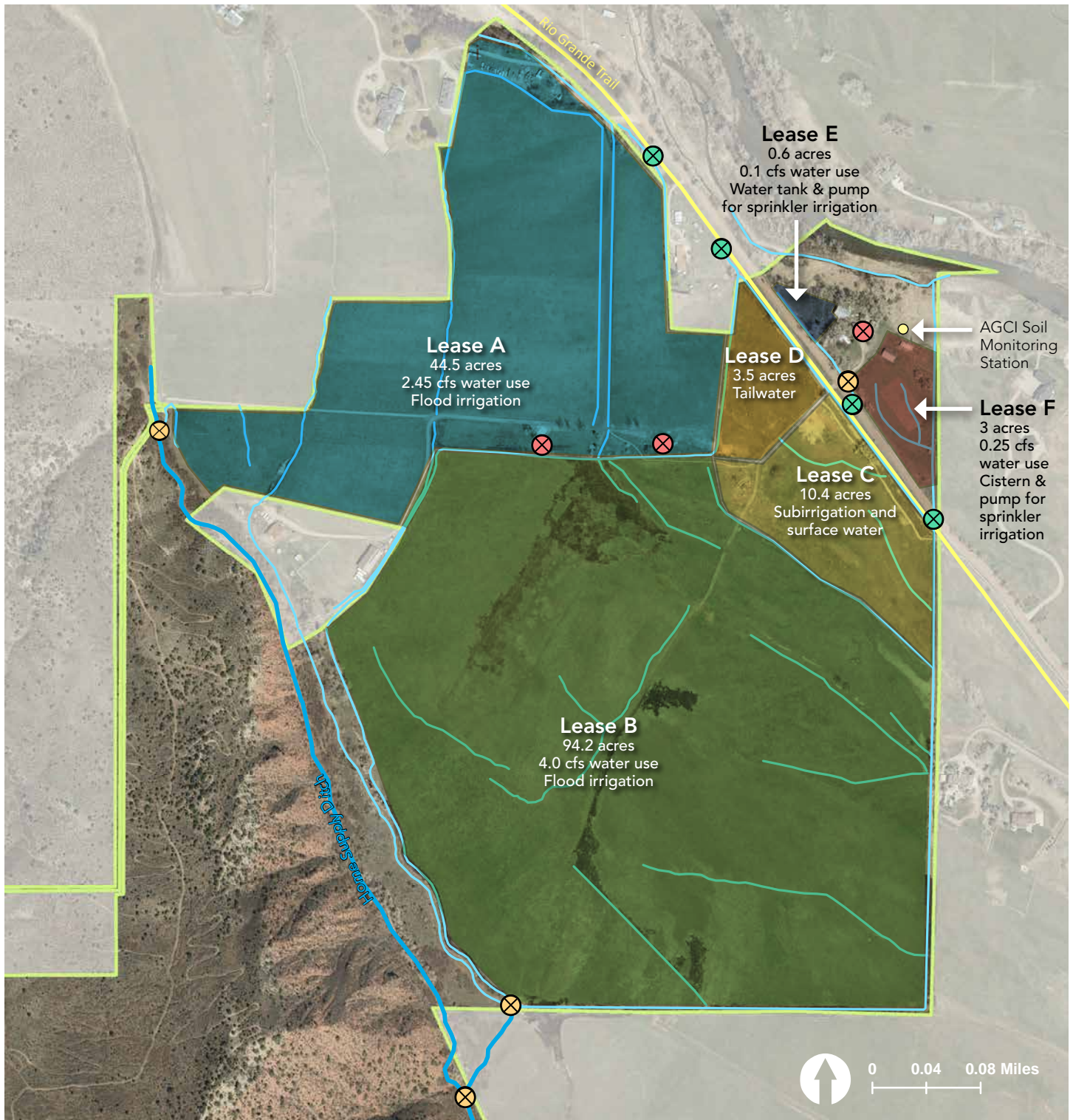


Cattle graze in the fields.

and the lessee recently installed a water tank to capture water and pump out for sprinkler irrigation. In addition, Pitkin County installed a cistern, which is filled by a ditch, and utilities access for installation of a pump; however, this has not been pursued for irrigation. A small hoop house structure was built as part of an Eagle County Agricultural Extension workshop and an additional high tunnel was recently built to support the lessee's operation. The hoop house and high tunnel are considered temporary and must be removed when the lease expires or is terminated. The lessee also utilizes the metal barn and garage for storage.

- **Lease F** consists of three (3) acres of sprinkler-irrigated pasture. The lease area has 0.25 cfs of water. The lease was actively managed for 4 years but since has been mutually terminated. The lessee installed a pump which utilizes the cistern, which is filled by a ditch, and electricity installed by the county. Potatoes were grown successfully on Lease F for one year.

Map 7. Existing Agricultural Lease Areas and Infrastructure



- Glassier Open Space
- Rio Grande Trail
- Secondary, Catch, Lateral or Transfer Ditch
- Primary Ditch
- ⊗ Culvert
- ⊗ Diversion Box
- ⊗ Utility

This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.



This dry pasture land was previously part of Lease Area C.



Standing water pools in agricultural lease Area B, providing habitat for many species.



The productive hay pasture on Glassier Open Space is part of Lease Area A.



A sprinkler irrigates Lease Area F.



A hoop house on Lease Area E.

Limited soil sampling was completed on Lease area D, E, and F during Fall of 2015. Soil tests were taken with the help of NRCS staff and were analyzed using the Haney Test, which uses minerals and nutrients to evaluate soil health. The results were interpreted by NRCS staff and generally the soils were good or rather no issues were identified. NRCS staff advised that these results vary greatly based on numerous factors and so any future soil testing should be focused and precise. That being said, it gave OST staff a general idea of the status of the soils and provides baseline information against which to track changes over time.

2.7 FARMSTEAD AREA

The purchase of Glassier Ranch included a number of structures within the old farmstead area that vary in structural condition. The main homestead, or Glassier House, sits in its ranching context, with its associated buildings, between Hooks Spur Road and the Roaring Fork River. The house and adjacent structures are an important contribution to the cultural history of the mid-Roaring Fork Valley. The house has much of its original material but has significant deferred maintenance issues, making it uninhabitable. The home has been vacant since 2009. The nearby buildings suggest a progression in a ranching family's fortunes, from a one-room log cabin located behind the house to a more substantial, two-room brick house (more recently used as a chicken coop). Open Space and Trails has retained the structures of historic interest or potential utility to agricultural lease operations, while removing some of the semi-permanent and non-permanent structures on the property, including old trailers, a camper and two metal-sided grain bins.

OST has been managing the Glassier House over the last five years according to Option No. 3 in the 2015 Management Plan, retaining the house without a tenant/occupant and maintaining the structure in its current condition, completing minimal work to shore up the roof in order to limit further damage.

Many of the "accessory structures" have historic interest but are in poor condition and have been in various states of disrepair since before the property was acquired. The wooden barn, bunkhouse cabin, and smithy are interesting elements that contribute to the farmstead's scenic and historic character. The bunkhouse has been the subject of vandalism since the County took ownership of the parcel, but the

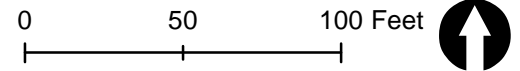
other structures on the site have largely been left alone since OST's acquisition.

Some of the more recently constructed farmstead structures, including the large metal barn, small, metal-sided garage, and livestock shelter/loafing shed are being used by agricultural leaseholders for their operations. The large metal barn/garage is approximately 1,925 square feet and is used primarily for agricultural storage, including some of the storage needs for the OST program. The small, metal-sided garage is utilized by the Lease Area E lessee and supports the current small-scale vegetable and flower production. It also houses the well pump for the farmstead. The Lease Area E lessee has made improvements to enclose the open side, providing more protection from the weather. The metal-sided garage is not tied to any lease area and is being utilized by permission from OST. The livestock shelter/loafing shed has been cleaned up by the Lease Area F lessee and is used intermittently for hay storage.

In addition to the structures, heritage fruit trees are located within the farmstead area and in a few other locations on the open space. The trees include apples, pears, apricots and cherries.



2020 Inventory of Structures/Improvements:



1. Glassier House
2. Wooden barn
3. Outhouse
4. Bunkhouse
5. Smithy / Farrier (horseshoeing) shop
6. Slant-roofed woodshed (formerly a pig shed)
7. Two-room brick structure / chicken coop
8. Livestock shelter / loafing shed (metal sided)
9. Small metal-sided garage
10. Large metal storage barn/garage

Diversion Box

Utility

Note: The remains of potato cellar are located off map in the agricultural fields





Livestock Shelter / Loafing Shed



Interior Livestock Shelter / Loafing Shed



Large Metal Barn



Interior: Large Metal Barn



Small Metal Barn



Potato Cellar

GLASSIER HOUSE

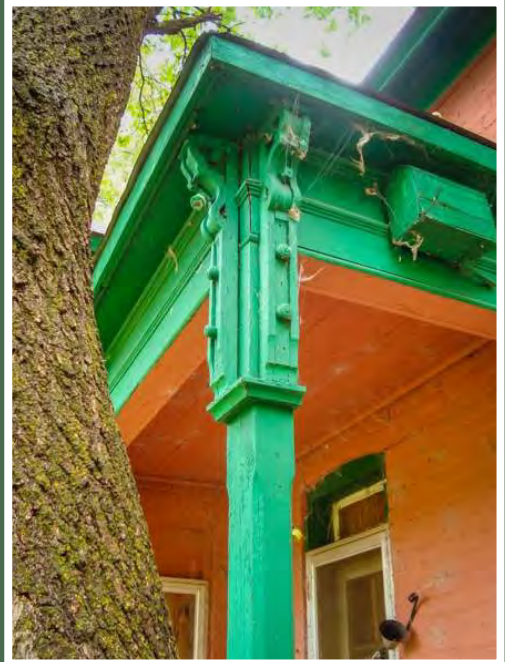
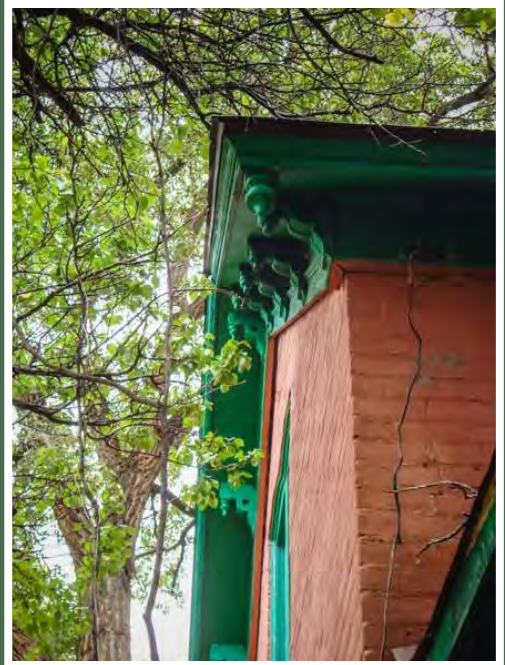
The Glassier House is a characteristic, two-story, brick ranch house with a cross gable roof, probably built around the beginning of the 20th century. It is one of a handful of substantial brick ranch houses from that era that occupy the midvalley. The home's origins are unclear. Eagle County records trace ownership of the homesite to W.L. Girdner in 1912. No further records could be found, however, the house was central to the 530-acre Glassier Ranch. Multiple generations of the family lived in the house until its last resident, Freda Glassier, died in 2009. Historic newspaper accounts indicate bricks were being produced in Emma, and used in construction in Aspen and Leadville in the early 1900s. The construction of "commodious" brick houses in the greater Emma area also made news.

The Glassier House has the classic front gable and side-wing configuration that can be seen throughout the valley in many forms. In addition, it has elegant details such as the projecting bay in the front gable, segmental arched windows and decorative brackets along the gable end that give the house an element of refinement.

Two one-story additions were added, probably in the 1950s, to improve the home's functionality and house the home's only bathrooms. Much of the historic fabric of the original house remains and despite considerable deferred maintenance, it would be feasible to restore the home.



One of the two additions to the Glassier House is visible in this view of the rear of the structure, as is work to shore up the roof.



The Glassier House is a fine example of a successful family ranch house in the Roaring Fork Valley; it stands out for its elegant proportions and decorative detailing.



Details of the decorative woodwork on the gable ends (top) and the bracket of the front porch (bottom).

Interior details of the home show deteriorated wall conditions (left), a typical upstairs bedroom with wood paneling (middle) and an historic window, concealed by the west addition (right).

2.8 RECREATION

2.8.1 TRAILS- MOUNTAIN BIKING, HIKING/ RUNNING AND EQUESTRIAN USE

Recreational trail development and improved access to public lands on the Crown was a significant focus of the 2015 plan. The Crown is a destination for a variety of recreationalists, including hikers, bikers, motorized users, equestrians and hunters. The Glassier trails, in conjunction with additional trail development on the Crown, have greatly increased the trail offerings in the midvalley.

Glassier Open Space opened to recreational use in May 2015 with access along the existing ranch road to the Crown available for use. The current Glassier Trails were constructed in 2016 after careful planning with input from hikers, bikers and equestrians. A multi-use trail serving all non-motorized users traverses the agricultural fields connecting from the Rio Grande Trail to the toe of the red cliffs where two, user-separated, natural-surface trails lead to the boundary of the BLM land on the Crown. The trails flank the two-track access road. The eastern trail was designed to accommodate both foot and mountain bike travel in both directions, while the western trail serves foot

and horse travel and utilizes portions of the two-track where grades are accommodating. Signage alerting users to expect and be prepared for two way traffic has been installed along the bike/hike route.

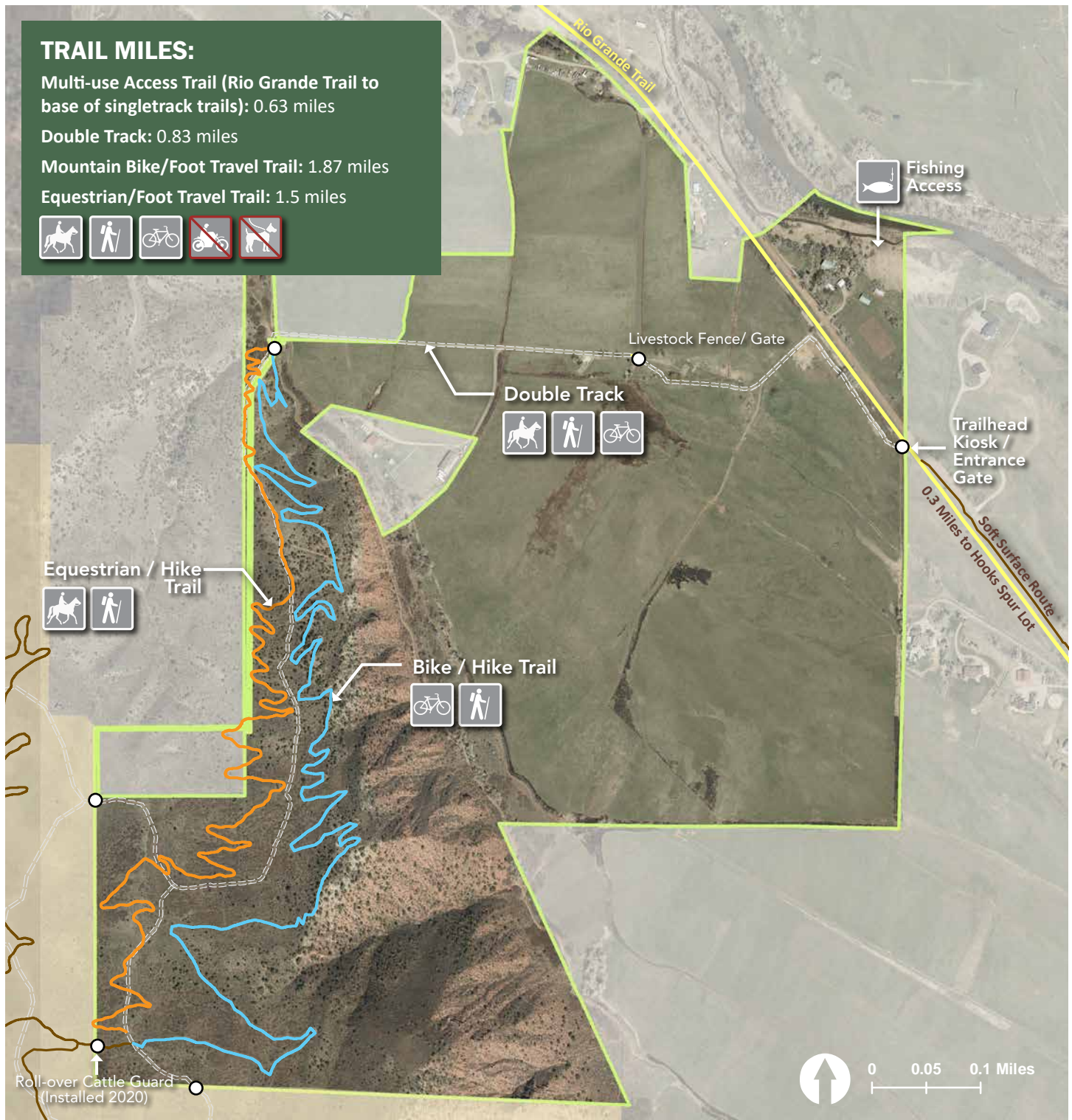
The Rio Grande Trail runs through the property, connecting upvalley to Basalt and downvalley to Carbondale. The Rio Grande is a year-round, multi-use, paved trail that sees over 40,000 users annually on this section. A soft-surface trail parallels the Rio Grande Trail from the Hooks Spur parking area to the boundary of Glassier Open Space. The Rio Grande Trail is seasonally closed between Rock Bottom Ranch and Catherine Store Road from Nov. 30th through April 30th for the protection of wintering wildlife.

Wildlife Protection / Seasonal Closure

In order to protect wildlife, dogs are not permitted on the Glassier property, unless specifically allowed in an agricultural lease for agricultural purposes. A seasonal closure is in effect to protect wintering wildlife.



A mountain biker rides through the sage and piñon-juniper landscape.



Glassier Open Space

Glassier Trails

Glassier Access Route / Double Track

Glassier Bike/Hike Trail

Glassier Equestrian/Hike Trail

○ Fence Gate

Other Trails

Double Track

Single Track

Multi-use Path

Rio Grande Trail

This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.

Trail Use

OST staff has been monitoring the amount and types of use the Glassier Trails receive to help inform management decisions and monitor for compliance with the rules and regulations. While the Glassier trails opened for use in August, 2016, the summer of 2017 was the first full season of use with popularity of the trails further gaining interest after the parking area at Hooks Spur and Hooks Lane was constructed.

Trail counters and camera counts fail to capture all users; however, they provide useful insight into the general trends and types of use. Over the six months that the trails are open to the public, the bike/hike trail use, which includes hike and bike visitors in both directions, averaged almost 15,000 annual user counts from 2017-2019. Equestrian trail use, which includes hike and horse users in both directions, averaged 374 total user counts for the same period. In 2019, the average use per month was about 2,250 total users up from about 1,650 in 2017 (counted by the Traftx trail counter). Together the counter data and ranger observations show that visitation to the property has increased over time.



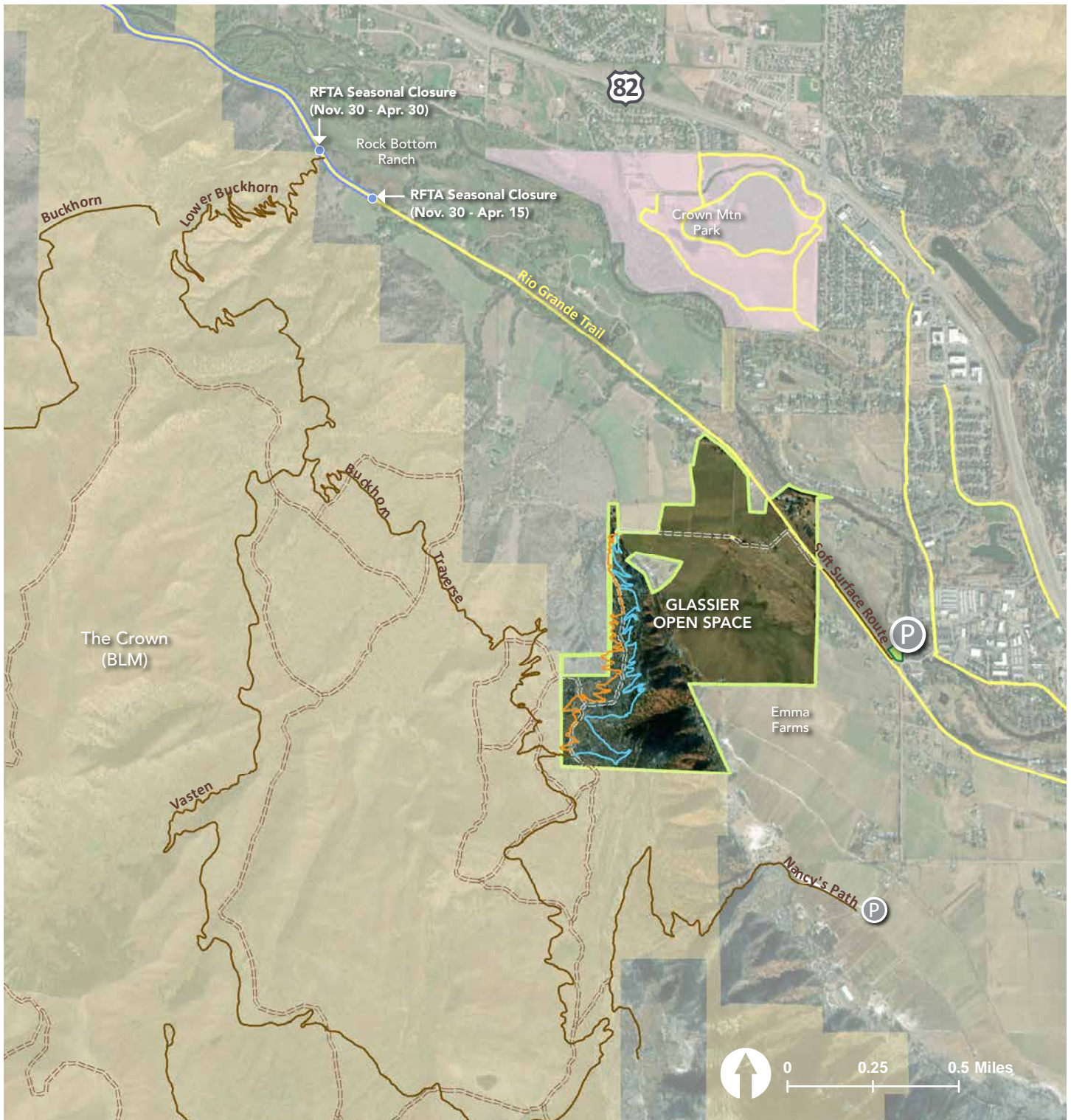
Table 1. Trail Use Data, 2017-2019

GLASSIER OPEN SPACE TRAIL USE 2017 - 2019		
Traftx Counter Data - All Users (May 16 - Nov 30)		
YEAR	BIKE TRAIL (All Users)	HORSE TRAIL (All Users)
2017	10,497	339
2018	20,642	337
2019	13,340	448
Wildlife Camera Data (May 16 - Nov 30)		
YEAR	HIKE / RUN	EQUESTRIANS
2017	2,560	115
2018	1,774	85
2019	1,854	63

All users counted in both directions. Note that 2019 had a very late spring and the trails were not usable early in the season, which may have influenced the number of users.



Glassier provides trails for a diversity of trail users, with trails for equestrians, mountain bikes and hikers/trail runners.



- | | |
|---|---------------------|
| Glassier Open Space | Other Trails |
| BLM | ==== Double Track |
| Glassier Trails | — Single Track |
| ==== Glassier Access Route / Double Track | — Multi-use Path |
| — Glassier Bike/Hike Trail | |
| — Glassier Equestrian/Hike Trail | |

This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.

2.8.2 FISHING ACCESS

A small portion of the Glassier property borders the Roaring Fork River and fishing access is permitted from May 16 to Nov. 30. Parking is provided at the Hooks Spur lot (0.5 miles from the farmstead). Anglers have pedestrian access through the farmstead area to a primitive trail with access to the river. Once an angler has reached the waterway, they must walk within the course of the river. This river access point receives relatively low usage.

Boat launching and commercially guided fishing are not allowed. The nearest boat launch is approximately 0.75 miles upstream. Although not directly connected to the Glassier property, the Town of Basalt owns river property 0.25 miles upstream and the Forest Service owns a significant river section 0.25 miles downstream.

2.8.3 RULES AND REGULATIONS

The current rules and regulations for Glassier Open Space include:

- No dogs allowed on the Glassier property, unless specifically allowed in an agricultural lease for agricultural purposes.
- No commercial use except for permitted agricultural uses.
- No commercial fishing.
- No commercial use of Glassier Trail.

- No boat launching.
- No parking on Hooks Spur Road.
- No winter recreation.
- Only open during daylight hours.
- Pack in, pack out.
- No hunting on Glassier Open Space.
- Non-motorized hunting access is allowed. Hunters accessing the Crown on foot from Glassier Open Space must keep weapons unloaded while on the Glassier property.
- Weed-free feed required for horses at Glassier, consistent with BLM requirements on the Crown.

Compliance with Rules and Regulations

Users generally respect the use restrictions and seasonal closures that are intended to protect wildlife and public safety. Rangers have had a consistent presence at Glassier Open Space since 2015. They have emphasized educational contacts and have made gains in compliance over the last five years. Violation of the dog prohibition remains a small, but consistent problem. And while seasonal closures are generally respected, there have been some violations as the opening date nears in the spring. Observations indicate increased use of ebikes and Onewheels; both are motorized uses, which are prohibited on the open space. These violations may be attributed to the differences in regulations on the adjacent BLM lands.



The trailhead kiosk outlines the rules and regulations for using the trails and educates the public about the agricultural practices taking place on the property.

2.9 COMMERCIAL USE AND SPECIAL EVENTS

2.9.1 Commercial Use

No commercial use is permitted at Glassier Open Space or the Hooks Spur parking area. This includes but is not limited to: film or photo shoots, for-profit race events, commercial guiding, etc.

2.9.2 Special-Use Permits/Events

Per the 2015 Management Plan, any event involving more than 15 people is required to obtain a Special Use Permit from Pitkin County Open Space and Trails and comply with Eagle County's special event regulations. Up to two events are allowed per year. The trails remain open to the public during events and no event infrastructure is allowed on Glassier Open Space.

Educational, environmental and agricultural tours, and the sale of agricultural products produced on site, can be accommodated on a case-by-case basis, separate from the aforementioned special-use requirements, and are coordinated with the lessees and Pitkin County. Such uses are not considered commercial uses.

Over the last five years, special events have been limited to non-profit use of the trails. Aspen Cycling Club was issued a special-use permit in 2018 through 2020 for an annual race utilizing Glassier Open Space as part of its summer race series. Roaring Fork Cycling was issued a permit in 2018 through 2020 for season-long youth cycling programs. Aspen Valley Ski and Snowboard Club secured a permit in 2020 for season-long dry-land training at Glassier Open Space, including mountain biking and trail running.



Roaring Fork Cycling, a non-profit organization that provides skills-based cycling programs, clinics and camps for kids K-12, has a permit to use the Glassier trails. | Source: Instagram @rfcycling

3. PLANNING PROCESS AND PUBLIC COMMENT

3.1 PLANNING PROCESS

Staff spent the summer of 2020 meeting with partners and gathering data on existing conditions. The initial round of public comment was open for the month of August and was focused on what the public likes, what they would like to see change, and specific questions regarding the house and farmstead area. Staff reviewed the 2015 plan, the existing conditions and public and partner comments to develop the draft management plan update. The draft update was presented to the Open Space and Trails Board for review and comment on Oct. 1st, 2020. Public input on the draft plan was collected from Oct. 2nd through Nov. 6th.

3.2 PARTNER COMMENTS

Colorado Parks and Wildlife (CPW) – Staff reached out to Colorado Parks and Wildlife to gather input for the planning process and met on-site with CPW’s District Wildlife Manager, Area Wildlife Manager, and Habitat Coordinator. CPW staff reviewed how wildlife needs are being met and options to further support various wildlife species. CPW staff noted the high wildlife use of the property as an indication of its value, especially for ungulates in the non-summer months, and recommended maintaining the seasonal closure to recreation and the year-round prohibition of dogs on the property. CPW staff were supportive of changing the seasonal closure date to align with the current RFTA closure of the Rio Grande that runs Nov 30-Apr 30, citing clarity for the public, effectiveness of aligned closure dates for wildlife protection, and some flexibility in anomalous years. CPW watches snow depths, weather conditions and forage availability each winter and will continue to advise OST on adjustments to the seasonal closure dates to extend the closure in high snow years. CPW staff also commented on the low forage value for cattle or wildlife on the agricultural lease areas closest to the road, and indicated they may be willing partners on a land management plan that seeks to improve the value of pasture area. CPW recommended against lifting the dusk-to-dawn closure to protect the nocturnal wildlife usage for small mammals, deer and elk. The draft plan has been revised to reflect maintaining the dusk-to-dawn closure.

Eagle County – OST staff discussed multiple topics

with Eagle County staff including: enforcement, funding partnership, plan adoption and management. At this time, Eagle County does not have a specific historic preservation fund, but the case can be made to help fund worthy projects from the Open Space or General Funds. Eagle County staff will work with their Boards on the adoption of the 2020 Glassier Management Plan.

Town of Basalt - OST staff presented the draft plan to the Parks, Open Space and Trails (POST) Committee at their Oct. 14th meeting. The POST Committee voted to endorse the plan and appreciated the uniqueness of the site and its ability to support multiple community goals. They are in favor of spending funds wisely to preserve the historic farmstead as a way to provide housing for either an on-site manager or lease holder and requested the addition of bike racks near the trailheads.

Basalt planning staff submitted additional comments in support of the plan and emphasized the importance of more direct actions to address climate change and encourage ecologically responsible farming practices. Town staff is supportive of restoring the historic home if financially feasible, and would prefer the housing be tied to agricultural activities or a caretaker of the property.

Bureau of Land Management - BLM staff provided email comments regarding their management of the Crown, which reinforced their management focus described in the agency's Special Resource Management Area Plan (summarized in Section 3.4.6). They confirmed they would be open to partnering on habitat improvement projects that span our property boundaries, such as oak mastication or controlled burns, and that they have the authorization within the Resource Management Plan to extend the April 15th opening of the Crown to mechanized use per CPW's seasonal recommendations. BLM staff clarified the current grazing permit holders, which inform who has motorized access through Glassier Open Space and during what times of year their permits are active.

Roaring Fork Valley Horse Council – The Horse Council submitted a survey comment expressing their love for Glassier, their desire for a Western Heritage Museum and a request that the Open Space program consider the museum as a potential use

Figure 4. Planning Process Schedule



for the Glassier House. The council indicated it is proud to partner with OST and the BLM on routes for horseback riders and hikers and that its members look forward to a trail connection between Glassier and Nancy's Path, though they raised concerns regarding the difficulty of the trail for horses and their riders. Their comments on the draft plan requested an additional beginner/intermediate meadow trail around the perimeter of the Glassier property. While staff discussed this possibility, it is not compatible with the agricultural and irrigation requirements of the lease areas and would have to cross a number of lateral irrigation ditches.

Roaring Fork Mountain Bike Association – RFMBA submitted a survey comment requesting directional mountain bike trail routes on Glassier, and specifically to consider opening the equestrian trail to uphill mountain bike traffic. If this is not possible, an additional route was requested to facilitate the separation of directional uses, as has been successful in other areas of the Crown. RFMBA requested continued monitoring of the types of use on the Glassier trails and that the possibility for additional or directional trails be considered in the future.

Rocky Mountain Farmers Union – The Roaring Fork Chapter of the Rocky Mountain Farmers Union was contacted and an email was sent by the president to all members so they could participate individually in the public process.



Signage at various places on the property and the parking area, in addition to inclusion in the OST newsletter and social media posts, helped to spread the word to the public about participating in the planning process.

Natural Resources Conservation Service (NRCS) – Staff met on site with the NRCS soil conservationist to discuss feasible options to improve the agricultural and wildlife values of the property. Among the ideas discussed were federal funding opportunities for irrigation and habitat improvements, capacity of the NRCS to partner on improvements, and lessons learned from neighboring properties. NRCS staff said they would be happy to participate and assist the county and lessee with improvements.

Neighbors – Staff reached out to neighbors of Glassier Open Space to make sure they were aware of the planning process and knew how to participate. Staff received direct emails containing a variety of comments. A major theme seemed to be care and concern for the protection of wildlife, including the river habitat. Comments regarding irrigation were split between support for continued flood irrigation versus advocating for irrigation efficiency projects. Concerns were expressed about limiting agricultural practices to those that are compatible with a residential area. Some appreciated the current rules prohibiting ebikes/motorized use/dogs and the separation of trail users, while others expressed concern about overuse on the Crown. In regard to trail use, many neighbors voiced support following the release of the draft plan for maintaining the dusk-to-dawn closure to protect wildlife and were wary of changing the closure date. Many said they do not want to see the house occupied, but a few did say the house should be managed/lived in by a private entity, or that multiple farm lessees should have the ability to access and utilize the farmstead area.

3.3 PUBLIC COMMENTS

INITIAL PUBLIC INPUT: Staff gathered initial public comments via an online survey that was open and promoted to the public during the month of August. A total of 272 responses* to the 5-question survey were received. The survey asked participants what they love about Glassier Open Space, what they would like to see changed, about their level of support for investing OST funds in restoring the Glassier House, and their ideas for activating the farmstead area. Most of the different user types were represented in the survey responses, including neighbors, hikers/runners, mountain bikers, equestrians and wildlife watchers, though it is acknowledged that many enjoy the open space in multiple ways. The feedback also

represents a variety of age groups and visitors from throughout the Roaring Fork Valley, though almost 50 percent of respondents indicated they reside in the midvalley area of Basalt, El Jebel, Willits and Emma. Full results are included as [Appendix A](#).

What people love about Glassier Open Space:

In general, those who responded to the survey expressed genuine appreciation for the Open Space and Trails and the multiple purposes it serves. Many people commented on the proximity/convenience/ease of access to the midvalley population centers. People praised the beauty and views, open space, wildlife, heritage elements of the site and the importance of agricultural preservation. Many appreciated that multiple uses are working together on one site. They appreciate the well-designed and well-maintained trails that provide access/connectivity to the Crown. A handful of respondents appreciate that the trails accommodate a variety of abilities and that user groups have separate trails, enhancing the trail experience and safety. Glassier Open Space is a well-loved community asset serving users throughout the Roaring Fork Valley.

What respondents would like to see changed: A theme among responses was the concern about the overuse of the area and congestion on the trails, and the potential impacts on wildlife as well as safety/quality of the trail user experience. There was interest – primarily from mountain bike respondents – in more trail development and/or redesignation to facilitate directional trails. There was, however, also support both from mountain bikers and other users to preserve the existing two-way trail network with separated uses as currently designed. Some respondents proposed limiting foot travel to the two-track road or equestrian/foot trail and redesignating the current bike/hike trail as a mountain bike-only trail. People noted the benefit of the current system's ability to accommodate multiple user groups or rides of different lengths with the ability to go both up and down. Additional comments indicated an interest in aligning closure dates with the Rio Grande Trail and the Crown to avoid confusion, adding/improving signage, and adding roll-over cattle guards as an alternative to gates. There were also a handful of responses both for and against the current dog restriction.

Other desired improvements for the property that survey respondents expressed included improving

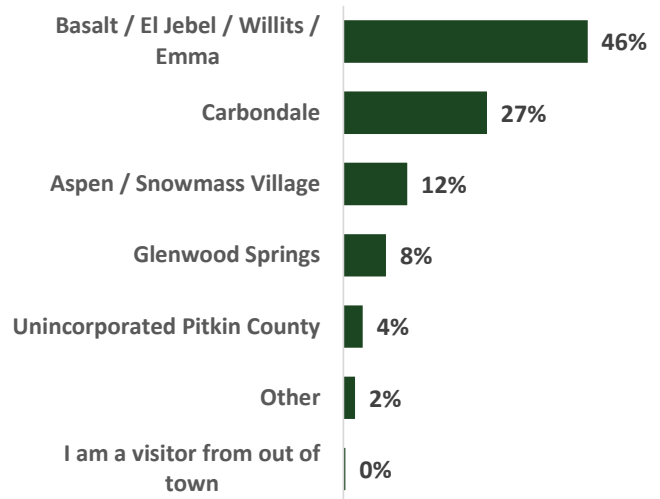
agricultural activities and the viability of small farms/ local food production. Providing on-site housing was expressed as a need, as were improvements to irrigation and agricultural infrastructure (such as ditches and barns).

Glassier House Potential Restoration: The majority (51%) of those who responded to the initial survey were either very supportive or somewhat supportive of expending funds to restore the Glassier House, while 15% were either somewhat or very unsupportive of spending funds on restoration. Respondents grappled with the benefits versus the substantial expense associated with restoring an historic structure. Many conditioned their support for using the house for either housing or another public use on first understanding the cost. Among many proposed uses of the farmstead and Glassier House, a theme among responses that supported having housing on site also said the tenant should be a steward or caretaker of the land (such as an agricultural lease holder) or someone responsible for overseeing the property, including the potential for a county employee or other allied conservation professions. There were sentiments that this property is an important part of the valley’s culture and that housing for farmers on the land is essential for their long-term success. There were also respondents who were not in favor of using the home or having housing on the property, or did not feel that open space funds should be used in this way.

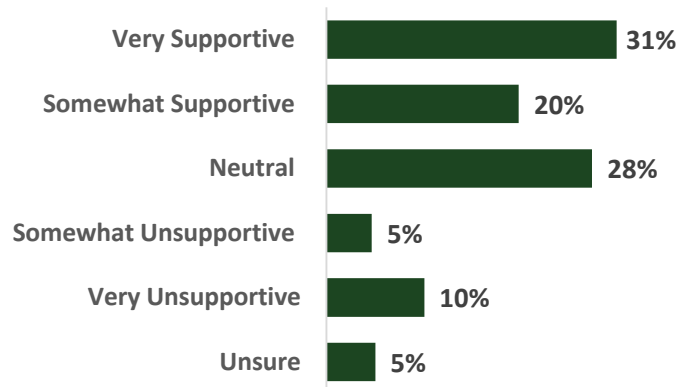
Future Use of the Farmstead: There were a number of creative suggestions on how to activate or better utilize the farmstead area, which encompasses the Glassier House and surrounding lands between the Roaring Fork River and Hooks Spur Road. Comments ranged from investing in on-site housing and infrastructure for lessees, to ideas to increase public use/access to the site with interventions as minimal as walking trails through the farmstead and farm dinners, to community garden plots, museums, animal husbandry and educational facilities. A significant theme in the responses was support for leasing the land for local food production/community-supported agriculture, with some additional thoughts and ideas for partnerships with existing agricultural non-profits or local farmers, encouraging opportunities for education/youth engagement, and growing food for schools or at-risk populations.

Figure 5. Responses from the public input survey, which was available during the month of August, 2020 and received over 272 responses.

Where do you live?



How supportive are you of expending funds to restore the Glassier house? Potential uses may include providing housing for agricultural lease holders, county employees, or general affordable housing.



*As staff reviewed survey comments, it became apparent that one user was filling out multiple surveys and representing themselves as elected officials and local government representatives, among other false identities. After clarifying with those whose identities appeared to have been used (they confirmed they had not filled out the survey), and after conversations with the county attorney’s office, it was decided these survey responses would be removed from the results and not included as a valid submissions. In the future, all survey responses will require a functioning email address and staff hopes this unfortunate and illegal situation is not repeated. Additionally, it should be noted that some respondents answered both the survey and emailed their comments to staff. While email comments are accepted and have been included, staff has identified those who also submitted survey responses.

DRAFT PLAN COMMENTS: The draft plan was available for review and promoted through OST's email newsletter, the Glassier contact list, and social media promotions to encourage the public to submit their feedback from Oct. 2nd through Nov. 6th. Staff received almost 100 survey comments on the draft plan. In addition, staff spent two days in October at the Hooks Spur parking area talking to over 40 visitors about the draft and collecting their input. Those who were using the Glassier Open Space or who live nearby were appreciative of the open space and trail opportunities provided and grateful to have the trail system within the mid-valley.

There were a number of respondents who were supportive of keeping Glassier available to livestock farmers and noted the infrastructure requirements, on-site housing, as well as the ability to have on-farm sales as important elements for a successful operation. There was general support for allowing limited on-site housing tied to an agricultural lease area or caretaker of the property.

Regarding the trail actions, responses were mixed on the revised closure dates and the draft plan's direction to remove the dusk-to-dawn closure with many requesting that the closure be maintained. Many noted the benefits of reducing confusion by aligning the closure dates with neighboring lands; however, there remains concern for the need to protect wildlife. Many of those who identified themselves as mountain bikers continued to advocate for the implementation of a directional trail system.

Complete responses are included in [Appendix B](#).



Two outreach days were held in October where staff was on site at the parking area to provide a summary of the draft plan's action items, answer questions and collect input from the public.

4. MANAGEMENT ACTIONS

The following management actions have been drafted based on the existing conditions analysis and partner and public comments. Some of the action items can be implemented following plan adoption; others require additional planning, engagement and design.

The Glassier Management Plan is on a five year update schedule pursuant to the conservation easements encumbering the property. Often action items, studies, monitoring intervals, and/or implementation steps can be longer than 5 years. Taking time to understand a property, its relationship to its surrounding environment and allowing time for the community to become familiar with it, will ultimately lead to better management decisions and allow for continuing adaptive management overtime.

4.1 BIODIVERSITY AND AGRICULTURAL LAND MANAGEMENT ACTION ITEMS

Glassier Open Space embodies an important opportunity, where innovative agricultural practices can dovetail with biodiversity and natural resource enhancements. The path forward to integrate economically sustainable agriculture, more efficient use of water, better utilization of open space property, and improved wildlife habitat will take thought, time and strong partnerships. The action items below are all important pieces to achieving this objective to meet the needs of both farming/ranching and the local ecosystem.

4.1.1 MAINTAIN SEASONAL CLOSURE WITH AMENDED DATES

The seasonal closure of Glassier Open Space to all modes of travel will be maintained. **The fall closure will continue to go into effect on Nov. 30th, while the opening date in the spring will be amended to April 30th.** The goal is for the Glassier closure dates to align more closely with those established by adjacent land managers to ensure effective closures. Based on current climate conditions, observed wildlife use and input from CPW, the April 30th opening date still meets the needs of wintering wildlife, in particular offering deer and elk undisturbed access to high quality forage in the early spring. This amendment will minimize confusion for trail users by aligning with the opening date for the adjacent Rio Grande Trail, which is seasonally closed from just downvalley of the



The gate at the entrance trail is locked during the seasonal closure.



The seasonal closure protects wintering wildlife such as these mule deer, photographed before the Dec. 1 closure.

Buckhorn Trail and Catherine Store Road from Nov. 30th through April 30th (see Map 2). RFTA opens the southernmost gate at Rock Bottom Ranch on April 15th to prevent users from being stuck within the Rio Grande Trail seasonal closure area. The Glassier closure will align with the main closure dates per CPW's recommendations.

The adjacent BLM Crown area is subject to a winter closure to mechanized use from Dec. 1st through April 15th. The BLM may extend the opening date in a given year based on conditions. **OST will continue to work with partners to align these dates, working with guidance provided by CPW to amend opening dates on Glassier and the Crown if warranted based on seasonal conditions (e.g. snow depth, temperatures, access to forage) to benefit wildlife coming out of winter.**

4.1.2 LEASE AREA MANAGEMENT

4.1.2.a - Redefined Lease Areas

- In 2015, Glassier Open Space was divided into six agricultural lease parcels of various acreages described in Existing Conditions Section 2.5: Agricultural Lease Areas. Two large parcels (Lease A, 44.5 acres; and Lease B, 94.2 acres) were identified based on historic/active use and an existing boundary fence. Four small parcels (Lease C, 10.3 acres; Lease D, 3.5 acres; Lease E, 0.6 acres; and Lease F, 3 acres) were identified and developed based on historic use, existing fences, existing break features, proximity to the Glassier home and public comment indicating interest in small-acreage lease areas.

Over the past five years, Leases C and D have not been utilized; they will be taken out of the agricultural lease portfolio. Agricultural producers familiar with the property say the soil is really thin in the areas and it was not worthwhile to put time into irrigating. Lease C was previously a junked car lot and only grazed in the fall and never hayed, Lease D was used as a dry lot for horses. The animals would pasture in the fall after the area was sub-irrigated and green and then horses were fed over winter until spring.

The boundary of Lease B has been adjusted to encompass the agriculturally viable and irrigated area. The areas removed from the lease portfolio will be evaluated as specified in Action Item 4.1.3: Agriculture and Biodiversity Conservation Partnership,



Fences in various states of disrepair across the property will be repaired or removed.

but may be opened to fall grazing for Lease B depending on conditions. There are no changes planned for Lease A, E and F.

Limited storage for lessees is available in the large metal storage building depending on availability and need. On-site storage of mechanical equipment and agricultural material is limited and clustered within and around the existing structures.

4.1.2.b - Agricultural Lease Priorities

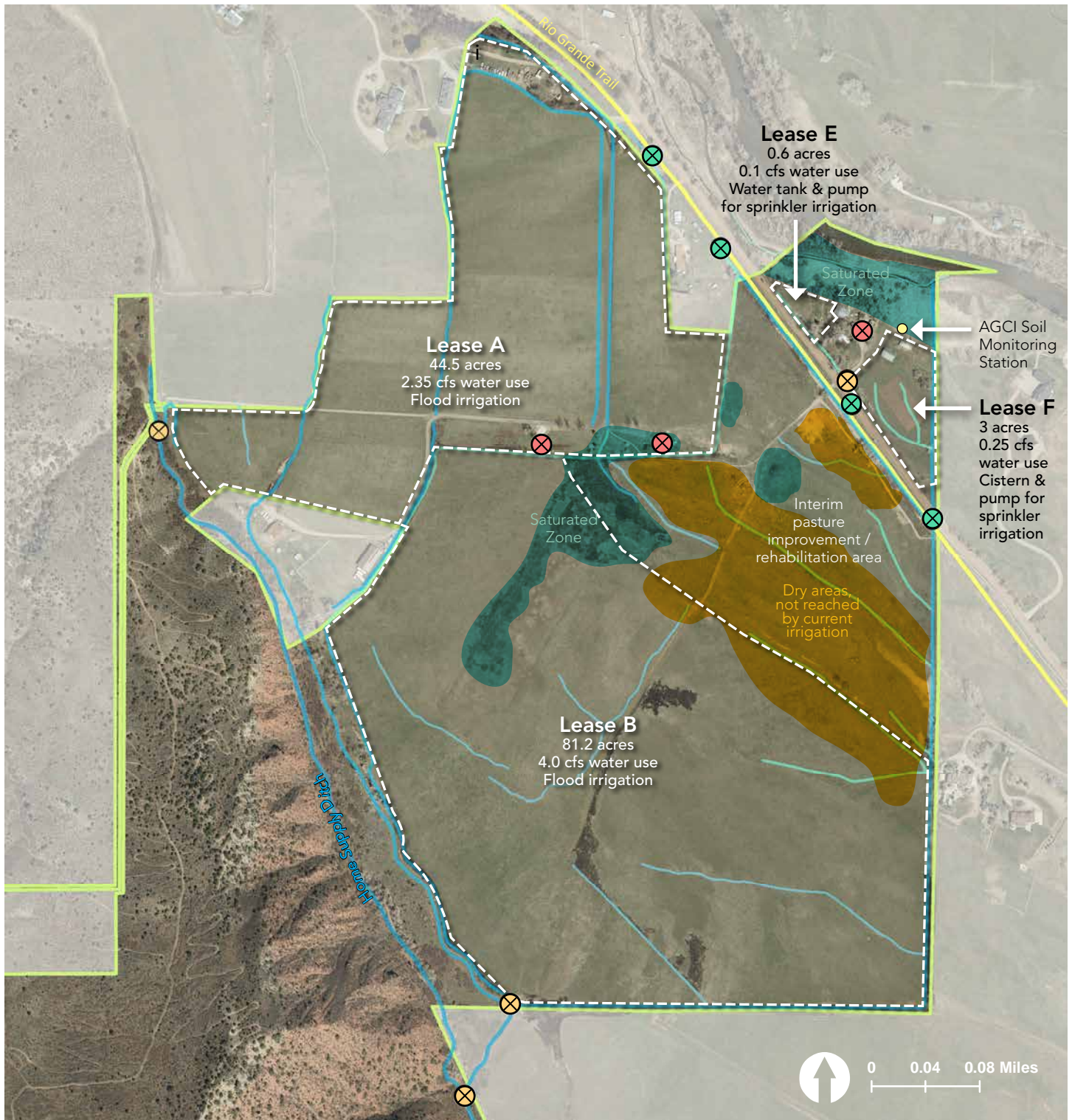
- Lease areas B and F have either been terminated or reached their lease termination date, while lease area A expires at the end of 2021. Lease E is currently leased through Dec. 31, 2024. A Request for Proposals will be released to obtain an appropriate lessee for each area upon plan adoption or at the end of the existing lease agreements.

OST will select lessees using the Pitkin County Agricultural Lease Bid Process. In addition to the evaluation criteria listed in the Process, lessees proposing organic or natural food production without the need of pesticides or herbicides, and local agricultural suppliers, will be given priority.

Lessees proposing an agricultural operation involving livestock are responsible for maintaining fencing to control their animals and for any temporary cross fencing.

During the leasing process, OST will work with individual lessees on appropriate on-site farm sales / food production, which will be included in each lease agreement.

Map 11. Redefined Lease Areas, Irrigation Ditches and Infrastructure



- Glassier Open Space Irrigation Ditches
- Rio Grande Trail
- Culvert
- Diversion Box
- Utility
- Primary
- Secondary
- Catch
- Lateral
- Transfer

This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.

4.1.2.c - Fall Grazing and Vegetation Management for Forage Enhancement -

For the benefit of wildlife, lease area B shall be maintained to support transitional wildlife habitat and a minimum of 50% of the land area will not be grazed or have the vegetation cut or removed beyond Sept. 1st to allow forage to be present for wildlife. The lessee will be required to continue watering the lease area after last cutting of hay. The goal is to allow for about a month to 1.5 months of regrowth that serves as high-quality forage for ungulates in the autumn as they prepare for winter.

4.1.3 AGRICULTURE AND BIODIVERSITY CONSERVATION PARTNERSHIP

Staff will work with partners to develop a long-term, holistic plan that focuses on both agricultural efficiencies and biodiversity improvement projects. The plan will focus mainly on the agricultural area(s) historically utilized by producers, evaluating where OST can evolve current management practices to both benefit lessees and improve wildlife habitat. As part of the partnership and plan development, data will need to be collected to help inform conversations around irrigation practices, soil health and habitat needs.

In addition to organizing interested partners, staff will investigate grant opportunities, including (but not limited to): NRCS, CPW's Habitat Protection Program

(HPP), Regional Conservation Partnership Program (RCPP) and Environmental Quality Incentives Program (EQIP).

Topics that will need to be discussed and evaluated include (but are not limited to):

Hydrological Investigation – Examine current wet areas across the property, determine their current habitat and pasture values, evaluate impacts if there was to be a shift in irrigation regimes, explore mitigation alternatives if there are impacts, identify innovative water operations to maintain irrigated areas and allow for improved forage and wildlife habitat.

Pasture Land Improvements – Assess options to maintain and/or improve agricultural production. Identify other opportunities to improve soil health through land uses practices and/or compost amendments.

Habitat Improvements – Determine which wildlife species to serve, the target plant communities, and if there is opportunity to provide a wildlife movement corridor between upland areas and the river.

Potential partners include: NRCS, Eagle County, agricultural lease holders, CPW, Home Supply Ditch, and neighbors who may be interested in similar goals.

Start Date: 2021



Glassier Open Space encompasses a mosaic of piñon-juniper, sagebrush and Gambel oak native plant communities.

4.1.4 INTERIM PASTURE LAND IMPROVEMENTS

Former Lease Area C was the zone of car storage and junkyard when Glassier Open Space was acquired. Significant clean up and weed management has occurred since the acquisition, but the site still needs a focused attention to encourage desirable vegetation growth. This area was specifically removed from the agricultural leasing portfolio in order to focus on productivity improvements. This area will be part of the Agriculture and Biodiversity Conservation Partnership described above but, in the interim, staff will explore seeding with cool season grasses, irrigation, and grazing disturbances as means to stimulate productive vegetation growth.



4.1.5 DEVELOP POLICY FOR MICRO LEASE AREAS FOR POLLINATORS

OST staff will develop a policy to lease or sub-lease small areas of Open Space and Trails properties to support pollinator / honey production.

4.1.6 NATIVE PLANT COMMUNITIES

Upland shrublands will continue to be evaluated for health and OST will work with adjacent landowners, including the BLM, to implement any needed interventions. These may include cheatgrass control and oak treatments in areas of overly mature Gambel oak to improve age-class diversity and reduce fire fuels.



Flood irrigation on the agricultural fields.

Riparian areas along the Roaring Fork River will be evaluated to identify any needed interventions to maintain habitat functionality. This may include assessments of reed canarygrass extent, regeneration of native trees and shrubs, and options for in-stream habitat improvements.

4.1.7 WEED CONTROL

Addressing the abundance of noxious weeds and invasive plants at Glassier is a long-term effort. Clarification is provided here to define responsibilities between OST and lessees. All agricultural lessees are responsible for managing Colorado List A and B noxious weeds within lease boundaries, per lease agreements. OST is responsible for List A and B species outside of the lease areas, including the farmstead area until it is leased to a third party, and within 3 feet to either side of OST-designated trails.

Invasive cheatgrass (a Colorado List C noxious weed) is a challenge in any future management scenario. Its presence increases fire danger, as it is highly flammable, and controlling cheatgrass is a priority. OST will work with partners (lessees, BLM, consultants) to address the cheatgrass present along the trails, in the upland areas, in the agricultural lease areas and around the farmstead. Results from OST's study of cheatgrass control in the Crystal River Valley may inform actions to be taken at Glassier. OST will monitor for effectiveness of any treatment and adapt management practices accordingly.

4.1.8 OLD FENCE REMOVAL

Many sections of fence on Glassier Open Space are no longer utilized and are in various states of disrepair. Removal would facilitate ease of movement for wildlife and clean up the property. OST will work with partners and volunteers to conduct fence pull projects.

4.2 FARMSTEAD ACTION ITEMS

Planning for open space properties with existing structures continues to be one of the more difficult, but potentially enriching aspects of management. Structures can help facilitate agricultural use and having a resident on site, taking care of a property and acting as its eyes and ears, can provide a level of attention that brings a property to life and allows it to flourish. The initial challenges (cost of structure rehabilitation, new construction, leasing process, etc.) need to be evaluated against the long-term goals for the property and the Open Space program's capacity.

Most respondents to the initial public survey were supportive of spending money to help restore the Glassier House, although the initial survey questions did not include a dollar amount. The open-ended survey question about activating the farmstead included many requests for publicly accessible agriculture, as well as support for having residents on site. A variety of ideas were presented regarding partnering with local non-profits or becoming a site for expanded operations of existing entities in the area. Suggestions also included providing housing

for agricultural producers or county/OST staff – individuals who have a responsibility to the land.

Outlined below is the approach for exploring the next steps at the Glassier farmstead. In order to facilitate management of the site, the first step would be a discussion about housing. Once a housing direction is determined, it will help inform the decision regarding the associated lease area management. If at any point it is determined that the cost of rehabilitating the home for residential use is too great or there are other unforeseen challenges that make utilizing the home infeasible, alternatives can be explored. These may include a long-term lease of the house to a third party (who can rehabilitate and then inhabit the house) or leaving the home in a state of arrested decay. An arrested-decay approach means no attempt would be made to improve the home, other than stabilizing it for safety. It would be allowed to be reclaimed by nature over time, while remaining a site of historic interest.



Glassier farmstead.

4.2.1 GLASSIER FARMSTEAD ACTIVATION

To successfully activate and manage the Glassier Open Space farmstead, a residential tenant who is a steward or caretaker of the surrounding land is needed. OST staff will work with partners who are interested in the potential of future housing and/or preservation to evaluate the options for on-site housing. These include, but are not limited to: restoration of the existing farmhouse, modified rehabilitation of the existing farmhouse, separate additional dwelling unit(s), and/or replacing the home with new construction. Staff will also research and identify funding partnerships and/or release a “request for concepts.”

The purpose of the “request for concepts” would be to determine the level of interest from community members or groups for an extended lease of the Glassier farmstead. Understanding the level of interest would help guide the decision-making process regarding housing. Additional priority will be given to concepts that have a community benefit (for example: providing local food for school lunch programs, food pantries, senior programs, etc.). Priority will also be given to concepts representing a minority population, including persons with disabilities.

All of this information would be brought back for an Open Space and Trails Board discussion. If there is no apparent partner or interested lessee, the board could move forward with a focus on providing OST staff/partner housing and then leasing areas E and F separately. The board could also decide to lease the farmstead long term to a third party, or do nothing.

4.2.2 FARM STRUCTURE REHABILITATION

There are a few structures visible from Hooks Spur Road that are an important part of the scenic viewplane and have potential to serve a useful agricultural purpose. In addition to the housing evaluation, staff will work with the county’s historic preservation officer to determine the options for structure stabilization – the barn and the chicken coop being the two most visible potential projects. This information will be presented to the Open Space and Trails Board for a discussion as it relates to the program’s overall mission, and with regard to potential interest from other partners or lessees.

4.2.3 FARMSTEAD LEASE PROCESS

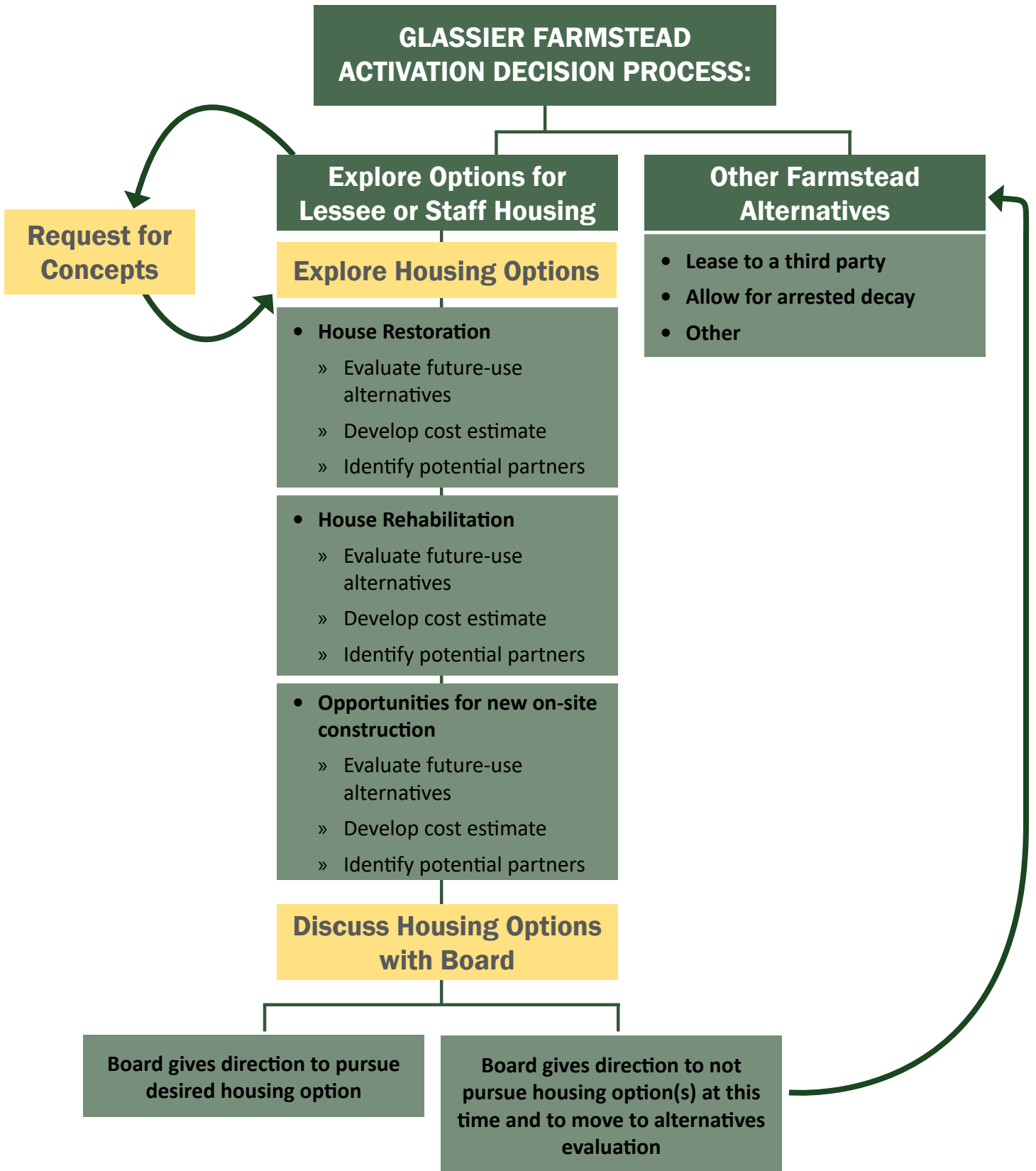
Until a decision is made regarding on-site housing, lease areas E and F will be leased through the Pitkin County Agricultural Lease process on an interim basis for up to 5 years or until a determination is made regarding farmstead activation. See section 2.4.7 for more details on the Pitkin County Agricultural Lease process.

4.2.4 OPEN SPACE RESTORATION PROJECT STAGING

Regardless of leasing decisions, a small portion of the farmstead will be designated for staging of Open Space and Trails restoration projects. These include, but are not limited to:

- Storage: Cool, dry place for seed mixes, fence materials, irrigation components, mulch, straw, fertilizer, erosion-control matting and pumps, as well as potential storage of larger equipment such as a hydroseeder and strawblower.
- Plant staging: Place to store willows as they grow out roots, and house container plantings intended for restoration projects if timing doesn’t align between delivery and installation.
- Large equipment storage/cleaning area.

Figure 6. Farmstead activation decision matrix



4.3 RECREATION

Providing recreational access to adjacent public lands was one of the important open space values identified when Pitkin County partnered in the purchase of the Glassier Open Space properties. Significant resources over the first couple of years of ownership were dedicated to the construction of trails connecting to the Crown and associated amenities such as the signage and parking area.

The public comments collected to inform this management plan update express appreciation for the trail experience, the ease of access within the midvalley and the safety provided by separating user groups. There were also requests for additional trails or directional trail configurations on Glassier Open Space, as well as support for maintaining the existing experience without significant changes. Careful consideration was given during the trail design process to create an enjoyable trail experience for both climbing and descending on bike, foot and horse. The design utilized existing vegetation to screen the trails and minimize their visual impacts and maximize views from the trail over the valley. The sustainable design maintained slopes to support native revegetation. Little additional space for new trail connections to the Crown exist that would also respect the above-mentioned objectives. Open Space and Trails also has a responsibility to support multiple uses, which are currently accommodated at Glassier Open Space.

Improvements to recreation over the next 5-year period focus on minor tweaks to the current trail system, the addition of an anticipated foot and horse trail connection and better alignment of the seasonal closures with the BLM.

4.3.1 BIKE/HIKE AND EQUESTRIAN/HIKE TRAILS TO THE CROWN

The primary recreational focus of Glassier Open Space is the two natural-surface trails that connect to the Crown. To enhance safety and improve the trail experience, separated trails have been developed for mountain bikes and equestrians; hikers/runners can choose either of the two trails. Bike, equestrian and pedestrian users are all allowed to use the two-track road. These trails will be maintained under their current designations, subject to the seasonal closures, and rules and regulations for Glassier Open

Space. Both trails allow for uphill and downhill travel and require users to travel at appropriate speeds to safely pass. Other than regular maintenance as warranted, no specific improvements, directional trails or restrictions are called for at this time. Any trail work should maintain the current trail character and experience.

4.3.2 NANCY'S PATH CONNECTION

Open Space and Trails will work on identifying an alignment through Glassier Open Space and adjacent easements to create an equestrian and hiking trail connection between Nancy's Path and the Glassier Open Space. The potential natural-surface trail for equestrian and foot travel will be approximately one mile in length and will facilitate a loop trail linking Nancy's Path, the Crown and the Glassier Equestrian/Foot Trail. The trail will utilize Glassier Open Space and the Emma Farms trail easement, acquired by Aspen Valley Land Trust in 2015 for this purpose. The easement does not allow for bicycle use or dogs, which aligns with the use restrictions for Nancy's Path. Parking for Nancy's Path is provided on the easement held by OST on Happy Day Ranch. The BLM has been working with the Roaring Fork Valley Horse Council on improvements to the portion of Nancy's Path on BLM lands, however, the extended loop will be an advanced or expert level horseback ride due to the technical riding required on Nancy's Path.

Potential Partners: AVLTL (easement holders); Emma Farms (property owners); RFOV and Roaring Fork Valley Horse Council; Happy Day Ranch and Emma Farms property owners.

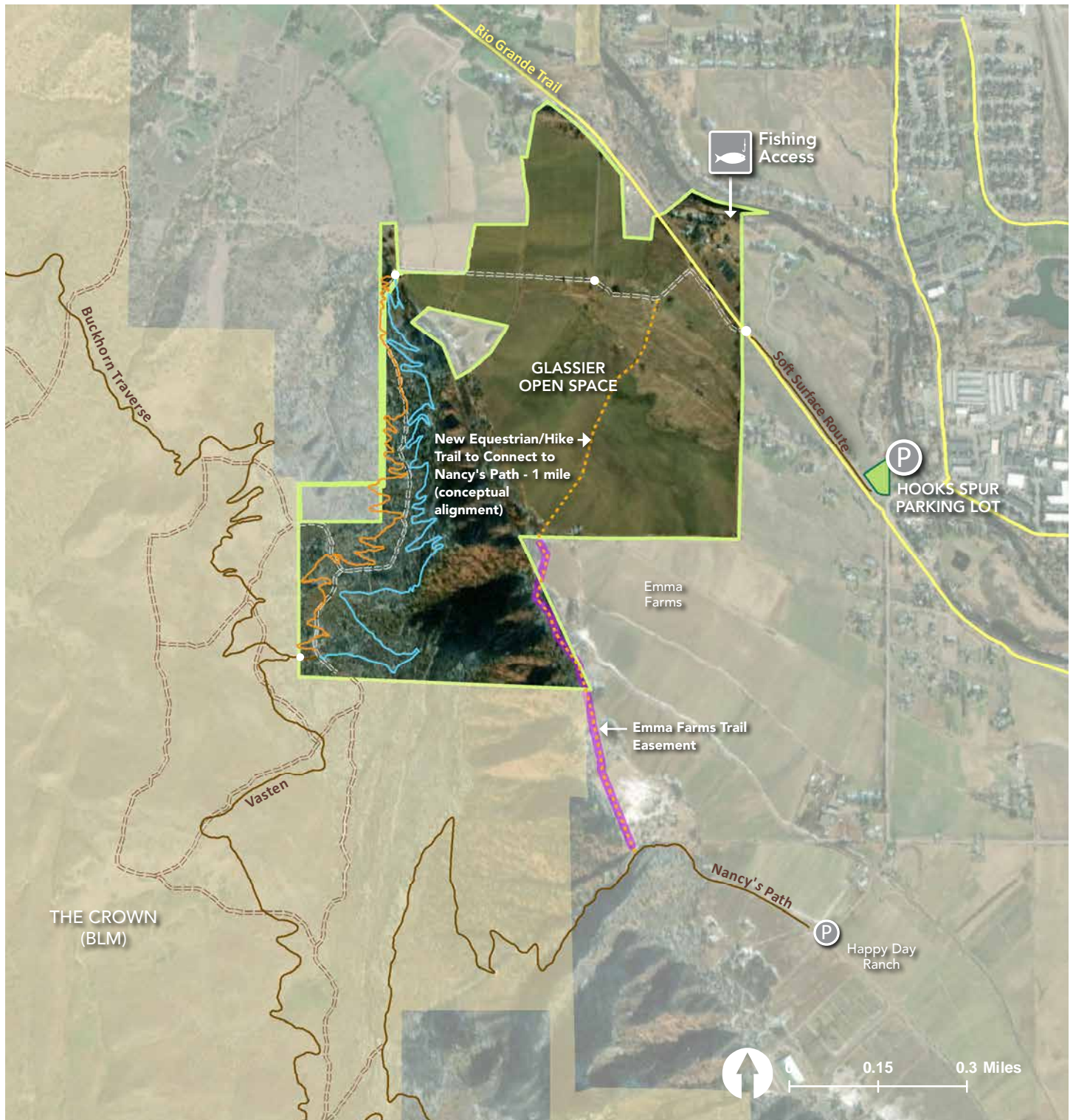
Start Date: Planning 2021, Construction 2022

Budget Implications: \$40,000 - \$55,000 (based on \$7-\$10 per linear foot estimate; may require more if additional infrastructure, culverts or bridges are required).

4.3.3 IDENTIFY LOCATIONS TO ADD BENCHES AND BIKE RACKS

OST will evaluate the potential of adding a bench and bike racks just above the Home Supply Ditch at the start of the Bike/Hike and Equestrian/Hike trails as well as a bench at a scenic overlook along the trail(s). No memorial opportunities are available on Glassier Open Space; however, there are memorial/commemorative opportunities along the Rio Grande Trail.

Map 12. Potential Trail Connection to Nancy's Path



- | | |
|--|---------------------|
| Glassier Open Space | Other Trails |
| BLM | ==== Double Track |
| Glassier Trails | — Single Track |
| ==== Glassier Access Route / Double Track | — Multi-use Path |
| — Glassier Bike/Hike Trail | |
| — Glassier Equestrian/Hike Trail | |
| — Nancy's Path Connection | |
| — Emma Farms Recreation Easement | |

This map/drawing is a graphical representation of the features depicted and is not a legal representation. Accuracy is not guaranteed.

4.3.4 FISHING ACCESS

A small portion of the Glassier property borders the Roaring Fork River and fishing access is permitted outside of the seasonal closure dates. Parking is provided at the Hooks Spur lot (0.5 miles from the farmstead). Anglers have pedestrian access through the farmstead area to a primitive trail with access to the river. Once an angler has reached the waterway, they must walk within the course of the river. Boat launching and commercially guided fishing are not allowed.

4.3.5 PROPERTY ACCESS/PARKING

The Hooks Spur parking area provides parking for trail and river access. No parking is permitted along Hooks Spur Road. The parking area is subject to Restrictive Covenants (Reception No. 623905) prohibiting special events, exterior lighting, temporary or permanent structures over 500 square feet, and camping/overnight parking. OST will evaluate the potential of adding signage and improvements to delineate equestrian trailer parking.

4.3.6 RULES AND REGULATIONS

The rules and regulations for public use specific to Glassier Open Space have been working well and support the open space values for the property. As described in Action Item 4.1.1, the seasonal closure dates have been amended to align more closely with RFTA and BLM regulations. Additionally, the property does not allow for motorized access including use by e-bikes, one-wheels and other motorized modes.

Rules and regulations specific to Glassier open space include:

- No dogs allowed on the Glassier property, unless specifically allowed in an agricultural lease for agricultural purposes.
- No commercial use except for permitted agricultural uses.
- No commercial guiding, including fishing, boating or trail use.
- No boat launching.
- No commercial use of Glassier Trails.
- No winter recreation. Seasonal closure in effect from Dec 1st through April 30th.
- Trail closure from dusk to dawn.
- Pack in, pack out.
- No motorized use, including e-bike use, unless specifically allowed in an agricultural access agreement or lease.
- No parking on Hooks Spur Road.
- No overnight parking or camping at Hooks Spur parking area.
- No hunting on Glassier Open Space.
- Non-motorized hunting access is allowed. Hunters accessing the Crown on foot from Glassier Open Space must keep weapons unloaded while on the Glassier property.
- Weed-free feed required for horses at Glassier Open Space, consistent with BLM requirements on the Crown.

OST will continue to work with Eagle County to support the enforcement capabilities of Open Space and Trails Rangers.



Looking downstream along the Glassier Open Space riverbank.

4.4 COMMERCIAL USE AND SPECIAL EVENTS

4.4.1 COMMERCIAL USE

No permits will be issued for commercial uses at Glassier Open Space or the Hooks Spur parking area; this includes but is not limited to: film or photo shoots, for-profit race events, commercial guiding, etc. Commercial use on agricultural leases such as farm sales or food production will be managed on a case-by-case basis pursuant to the annual operating plan associated with the agricultural lease area.

4.4.2 SPECIAL EVENTS

Any event involving more than 15 people is required to obtain a Special Use Permit from Pitkin County Open Space and Trails and comply with Eagle County's special event regulations. Up to two events are allowed per year. The trails remain open to the public during an event and no event infrastructure is allowed on Glassier Open Space.

Educational, environmental and agricultural events/tours can be accommodated on a case-by-case basis, separate from the aforementioned special event requirements, and will be coordinated with the lessees and Pitkin County. Such uses are not considered commercial uses.

4.5 OST FACILITIES AND MAINTENANCE

4.5.1 RECREATIONAL USE AND WILDLIFE MONITORING

Open Space and Trails will continue to monitor recreational use in order to understand the amount and types of use on the Glassier trails as well as compliance with seasonal closures and other rules and regulations. Staff will follow the methodology established over the last few years and evolve it as needed. This includes, but is not limited to, trail use counts using TrafX counter data and two motion-triggered wildlife cameras placed in different locations.

4.5.2 PARKING LOT MAINTENANCE

OST maintains the Hooks Spur parking lot as needed, including irrigation of the screening and vegetation. The lot is not plowed in the winter.

4.5.3 WASTE FACILITIES

No trash receptacles, dog pots or bathroom facilities are located on site or in the parking area. Visitors have access to the seasonal port-a-potty and trash receptacles provided by RFTA adjacent to the Hooks Spur parking area and are responsible to pack out what they pack in.

4.5.4 NOXIOUS WEED MANAGEMENT

Please refer to section 4.1.7: Weed Control.

4.5.5 WATER RIGHTS

Open Space and Trails will work with lease holders to exercise Glassier Open Space water rights.

4.5.6 SIGNAGE

Per the 2015 management plan, a trailhead kiosk was installed at the entrance gate along the Rio Grande Trail and wayfinding signage leads users through the agricultural lease areas to the user-separated routes and onto the BLM lands. Signage was also placed to identify private property and remind users to remain on the designated trails. Any new signage must follow the 2014 Pitkin County OST Signage Design Guidelines. A second kiosk is currently designed and planned for installation at the parking area to supplement the existing kiosk at the property boundary just off the Rio Grande Trail.

Additional needs include signage to identify the public river access through the farmstead area, directing anglers to the river, as well as identifying angler parking at the Hooks Spur lot. OST will also work with the Basalt Regional Heritage Society as a part of the Rio Grande Node Plan to add interpretive signage at the existing kiosk locations. The signage will help tell



The Hooks Spur parking lot.

the ranching and pre-ranching history of the area and the families that have contributed to conservation in the Emma area.

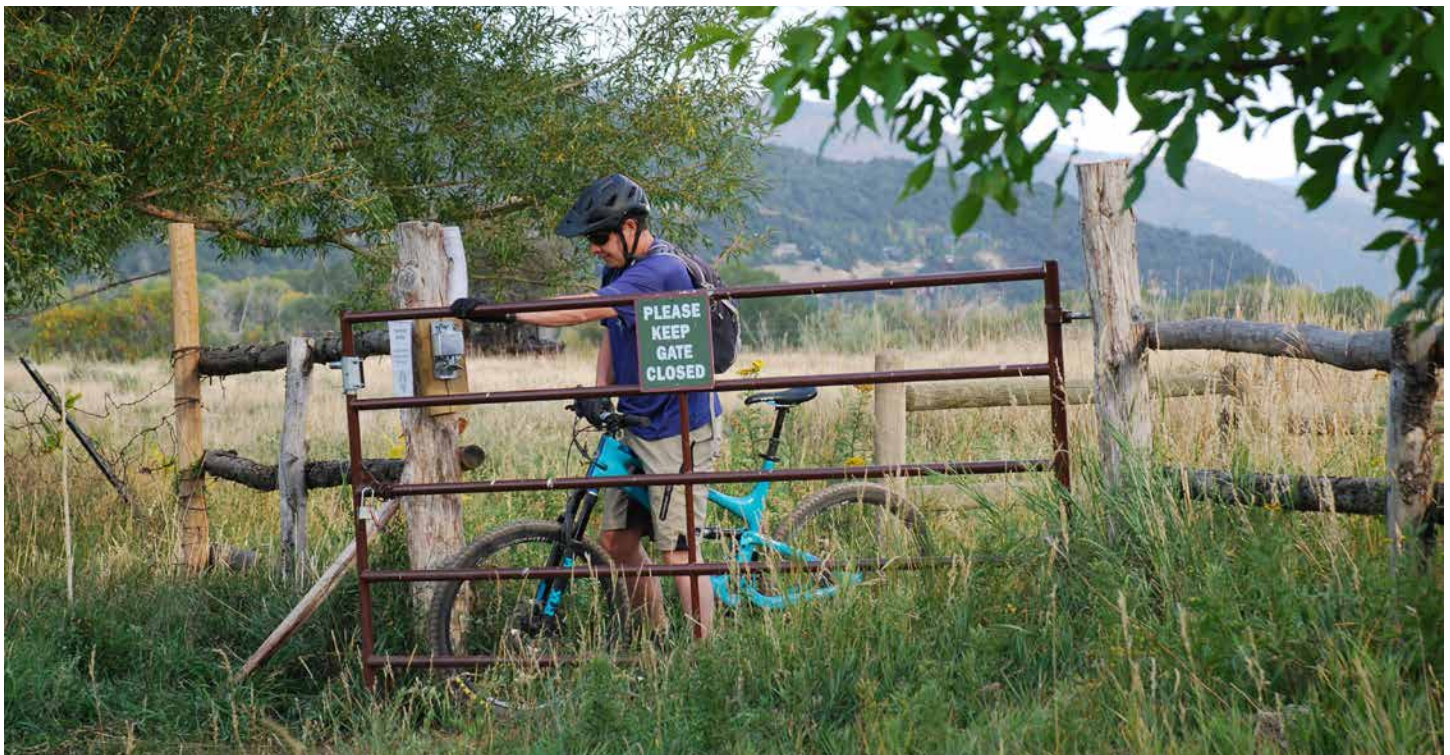
4.5.7 GATES

With the current lessees, the two gates through the agricultural fields have only been needed for a couple of weeks in the spring and again in the fall; they have otherwise been locked to the open position. If, in the future, other agricultural operations require the gates to be closed for more of the summer season, OST can explore the use of roll-over cattle guards at the two gate crossings in the lease areas to improve the trail experience and minimize the potential for gates to be left open. Staff has been working with RFMBA to install a roll-over cattle guard at the boundary with the BLM land (fall 2020) to minimize the number of gate crossings and minimize the potential for gates to be left open.

In the mean time, when gates are not needed to contain livestock, staff will continue to work with lease holders and lock them in the open position.



When not needed to contain livestock, OST works with lease holders to keep the gates open.



Recreational users must open and close gates when livestock is on the property.

ADOPTED AND APPROVED

This Glassier Open Space Management Plan is hereby approved on _____, by the Eagle County Board of County Commissioners and Pitkin County Open Space and Trails Board.

BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF EAGLE, STATE OF COLORADO

By: _____

Matt Scherr, Chair

Attest:

By: _____

Regina O'Brien, Eagle County Clerk and Recorder

OPEN SPACE AND TRAILS BOARD OF TRUSTEES OF
THE COUNTY OF PITKIN, STATE OF COLORADO

By: _____

Amy Barrow, Chair