



## Planning and Zoning Commission

### Regular Meeting Agenda

TUESDAY, JUNE 3, 2025, 5:00 PM

Roaring Fork Meeting Room, 1st Floor

530 E Main St, Aspen, CO 81611

#### **MEETINGS ARE VIRTUAL AND IN PERSON**

You can view the livestream on our website ([pitkincounty.com/374/County-Webcasts](http://pitkincounty.com/374/County-Webcasts))

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Passcode: 978288

Webinar ID: 824 0098 9670

Phone: 1 719 359 4580

#### **I. COMMENTS**

1. Commissioners
  - A. Election of a new chair and vice chair.
2. Planning Staff
3. Public

#### **II. PUBLIC HEARING**

1. Pitkin County Penny Hot Springs Location and Extent Review, Rebecca Dunlap

#### **III. ADJOURN**

1. NEXT MEETING DATES:
  - A. July 1: Nothing At this time
  - B. July 15:
    1. Rezoning Tentative, Suzanne Wolff
  - C. July 22: Special Meeting
    1. Comprehensive Plan (Topic TBD), Ellen Sassano and Hannah-Hunt Wander

**MEMORANDUM**

**TO:** Pitkin County Planning and Zoning Commission  
**FROM:** Rebecca Dunlap, Planner, Community Development  
**THRU:** Suzanne Wolff, Community Development Director  
**RE:** Penny Hot Springs – Location and Extent Review  
**DATE:** June 3, 2025

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**SUMMARY OF REQUEST:** Pitkin County Open Space and Trails (“Applicant”) are requesting a Location and Extent Review for the Penny Hot Springs Parking, Drainage, and Access Improvements Project (“Project”). See Attachment A for the Application.

**PROPERTY OWNERS:** Pitkin County Open Space and Trails and Colorado Department of Transportation (“CDOT”)

**REPRESENTATIVE:** Carly O’Connell and Jessie Young, Pitkin County Open Space and Trails

**LOCATION:** The proposed Project is located at Penny Hot Springs on the East side of Highway 133, beginning approximately 1.6 miles to the south from the Highway 133 and Avalanche Creek Road intersection and extending approximately 350 feet adjacent to Highway 133 toward McClure Pass. Most of the planned improvements are within the Highway 133 Right of Way (“ROW”) owned by CDOT.

<b>Parcel ID</b>	<b>Owner</b>	<b>Namesake (Zoning)</b>	<b>Size</b>
2649-333-00-850	Pitkin County	Penny Hot Springs Parcel (RS-30)	0.1 Acres
2649-333-00-801	Pitkin County	Filoha Meadows Hot Springs Ranch Parcel (RS-20)	136.4 Acres
L-13 and L-14	CDOT	CDOT ROW per Lease Agreement in Ordinance 022-2021.	2.269 Acres

**PROCEDURE AND PROCESS:** Location and Extent Review is conducted by the Planning and Zoning Commission (“Commission”). Pursuant to Code Section 2-30-30(h)(10), the Location and Extent Review is a One-Step Review Procedure. The purpose of this Review is to determine whether the Project is in conformance with the applicable County Comprehensive Plan or Master Plan. In the case of approval, the Applicant can proceed to building permit. In the case of disapproval, the Commission shall communicate its reasons to the governing body or official having jurisdiction for the Project.

The Project is exempt from review procedures in Chapter 12 of the Land Use Code for Areas and Activities of State Interest, pursuant to Section 12-20-40(4). “The regulations of this Chapter 12 shall not be applicable to Pitkin County.” Consent from Colorado Department of Transportation for the County

Representative to process the application and represent the owners is provided in Pitkin County Ordinance NO. 022-2021.

**BACKGROUND:** Penny Hot Springs has been a valued site in the Crystal River Valley for over a century, originally used by the Ute people for its healing mineral waters. In the late 1800s, the springs became a popular destination for settlers, travelers, and prospectors, with access via stagecoach and railroad. The Hot Springs have faced a controversial and destructive history that eventually led to Pitkin County Open Space and Trails acquiring the Property. Through the acquisition, the county resolved to address concerns of health and safety, public nudity and possible trespass on adjacent property, as well as traffic safety on the highway.

In 1990, the Board of County Commissioners (“BOCC”) approved Resolution No. 90-39 acquiring property from Colorado Department of Highways that included the 0.1-acre Penny Hot Springs Parcel. In 1999, BOCC Resolution No. 99-112 designated Penny Hot Springs as Pitkin County Open Space and Trails property (Reception No. 434491). In 2021, BOCC Ordinance No. 022-2021 approved a lease agreement with CDOT adjacent to Penny Hot Springs (Reception No. 679613). The twenty (20) year lease would allow the County to manage public uses and related facilities within a defined portion of the ROW adjacent to Penny Hot Springs.

**EXISTING CONDITIONS:** The Crystal River and Penny Hot Springs pools are separated vertically from the highway pullout off of State Highway 133, approximately twenty (20) feet down a steep and eroded hillside. A primary access trail exists, connecting the CDOT pullout to the riverbed and pools. Other user-created desire paths also exist linking the highway pullout to the river and pool level. These routes are steep, rocky and icy in the winter. The existing streambank adjacent to the pools is currently experiencing erosion in many places including slope falling away from or undercutting the asphalt paving surface of the parking lot.

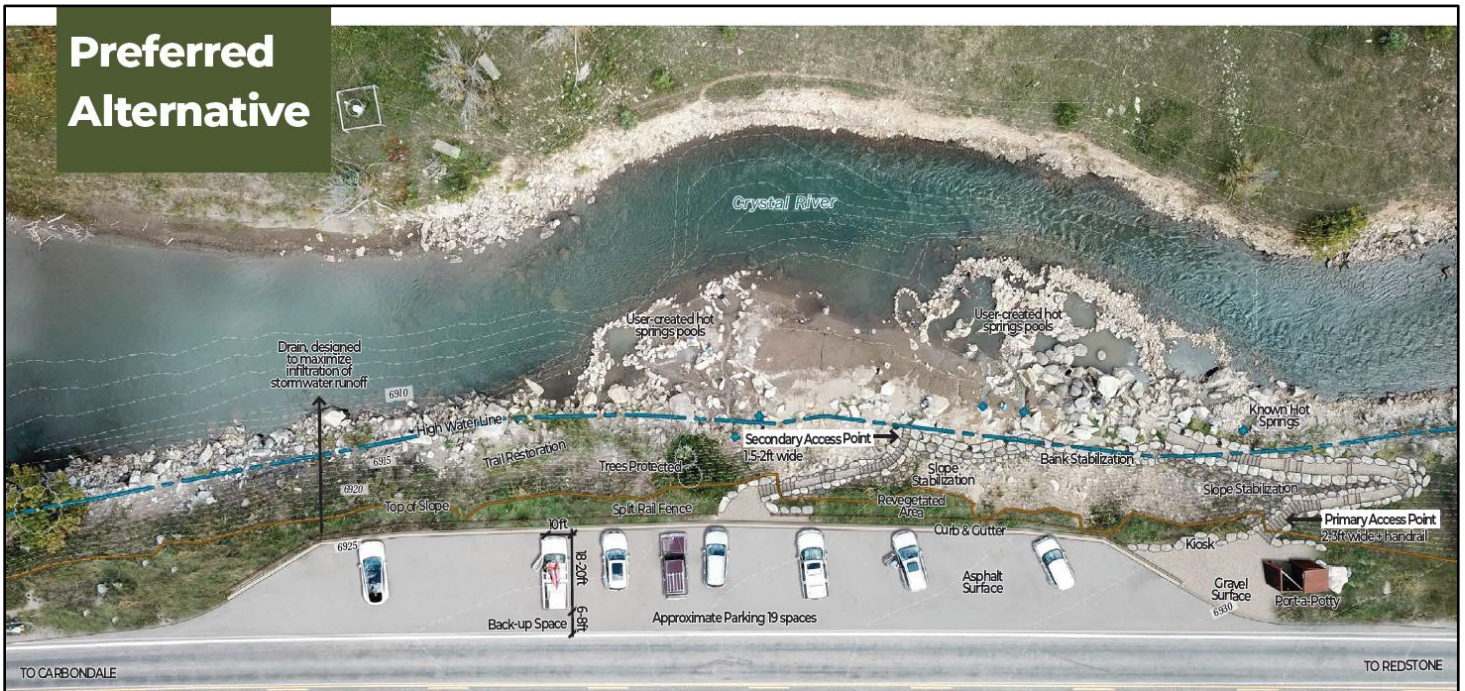
The existing pullout accommodates approximately twenty-one (21) vehicles. At any given time, the area sees as many as forty (40) people along the riverbank. Uses range from soaking in the hot springs or river, fishing, climbing, wildlife viewing, etc. While Penny Hot Springs has seen increased use over time, Open Space and Trails does not have data regarding the number of users who frequent the area. There is no existing signage or other improvements at this time.

**Existing Penny Hot Springs Area (Attachment B)**



**PROPOSAL:** The Applicant proposes to improve parking, drainage and access for Penny Hot Springs. The improvements will benefit drainage, water quality, bank stabilization, parking and public access. Improvements such as asphalt resurfacing, gravel surfacing, fence installation, concrete curb and gutter installation, trail realignment, and bank stabilization are proposed and align with the 2020 Penny Hot Springs Management Plan adopted by the Open Space and Trails Board (included in Attachment A).

The Applicant proposes these Penny Hot Springs improvements as determined through public outreach in the 2020 Management Plan process. A majority of the proposed improvements will occur within the CDOT Right of Way and no improvements are proposed for the existing hot springs pools. Three alternative designs are present in the application. The preferred Alternative is below and was selected due to its focus on rural preservation, drainage and infiltration, slope stabilization and access (included in Attachment B):



The following information summarizes the project:

1. The existing asphalt parking lot will be realigned and resurfaced, retaining approximately 19 of 21 existing parking spaces.
2. The parking lot edge will be set back 2–4 feet from the slope, with a split rail fence and vegetation added to improve safety and prevent parking at top of slope.
3. Two existing public access trails will be improved for safety and topographic fit—the primary access trail will feature a handrail. Boulders and rip-rap will be installed around proposed paths and existing slopes to control erosion; all existing social trails will be revegetated.
4. A planned curb and gutter will direct stormwater runoff, mitigate undercutting of the current top of slope and allow for water infiltration prior to meeting the Crystal River.
5. Trees and native vegetation at the slope's top will be preserved, and steep slopes will be revegetated where feasible.

**REFERRAL COMMENTS:** The Applicant was referred to the Carbondale Rural Fire Protection District, Colorado Department of Transportation (CDOT) ROW, Colorado Geological Survey, Colorado Parks and Wildlife (CPW), County Attorney, County Planning Engineer, County Public Works Engineer, Crystal River Caucus, Crystal Valley Environmental Protection Association, Healthy Rivers and Streams Board, U.S. Forest Service, West Elk Loop Scenic and Historic Byway, Zoning Officer.

- The Zoning Officer confirmed that a Board of Adjustment variance is not needed for public entities holding an easement or license agreement and commented that water quality testing should be pursued.
- The Healthy Rivers and Streams Board included questions for the Applicant related to management practices, boulder placement, equipment, resource protection, and correct permitting for the Project.
- Colorado Geological Survey recommended that a qualified engineering geologist or geotechnical engineer conduct a site-specific geologic hazard evaluation to assess slope stability, streambank conditions, subsurface characteristics, and the potential effects of construction on the hillside and river corridor to inform the final design.
- Carbondale Fire Protection District reviewed the application and had no predefined comments.
- The County Public Works Engineer expressed support for Open Space and Trail’s preferred alternative and suggests that the County request and support CDOT modifying the adjacent segment of State Highway 133 to a no passing zone with double yellow centerline striping.
- The County Planning Engineer recommended that a floodplain permit with a grading and drawing plan and report, a no-rise letter with supporting modeling, and all related CDOT approvals/permits for work on the right of way be required for the Project.

See Attachment C for all referral comments.

**APPLICABLE MASTER PLAN:** Crystal River Valley Master Plan (2016)

**STAFF COMMENTS:** The 2016 Crystal River Valley Master Plan is the applicable Master Plan for the purpose of this review. The analysis below includes the relevant plan goals and objectives with a staff response based on the applicability of each to the Project. The Plan language is in *italics* followed by the staff response.

A. *Section 5: Environment and Open Space*

- i. *Goal: Future development projects must be sensitive to the unique landscape, physical features and viewsheds that define the valley; must preclude light and noise pollution; and must promote an environmental ethic which protects wildlife and wildlife habitat, air and water quality.*

Staff response: The implementation of planned improvements is sensitive to the unique landscape of Penny Hot Springs including the spring’s source waters. Improvements such as access trails and revegetation will be fit to the existing topography to minimize disturbance. The design reflects the rural character of the area and incorporates native vegetation to minimize the visual impact of disturbed areas as viewed from the parking lot and State Highway 133. All improvements are located within the already disturbed footprint and current best practices will be utilized to ensure the water quality is not impaired.

- ii. *Objectives and Implementing Measures; 5.10: Encourage cross-country skiing, hiking, horseback riding, hunting and fishing, livestock grazing and other non-motorized uses on public lands, consistent with good conservation practices.*
  - a. *5.11: Manage the public lands within the Crystal River Valley in a manner than places the highest emphasis on protection and preservation of the natural environment, while maintaining passive recreational uses and livestock grazing.*

Staff response: The Project focuses on the protection and preservation of Penny Hot Springs while enhancing safe access for passive recreational use. A modest interpretive sign is planned to be placed near the entrance of the primary access trail for user education. Drainage improvements are proposed to decrease the runoff from the existing parking lot and allow for infiltration prior to meeting the Crystal River. The proposed improvements ensure a balance between environmental protection and compatible public use.

*B. Section 5: Recreation; Objectives and Implementing Measures*

- i. *6.4: Preserve access to recreational areas to meet the needs of the Crystal River Valley Planning Area.*

Staff response: The Project includes the creation of two well-defined and functional connections from the existing parking area down to the Hot Springs pools and Crystal River. Existing access trails include areas of erosion and the creation of multiple social trails down to the river bank have resulted in significant slope erosion and degradation. All social trails are represented to be revegetated, and formalized, safe access routes will be established to preserve recreational use of the area. The improvements strive to meet current safety and user needs with parking, drainage, and access improvements, without increasing overall traffic to the area.

*C. Section 7: Transportation; Objectives and Implementing Measures*

- i. *7.1. Identify specific locations and options for improving pedestrian safety and highway improvements within the Crystal River Valley Planning Area.*

Staff response: The Project location is within a varying high-speed, high-traffic segment of State Highway 133. The proposed improvements will enhance user safety when entering and exiting the parking lot with adequate back-up space and an increased setback from top of slope with a split rail fence and vegetation. Additionally, the proposed formalized access trails will result in a safer user experience with the installation of a hand rail and a focus on only two access points.

The Project is consistent with and does not cause conflict with the above applicable goals and objectives in the 2016 Crystal River Valley Master Plan.

**RECOMMENDATION:** Staff recommends the Planning and Zoning Commission find that the Location and Extent Review for the Penny Hot Springs Parking, Drainage, and Access Improvements Project is in conformance with the objectives of the 2016 Crystal River Valley Master Plan, subject to the draft Resolution.

**ATTACHMENTS:**

- A. Application dated December 26, 2024
- B. Existing and Proposed Imagery
- C. Referral Comments

**RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF PITKIN COUNTY,  
COLORADO, FINDING THE PITKIN COUNTY PENNY HOT SPRINGS LOCATION AND  
EXTENT REVIEW TO BE IN CONFORMANCE WITH THE 2016 CRYSTAL RIVER VALLEY  
MASTER PLAN**

**RESOLUTION No. PZ- \_\_\_\_\_ -2025**

**RECITALS**

1. Pitkin County (“Applicant”) has applied to the Planning and Zoning Commission of Pitkin County, Colorado, (“Planning Commission”) pursuant to C.R.S 30-28-110(1) and Land Use Code Section 2-30-30(h)(10), for Location and Extent Review of the Penny Hot Springs parking, drainage and access project (“Project”).
2. The Project is located on the following properties:

<b>Parcel ID</b>	<b>Legal Description</b>	<b>Owner</b>	<b>Namesake (Zoning)</b>	<b>Address (Size)</b>
2649-333-00-850	Exhibit A	Pitkin County	Penny Hot Springs Parcel (RS-30)	0.1 Acres
2649-333-00-801	Subdivision: HOT SPRINGS RANCH (UNPLATTED)	Pitkin County	Filoha Meadows Hot Springs Ranch Parcel (RS-20)	136.4 Acres
L-13 and L-14	N/A	CDOT	CDOT ROW per Lease Agreement in Ordinance 022-2021.	2.269 Acres

3. The Project Area is primarily located in the Colorado Department of Transportation (CDOT) Right of Way (“ROW”). The Project Area is on the East side of State Highway 133, beginning approximately 1.6 miles to the south from the State Highway 133 and Avalanche Creek Road intersection and extending approximately three hundred and fifty (350) feet adjacent to State Highway 133 toward McClure Pass.
4. A Project summary includes:
  - A. The existing asphalt parking lot will be realigned and resurfaced, retaining approximately 19 of 21 existing parking spaces.

- B. The parking lot edge will be set back 2–4 feet from the slope, with a split rail fence and vegetation added to improve safety and prevent parking at top of slope.
  - C. Two existing public access trails will be improved for safety and topographic fit—the primary access trail will feature a handrail. Boulders and rip-rap will be installed around proposed paths and existing slopes to control erosion; all existing social trails will be revegetated.
  - D. A planned curb and gutter will direct stormwater runoff, mitigate undercutting of the current top of slope and allow for water infiltration prior to meeting the Crystal River.
  - E. Trees and native vegetation at the slope's top will be preserved, and steep slopes will be revegetated where feasible.
5. Previous records for the property include:
- A. In 1990, the Board of County Commissioners (“BOCC”) approved Resolution No. 90-39 acquiring property from Colorado Department of Highways that include the Penny Hot Springs site.
  - B. In 1999, the BOCC approved Resolution No. 99-112 (Reception No. 434491) designating Penny Hot Springs as Pitkin County Open Space and Trails property.
  - C. In 2021, the BOCC approved Ordinance No. 022-2021 (Reception No. 679613) for a lease agreement with CDOT adjacent to Penny Hot Springs. The twenty (20) year lease would allow the County to manage public uses and related facilities within a defined portion of the ROW adjacent to the hot springs.
6. Pursuant to Section 12-20-40(4) of the Land Use Code, the Project is exempt from Areas and Activities of State Interest. Chapter 12 is not applicable to Pitkin County projects.
7. The Planning Commission reviewed the Application at a duly noticed public hearing on June 3, 2025, at which time evidence and testimony were presented with respect to this Project.
8. The Project is in conformance with Land Use Code Section 2-30-30(H)(9). The applicable master plan is the 2016 Crystal River Valley Master Plan. The Planning Commission finds the Project is in conformance and does not conflict with the following relevant sections of the 2016 Crystal River Valley Master Plan, as follows:
- A. The Project will address existing eroded areas with the revegetation of multiple existing social trails and mitigation of slope degradation. Steep slopes will be revegetated where feasible.
  - B. The Project’s parking lot and access improvements will allow continued passive recreational use of Penny Hot Springs while increasing user safety relating to car and pedestrian access.

- C. The Project's drainage improvements will decrease runoff from the existing parking lot and allow for infiltration prior to meeting the Crystal River.
- D. The Project will be form fit to the existing natural environment.
- E. The Project reflects the rural character of the area and incorporates native vegetation to minimize the visual impact of disturbed areas as viewed from State Highway 133. Existing trees and native vegetation at top of slope will be preserved.
- F. The Project area is located within a previously disturbed footprint.

9. The Planning Commission further finds that:

- A. The Project intends to improve parking, drainage, and access for Penny Hot Springs without increasing overall traffic to the area.
- B. The Project area includes areas of erosion and steep slopes that will require a site-specific Geologic Hazard Evaluation to assess slope stability, streambank conditions, subsurface characteristics, and the potential effects of construction on the hillside and river corridor.
- C. The Project area is partially located within a mapped floodplain hazard area and a floodplain permit is required.
- D. Grading greater than thirty (30) inches is anticipated within the Property's yard setbacks, and a Board of Adjustment variance is not required.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission hereby finds that the Penny Hot Springs Parking, Drainage, and Access Location and Extent Review is in conformance with the 2016 Crystal River Valley Master Plan, subject to the following conditions:

1. With a floodplain permit application:

- A. Provide for adequate drainage for all low points and an erosion control plan with an accompanying drainage report demonstrating that historical flow patterns and runoff amounts will be maintained. Specific measures designed to reduce erosion and stream sedimentation shall be identified. The documents shall be prepared by a qualified engineer or geologist.
  - i. If the proposed work disturbs more than 1,500 square feet, the Applicant shall submit engineering documents for stormwater detention facilities designed by a professional engineer licensed in the State of Colorado, demonstrating that historical flow patterns and runoff amounts will be maintained.
  - ii. If the development disturbs one acre or more, a Colorado Department of Public Health and Environment permit for stormwater discharges associated with construction activities shall be applied for and obtained prior to issuance of a permit.



ATTEST:

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Bonnie Shiles  
Administrative Assistant

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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Richard Y. Neiley III  
County Attorney

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Suzanne Wolff  
Community Development Director

Parcel Identification Numbers:  
2649-333-00-801  
2649-333-00-850

PLAN.3018.2024

Exhibits:

EXHIBIT A

Section: 33 Township: 9 Range: 88 PENNY HOT SPRINGS PARCEL OF LAND IN SEC 33-9-88  
ALONG EAST SIDE OF HWY 133 BK 632 PG 547 IS FOR THE PARKING AREA ONLY



# **PENNY HOT SPRINGS**

## **PARKING, DRAINAGE & ACCESS IMPROVEMENTS**

**Location and Extent Application**

December 26, 2024



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December 26, 2024

Franco Palumbo, Planner  
Community Development Department  
Pitkin County, Colorado  
530 E. Main Street  
Aspen, CO 81611

RE: Penny Hot Springs Parking, Drainage and Access Improvements on Pitkin County Parcels # 264933300850 & 264933300801 and HWY 133 CDOT right-of-way leased by Pitkin County Open Space and Trails

Pitkin County Open Space and Trails (OST) is requesting a Location and Extent Review for the implementation of the Penny Hot Springs parking, drainage and access improvements pursuant to Section 2-30-10(h)(10) of the Pitkin County Land Use Code and Section 2.2.23 of the Pitkin County Land Use Application Manual. Planned improvements to the existing highway 133 pull-off and access routes on the steep slope down to Penny Hot Springs were included in the 2020 Penny Hot Springs Management Plan. Most of the planned improvements are within the Highway 133 right-of-way owned by the Colorado Department of Transportation (CDOT). Through Ordinance No. 022-2021, Pitkin County Board of County Commissioners authorized a 20-year lease with CDOT to allow OST to manage public use and related facilities within the defined right-of-way adjacent to Penny Hot Springs.

The goal for the proposed improvements is to formalize parking for visitors stopping to view wildlife and accessing Penny Hot Springs, improve water quality by addressing stormwater runoff and re-directing drainage, improve vehicle and pedestrian safety and enhance user access to the hot springs. Improvements will require asphalt resurfacing, curb and gutter installation, access path realignment, gravel surfacing, fence installation, revegetation, and, where necessary, slope and river bank stabilization.

Following the adoption of the Penny Hot Springs Management Plan in 2020, OST staff worked with CDOT, SGM engineering staff, a Steering Committee made up of members of the public and the Open Space and Trails Board to further study design alternatives for improvements to Penny Hot Springs. Public direction for improved access was also documented in the public comment collected during the management plan process. Plans have been made publicly available throughout the design process to keep community members informed about the forthcoming enhancements. Further outreach is anticipated in advance of construction.

The following application materials include a written response addressing how the proposed improvements support the goals and objectives outlined in the Crystal Caucus Master Plan and the materials required in the pre-application conference summary and identified code sections.

We hope to proceed to a public hearing with the Pitkin County Planning and Zoning Commission in Spring, 2025. Please contact me if you need additional information, have any questions, or if you wish to discuss the application in general.

Sincerely,

Carly O'Connell  
Pitkin County Open Space and Trails  
970.379.4840  
carly.oconnell@pitkincounty.com  
530 E. Main St. | Aspen, CO 81611



## Owner

Colorado Department of Transportation  
*Consent from the owner of the property for the representative  
to process the application and represent the owners is  
codified in Pitkin County ORD NO. 022-2021*

and

Pitkin County Open Space and Trails  
Pitkin County, Colorado  
530 E. Main St. | Aspen, CO 81611

## Applicant

Pitkin County Open Space and Trails  
Pitkin County, Colorado  
530 E. Main St. | Aspen, CO 81611

## Representatives

Carly O'Connell  
carly.oconnell@pitkincounty.com  
Pitkin County Open Space and Trails  
970.379.4840 (Cell)  
530 E. Main St. | Aspen, CO 81611

Jessie Young  
jessie.young@pitkincounty.com  
Pitkin County Open Space and Trails  
970.429.6169 (Office)  
530 E. Main St. | Aspen, CO 81611

# PENNY HOT SPRINGS

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## GENERAL INFORMATION

Parcel Description

Vicinity Map

Property Map

## REPORTS AND ANALYSIS

Existing Conditions

Proposed Improvements

Previous and alternative designs for development

Code Compliance

Conformance with the Crystal River Valley Master Plan and the Pitkin County

Comprehensive Plan

Conformance with Penny Hot Springs Management Plan

## PLANS AND EXHIBITS

Construction Documents

## PARCEL AND OWNERSHIP INFORMATION

Proof of Ownership and Legal Access and Legal Descriptions

## ADMINISTRATIVE AND NOTICING

Agreement for Payment of Fees

Property owners within 300 feet

Adopted 2020 Penny Hot Springs Management Plan

Pre-application Conference Summary

# **GENERAL INFORMATION**

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# PARCEL DESCRIPTION

**STREET ADDRESS:** Highway 133 (no assigned address) Colorado, 81623

**PARCEL IDs:** Pitkin County Open Space and Trails Parcels: 264933300850 & 264933300801 and adjacent CDOT Number: L-13 & 14.

**DIRECTIONS FOR LOCATING THE PLANNED IMPROVEMENTS:** Penny Hot Springs is on the east side of Highway 133, beginning approximately 1.6 miles to the south from the Highway 133 and Avalanche Creek Road intersection and extending approximately 350 feet adjacent to Highway 133 toward McClure Pass.

**LEGAL ACCESS:** Current pedestrian access to the hot springs and vehicular access to the Highway 133 pull-off is provided from the Highway 133 right-of-way. The highway pull-off and immediate area have been leased from CDOT for recreation management of Penny Hot Springs. *Codified in Pitkin County ORD NO. 022-2021*

**OWNERSHIP DESCRIPTION:** The continuously evolving hot springs pools along the west bank of the Crystal River are located partially on OST property and partially on Colorado Department of Transportation (CDOT) right of way. The parking pullout along the highway and the downstream pools are within CDOT's right-of-way, which extends to the middle for the river. A lease agreement was adopted between the County and CDOT. The purpose of this lease is to empower OST rangers with the ability to enforce regulations within the right-of-way and to improve parking, drainage and access. The 0.1 acre Penny Hot Springs parcel (264933300850), which encompasses the upper pools, was acquired by Pitkin County in 1991 and was adopted into the Open Space and Trails system in 1999. BOCC Resolution 41990 for Acquisition #90-39; BOCC Resolution 434491 designating Penny Hot Springs as Pitkin County Open Space and Trails Property #99-112. The Filoha Meadows Nature Preserve Hot Springs Ranch Parcel boundary (264933300801) generally aligns with the centerline of the Crystal River and also extends the west bank of the river south of the main pools. The Hot Springs Ranch parcel was acquired in 2001. Ownership records include: Special Warranty Deed, reception #456392; Quit Claim Deeds to water rights, reception #456399, 456400, 456401, 456402, 456403, 456404, 456405 and 456406; Deed of Trust, reception #456394

Prior to 2020, the Penny Hot Springs parcel was managed as part of the Filoha Meadows Nature Preserve.

Penny Hot Springs Existing Conditions and Land Ownership Map



# VICINITY MAP

Map Created on 10:22 AM 10/25/24 at <http://www.pitkinmapsandmore.com>



1: 31,680

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



THIS MAP IS FOR INFORMATIONAL PURPOSES. Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

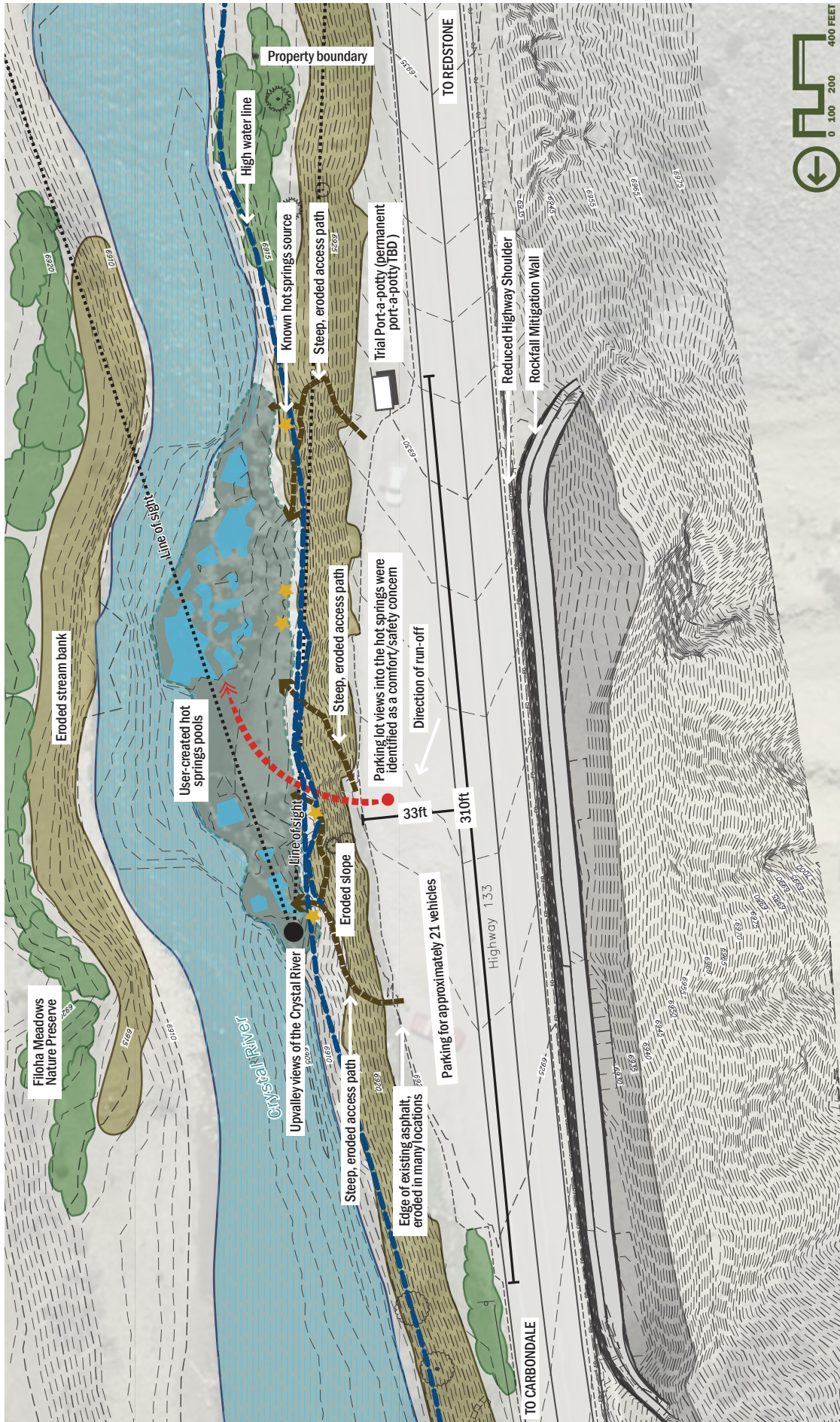
## Legend

- Road
  - State Highway
  - Primary Road
  - Secondary Road
  - Service Road
- Rivers and Creeks
  - Continuous
  - Intermittent
- River, Lake or Pond
- Parcel Boundary
- Town Boundary
- Federal Land Boundary
  - BLM
  - State of Colorado
  - USFS

## Notes



# PROPERTY MAP



# **REPORTS AND ANALYSIS**

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# EXISTING CONDITIONS

## Access and Parking

The Crystal River and hot springs pools are at elevation 6,900 feet, separated vertically from the highway pullout, approximately 20 feet down a steep and eroded hillside. A primary access trail exists, connecting the CDOT pullout to the riverbed and the primitive pools. Multiple other user-created routes also exist, linking the highway pullout to the river level. The user-created routes linking the highway pullout to the river level are steep, rocky, and in winter typically snow-covered and icy. Erosion in varying degrees occurs on most access trails.

The pullout currently accommodates approximately 21 vehicles. There is no existing signage or other improvements there currently.

## Streambank

The streambank adjacent to the pools steep, rocky, and in many places experiencing severe erosion. Currently the slope is falling away from, or undercutting, the asphalt paving surface of the parking area, leaving it hanging and ready to crumble off in places. Much of the steep slope between the highways and the pools is devoid of vegetation. Some grasses do grow at the top and bottom of the slope.

## Visitation and Uses

The hot springs pools are continuously reshaped by users who frequent the area. On average, the pools are approximately 15 to 20 feet across and 2 feet deep. During busy times, the area may see as many as 40 people along the riverbank. Users represent a wide range of ages and interests, from those seeking a relaxing, moonlit soak to those playing in the river with children. Use of the springs takes place year round, depending on river flows from year to year. Other river-focused uses include fishing, picnicking and generally enjoying the natural environment and views. The roadside parking is also used for climbing access to what is known as the Narrows climbing area, located on the opposite side of the highway. The parking area and pools themselves are ideal spots for wildlife viewing, particularly of the bighorn sheep and elk that frequent the natural mineral lick and snow-free meadow across the river.

## Enforcement

Penny Hot Springs has seen increased use over time. However, OST does not have data on the number of users who frequent the area. Dispatch call data to 911, administration staff or officers reporting a call shows that the Sheriffs' Office has had more presence at the hot springs in more recent years, conducting "extra patrols" of the area. Often when the officers routinely swing by the area, no violations or illegal behaviors are observed. The data shows that the most common types of calls are related to people sleeping in their vehicles, lost property and suspicious behavior.

# PROPOSED IMPROVEMENTS

OST is proposing to improve parking, drainage and access for the benefit of drainage/water quality, bank stabilization, parking and public access at this highway pull-off on the Highway 133 scenic byway with access to Penny Hot Springs. Improvements will require asphalt resurfacing, gravel surfacing, fence installation, concrete curb and gutter, trail realignment and, where necessary, bank stabilization. The improvements align with the management actions of the 2020 Penny Hot Springs Management Plan, adopted by the Open Space and Trails Board.

## Summary of Design Improvements

The vision for Penny Hot Springs, determined through public outreach in the 2020 management plan process, is to protect and preserve the natural environment and future use of Penny Hot Springs in a safe and environmentally sustainable manner that is compatible with the location's natural setting and that encourages respect and stewardship.

## Design Principles

Design principles are an expression of the values of Penny Hot Springs visitors: the 'Love List'. They're the foundation to our approach to design decisions for the Hot Springs. They aren't rules, rather guidelines:

- **Natural and Undeveloped Experience:** The surrounding environment is to be respected for the qualities of its alpine, natural hot springs setting, requiring a higher level of care and protection. Sustainable design solutions will address

erosion concerns, bank stabilization, and restoration.

- Accessible: A far from ordinary experience yet easily accessed from the pull-off of the highway, the hot springs will remain a natural, free amenity where people can connect with the natural setting.
- Scenic and Peaceful: The tranquil environment surrounding Penny Hot Springs is one of the most important things users love about the location. Low-profile enhancements will not seek to encourage additional use or generate additional interest from highway users.
- Connections to Wildlife and Nature: Surrounding protected lands help to bring nature and wildlife right to the banks of the hot springs. A focus on quality wildlife habitat, the surrounding natural landscape, and the hot springs will instill a deeper connection to nature and sense of stewardship for visitors of this place.
- Community Spirit: At once honoring the history from the encampments of Ute People who were early users of the mineral-laden hot springs that dot what is now Filoha Meadows Nature Preserve and the riverbank - and moving forward to the soakers of today, the hot springs will remain a community gathering space in the Crystal River Valley.

## Planned Improvements

### Parking

- The existing asphalt parking area will be realigned and resurfaced. Approximately 19 spaces (18-20ft wide) of the 21 parking spaces in the current condition are maintained.
- Parking spaces will not be striped, reflecting the desire of the Steering Committee's preference to maintain more informal parking and allow users to park in the angle to best enter/exit onto Highway 133.

### Drainage & Slope Stabilization

- A planned curb and gutter will direct stormwater runoff, mitigate undercutting of the current top of slope and allow for water infiltration prior to meeting the Crystal River.
- To further address drainage and slope stabilization, the parking edge will be pulled back from the top of slope about 2 feet, and in some places up to 4 feet, to accommodate space to install a split rail fence and add native vegetation. These improvements will also serve to enhance safety by providing a vertical, visual cue for parked cars and removing the possibility for vehicles to park right up to the edge of the top of slope. Added vegetation will also enhance the screening of the parking area for hot springs users.
- Existing trees at the top of the slope will be protected. Existing grasses and native vegetation will be protected to the greatest extent possible.
- At the toe of the slope, large, keystone boulders will be installed below and between the access routes to prevent scour. The boulders will be installed at a stepped/laid back slope angle to minimize vertical feel.

### Access

- Two public access points are planned to enhance safety and ensure egress in the event of safety concerns. One is intended to be the primary route with a handrail and one is intended to provide a secondary route.
- All other social trails down the slope to the hot springs will be restored with native vegetation and boulders.
- Routes have been designed with the existing topography and disturbed area. They are located to minimize amount of grading and will be constructed with beamstone steps and gravel surface in between treads not to exceed 5% slope. The routes are located to avoid being lower than the high water line to the greatest extent possible.
- Rip-rap is planned to stabilize the access routes but is limited to area necessary immediately around the routes.
- Routes will be constructed in varying widths to make it natural/more organic feel to keep in line with the area.

## Public Input

### Management Plan Feedback

Public outreach for the 2020 management plan took place in 2019. OST staff met with stakeholder groups including the Crystal Caucus, Healthy Rivers and Streams Board, Crystal Valley Environmental Protection Association, West Elk Loop Scenic and Historic Byway Commission, and the Redstone Community Association to update them on the kick off of the project and the process for appointing a Steering Committee. Staff also met with county representatives and partners including: the Environmental Health Department to discuss water quality concerns; the Sheriff's Office to understand the law enforcement trends and challenges associated with the hot springs use; CDOT staff to review the opportunities and challenges within the highway right of way; and the Forest Service, which manages much of the public land within the Crystal Valley.

A public survey was open from July 22 through August 9, 2019. Almost 300 responses were garnered from community members and hot springs users; almost a third of responses were from people who live in the Crystal Valley. Feedback from a community survey identified the top concerns at Penny Hot Springs. Visitors voiced concerns for safety due to the proximity of the highway interface to the parking area. Accessibility of the trails from the pullout to the hot springs was identified as challenging due

to the steep and eroded streambank. User behavior concerns were related to litter, etiquette and sanitation. The survey also sought volunteers to participate on the Steering Committee. Participants were appointed by the OSTB.

## Design Development Feedback

Following the adoption of the management plan, OST staff explored numerous design alternatives for the trail access and pullout area with the appointed Steering Committee, engineers and CDOT to develop functional alternatives for Penny Hot Springs. The alternatives were reviewed by the OST Board on August 4th, 2022. The OST Board voted unanimously to bring two of the three alternatives forth for public comment through a public survey.

Responses to the community survey (August to September, 2022), totaled 168. The survey was posted online and a paper version of the survey was administered on site at Penny Hot Springs. Nearly 70 percent of respondents that provided a preference favored improvements of some form, either alternative 1 (improved trail access), alternative 2 (improved parking and trail access) or a combination of both. About 20 percent of respondents did not support physical improvements to the hot springs area.

The chief concern of those respondents that supported no physical improvements to the springs was that improvements would attract more people and contribute to overcrowding. Interestingly, about 45% of the respondents that prefer no physical improvements indicate that their use over time has decreased because of crowds. Some report no longer visiting at all. Nearly the same number of respondents that supported more improvements to the area in alternative 2 (41%) also identified this change in use patterns.

Those respondents that preferred alternative 2, improvements to both trail access and parking, largely considered it to be a long-term solution that provides an improvement from the current condition to parking, trail access and the streambank. Some also noted its potential to address safety concerns. Whereas those that preferred alternative 1 cite that the minimalistic approach to improvements are what they like most.

The Steering Committee ultimately provided direction to OST staff to prepare a preferred plan that included the parking improvements from Alternative with the reduced grading and overall area for the trail improvements in Alternative 1. In addition, the Committee supported:

- A defined parking area with long-term erosion solutions for stream bank and slope stabilization without a retaining wall at the top of slope.
- Highway safety measures including working with CDOT to install roadside activity signs and implement a no-passing zone.
- Using natural materials and prioritizing a modest aesthetic compatible with the area.

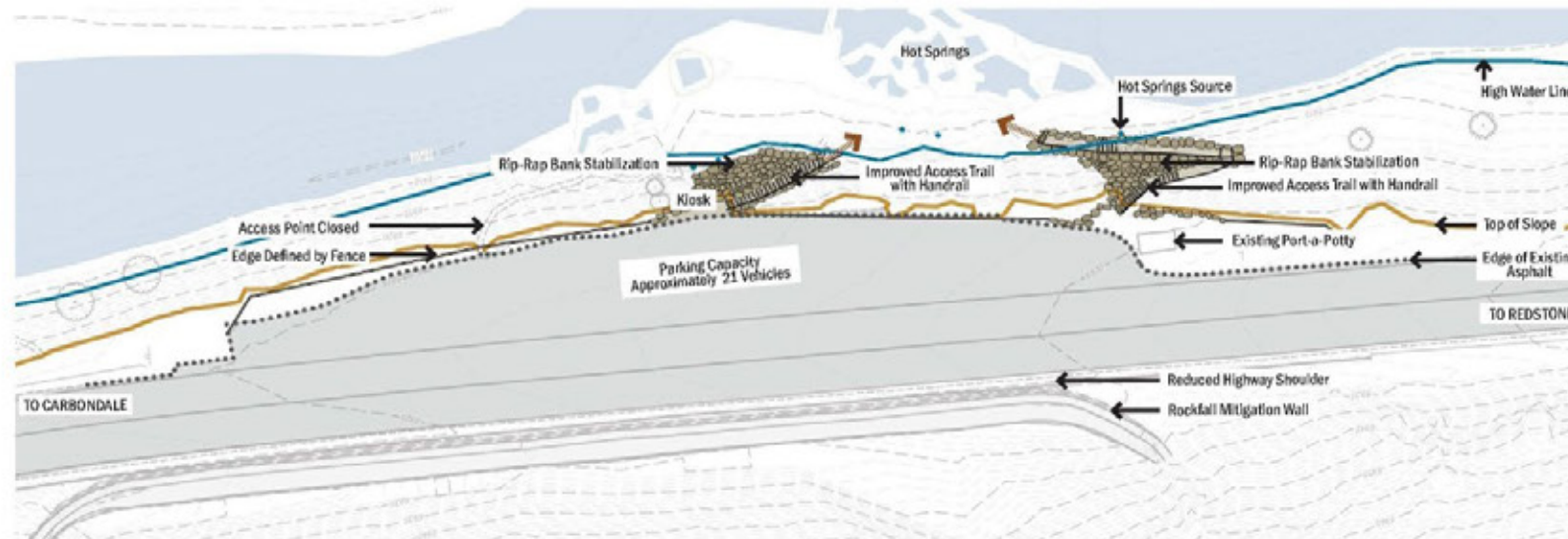
This direction was presented to, and supported by, the Crystal Causes and the Healthy Rivers and Stream Board at their September 2022 meetings.

Penny Hot Springs Design Development Public Outreach Schedule



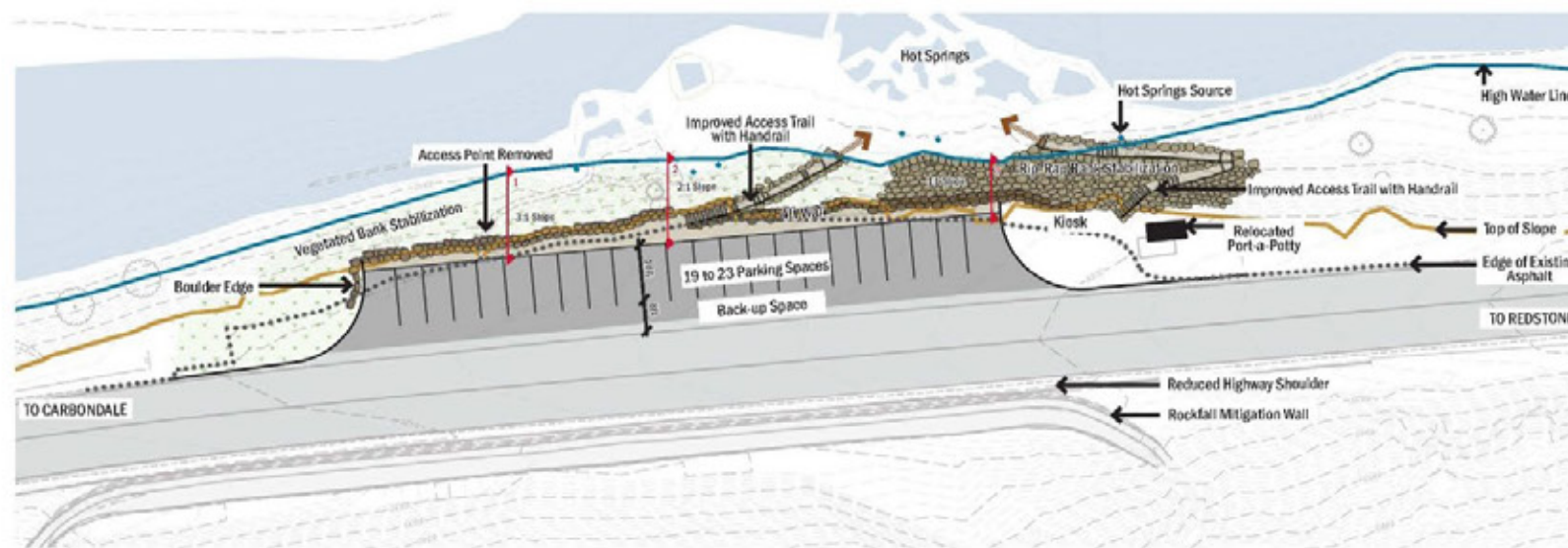
**Alternative 1 | Trail Access Improvements**

- Informational Kiosk
- Approximately 21 Spaces
- Improved Hot Springs Access Trail
- Rip-Rap Trail Stabilization
- Fence Defines Parking Edge



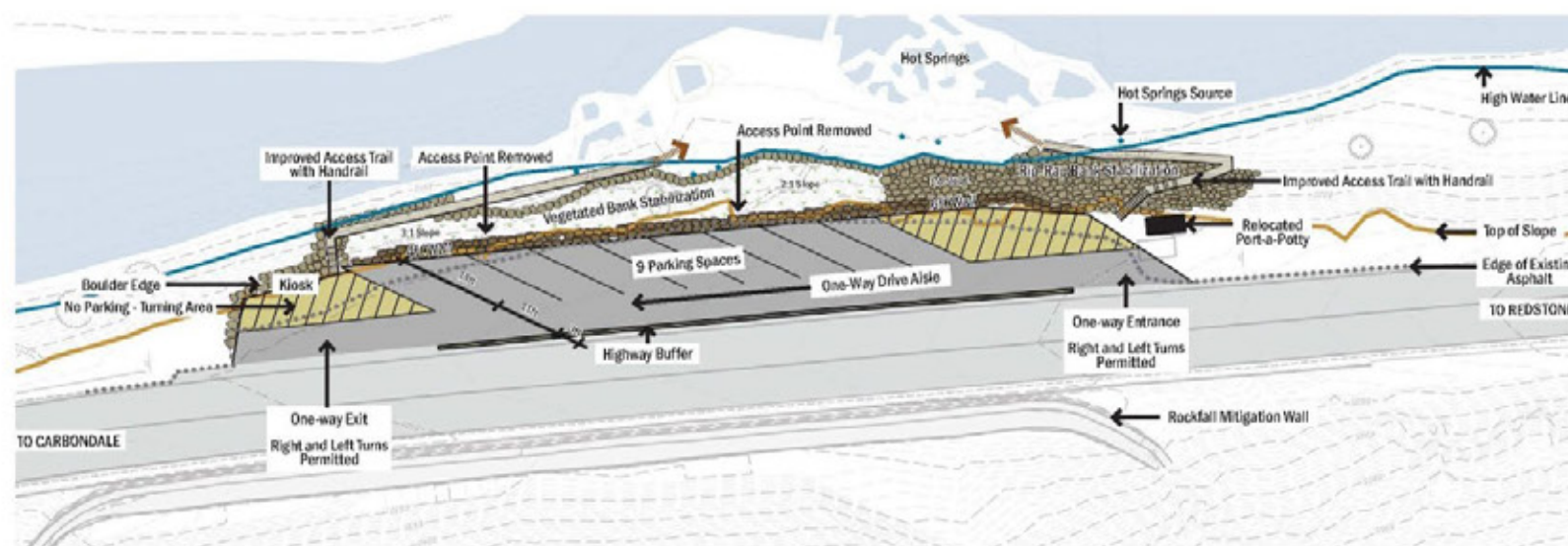
**Alternative 2 | Head-In Parking**

- Informational Kiosk
- 19 to 23 Parking Spaces
- Improved Hot Springs Access Trail
- 4ft Retaining Wall
- Streambank Stabilization
- Realigned Parking Configuration
- Repaved Parking Surface



**Alternative 3 | Angled Parking**

- Informational Kiosk
- 9 Parking Spaces
- Improved Hot Springs Access Trail
- 4-6ft Retaining Wall
- Streambank Stabilization
- Buffer from Highway 133
- One point of Ingress
- One Point of Egress



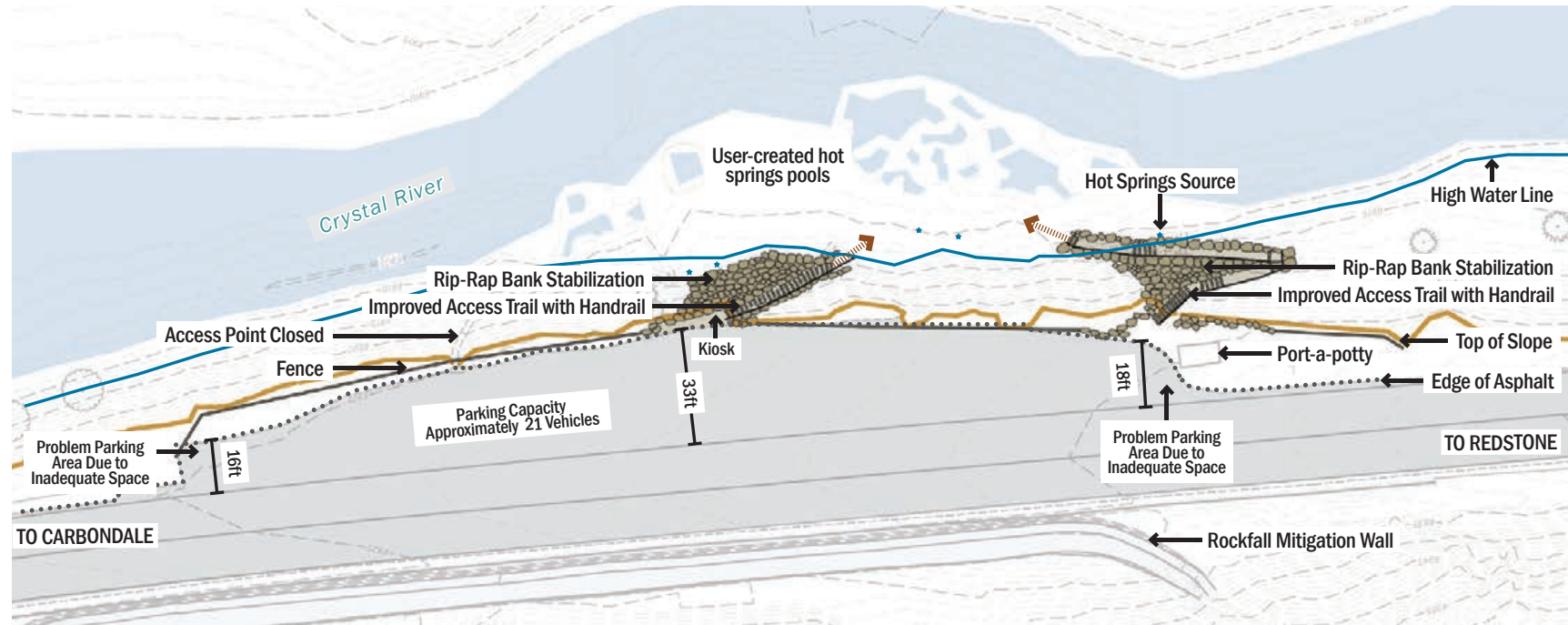
**RANGE OF IMPROVEMENTS**  
 Minor Improvements  
 Significant Improvements

# Testing Solutions

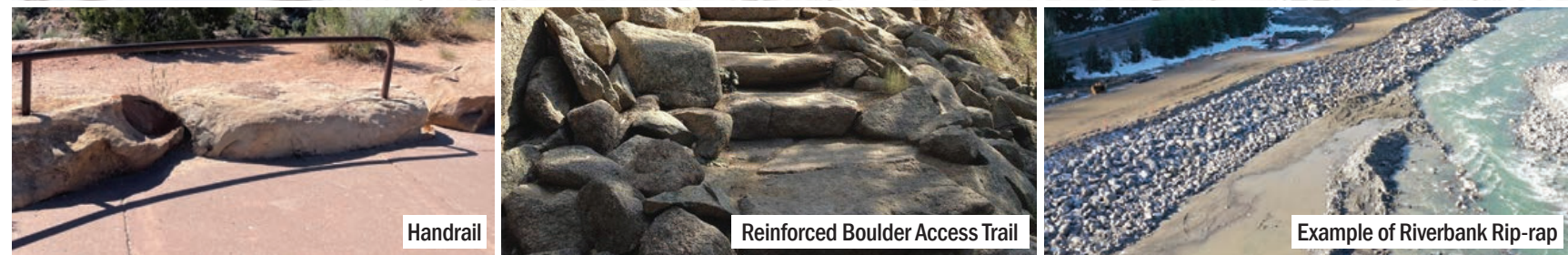
## Trail Access & Parking Design Development

Open Space and Trails (OST) staff explored numerous design alternatives for the trail access and pullout area with engineers and CDOT to provide three functional alternatives for Penny Hot Springs. These three alternatives were reviewed by the OST Board on August 4th, 2022. The three alternatives represent a range of improvements from the most minimal Alternative 1, which focuses on enhancing trail access from the highway to the hot springs while leaving the parking area largely as it is today, to Alternatives 2 and 3, which improve trail access, stabilize the streambank and formalize the parking area. Alternative 2 provides approximately 19-23 spaces in essentially the same head-in configuration that exists today – the number will depend on the size of the spaces.

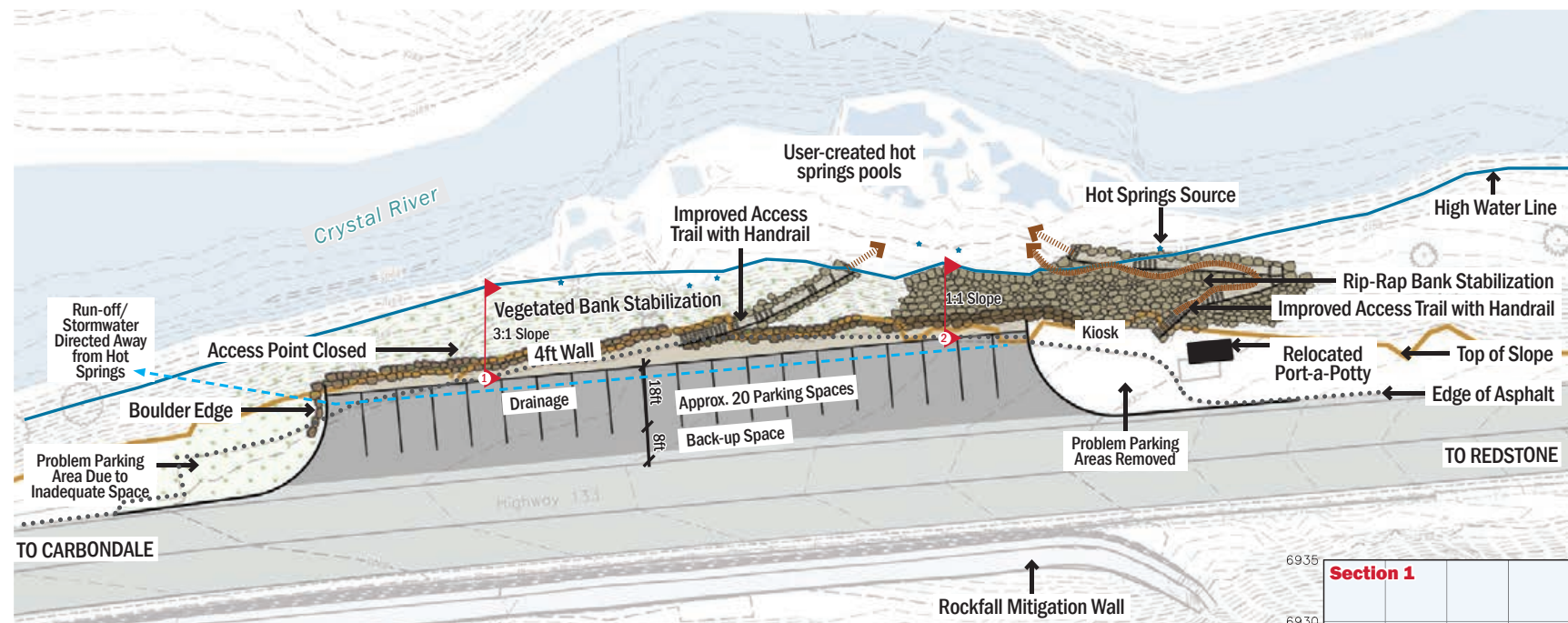
Alternative 3 achieves defined points of ingress and egress with the addition of a guardrail buffer between the parking area and the highway. A separated entrance and exit is often the preferred option from a highway safety perspective and was supported by the Steering Committee, however, it results in a dramatic decrease in parking and striped 'no parking area' at both ends of the parking zone. Due to these concerns, this alternative was removed from further consideration by the OST Board.



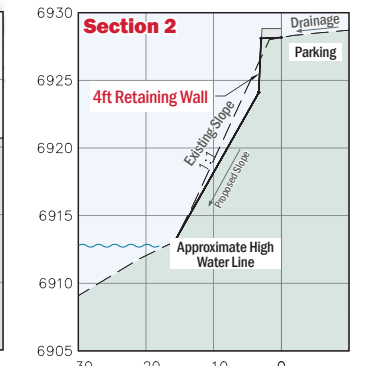
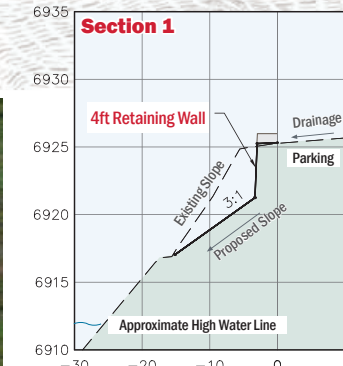
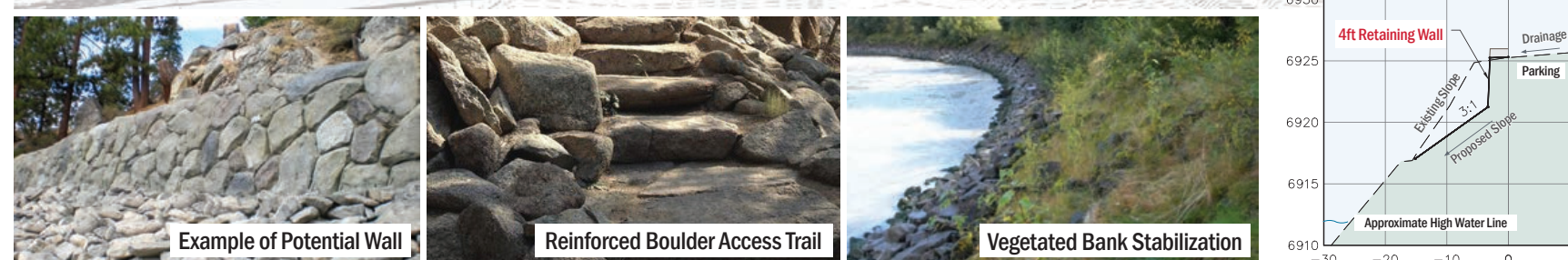
1. Improves trail access and adds handrail
2. Maintains the parking in current condition
3. Fencing at the top of slope consolidates access and directs users to improved trails



**PENNY HOT SPRINGS**  
ALTERNATIVE 1 | Trail Access Improvements



1. Improves trail access and adds handrails
2. Provides uniform parking spaces and eliminates problem areas where space is inadequate for safe parking
3. 4ft Wall at top of slope allows for slope steepness to be decreased, making revegetation possible
4. Grading will direct highway run-off away from hot springs



**PENNY HOT SPRINGS**  
ALTERNATIVE 2 | Trail Access and Parking Improvements

# Preferred Alternative



# CODE COMPLIANCE

Per Section 12.20.40(4) of the Land Use Code (“Code”), the project is exempt from the regulations of Chapter 12 of the Code.

## Section 2.30.30 (h)(9): Location and Extent Review

*(a) The purpose of the location and extent review is to determine whether any proposed road, park, or other public way, ground, or space, or public building or structure or public utility, whether publicly or privately owned is in conformance with the applicable County Comprehensive Plan or Master Plan. .*

Response: The CDOT right-of-way and Penny Hot Springs is within the boundaries of the Crystal River Valley Master Plan, adopted by the Planning and Zoning Commission in October 2016. The topics prioritized by the Caucus include the preservation of the natural environment and the protection of the valley’s rural character, including the preservation of open space and wildlife habitat and management of traffic, air quality and growth. The proposed improvements to Penny Hot Springs conform to this Master Plan.

*(b) The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, or sale or lease of or acquisition of land for any road, park, or other public way, ground, place, property, or structure, shall be subject to similar submission and approval.*

Response: The applicant understands that future requests not included in the application will be subject to subsequent location and extent application approval.

*(c) A location and extent review may be undertaken concurrently with any other applicable County review process.*

Response: No other County review process is applicable or requested.

*(d) In the case of disapproval by the Planning and Zoning Commission of a location and extent review the Commission shall communicate its reasons to the governing body or official having jurisdiction for the proposed project.*

Response: This provision is understood by the applicant.

# CONFORMANCE WITH THE CRYSTAL RIVER VALLEY MASTER PLAN AND PITKIN COUNTY COMPREHENSIVE PLAN

Penny Hot Springs is within the Crystal River Caucus area, which is guided by the 2016 Crystal River Valley Master Plan. This plan does not specifically address Penny Hot Springs, but does identify core values that the area should strive to achieve. The overarching core values are the preservation of the natural environment and the protection of the area’s rural character. This includes the “preservation of open space, wildlife habitat, the Highway 133 scenic corridor, and water quality in the Crystal River valley.” Under the “Recreation and Open Space” section, the plan states that the Caucus supports “expanding non-motorized recreational activities, to maintain the integrity of the Valley’s ecosystems. Access for residents and visitors to these varied recreational activities should be maintained and improved.” The infrastructure section of the plan places importance on safety improvements along Highway 133.

The planned improvements at Penny Hot Springs align with a number of the goals and objectives and specific action items of the master plan including the following:

## Section I: Environment

### A. Future development must:

- *Be sensitive to the unique landscape, physical features and visual beauty which define the valley,*
- *Protect wildlife and wildlife habitat, and air and water quality and quantity.*

Response: The implementation of the planned improvements are sensitive to the unique landscape, including the hot springs source waters. The design for the area strives to be consistent with the rural character of the area and will include native vegetation to minimize the visual impact of disturbed areas. The improvements have been located within the already disturbed footprint, maintain scenic views from the highway pull-off and will utilize current best practices to ensure the water quality is not impaired due to the construction activities, stormwater runoff or routine use of the parking area.

*F. Public Lands: Public lands within the Crystal River Valley should be managed to protect and preserve the natural environment, while maintaining passive recreational uses and livestock grazing.*

Response: OST acquired lands and leased a defined portion of the right-of-way from CDOT to maintain passive recreational uses and manage public use for the benefit of the natural environment.

## Section II: Recreation and Open Space

*The Caucus supports expanding non-motorized recreation activities, which maintain the integrity of the Valley's ecosystems (refer to the Environment Section.) Access for residents and visitors to these varied recreational activities should be maintained and improved. Trails should be designed to protect human safety and utility while minimizing impact upon wildlife, habitat, and stream health and integrity.*

Response: The 2020 management plan for Penny Hot Springs relies on natural resource monitoring, ecological reports and input from the public collected through community surveys and outreach events to balance wildlife habitat with recreational use. OST, with SGM engineering staff, have redesigned the highway pull-off and access routes with the primary goals to address erosion concerns, improve drainage and enhance routes to the hot springs and the overall user experience. Proposed improvements maintain existing recreation activities. The improvements will not preclude a future multi-use path in the Crystal River Valley.

The planned improvements at Penny Hot Springs align following common themes from the Pitkin County Comprehensive Plan:

### *4. Refine/Expand Upon Adopted Resource Conservation Strategies.*

Response: The County has taken regulatory actions, through the 2020 Penny Hot Springs Management Plan, to ensure that recreation use impacts to biodiversity are limited and limits the area accessible to the public to protect wildlife habitat. Highway pull-off improvements retain the existing character and protect the viewsheds along Hwy. 133.

### *6. Maintain existing levels of recreation on public lands.*

Response: The County's adopted Caucus plans make it abundantly clear that the infrastructure which serves residents should not be substantially altered. Instead, residents prefer that the facilities which serve the rural area be maintained at their current capacities and reflect the rural character of the area they serve. Recreation is addressed in a variety of ways among the adopted County's Caucus plans. The proposed improvements to Penny Hot Springs support the capacity of existing infrastructure and current recreation use levels.

## PENNY HOT SPRINGS MANAGEMENT PLAN COMPLIANCE

The 2020 Penny Hot Springs Management Plan addresses both the 0.1-acre triangular Penny Hot Springs Open Space parcel and the leased portion of the CDOT right-of-way. The 2020 Plan was reviewed by the OST Board. The OST Board recommended adoption of the final plan in March, 2020.

### Management Actions

The management plan contained action items that take into consideration, and not negatively influence, all of the reasons that the community loves this location. Specifically, management actions should not adversely impact the scenery, views, wildlife, peacefulness and natural aspects of this unique hot springs setting. The management philosophy for this area is to focus efforts on education, outreach and organization to address some of the primary concerns that result from the popularity of the hot springs.

#### 5.1 CDOT Renewable Lease Agreement

*Pitkin County has signed a Lease Agreement with CDOT to manage recreational use within the highway right-of-way, which covers a majority of the property that the public thinks of as Penny Hot Springs. The goal of this lease-back is to empower Open Space rangers with the ability to enforce regulations within the right-of-way and for OST to work with CDOT on the improvements to parking, drainage and access.*

#### 5.4 Pullout Organization

*OST worked with the Steering Committee, the Crystal Caucus, Healthy Rivers and Streams, CDOT and an engineering team on design improvements to parking, drainage and access. The 2020 Management Plan initially planned for 10 parking spaces to limit use. However, observations of parking area closures due to COVID-19 and the summer 2021 highway rockfall mitigation work made clear that use patterns at this site did not shift due to reduced parking. During*

*both of these events parking was limited, however, OST Rangers observed that visitors would park in alternate locations and walk adjacent to the highway to get to the hot springs.*

*Further analysis, design and public input confirmed the appropriate number of spaces within the range of the existing conditions. The goal of improving / organizing the parking areas is not to accommodate the continued growth in demand rather safely accommodate the current use levels.*

#### 5.5 River Access Improvements and Bank Restoration / Stabilization

*The intent of the low-profile enhancements to river access is to continue to provide a natural, free amenity where people can connect with the natural setting, while not encouraging additional use and thus necessitating more formalized management or maintenance, or generating additional interest from highway users. Bank stabilization and grading is limited to the greatest extent possible to provide necessary reinforcements to the access routes and the streambank. Restoration of the steep hillside is accommodated through the use of natural logs, boulders and native vegetation. The parking area is pulled away from the edge of the top of slope to encourage native grass and shrub revegetation.*

#### 5.6 Climber Parking for the Narrows

*Climber access in addition to non-hot springs use of the highway pull-off is accommodated by retaining the approximate number of parking spaces that exist at Penny Hot Springs in its current configuration.*

#### 5.7 Work with CDOT on Delineating a “No Passing Zone”

*OST Staff has coordinated with CDOT to install “Heavy Roadside Activity” signs on Highway 133. Striping to indicate no passing at Penny Hot Springs is still under consideration.*

#### 5.9 Restroom Facility

*OST Staff has located a port-a-potty at Penny Hot Springs and it is intended to remain with the proposed improvements to the area.*

#### 5.10 Emergency Call Box

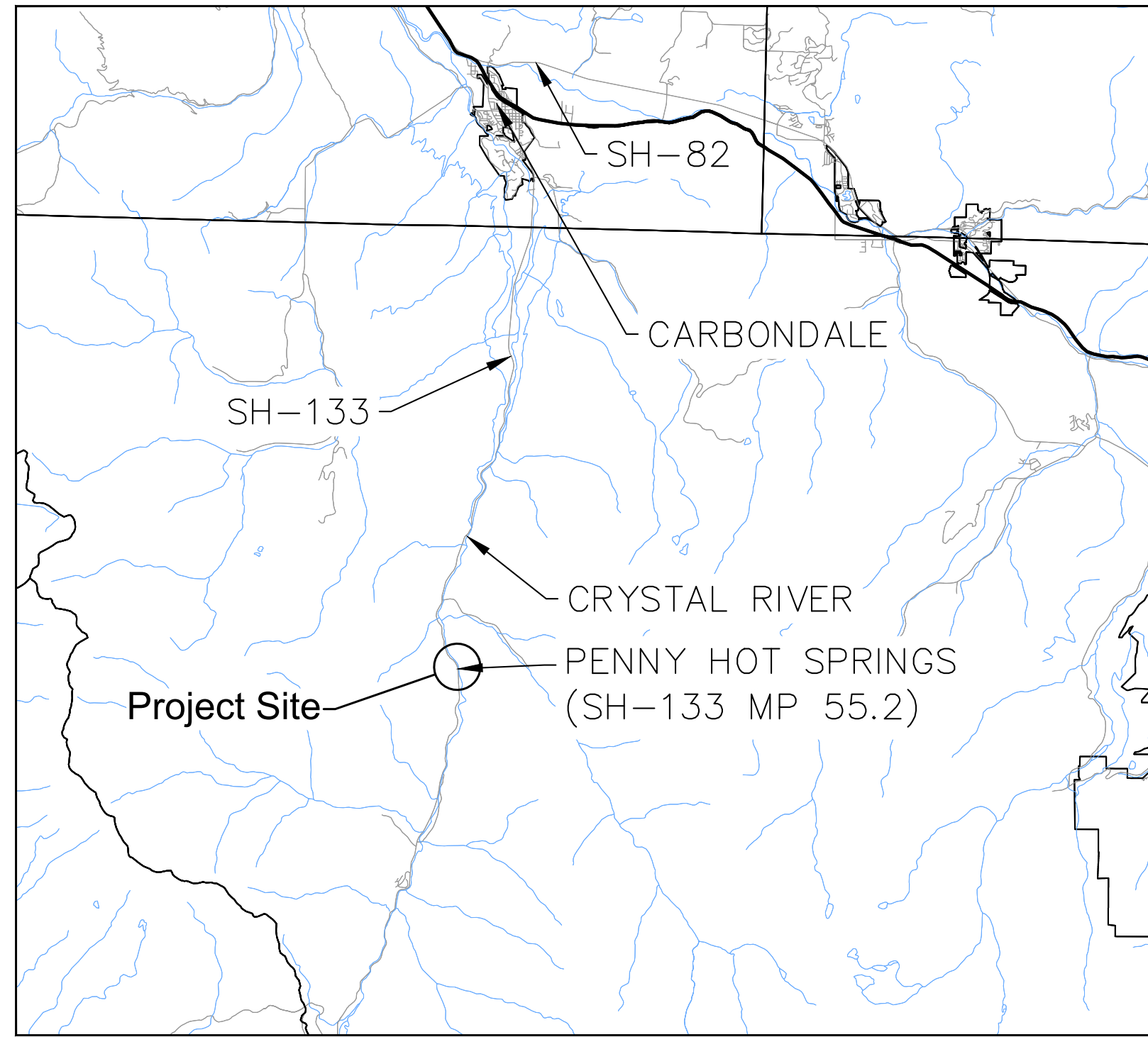
*OST Staff is continuing to evaluate the potential for locating an emergency call box at Penny Hot Springs or in the vicinity.*

# PLANS AND EXHIBITS

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# PITKIN COUNTY OPEN SPACE

## PENNY HOT SPRINGS IMPROVEMENTS



Vicinity Map

### Scope of Work

THIS PROJECT INCLUDES PARKING AREA, ACCESS AND BANK IMPROVEMENTS. THE PARKING AREA IMPROVEMENTS INCLUDE MILLINGS AND OVERLAY OF THE EXISTING PAVEMENT, INSTALLATION OF CURB AND GUTTER TO DIRECT SURFACE DRAINAGE TO A NEW RUNDOWN AND RAILINGS TO DELINEATE THE PARKING AREA. ACCESS IMPROVEMENTS INCLUDE GRADING AND ESTABLISHING DURABLE PATHS FROM THE PARKING AREA TO THE RIVER. BANK IMPROVEMENTS INCLUDE BOULDER REVETMENT, SLOPE STABILIZATION AND REVEGETATION.



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### Project Engineer

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### PITKIN COUNTY OPEN SPACE

Carly O'Connell - Project Manager

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L2.000-L2.003	OST PLANTING PLANS

CONSTRUCTION SET  
OCTOBER 2024



UNCC 1-800-922-1987



PITKIN COUNTY OPEN SPACE  
PENNY HOT SPRINGS  
IMPROVEMENTS

#	Date	By	Revision
1			
2			
3			

Job No. 2022-120.001  
Drawn by: MDM  
Print Date: 10/4/2024  
QC: MDF | PE: MDF  
File: PennyHotSprings-Admin

COVER

Dwg No. 1  
Of: 15

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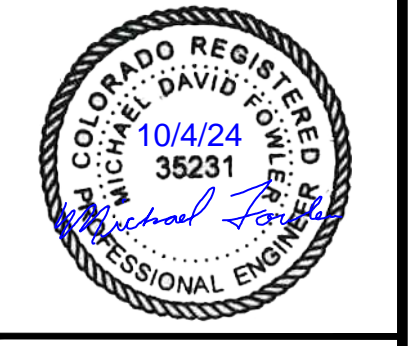
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<input type="checkbox"/> S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
<input type="checkbox"/> S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) (REVISED ON MARCH 1, 2024)	198-204
<input type="checkbox"/> S-614-9	PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) (SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)	205-206
<input type="checkbox"/> S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
<input type="checkbox"/> S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
<input type="checkbox"/> S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210
<input type="checkbox"/> S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
<input type="checkbox"/> S-614-15	CHAIN STATION SIGNAGE (1 SHEET) (NEW, ISSUED ON APRIL 30, 2024)	
<input type="checkbox"/> S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS (REVISED ON MARCH 1, 2024)	215
<input type="checkbox"/> S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) (REVISED ON SEPTEMBER 21, 2020)	216-217
<input type="checkbox"/> S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
<input type="checkbox"/> S-614-23	J-POST SIGN SUPPORT (3 SHEETS) (NEW, ISSUED ON MARCH 1, 2024)	
<input type="checkbox"/> S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) (REVISED ON JULY 22, 2022)	219-223
<input type="checkbox"/> S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) (REVISED ON JULY 22, 2022)	224-227
<input type="checkbox"/> S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
<input type="checkbox"/> S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS) (REVISED ON APRIL 4, 2024)	241-244
<input type="checkbox"/> S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (8 SHEETS) (REVISED ON APRIL 4, 2024)	245-252
<input type="checkbox"/> S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
<input type="checkbox"/> S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) (REVISED ON DECEMBER 3, 2020)	255-266
<input type="checkbox"/> S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	267-280
<input type="checkbox"/> S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	281-289
<input type="checkbox"/> S-627-1	PAVEMENT MARKINGS (9 SHEETS) (REV. APRIL 30, 2024)	
<input checked="" type="checkbox"/> S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) (REVISED ON JULY 24, 2023)	290-313
<input checked="" type="checkbox"/> S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP.) AND VERTICAL PANELS	314
<input type="checkbox"/> S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
<input type="checkbox"/> S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
<input type="checkbox"/> S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
<input type="checkbox"/> S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY)	320
<input type="checkbox"/> S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO  
DEPARTMENT OF TRANSPORTATION  
**M&S STANDARDS PLANS LIST**  
July 31, 2019  
Revised on May 16, 2024

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX , AND WILL BE ATTACHED TO THE PLANS. ALL THE OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.



**PITKIN COUNTY OPEN SPACE  
PENNY HOT SPRINGS  
IMPROVEMENTS**

#	Revision	Date	By
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Job No. 2022-120-001  
Drawn by: MRM  
Print Date: 10/4/2024  
QC: MDF PE: MDF  
File: PennyHotSprings-Admin

**STANDARD PLANS LIST**

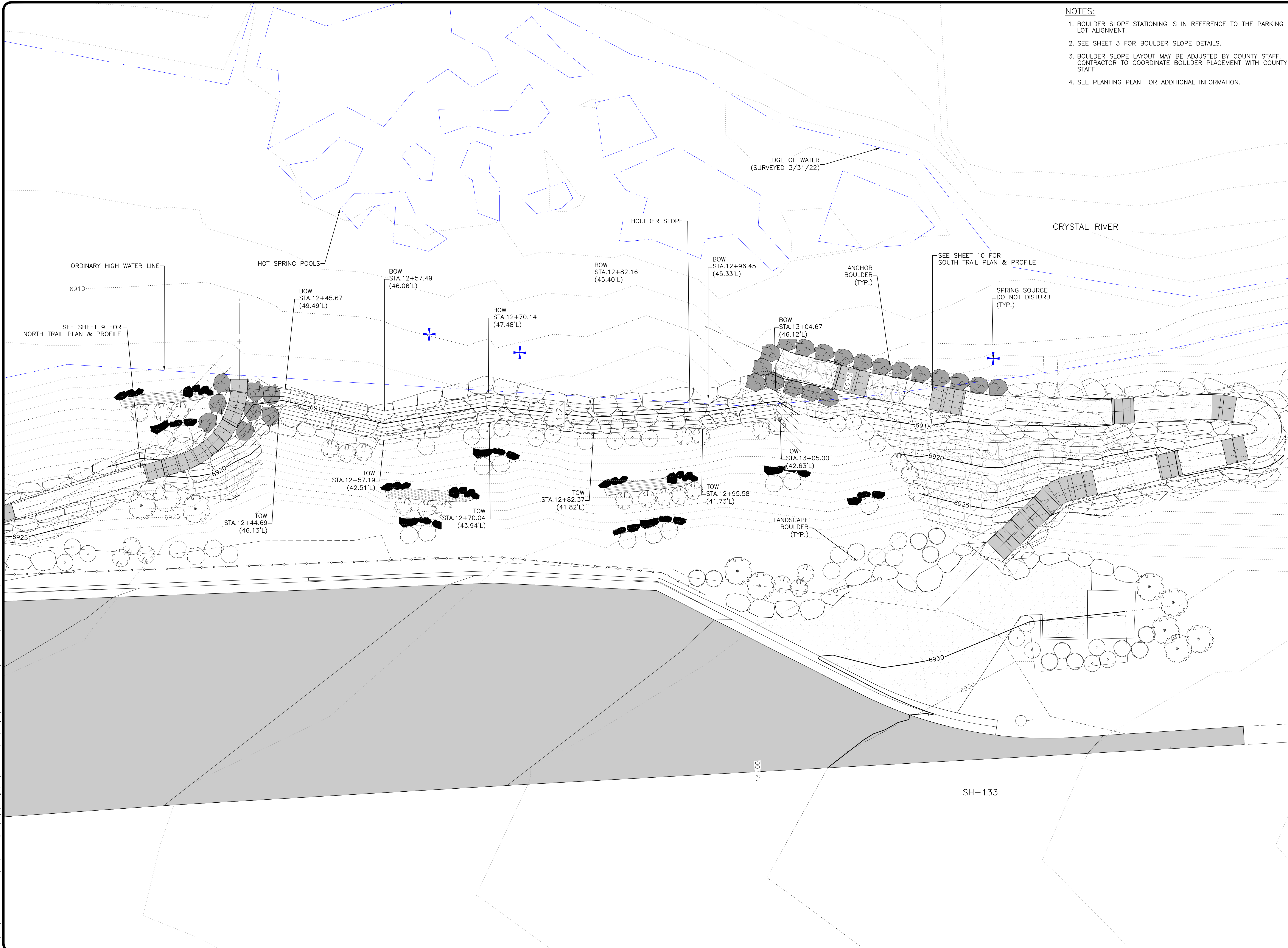




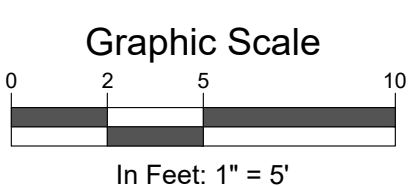








- NOTES:**
1. BOULDER SLOPE STATIONING IS IN REFERENCE TO THE PARKING LOT ALIGNMENT.
  2. SEE SHEET 3 FOR BOULDER SLOPE DETAILS.
  3. BOULDER SLOPE LAYOUT MAY BE ADJUSTED BY COUNTY STAFF. CONTRACTOR TO COORDINATE BOULDER PLACEMENT WITH COUNTY STAFF.
  4. SEE PLANTING PLAN FOR ADDITIONAL INFORMATION.



**SGM**  
 118 West Sixth Street, Suite 200  
 Glenwood Springs, CO 81601  
 970.945.1004  
 www.sgm-inc.com



**PITKIN COUNTY OPEN SPACE  
 PENNY HOT SPRINGS  
 IMPROVEMENTS**

Revision	Date	By

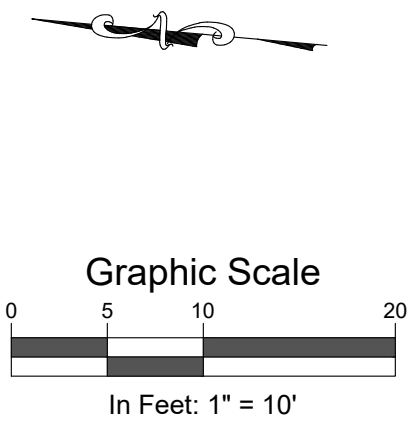
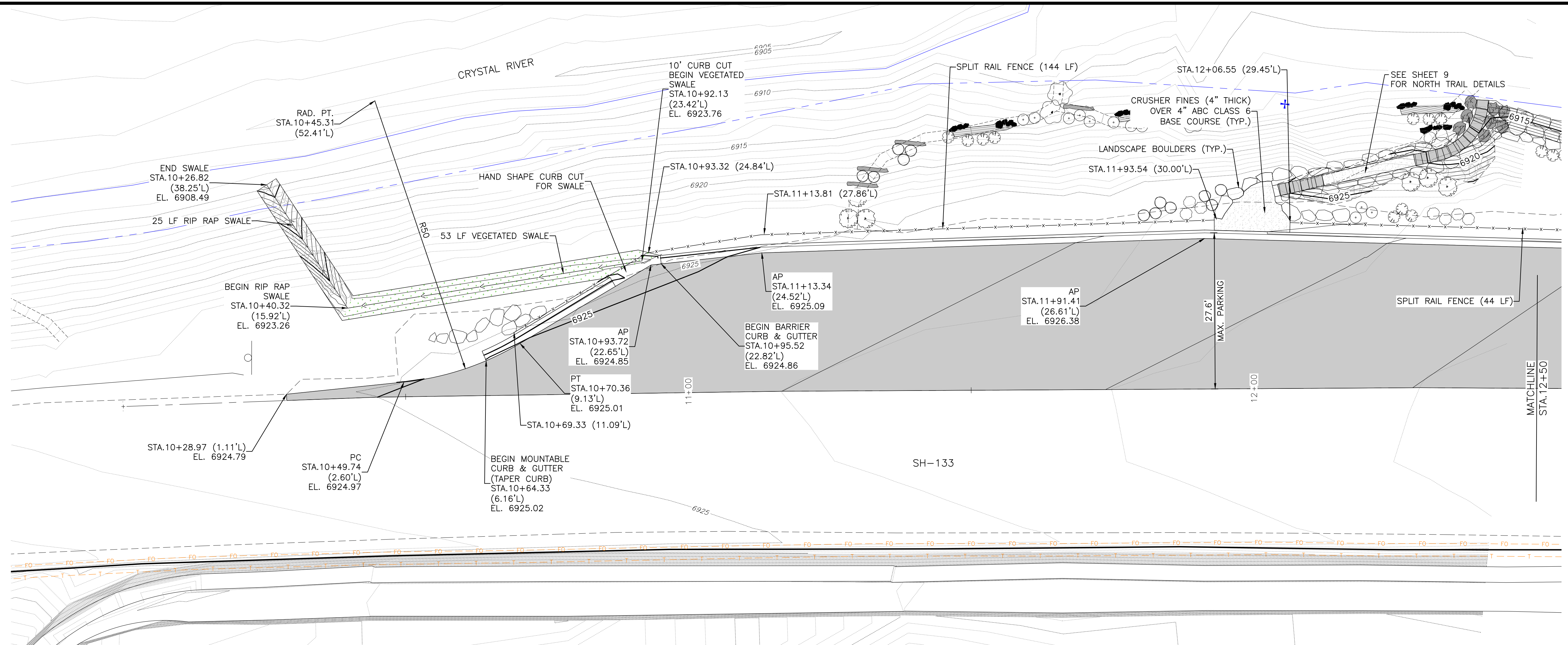
Job No: 2022-120.001  
 Drawn by: MWM  
 Print Date: 10/4/2024  
 QC: MDF | PE: MCF  
 File: PennyHotSprings-OverallSitePlan

**BANK STABILIZATION  
 PLAN**

I:\2023\2022-120-PitkinCountyOpenSpace\001-PennyHotSprings\Drawings\SitePlan\PenneyHotSprings-OverallSitePlan.dwg Plot Date: 10/4/2024 12:07 PM By: Michael Morrison



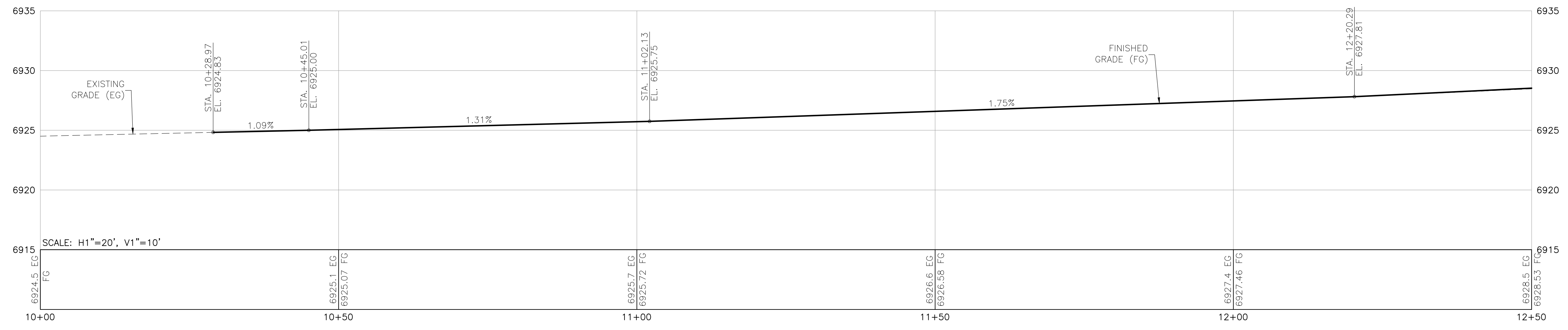




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PITKIN COUNTY OPEN SPACE  
 PENNY HOT SPRINGS  
 IMPROVEMENTS



Revision	Date	By

Job No. 2022-120.001  
 Drawn by: MWM  
 Print Date: 10/4/2024  
 CC: MDF | PE: MSF  
 File: PennyHotSprings-ParkingP&P

Title: PARKING PLAN & PROFILE (1)

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 Of: 15

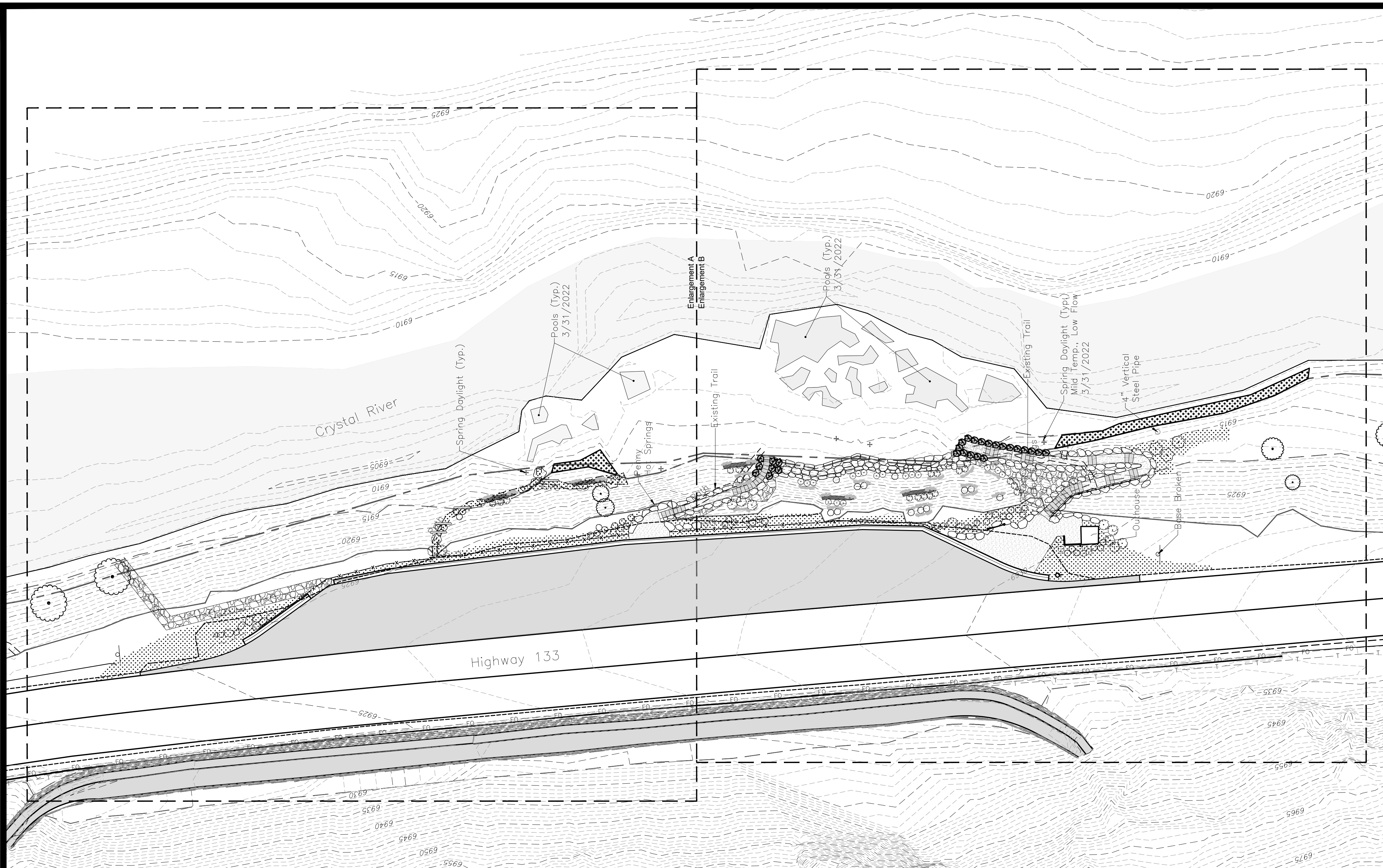
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**PLANT SCHEDULE**

IF PLANTS OR SEED MIX SPECIES ARE NOT AVAILABLE, NOTIFY PITKIN COUNTY FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AT	ALNUS TENUIFOLIA/	THINLEAF ALDER	5 GAL.	6
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5 GAL.	35
CE	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGANY	5 GAL.	26
CV	CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	5 GAL.	23
PT	PURSHIA TRIDENTATA	ANTELOPE BITTERBRUSH	5 GAL.	27
QG	QUERCUS GAMBELII	GAMBEL OAK	5 GAL.	13
TOTAL				106

RESTORATION ELEMENTS	UNIT	TOTAL
LIVE WILLOW STAKING SALIX SP INCLUDING: SALIX MONTICOLA / ROCKY MOUNTAIN WILLOW SALIX BEBBIANA BEBB'S WILLOW SALIX DRUMMONDIANA DRUMMOND'S WILLOW	359 SF	400
BOULDER WALLS WITH PLANTINGS AND NATIVE LOGS	MINIMUM SIZE 18"	80
NATIVE LOGS IN CROSS SLOPE	12"-20" DBH / LF to be field determined	~ 9 (Final quantity to be field determined)

SEED MIX		
BOTANICAL NAME	COMMON NAME	% OF MIX
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	25%
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	25%
PSEUDOREGNERIA SPICATA	BLUEBUNCH WHEATGRASS ("SECAR" VARIETY)	10%
NASSELLA VIRIDULA	GREEN NEEDLEGRASS	15%
BOUTELLOUA GRACILIS	BLUE GRAMA	15%
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	10%
TOTAL SF		2,316 SF

**LEGEND**

- LIMITS OF DISTURBANCE
- ORDINARY HIGH WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TOP OF SLOPE
- EXISTING BOTTOM OF SLOPE
- EXISTING EDGE OF ASPHALT
- [Pattern] LIVE WILLOW STAKING
- [Pattern] NON-IRRIGATED SEED MIX
- [Pattern] BOULDER WALLS WITH PLANTING
- [Pattern] NATIVE LOGS IN CROSS SLOPE
- [Symbol] EXISTING TREES TO BE PROTECTED

**SITE RESTORATION NOTES**

- ALL EXISTING LANDSCAPE OUTSIDE LIMITS OF DISTURBANCE TO BE PROTECTED. ANY DAMAGE TO EXISTING VEGETATION TO REMAIN IS TO BE RESTORED TO ITS ORIGINAL CONDITION BY CONTRACTOR AT CONTRACTOR'S COST.
- PROVIDE CONSTRUCTION FENCING AROUND THE DRIP LINE OF EACH TREE OR GROUP OF TREES TO REMAIN. DO NOT STORE EQUIPMENT OR SUPPLIES INSIDE FENCE LINE. SEE CIVIL FOR TREE REMOVAL AND PROTECTION IDENTIFICATION AND GUIDELINES.
- ALL PLANT MATERIAL SHALL BE HEALTHY, SOUND AND FREE OF DISEASE.
- ALL PLANT MATERIAL TO BE APPROVED BY OST STAFF PRIOR TO INSTALLATION.
- PLANTINGS ARE REPRESENTED AS GENERAL LAYOUT. ACTUAL LOCATIONS TO BE LAID OUT BY OST STAFF, OR REPRESENTATIVE IN THE FIELD WITH CONTRACTOR.
- APPLY SEED TO LIMITS OF DISTURBANCE (SEE PLANT LIST FOR SEED MIX).
- IMMEDIATELY FOLLOWING SEEDING OPERATIONS, THE AREAS SHALL BE PROTECTED FROM TRAFFIC OR OTHER ACTIVITIES.
- NOXIOUS VEGETATION SHALL BE CONTROLLED THROUGHOUT THE ENTIRE PROJECT SITE OVER THE DURATION OF THE CONTRACT PERIOD.
- TO THE MAXIMUM EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE STOCKPILED ON-SITE FOR LATER USE. IMPORTED TOPSOIL SHALL BE LOCAL AND WEED-FREE, TO THE MAXIMUM EXTENT POSSIBLE.

**SEEDING AREA PREPARATION NOTES**

- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED WITHIN TWO WEEKS OF SUBGRADE PREPARATION. FOLLOWING SUBGRADE PREPARATION, NO VEHICLE TRACKING, EQUIPMENT ACCESS OR MATERIALS STAGING IS TO OCCUR IN PREPARED AREAS, EXCEPT FOR OPERATIONS DIRECTLY RELATED TO SEED INSTALLATION.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- LOOSEN THE SURFACE OF AREAS TO BE SEEDED WITH HAND RAKES BEFORE APPLYING SEED.

**BROADCAST SEEDING NOTES**

- BROADCAST SEEDING PROTOCOL TO INCLUDE ALL NATIVE REVEGETATION ZONES AND AREAS NOT SUITABLE FOR DRILL SEEDING.
- DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO JOB SITE IN THE ORIGINAL UNOPENED CONTAINERS AND SAVE LABELS.
- SEED SHALL BE UNIFORMLY SOWN BY BROADCASTING.
- BROADCAST SEEDING RATES SHALL BE ONE AND ONE HALF TIMES THE AMOUNT SPECIFIED. BROADCAST SEEDING SHALL BE RAKED OR CHAIN DRAGGED INTO THE SOIL TO A DEPTH OF APPROXIMATELY ONE-QUARTER INCH (1/4") TO ONE-HALF INCH (1/2").
- THE SEEDING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE EVEN COVERAGE.
- DO NOT SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.
- PROTECT SEEDED AREAS AGAINST EROSION BY UNIFORMLY SPREADING STRAW MULCH AFTER COMPLETION OF SEEDING OPERATIONS. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE (45 KG PER 100 SQ. M) TO FORM A CONTINUOUS BLANKET 1-1/2-INCHES (38-MM) LOOSE DEPTH OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.

- FOLLOW STRAW APPLICATION BY BONDED FIBER MATRIX. ATTACH FIBER VIA. HYDRO MULCH AT MANUFACTURER RECOMMENDED RATES. HYDRO MULCH EXAMPLES: RAINIER FIBER, FLEXTERA.
- PROTECT SEEDED SLOPES EXCEEDING 3:1 AGAINST EROSION WITH EROSION-CONTROL BLANKETS INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROTECTION OF SEEDED AREAS: PROVIDE BARRIERS AS REQUIRED TO PREVENT PEDESTRIAN OR VEHICULAR TRAFFIC OVER NEWLY SEEDED AREAS UNTIL COMPLETION.



Stamp

**Penny Hot Springs Parking and Access Improvements**  
Pitkin County, Colorado

**100% CONSTRUCTION DOCUMENTS**

Prepared by  
C O'CONNELL

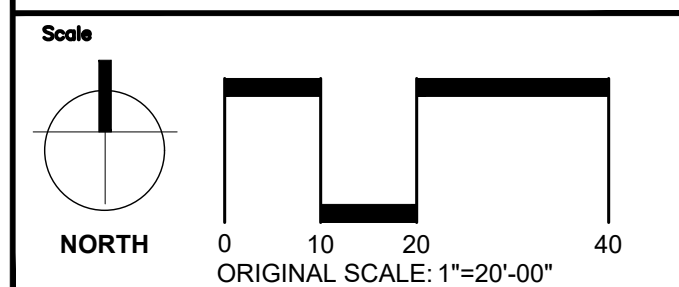
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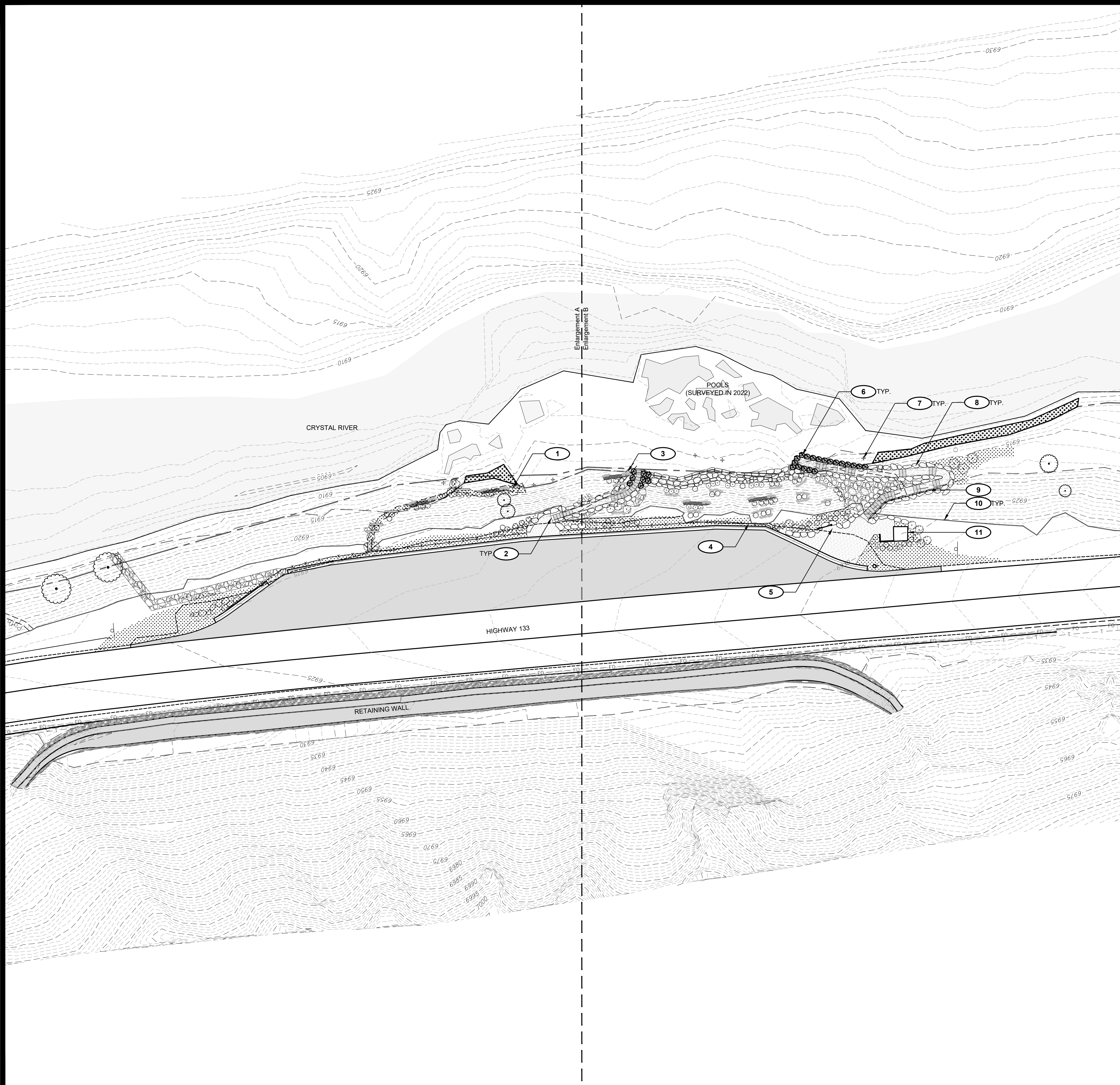
No.	Revision/Issue	Date

**Key Plan, Notes and Plant Schedule**

L0-01

Date  
SEPTEMBER 25, 2024





**SITE REFNOTES**

- 1 CLOSED TRAIL ACCESS. FIELD LOCATE FLAT SECTIONS TO ESTABLISH PLANTINGS.
- 2 BANK STABILIZATION/BOULDER WALL. REFER TO CIVIL
- 3 REALIGNED TRAIL ACCESS. FIELD LOCATE FLAT SECTIONS TO ESTABLISH PLANTINGS.
- 4 FENCING. REFER TO CIVIL. TO THE GREATEST EXTENT POSSIBLE, LOCATE POSTS AWAY FROM TOP OF SLOPE.
- 5 KIOSK TO BE DESIGNED AND INSTALLED BY OST.
- 6 BANK STABILIZATION/BOULDER WALL. REFER TO CIVIL
- 7 HOT SPRINGS SOURCE. LOCATE AND PROTECT TO THE GREATEST EXTENT POSSIBLE.
- 8 LANDSCAPE BOULDERS CONCEPTUALLY LOCATED TO DEFINE TRAIL EDGE, REFER TO CIVIL FOR DETAIL
- 9 HANDRAIL. REFER TO CIVIL.
- 10 TOP OF SLOPE. PROTECT EXISTING VEGETATION TO GREATEST EXTENT POSSIBLE.
- 11 RELOCATED PORT-A-POTTY WITH A MODIFIED ENCLOSURE.

**LEGEND**

- LIMITS OF DISTURBANCE
- ORDINARY HIGH WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TOP OF SLOPE
- EXISTING BOTTOM OF SLOPE
- EXISTING EDGE OF ASPHALT
- [Pattern] LIVE WILLOW STAKING
- [Pattern] NON-IRRIGATED SEED MIX
- [Pattern] BOULDER WALLS WITH PLANTING
- [Pattern] NATIVE LOGS IN CROSS SLOPE
- [Symbol] EXISTING TREES TO BE PROTECTED



Stamp

**Penny Hot Springs  
Parking and  
Access  
Improvements**  
Pitkin County,  
Colorado

**100% CONSTRUCTION  
DOCUMENTS**

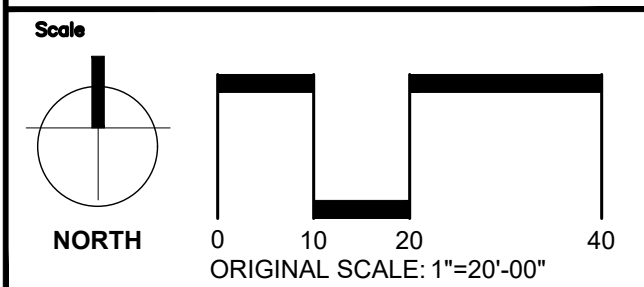
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C O'CONNELL

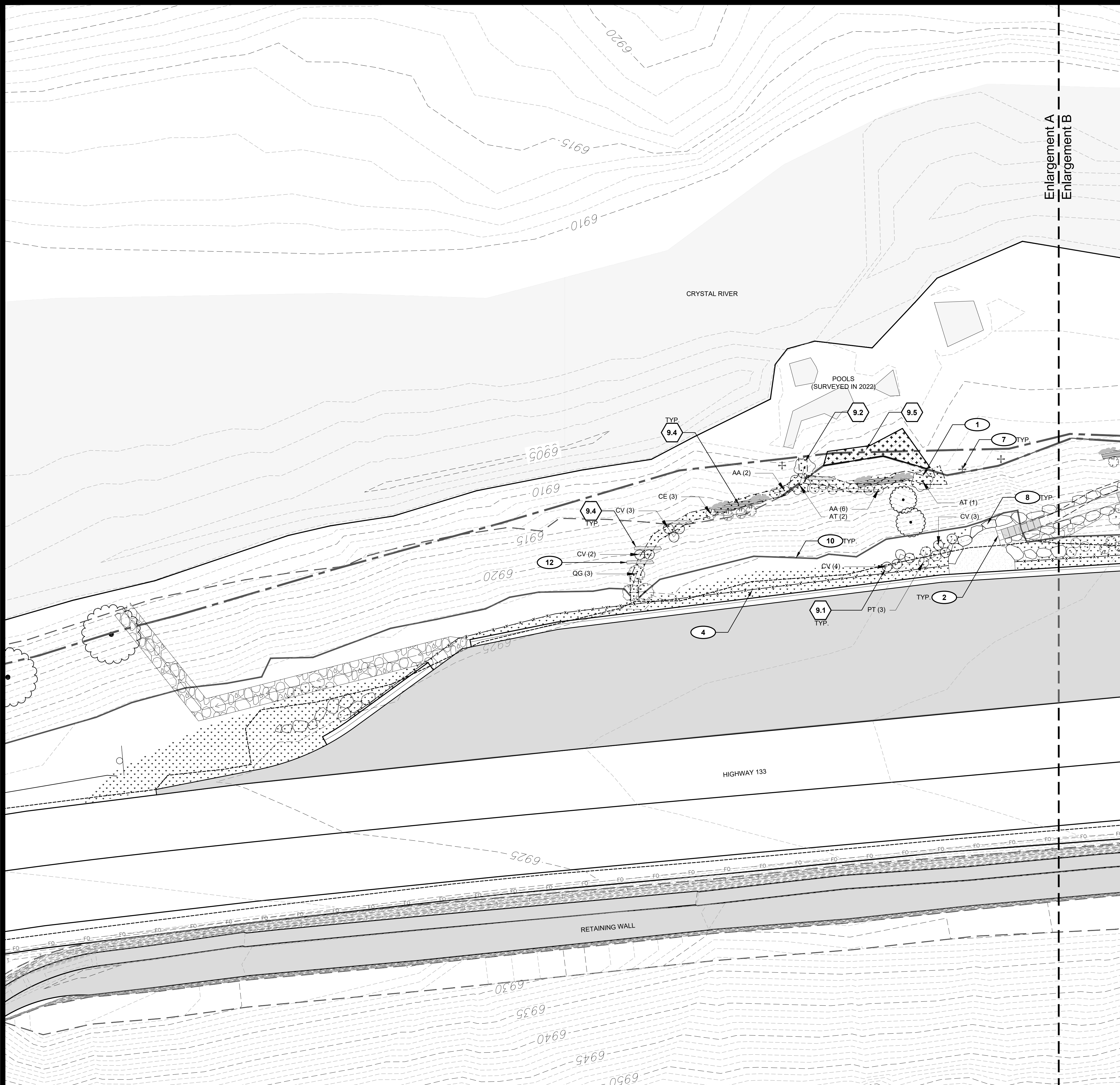
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No.	Revision/Issue	Date

**Overall  
Planting Plan**

L6-01

Date  
SEPTEMBER 25, 2024





**SITE REFNOTES:**

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- 10 TOP OF SLOPE. PROTECT EXISTING VEGETATION TO GREATEST EXTENT POSSIBLE.
- 11 RELOCATED PORT-A-POTTY WITH A MODIFIED ENCLOSURE.
- 12 ADJUST ANGLE OF NATIVE LOGS IN FIELD TO ADDRESS DRAINAGE.

**SITE KEYNOTES:**

	DETAIL / SHEET
9.0 PLANTING AND LANDSCAPE	
9.1 SHRUB PLANTING	1 / L701
9.2 SHRUB PLANTING ON SLOPE	2 / L701
9.3 SHRUB PLANTING IN BOULDER WALL	3 / L701
9.4 SHRUB PLANTING WITH NATIVE LOG	1 / L702
9.5 WILLOW STAKING	2 / L702

**PLANT SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AT	ALNUS TENUIFOLIA/	THINLEAF ALDER	5 GAL.	6
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5 GAL.	35
CE	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOAGANY	5 GAL.	26
CV	CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	5 GAL.	23
PT	PURSHIA TRIDENTATA	ANTELOPE BITTERBRUSH	5 GAL.	27
QG	QUERCUS GAMBELII	GAMBEL OAK	5 GAL.	13
TOTAL				106

RESTORATION ELEMENTS	UNIT	TOTAL
LIVE WILLOW STAKING	359 SF	400
BOULDER WALLS WITH PLANTINGS AND NATIVE LOGS	MINIMUM SIZE 18"	80
NATIVE LOGS IN CROSS SLOPE	12"-20" DBH / LF to be field determined	~ 9 (Final quantity to be field determined)

BOTANICAL NAME	COMMON NAME	% OF MIX
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	25%
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	25%
PSEUDOREGNERIA SPICATA	BLUEBUNCH WHEATGRASS ("SECAR" VARIETY)	10%
NASSELLA VIRIDULA	GREEN NEEDLEGRASS	15%
BOUTELOUA GRACILIS	BLUE GRAMA	15%
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	10%
TOTAL SF		2,316 SF

**LEGEND**

- LIMITS OF DISTURBANCE
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- EXISTING TREES TO BE PROTECTED



**Penny Hot Springs Parking and Access Improvements**  
Pitkin County, Colorado

**100% CONSTRUCTION DOCUMENTS**

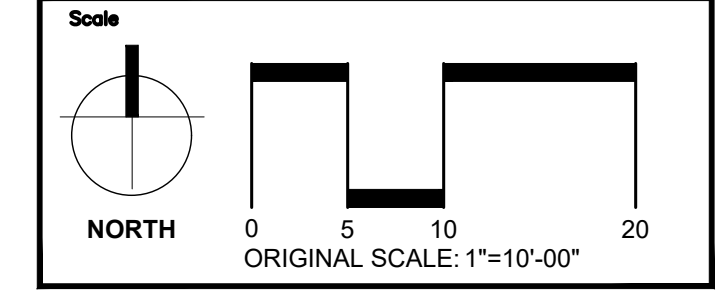
Prepared by  
**C O'CONNELL**

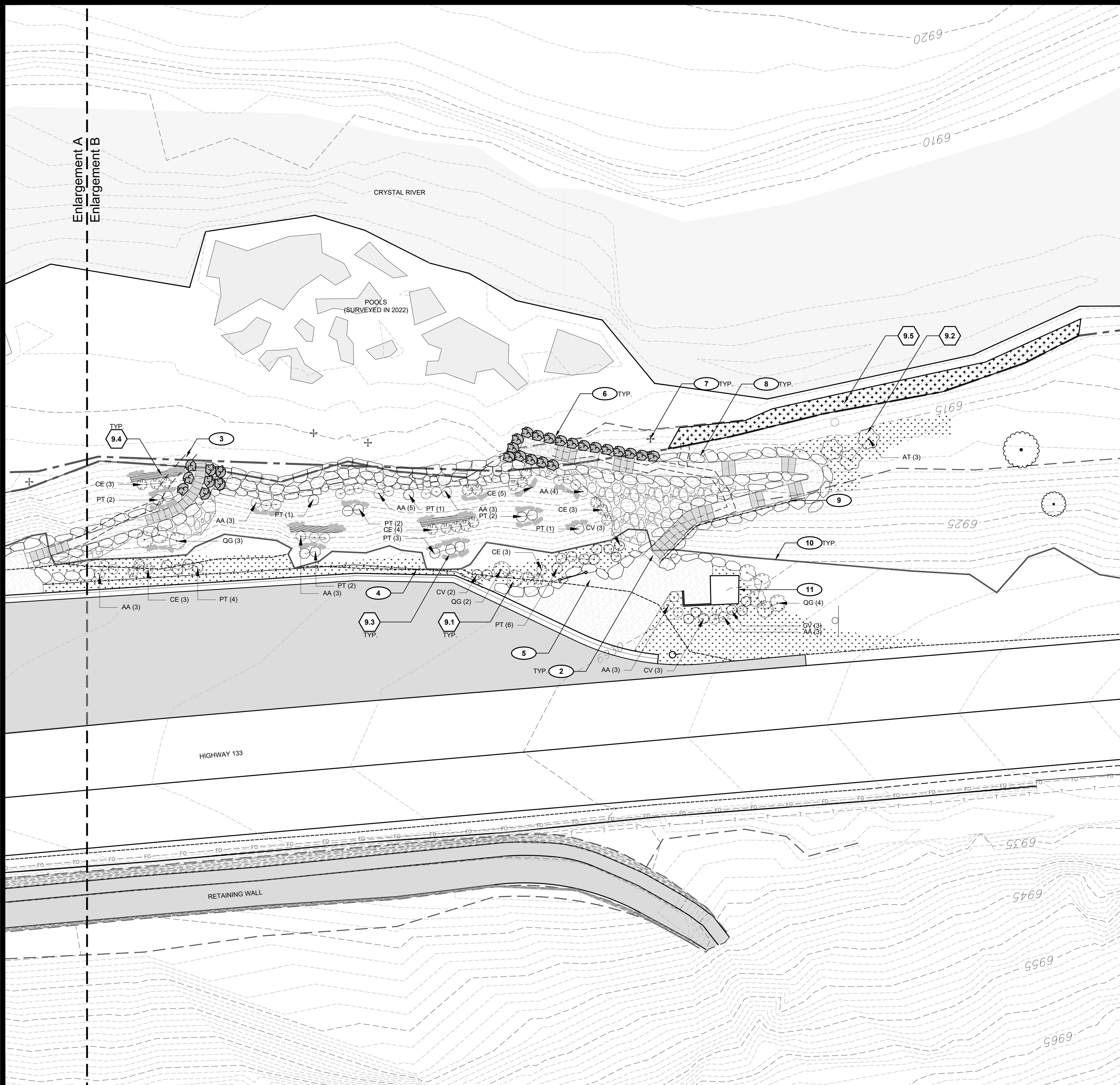
No.	Revision/Issue	Date

**Enlargement A**

**L6-02**

Date  
**SEPTEMBER 25, 2024**





**SITE REFNOTES**

- 1 CLOSED TRAIL ACCESS. FIELD LOCATE FLAT SECTIONS TO ESTABLISH PLANTINGS.
- 2 APPROXIMATE LOCATION OF STONE STEPS. REFER TO CIVIL FOR DETAIL
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**SITE KEYNOTES:**

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET
9.1	SHRUB PLANTING	1 / L701
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9.4	SHRUB PLANTING WITH NATIVE LOG	1 / L702
9.5	WILLOW STAKING	2 / L702

**PLANT SCHEDULE**

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TOTAL				106

RESTORATION ELEMENTS	UNIT	TOTAL
LIVE WILLOW STAKING	359 SF	400
SALIX SP		
BOULDER WALLS WITH PLANTINGS AND NATIVE LOGS	MINIMUM SIZE 18"	80
NATIVE LOGS IN CROSS SLOPE	12"-20" DBH / LF to be field determined	~9 (Final quantity to be field determined)

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BOULELOUA GRACILIS	BLUE GRAMA	15%
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	10%
TOTAL SF		2,316 SF

**LEGEND**

- LIMITS OF DISTURBANCE
- ORDINARY HIGH WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TOP OF SLOPE
- EXISTING BOTTOM OF SLOPE
- EXISTING EDGE OF ASPHALT
- [Pattern] LIVE WILLOW STAKING
- [Pattern] NON-IRRIGATED SEED MIX
- [Pattern] BOULDER WALLS WITH PLANTING
- [Pattern] NATIVE LOGS IN CROSS SLOPE
- (O) EXISTING TREES TO BE PROTECTED



**Penny Hot Springs Parking and Access Improvements**  
Pitkin County, Colorado

**100% CONSTRUCTION DOCUMENTS**

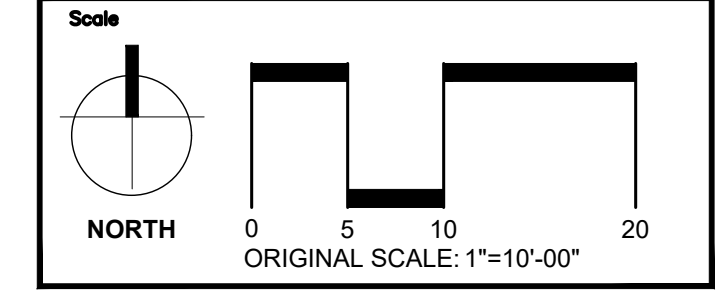
Prepared by  
C O'CONNELL

No.	Revision/Issue	Date

**Enlargement B**

**L6-03**

Date  
SEPTEMBER 25, 2024

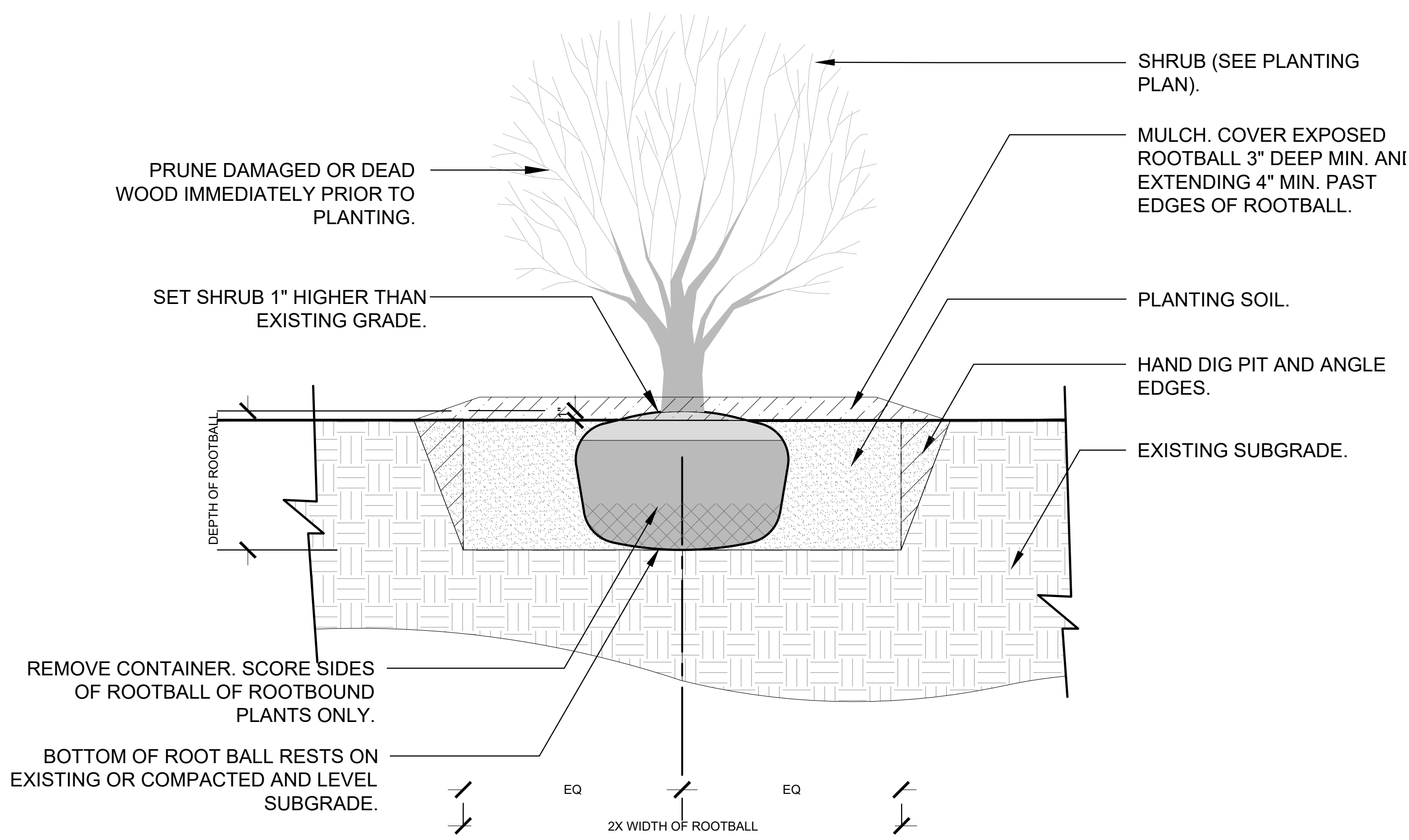




Stamp

# Penny Hot Springs Parking and Access Improvements

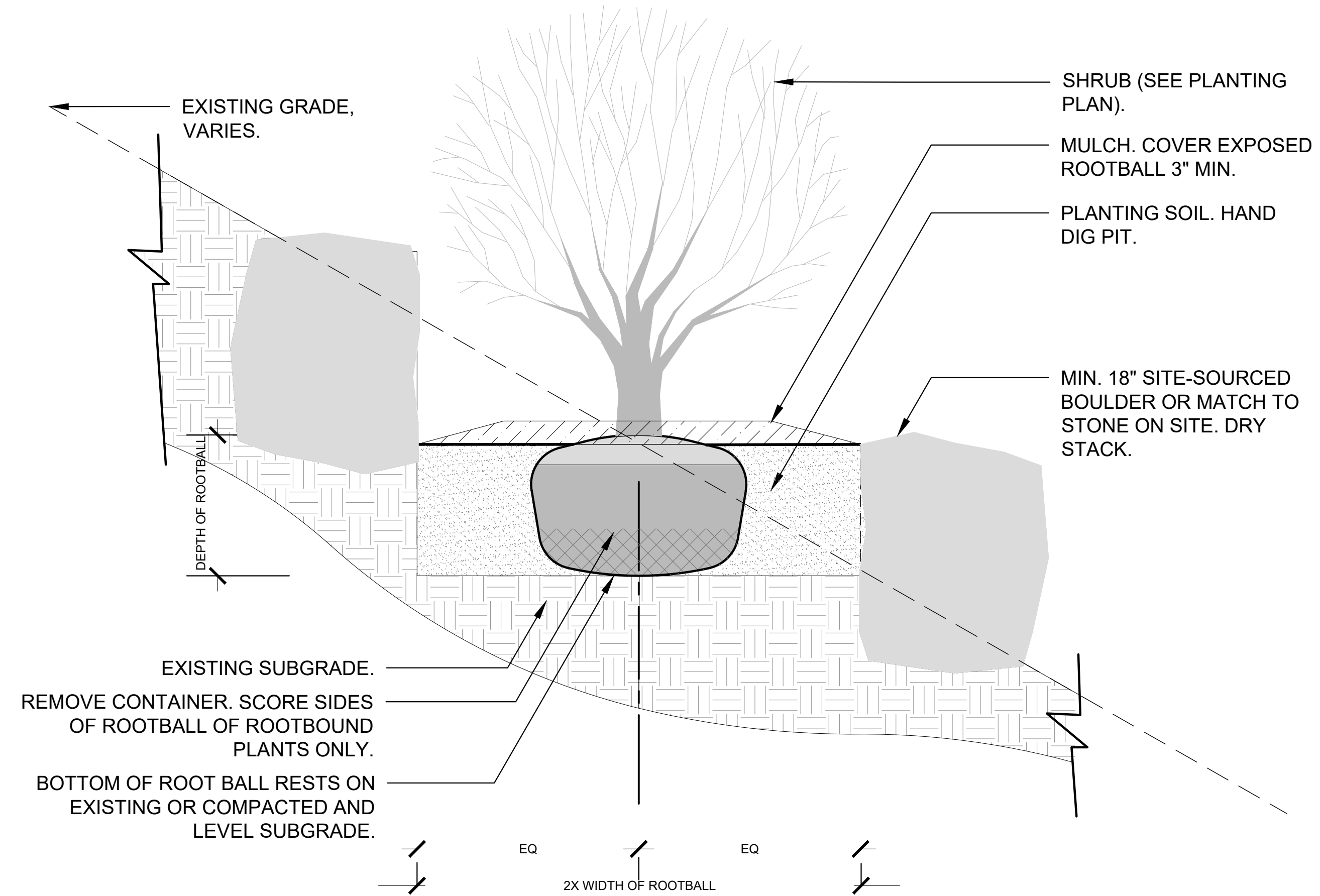
Pitkin County, Colorado



**1 SHRUB PLANTING ON LEVEL GROUND**

1" = 1'-0"

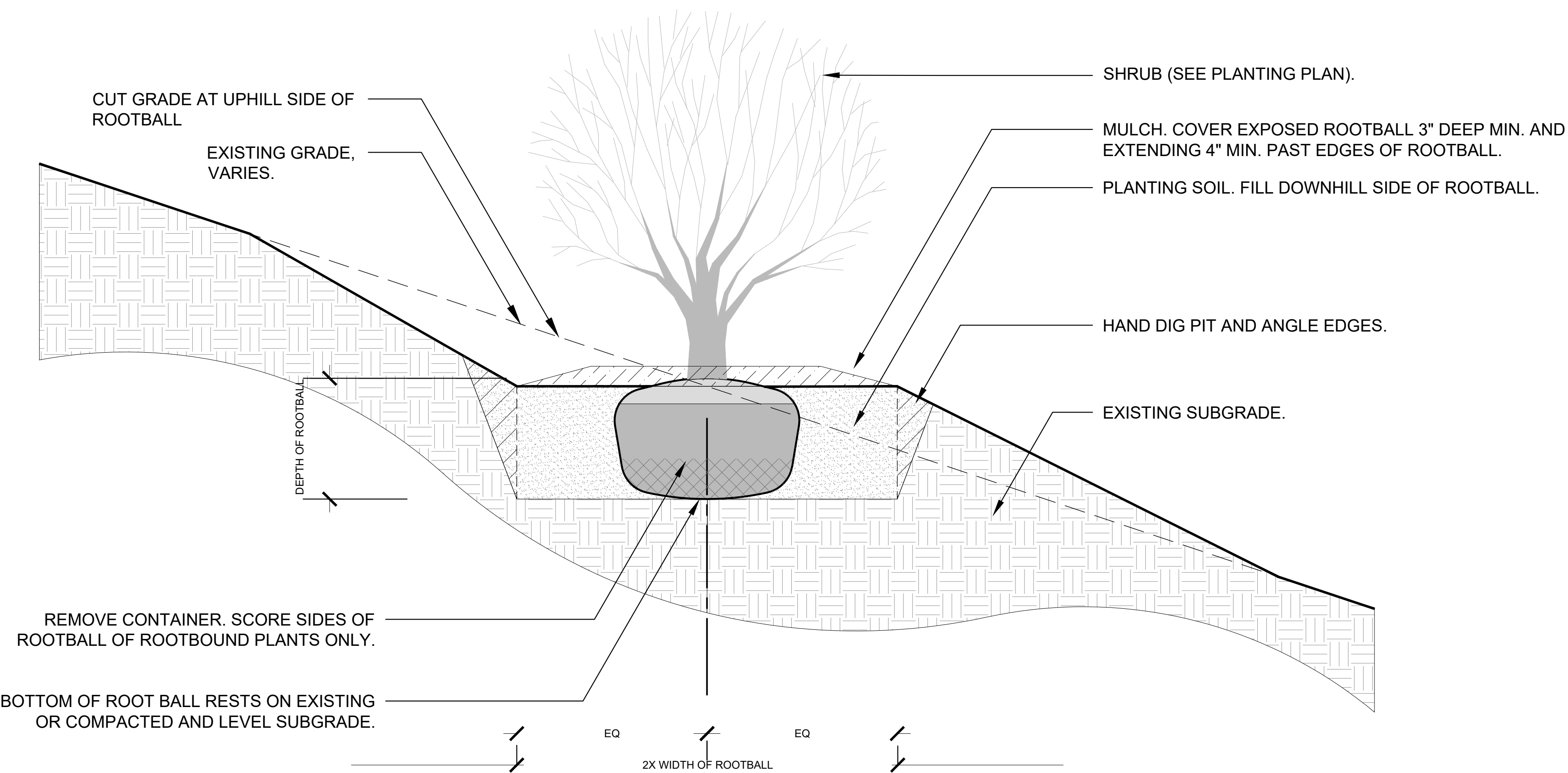
9.1



**3 SHRUB PLANTING IN BOULDER WALL**

1" = 1'-0"

9.3



**2 SHRUB PLANTING ON SLOPE**

1" = 1'-0"

9.2

**100% CONSTRUCTION DOCUMENTS**

Prepared by  
C O'CONNELL

Revisions		
No.	Revision/Issue	Date

**Planting Details**

L7-01

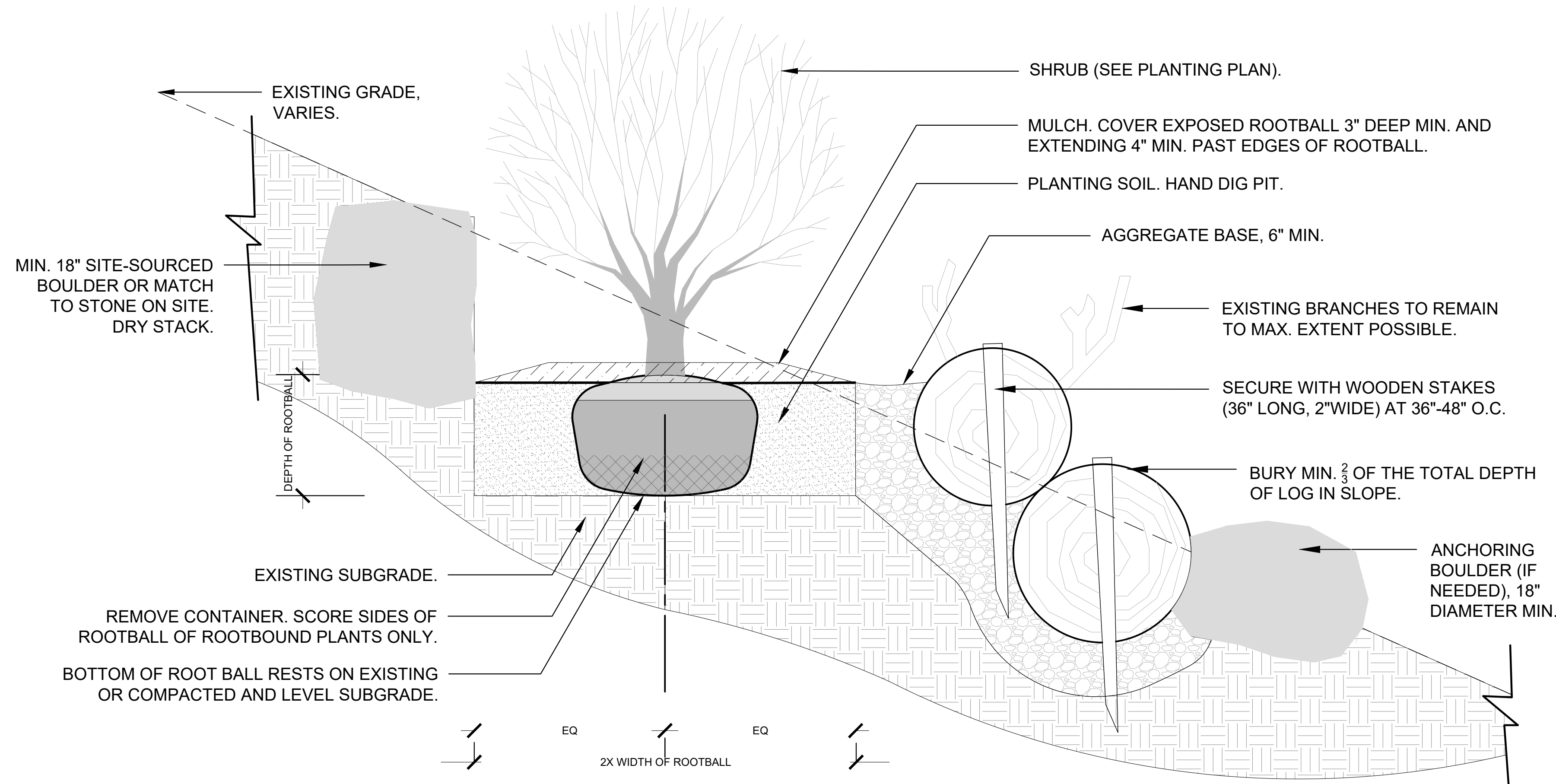
Date  
SEPTEMBER 25, 2024



Stamp

# Penny Hot Springs Parking and Access Improvements

Pitkin County, Colorado



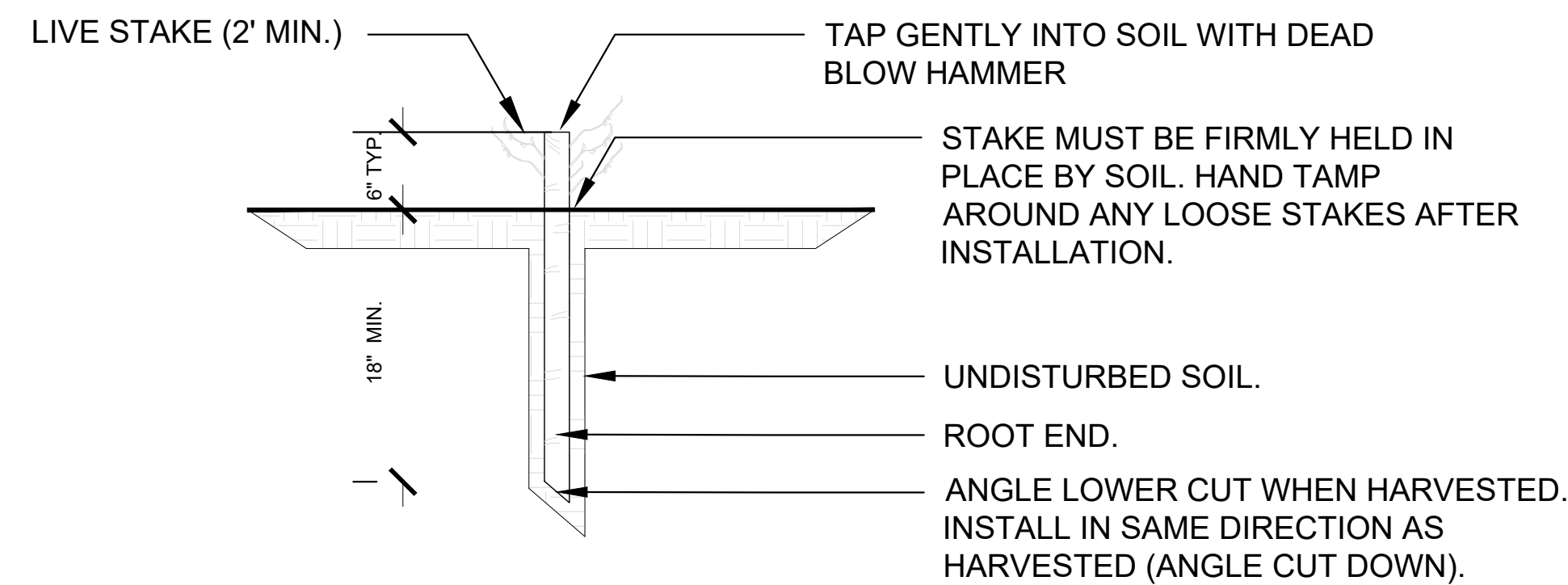
NOTES:

1. NATIVE LOG MATERIAL TO BE SOURCED FROM RESOURCES ONSITE OR OTHER OPEN SPACE PROPERTIES. CONTRACTOR TO COORDINATE WITH OST STAFF TO LOCATE LOGS AND ESTABLISH PROTOCOL FOR HARVESTING.
2. LAYOUT OF LOGS TO BE APPROVED BY OST PRIOR TO INSTALLATION.

## 1 SHRUB PLANTING WITH NATIVE LOG

1" = 1'-0"

9.4



NOTES:

1. LIVE STAKES SHALL BE SINGLE STICKS. THEY SHALL BE TWENTY-FOUR (24) INCHES LONG, TAKEN FROM LOWER STEMS OF HEALTHY, ACTIVELY GROWING PLANTS, APPROXIMATELY ONE-HALF (1/2) TO ONE (1) INCH IN DIAMETER.
2. ALL SIDE BRANCHES SHALL BE TRIMMED.
3. CUTTINGS SHALL BE PLANTED IN STAGGERED PATTERN, ONE (1) FOOT ON CENTER.
4. CUTTINGS SHALL PROTRUDE FROM THE GROUND FOUR (4) TO EIGHT (8) INCHES. AT LEAST TWO-THIRDS (2/3) OF EACH CUTTING SHALL BE INSERTED INTO THE SOIL.
5. HOLES SHALL BE BACKFILLED WITH SOIL, AS NECESSARY, SO THAT NO VOIDS REMAIN AROUND THE CUTTING.

## 2 WILLOW STAKING

1" = 1'-0"

9.5

### 100% CONSTRUCTION DOCUMENTS

Prepared by  
C O'CONNELL

Revisions		
No.	Revision/Issue	Date

### Planting Details

L7-02

Date  
SEPTEMBER 25, 2024

# **PARCEL AND OWNERSHIP INFORMATION**

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# LEGAL DESCRIPTIONS

## Penny Hot Springs Parcel

Section: 33 Township: 9 Range: 88 PENNY HOT SPRINGS PARCEL OF LAND IN SEC 33-9-88 ALONG EAST SIDE OF HWY 133 BK 632 PG 547 IS FOR THE PARKING AREA ONLY

## Filoha Meadows Hot Springs Ranch Parcel

Subdivision: HOT SPRINGS RANCH (UNPLATTED)

## CDOT Lease Areas

A Lease Parcel within the State Highway 133 Right-of-Way as shown on the Colorado Department of Highways ROW Plans, Project No. S 0163(3), and lying within the SW1/4 of Section 33, Township 9 South, Range 88 West of the 6th P.M., Pitkin County, State of Colorado, said parcel being fully described as follows:

COMMENCING at a found Department of Highways ROW Marker, a 3.25" Brass Monument in a concrete post, as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans, at Station 586+00 Left, thence N 06° 37' 00" W, along the existing easterly right-of-way line of State Highway No. 133 (August 2020), a distance of 670.34 feet, to the TRUE POINT OF BEGINNING;

Thence N 06° 37' 00" W, along said right-of-way line, a distance of 429.66 feet, to Parcel X, as described in that document, Reception Number 327356, Book 632, at Page 547, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 83° 23' 00" W, along said right-of-way line, a distance of 10.00 feet;

Thence N 06° 37' 00" W, along said right-of-way line, a distance of 149.80 feet;

Thence N 83° 19' 30" E, along said right-of-way line, a distance of 50.00 feet;

Thence N 08° 45' 30" W, along said right-of-way line, a distance of 310.80 feet;

Thence N 09° 32' 00" E, along said right-of-way line, a distance of 41.90 feet, to Parcel 28, as described in that document, Reception Number 110978, Book 193, at Page 211, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence N 09° 32' 00" E, along said right-of-way line, a distance of 78.40 feet;

Thence along said right-of-way line, a distance of 237.20 feet, along a curve to the left, having a radius of 1514.30 feet, a central angle of 8° 58' 29", the chord of which bears N 21° 37' 00" W, a distance of 236.96' feet, to the West line of the NE1/4SW1/4 of said Section 33;

Thence S 00° 00' 00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 138.70 feet, to Parcel 29 Rev. as described in that document, Reception Number 112567, Book 196, at Page 158, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 00° 00' 00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 58.18 feet, to the existing easterly right-of-way line of State Highway No. 133 (August 2020);

Thence along said right-of-way line, a distance of 420.97 feet, along a curve to the left, having a radius of 1439.19 feet, a central angle of 16° 45' 34", the chord of which bears N 27° 41' 44" W, a distance of 419.47 feet;

Thence S 53° 36' 07" W a distance of 59.34 feet, to the existing easterly edge of pavement of Colorado State Highway 133;

Thence along said edge of pavement, a distance of 717.01 feet along a curve to the left, having a radius of 1392.50 feet, a central angle of 29° 30' 08", the chord of which bears S 21° 19' 14" E, a distance of 709.12 feet;

Thence along said edge of pavement, S 06° 34' 10" E a distance of 715.00 feet, to the East line of the Carbonite Millsite, Mineral Survey Number 5443-B, as shown as Parcel 29A in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans;

Thence N 83° 23' 00" E a distance of 45.14 feet, to the easterly right-of-way line of State Highway No. 133 (August 2020), at the TRUE POINT OF BEGINNING.

The above described Lease Parcel L-28 & 29 Rev. & WRNF contain 2.269 acres (98,856 square feet), more or less.

Basis of Bearings: All bearings recited herein are based on a bearing S. 83° 27' 35" W., from a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Left, to a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Right, as shown in as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans.

CDOT Legal description created by:

Richard A. Harrison

Colorado PLS #38180

For, and on behalf of Pitkin County and SGM Inc.

# PROOF OF OWNERSHIP

## Penny Hot Springs

RESOLUTION  
OF THE PITKIN COUNTY BOARD OF COMMISSIONERS  
APPROVING THE ACQUISITION OF PROPERTY  
FROM THE COLORADO DEPARTMENT OF HIGHWAYS  
INCLUDING THE SITE OF THE CRYSTAL RIVER HOT SPRINGS

RESOLUTION # 90-39

WHEREAS, concerns have arisen regarding the use of the Crystal River Hot Springs, also known as the Penny Hot Springs, located 12 miles south of Carbondale and 3 miles north of Redstone on State Highway 133, and

WHEREAS, those concerns include the health and safety of those using the Springs, public nudity and subsequent offense to adjacent landowners, possible trespass on adjacent private property and traffic safety on the Highway 133, and

WHEREAS, The Pitkin County Board of Commissioners (hereinafter the County) desires to resolve those concerns through ownership and management of the Hot Springs site, and

WHEREAS, the Colorado Department of Highways (hereinafter DoH) has indicated its willingness to sell a portion of DoH right-of-way adjacent State Highway 133 including the Hot Springs site:

THEREFORE IT IS HEREBY RESOLVED,

That the Pitkin County Commissioners do request that the State DoH sell to the County a parcel of land adjacent to State Highway 133 incorporating the current site of the Hot Springs, the exact boundaries of said parcel to be determined.

AND BE IT FURTHER RESOLVED,

That County staff is hereby authorized and directed to complete the purchase of said parcel with the DoH in an expeditious fashion

RESOLVED THIS 24<sup>th</sup> DAY OF APRIL, 1990

FOR THE PITKIN COUNTY COMMISSIONERS:

Herschel Ross

HERSCHEL ROSS, CHAIRMAN

ATTEST:

Jeanette Jones

JEANETTE JONES, DEPUTY COUNTY CLERK

APPROVED AS TO FORM:

Thomas Fenton Smith

THOMAS FENTON SMITH, COUNTY ATTORNEY

RECOMMENDED FOR APPROVAL:

Mark Fuller

MARK FULLER, DIRECTOR OF DEVELOPMENT AND ENVIRONMENTAL QUALITY

mwfdg/wp/hotsprings.reso.41990

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO NAMING, DECLARING AND DESIGNATING CERTAIN OPEN SPACE AND TRAILS PROPERTIES AS PITKIN COUNTY OPEN SPACE AND TRAILS PROPERTIES

RESOLUTION NO. 99 - 112  
Recitals

A. The Board of County Commissioners is of the opinion that the preservation and maintenance of all county open space and trails properties is of significant public value that therefore the Board has a duty to act as a steward of such lands and trails.

B. The County Home Rule Charter, at section 13.1.3, provides that ten percent (10%) of the revenue collected by the Open Space/Trail Funds is set aside for “managing, maintaining, rehabilitating, and preserving County open space and trails either acquired from the Open Space/Trails Fund or acquired from other sources and designated from time to time by the Board of County Commissioners after consulting with the Open Space and Trails Board, but such revenue shall not be used to replace existing funding for the maintenance of Open Space and Trails.”

C. County Ordinance #25, Series of 1993, section 1-1, provides that open space and trails which are named as Open Space or Trails through Resolution or Ordinance of the Pitkin County Board of Commissioners are declared to be Pitkin County Open Space and Trails Properties, and section 1-2 provides that such lands shall be “designated” by identification as Open Space and Trails through Ordinance or Resolution and identification as such in the Pitkin County Land database, and,

D. The Board of County Commissioners desires to designate certain open space and trail properties as Pitkin County Open Space and Trails in order to use the Open Space and Trails maintenance fund for maintenance of such properties, as contemplated by the Home Rule Charter.

E. The Board of County Commissioners has consulted with the Open Space and Trails Board regarding this designation as required by section 13.1.3 of the County Home Rule Charter.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Pitkin County, Colorado, that:

1. The following properties, Rio Grande Trail, Hospital Trail, High School Trail, AABC Trail, Owl Creek Trail, Old Emma Road, Hunter Creek Trail, Sunny Side Trail, Stein Trail, Shadow Mountain Trail, Lani White Trail, Thomas Estate Park, Penny Hot Springs, Redstone Park, Wilton Jaffee Park, Elk Park, Northstar Nature Preserve, Castle Creek Valley Ranch, Pitkin Reserve Lot 8, Shield –O-Mesa Reserve Lots, Williams Woods Lot 2, as more fully described in EXHIBITS A and B to this resolution, are named, declared, and designated as Pitkin County Open Space and Trails Properties.

  
434491 08/17/1999 10:33A RESOLUTI DAVIS SILVI  
1 of 7 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO

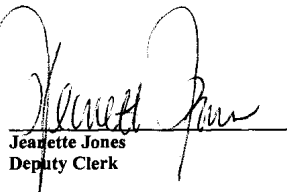
2. Open Space and Trails Maintenance funds shall be expended for maintenance of these properties in amounts to be determined from time to time through the county budgeting process, after consultation with the Open Space and Trails trustees, as required by the Home Rule Charter section 13.1.3.

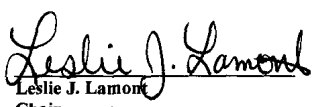
INTRODUCED, FIRST READ, AND SET FOR PUBLIC HEARING ON THE 23rd DAY OF JUNE, 1999.

NOTICE OF PUBLIC HEARING PUBLISHED IN THE WEEKEND EDITION OF THE ASPEN TIMES ON THE 3<sup>RD</sup> DAY OF JULY, 1999.

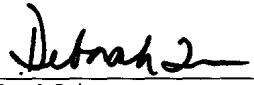
APPROVED UPON SECOND READING AND PUBLIC HEARING ON THE 14<sup>TH</sup> DAY OF JULY, 1999.

PUBLISHED AFTER ADOPTION IN THE WEEKEND EDITION OF THE ASPEN TIMES ON THE 24<sup>TH</sup> DAY OF JULY, 1999.

ATTEST:  
  
Jeanette Jones  
Deputy Clerk

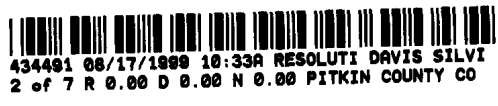
BOARD OF COUNTY COMMISSIONERS  
OF PITKIN COUNTY, COLORADO  
  
Leslie J. Lamont  
Chair  
Date: 8/12/99

APPROVED AS TO FORM:

  
Deborah Quinn  
Assistant County Attorney

  
Suzanne Konchan  
County Manager

  
Dale Will  
Open Space and Trails Director




Paepcke Strip	273503100005	Letter of Agreement Bk 336 Pg 245
<b>Old Emma Rd.</b>	<b>Emma Rd to Basalt Bike Path</b>	<b>246707300</b>
<b>Hunter Creek Trail</b>		
Baird Easement	273707100002	Bocc Resolution No. 74-54, Book 254 Page 150
Benedict Easement	273705300005	Trail Ease Agree Bk 656 Pg 341-53, Grant of Ease Bk 295 Pg 848-52
Hosier Easement	273706400020	Trail Ease Agree Bk 656 Pg 341-53,
Hunter Creek Subdivision	273707366	Plat Bk 5 Pg 41, Plat bk 16 Pg 84
McCloskey Easement	2737053200002	Trail Ease Agree Bk 656 Pg 341-53
Michael Easement	273707100005	Book 301 Page 71-74
Randall Park Hunter Creek Tra	273707103002	Plat Bk 9 Pg 41, ROW Easement Bk 207 Page 109-113
Red Mountain Ranch	273706301001	Grant of Easement Book 293 Page 877-79, Plat Bk 4 Page 123
Red Mtn/BLM Parking Lot Acce	27370700003	Grant of Easement Bk 361 Pg 651-52
Rubey Lot 5	273707203005	Plat Bk 5 Pg 41, BOCC Resolution No. 76-18, Subdv Agreement Bk 323 Pg 368
Siegel Lot 2, hunter Creek Toll R	273707208002	Plat Bk 16 Page 78, BOCC Reso #84-43, Bk 467 Pg 861-62
Top of Aspen Easement	2737071	BOCC Resolution 74-54, map Book 243 Page 43
Mary B Lot 2	273512494002	
<b>Sunnyside Trail</b>		
Starwood 16 Lot R-100	264335401008	Plat Bk 4 Pg 281, Bk 265 Pg 618-619
Starwood 16 Lot R-101	264335401009	Plat Bk 4 Pg 281, Bk 265 Pg 618-619
Starwood 16 Lot R-102	264335401007	Plat Bk 4 Pg 281, Bk 265 Pg 618-619
Starwood 16 Lot R-103	264335401006	Plat Bk 4 Pg 281, Bk 265 Pg 618-619
<b>Stein Trail</b>		
Henry I. Stein Trail Lot 20	264335400	Plat Bk 4 Pg 456, QCD 282 Pg 956, BOCC Reso #73-79




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4 of 7 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO

**EXHIBIT A (TRAILS)**

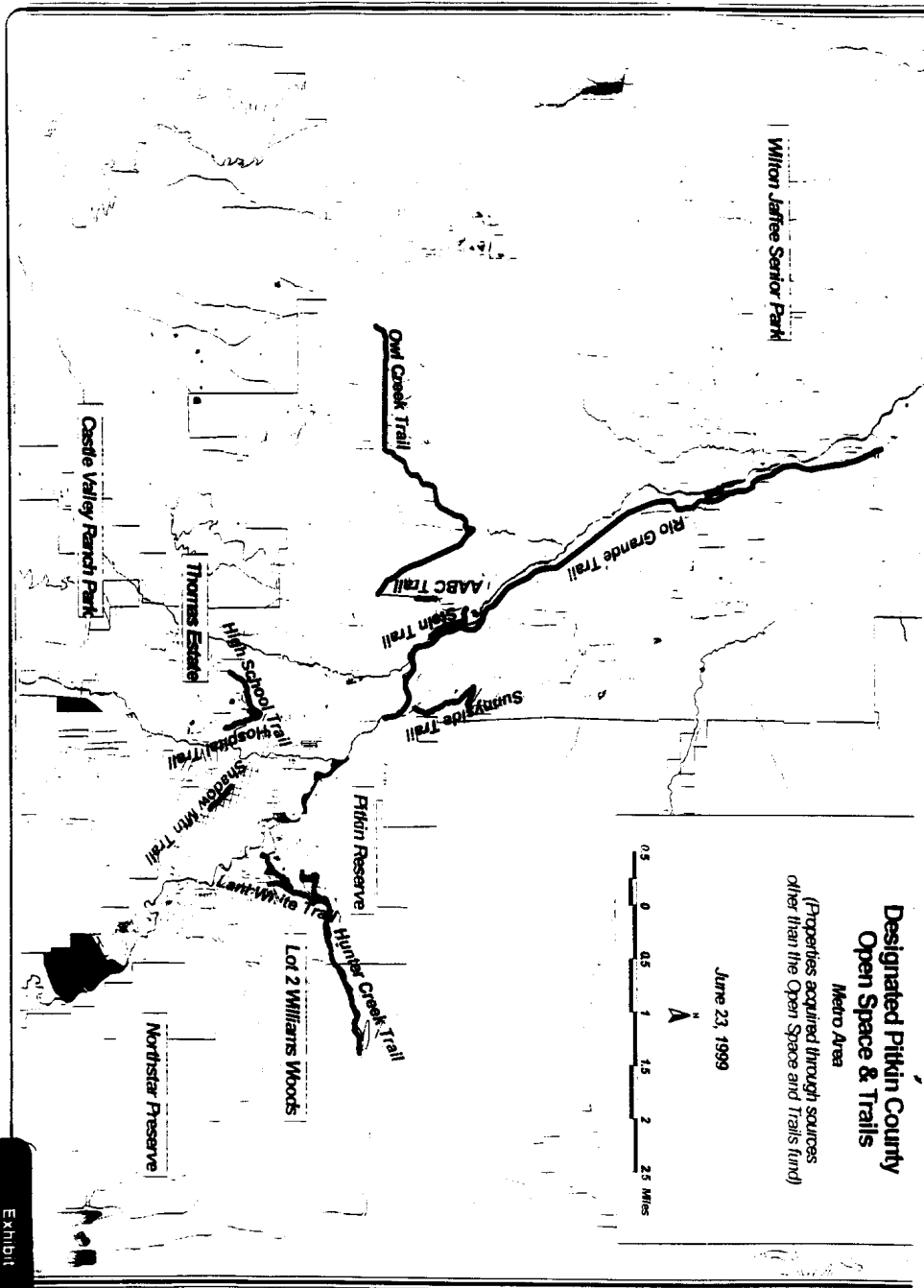
<i>Parcel Reference</i>	<i>Parcel ID #</i>	<i>Recorded</i>
<b>Rio Grande Trail</b>		
D&RGW R.O.W. Tract 1	273707300858	QCD Bk 312 Pg 560-61, Deed Bk 243 Pg 217-219, Correction Deed Bk 310 Pg 340, Ordinance No. 39 Series of 1987 QCD Bk 327 Pg 366 QCD Bk 327 Pg 367
D&RGW R.O.W. Tract 2		
Treuman Easement Lot 3	273707352853	BOCC Agreement #47-75 Bk 303 Pg 503-0
WJ Ranch Lot 1, Rio Grande Trail	264322300006	Plat Bk 24 Pg 62, Subdivision Agreement Bk 620 Pg 920-38
<b>Hospital Trail</b>		
Castle Creek Bike path	273512300	
<b>High School Trail</b>		
Aspen High School Trail	2735114	Bk 272 Pg 743-44
Moore to High School Easement	273511400002	Bk 331 Pg 662, BOCC Reso #77-17 Bk 325 Pg 156
<b>Aspen Airport Business Center Trail</b>		
Aspen Racquet Club	273502303011	Plat Bk 15 Pg 61, License Agreement Bk 343 pg 120-23, Plat bk. 11, Pg 55
Balderson Easement	273502300008	Deed Book 333 Page 897
Colorado Dept of Highways	27503100	Bk 331- Pg 882-83
Communications Center Lot	273503101003	Bk 345, Pg 975, Plat Bk 17, Pg 52, Plat Bk 21pG 34
Paepcke Easement	273503100005	Agreement #74(76) Book 320 Page 736
Vroom Condominium	273502304	Plat Bk 14 Pg 37, Plat Bk 15 Pg 61, Plat Bk 11 Pg 55
Zoline Easement Lot 21	273502300012	Book 335 Page 732-36
Zoline Easement Lot 3	2735112	Book 335 Page 732-36
<b>Owl Creek Bike Path</b>		
East Owl Creek PUD	273504101	Plat Bk 22 Pg 82-83, construction License Bk 596 Pg 331-333
Owl Creek Ranch	273504201	Plat Bk 19 Pg 45, Construction License Bk 531 Pg 377-79

  
 434491 08/17/1999 10:33A RESOLUTI DAVIS SILVI  
 3 of 7 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO

<b>Shadow Mountain Trail</b>		
Kaplan Easement	273512400006	Plat Bk 21 Pg 19, Plat Bk 22 Pg 50
Little Cloud	273512457005	Plat Bk 26 Pg 7, 8, 9, BBOCC Reso. No. 9--120 Bk 634 Pg 656-65, Bk 643 Pg 270-731 Pg 19, Plat Bk 22 Pg 50
Mary B Lot 1	273512494001	Plat Bk 17 Pg 61, Bk 493 Pg 480-83
Mary B Lot 2	273512494002	
<b>Lani White Trail</b>		
Randall Park Lot 1	273707103001	Easement Bk 514 Pg 42-47, WD Bk 514, Pg 51-52

  
 434481 08/17/1999 10:33A RESOLUTI DAVIS SILVI  
 S of 7 R 0.00 D 0.00 N 0.00 PITKIN COUNTY CO



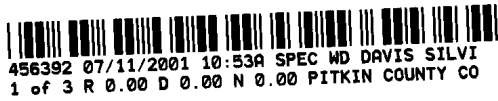


7 434441 00 10:33R RESOLUTI DAVIS SILVI 17/1999 00 0.00 N 0.00 PITKIN COUNTY CO

EXHIBIT  
B-Page 2

# PROOF OF OWNERSHIP

## Hot Springs Ranch



### SPECIAL WARRANTY DEED

THIS DEED, Made July 10, 2001

between **SCOSTA LLC, A COLORADO LIMITED LIABILITY COMPANY, SBJ RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, WILD MOUNTAIN RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY AND BRAJOS LLC, A COLORADO LIMITED LIABILITY COMPANY**

of the County of PITKIN and State of COLORADO ,  
of the first part, GRANTOR and **BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO**

whose legal address is: 530 E. MAIN ST. 3RD FLOOR ASPEN, CO. 81611  
of the County of PITKIN State of COLORADO ,  
of the second part, GRANTEE

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten dollars and other good and valuable considerations, to the said parties of the first part, in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, its successors and assigns forever, all the following described lots or parcel of land, situate, lying and being in the County of PITKIN and State of COLORADO, to wit:

See Attached Exhibit "A"

Together with all and singular the hereditaments and appurtenances there-unto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, its successors and assigns forever. And the said parties of the first part for themselves, their heirs and assigns do covenant, grant, bargain and agree to and with the said parties of the second part, their successors and assigns, the above bargained premises in the quiet and peaceable possession of said parties of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by through or under the said parties of the first part to WARRANT AND FOREVER DEFEND. The singular shall include the plural, the plural the singular, and the use of gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s).

SCOSTA, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Title: Scott Greenwald, Manager By:  
Gideon Kaufman, attorney in fact

SBJ RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Title: Scott Greenwald, Manager By:  
Gideon Kaufman, attorney in fact

WILD MOUNTAIN RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Title: Scott Greenwald, Manager By:  
Gideon Kaufman, attorney in fact

BRAJOS, LLC, A COLORADO LIMITED LIABILITY COMPANY

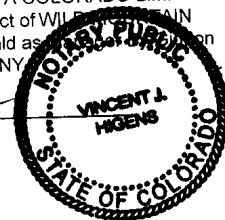
By: \_\_\_\_\_  
Title: Joshua S. Greenwald, Manager By:  
Gideon Kaufman, attorney in fact

STATE OF COLORADO            )  
  ss  
COUNTY OF PITKIN            )

The foregoing instrument was acknowledged before me this 10TH day of July 2001, by Scott Greenwald as Manager By: Gideon Kaufman, attorney in fact of SCOSTA, LLC, A COLORADO LIMITED LIABILITY COMPANY, Scott Greenwald as Manager By: Gideon Kaufman, attorney in fact of SBJ RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY, Scott Greenwald as Manager By: Gideon Kaufman, attorney in fact of WILD MOUNTAIN RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND Joshua S. Greenwald as Manager By: Gideon Kaufman, attorney in fact of BRAJOS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS my hand and official seal  
my commission expires  
**Vincent J. Higgins / Notary Public**  
**My Commission Expires 6/25/2003**  
601 E. Hopkins  
Aspen, CO 81611

Notary Public



Actual consideration \$2,550,000.00

PCT16008

**EXHIBIT "A"  
LEGAL DESCRIPTION**

TRACT A:

A tract of land situated in Lots 2 and 3, Section 4, Township 10 South, Range 88 West of the 6th P.M., County of Pitkin, State of Colorado, said tract of land being more particularly described as follows:

Commencing at the North ¼ Corner of said Section No. 4, said ¼ Corner being a USGLO Brass Cap monument found in place;  
thence S 90°00'00" W along the North line of said Section 4 a distance of 141.42 feet to the TRUE POINT OF BEGINNING;  
thence S 45°00'00" E 162.64 feet;  
thence N 89°59'16" E 1231.05 feet;  
thence S 00°09'00" W 490.23 feet;  
thence N 89°59'16" E 114.85 feet;  
thence S 00°09'51" W 143.37 feet;  
thence N 90°00'00" W 2113.80 feet to the center thread of the Crystal River;  
thence along the thread of said river the following courses;  
thence N 03°22'07" E 103.01 feet;  
thence N 08°43'32" E 318.89 feet;  
thence N 05°22'49" E 165.09 feet;  
thence N 08°32'11" W 117.32 feet;  
thence N 28°46'24" W 56.92 feet to the North line of said Section 4;  
thence N 90°00'00" E 629.49 feet to the TRUE POINT OF BEGINNING.

TRACT B:

A tract of land situated in Lots 2 and 3, Section 4, Township 10 South, Range 88 West of the 6th P.M., County of Pitkin, State of Colorado, said tract of land being more particularly described as follows:

Commencing at the North ¼ Corner of said Section No. 4, said ¼ Corner being a USGLO Brass Cap monument found in place;  
thence S 60°24'34" E 1515.43 feet to the TRUE POINT OF BEGINNING;  
thence S 00°09'51" W 572.00 feet;  
thence N 89°58'45" W 658.85 feet;  
thence S 00°06'58" W 156.12 feet;  
thence S 88°52'28" W 1363.95 feet;  
thence N 02°31'25" W 183.67 feet;  
thence N 89°58'22" W 139.31 feet to the center thread of the Crystal River;  
thence along said center thread the following courses;  
thence N 23°25'08" W 28.50 feet;  
thence N 13°00'11" W 103.20 feet;  
thence N 02°32'47" W 87.10 feet;  
thence N 15°49'46" E 120.60 feet;  
thence N 18°26'48" E 189.58 feet;  
thence N 03°22'07" E 61.64 feet;  
thence departing said center thread S 90°00'00" E 2113.80 feet to the TRUE POINT OF BEGINNING.

TRACT C:

A tract of land situated in the E½SW¼ of Section 33, Township 9 South, Range 88 West of the 6th P.M., County of Pitkin, State of Colorado, said tract of land being more particularly described as follows:

Beginning at the South ¼ Corner of said Section 33, said South ¼ Corner being a USGLO Brass Cap found in place;  
thence along the South line of said E½SW¼ S 90°00'00" W 770.92 feet to the center thread of the Crystal River;  
thence along said center thread the following courses;  
thence N 28°46'24" W 123.98 feet;  
thence N 24°59'59" W 627.29 feet;  
thence N 04°08'31" W 294.70 feet;  
thence N 14°41'09" W 43.93 feet;  
thence departing said center thread S 90°00'00" E 556.77 feet;  
thence N 08°55'50" E 789.57 feet;  
thence S 90°00'00" E 450.17 feet to the East line of said E½SW¼;  
thence S 00°02'40" W 1793.62 feet along said East line to the point of beginning.

TRACT D:

A tract of land situated in the E½SW¼ of Section 33, Township 9 South, Range 88 West of the 6th P.M., County of Pitkin, State of Colorado, said tract of land being more particularly described as follows:

Beginning at the Northeast Corner of said E½SW¼, said Corner being a USGLO Brass Cap found in place;

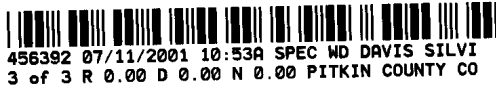
thence along the East line of said E $\frac{1}{2}$ SW $\frac{1}{4}$  S 00°02'40" W 874.26 feet;  
thence departing said East line N 90°00'00" W 450.17 feet;  
thence S 08°55'50" W 789.57 feet;  
thence N 90°00'00" W 600.00 feet to the Easterly right of way of Colorado State Highway No. 133;  
thence along said Easterly right of way the following courses;  
thence N 05°51'21" W 92.28 feet;  
thence N 09°05'39" E 155.10 feet;  
thence N 07°59'51" W 310.80 feet;  
thence N 10°17'39" E 39.77 feet to a point on the Westerly right of way of the Crystal River Railroad;  
thence along said right of way along the arc of a non-tangent curve to the left a distance of 293.98 feet, said curve having a radius of 1095.92 feet, a central angle of 15°22'10" and subtending a chord which bears N 25°23'41" W 293.09 feet to a point on the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
thence along said West line N 00°01'22" E 816.18 feet to the Northwest Corner of said E $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
thence S 89°11'42" E along the North line of said E $\frac{1}{2}$ SW $\frac{1}{4}$  a distance of 1319.96 feet to the point of beginning.

TOGETHER WITH

A tract of land being situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 33, Township 9 South, Range 88 West of the 6th P.M., County of Pitkin, State of Colorado, said tract of land lying South of the South line of the Carbonate Millside (USMS Survey No. 5443B) and West of the Westerly line of Colorado State Highway No. 133, said tract of land being more particularly described as follows:

Beginning at the Southwest Corner of said E $\frac{1}{2}$ SW $\frac{1}{4}$ , said point being a Bureau of Land Management standard monument with an aluminum cap;  
thence along the West line of said E $\frac{1}{2}$ SW $\frac{1}{4}$  N 00°01'22" E 37.00 feet to the West line of the Carbonate Millside;  
thence along said West line S 15°20'00" E 5.41 feet to the Southwest Corner of said Millside;  
thence along the South line of said Millside N 74°40'00" E 85.97 feet to the Westerly right of way line of said Highway;  
thence along said Westerly right of way S 05°51'46" E 54.89 feet to the South line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
thence along said South line S 90°00'00" E 89.95 feet to the point of beginning.

EXCEPTING FROM the above described real property that property conveyed to the Crystal River Railroad in Deed recorded in Book 114 at Page 102.



Return to:  
BOARD OF COUNTY COMMISSIONERS  
530 E. MAIN ST. 3RD FLOOR  
ASPEN, CO. 81611

# PROOF OF OWNERSHIP

CDOT ROW

BOCC ORD: 022-2021 & Lease Agreement

Contract No. 158.2021

Attached

## AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AUTHORIZING THE ACCEPTANCE OF A LEASE AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION OF STATE HIGHWAY RIGHT OF WAY ADJACENT TO PENNY HOT SPRINGS

### ORDINANCE NO. 022-2021

#### RECITALS

WHEREAS, Pursuant to 30-35-301 C.R.S., the Board of County Commissioners (“BOCC”) of Pitkin County, Colorado a Home Rule County is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary, and

WHEREAS, Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended, and

WHEREAS, The Voters of Pitkin County and the Pitkin County Commissioners established an Open Space and Trails Fund for the purposes of preserving and providing open space and trails resources, and established an Open Space and Trails Board of Trustees to guide the expenditure of those funds, and

WHEREAS, Pitkin County acquired Penny Hot Springs from CDOT in 1991, and,

WHEREAS, State Highway 133 runs adjacent Penny Hot Springs and is used by the public to access this County Open Space, and

WHEREAS, the Penny Hot Springs Management Plan proposes that the Open Space Department is best equipped to manage open space access activity that occurs at the “pull out” above the hot springs, and

WHEREAS, the Open Space Department and CDOT have agreed on the form of a 20 year lease that would give the Open Space Department jurisdiction to manage public uses and related facilities within a defined portion of the right of way adjacent the hot springs,

WHEREAS, the Pitkin County Open Space and Trails Board unanimously approved the Penny Hot Springs Management Plan (2020) which anticipates this lease, and

WHEREAS, The BOCC finds that adoption of this ordinance is necessary for the immediate preservation of the public health, safety and welfare of the citizens of Pitkin County and therefore declares this ordinance and legislation to be effective immediately upon adoption, and

WHEREAS, The BOCC finds that adoption of this ordinance is in the best interest of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an Ordinance Authorizing a 20 year lease with the Colorado Department of Transportation which will allow the Open Space and Trails Department to manage public use and related facilities within a defined area adjacent the North Star Nature Preserve, and authorizes the Chair or the Chair’s designee to sign the Ordinance and upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter.

INTRODUCED AND FIRST READ ON THE 28th DAY OF APRIL, 2021 AND SET FOR SECOND READING AND PUBLIC HEARING ON THE 12th DAY OF MAY 2021.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE ORDINANCE PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE 29TH DAY OF APRIL, 2021.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE ORDINANCE POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE ([www.pitkincounty.com](http://www.pitkincounty.com)) ON THE 29TH DAY OF APRIL 2021.

ADOPTED AFTER FINAL READING AND PUBLIC HEARING ON THE 12TH DAY OF MAY 2021.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE 20TH DAY OF MAY, 2021.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE ([www.pitkincounty.com](http://www.pitkincounty.com)) ON THE 13TH DAY OF MAY, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

By Jeanette Jones  
Jeanette Jones  
Deputy County Clerk

By: Kelly McNicholas Kury  
Kelly McNicholas Kury, Chair

Date: May-18-2021

APPROVED AS TO FORM:

MANAGER APPROVAL

John Ely  
John Ely, County Attorney

Phylis Mattice  
Phylis Mattice for Jon Peacock, County Manager

PROPERTY MGMT. NO. 101288  
NO: PROJECT: S 0163(3)  
LOCATION: SH 133

**LEASE AGREEMENT**  
(Vacant Land)

THIS LEASE AGREEMENT made and entered into this 15<sup>th</sup> day of June, 2021 by and between the State of Colorado acting by and through the Colorado Department of Transportation, CDOT, hereinafter referred to as "Lessor", and Board of County Commissioners of Pitkin County, Colorado hereinafter referred to as "Lessee".

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. **PREMISES.** Lessor hereby leases and demises unto Lessee the Premises, hereinafter referred to as the "Premises", located at SH 133 situated in Section 33, Township 9 South, Range 88 West, of the 6<sup>th</sup> P.M., Pitkin County. The Premises, known and described as Parcel L-28 and 29 Rev. & WRNF, of Project S 0163(3) includes approximately 98,855 square feet (2.269 acres) of land area. The leased Premises being as shown on the plat attached hereto and described in the legal description attached and made a part hereof and marked "Exhibit A".

2. **TERM.** The initial term of this lease shall be for a period of twenty (20) years, beginning on June 15, 2021, and ending on June 14, 2041, subject to the renewal, cancellation and termination provisions herein. In the event Lessee satisfies each and every duty and obligation to be performed by Lessee under this Lease Agreement, Lessor hereby grants to Lessee the option to extend the term of the Lease for three (3) additional five (5) year periods, each commencing when the prior term expires. In order to exercise its option to extend this Lease as aforesaid, Lessee shall give Lessor no less than ninety (90) days advance notice to Lessee's intent to extend the term of this Lease.

3. **RENT.** Lessee shall pay \$250.00 per term as rent on the first of the term during the term hereof. Payments shall be made payable to the Colorado Department of Transportation at:

Colo. Dept. of Transportation  
C/o Accounting Receipts & Deposits  
2829 W. Howard Pl., 5<sup>th</sup> Floor  
Denver, CO 80204

or at such place as Lessor from time to time designates by notice as provided herein.

In the event Lessor has not received the rental installment hereunder on or before the tenth (10) day of the month when due, a late charge of five percent (5%) of the total installment will be assessed to the Lessee for that month and each succeeding month the payment is not received on or before the 10th day of that month. In the event the Lessee for a rental installment tenders a check, and it is returned to Lessor for insufficient funds, Lessee agrees to pay administrative charges to Lessor of Twenty Dollars (\$20.00). Both Lessor and Lessee agree that acceptance by the Lessor of the late payment does not waive Lessor's right to declare Lessee in default of this Lease Agreement.

4. **USE.** It is understood and agreed that the Lessee intends to use the Premises only for public parking for nearby recreational areas for Penny Hot Springs. The Premises may not be used for any other purpose without the specific written prior permission of the Lessor. Any other use of the Premises shall constitute material breach of this Lease and may cause this lease to terminate immediately at the Lessor's option.

5. **TAXES, UTILITIES, MAINTENANCE AND OTHER EXPENSES.** It is understood and agreed that this Lease shall be an absolute Net Lease with respect to Lessor, and that all taxes, assessments, insurance, utilities and other operating costs and the cost of all maintenance, repairs, and improvements, and all other direct costs, charges and expenses of any kind whatsoever respecting the Premises shall be borne by Lessee and not by the Lessor so that the rental return to Lessor shall not be reduced, offset or diminished directly or indirectly by any cost or charge. Lessee shall maintain the Premises in good repair and in tenable condition free of trash and debris during the term of this lease. Lessor shall have the right to enter the Premises at any time for the purpose of making necessary inspections.

6. **HOLD HARMLESS.** The Lessee shall save, indemnify and hold harmless the Lessor and FHWA for any liability for damage or loss to persons or property resulting from Lessee's occupancy or use of the

7. **OWNERSHIP.** The State of Colorado is the owner of the Premises. Lessor warrants and represents himself to be the authorized agent of the State of Colorado for the purposes of granting this Lease.
8. **LEASE ASSIGNMENT.** Lessee shall not assign this Lease and shall not sublet the demised Premises without specific written permission of the Lessor and will not permit the use of said Premises to anyone, other than Lessee, its agents or employees, without the prior written consent of Lessor.
9. **APPLICABLE LAW.** The laws of the State of Colorado and rules and regulations issued pursuant thereto shall be applied in the interpretation, execution and enforcement of this Lease. Any provision of this Lease, whether or not incorporated herein by reference, which provides for arbitration by any extra-judicial body or person or which is otherwise in conflict with said laws, rules and regulations shall be considered null and void. Nothing contained in any provision incorporated herein by reference which purports to negate this or any other special provision in whole or in part shall be valid or enforceable or available in any action at law whether by way of complaint, defense or otherwise. Any provision rendered null and void by the operation of this provision will not invalidate the remainder of this Lease to the extent that this agreement is capable of execution.
10. **CANCELLATION.** Both parties understand that at any time before the scheduled expiration of the term of this Lease, Lessor has the right to cancel the lease without liability by giving the Lessee 90-day written notice of its intention to cancel the Lease. The notice shall be hand delivered, posted on the Premises, or sent to the Lessee, at the address of the Lessee contained herein by Certified Mail, return receipt requested. This Lease may also be canceled by the Lessee by giving the Lessor 90-day written notice of their intent to do so.
11. **COMPLETE AGREEMENT.** This Lease, including all exhibits, supersedes any and all prior written or oral agreements and there are no covenants, conditions or agreements between the parties except as set forth herein. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever unless embodied herein in writing. No subsequent novation, renewal, addition, deletion or other amendment hereto shall have any force or effect unless embodied in a written contract executed and approved pursuant to the State Fiscal Rules.
12. **CAPTIONS, CONSTRUCTION, AND LEASE EFFECT.** The captions and headings used in this Lease are for identification only, and shall be disregarded in any construction of the lease provisions. All of the terms of this Lease shall inure to the benefit of and be binding upon the respective heirs, successors, and assigns of both the Lessor and the Lessee. If any provision of this Lease shall be determined to be invalid, illegal, or without force by a court of law or rendered so by legislative act then the remaining provisions of this Lease shall remain in full force and effect.
13. **NO BENEFICIAL INTEREST.** The signatories aver that to their knowledge, no state employee has any personal or beneficial interest whatsoever in the service or property described herein.
14. **NO VIOLATION OF LAW.** The Lessee shall not commit, nor permit the commission of, any act or thing, which shall be a violation of any ordinance of the municipality, City, County, or of any law of the State of Colorado or the United States. The Lessee shall not use the Premises for any manner, which shall constitute a nuisance or public annoyance. The signatories hereto aver that they are familiar with 18-8-301, et seq., (Bribery and Corrupt Influences) and 18-8-401, et seq., (Abuse of Public Office), C.R.S., as amended, and that no violation of such provisions is present. The signatories aver that to their knowledge, no state employee has any personal or beneficial interest whatsoever in the service or property described herein.
15. **NOTICE.** Any notice required or permitted by this Lease may be delivered in person or sent by registered or certified mail, return receipt requested, to the party at the address as hereinafter provided, and if sent by mail it shall be effective when posted in the U.S. Mail Depository with sufficient postage attached thereto:

**LESSOR:**  
Colo. Dept. of Transportation  
Property Management Manager  
2829 W. Howard Pl., 4<sup>th</sup> Floor  
Denver, Colorado 80204

**LESSEE:**  
Board of County Commissioners of Pitkin County  
530 E. Main Street, Suite 302  
Aspen, CO 81611  
970.920.5200

Notice of change of address shall be treated as any other notice. The Lessee warrants that the address listed above is the Lessee's current mailing address and that the Lessee will notify the Lessor in writing of any changes in that address within ten (10) days of such change.

16. **HOLDING OVER.** If the Lessor allows the Lessee to occupy or use the Premises after the expiration or sooner termination of this Lease, the Lessee becomes a Holdover Tenant and shall be a month-to-month Lessee subject to all the laws of the State of Colorado applicable to such tenancy. The rent to be paid by Lessee during such continued occupancy shall be the same being paid by Lessee as of

the date of expiration or sooner termination. Lessor and Lessee each hereby agree to give the other party at least thirty (30) days written notice prior to termination of this holdover tenancy.

17. CHIEF ENGINEER'S APPROVAL. This Lease shall not be deemed valid until it has been approved by the Chief Engineer of the Colorado Department of Transportation and by the Lessee.

18. HAZARDOUS MATERIALS. The Lessee agrees to defend, indemnify and hold harmless the Lessor and any employees, agents, contractors, and officials of the Lessor against any and all damages, claims, liability, loss, fines or expenses, including attorney's fees and litigation costs, related to the presence, disposal, release or clean-up of any contaminants, hazardous materials or pollutants on, over, under, from or affecting the property subject to this Lease, which contaminants or hazardous materials the Lessee or its employees, agents, contractors or officials has caused to be located, disposed, or released on the property. The Lessee shall also be responsible for all damages, claims and liability to the soil, water, vegetation, buildings or personal property located thereon as well as any personal injury or property damage related to such contaminants or hazardous materials.

19. NO NEW PERMANENT STRUCTURES OR IMPROVEMENTS. No new permanent structures or improvements of any kind shall be erected or moved upon the Premises by the Lessee without the express written permission of the Lessor. Any such structure or improvement erected or moved upon the Premises without the express written consent of the Lessor may be immediately removed by the Lessor at the expense of the Lessee. Further, any structures, improvements or items of any kind remaining on the Premises at the termination of the Lease will be considered abandoned by the Lessee and may be immediately removed by Lessor at the Lessee's expense.

20. BINDING AGREEMENT. This Lease shall be binding upon and inure to the benefit of the partners, heirs, executors, administrators, and successors of the respective parties hereto.

21. DEFAULT. If: (1) Lessee shall fail to pay any rent or other sum payable hereunder for a period of 10 days after the same is due; (2) Lessee shall fail to observe, keep or perform any of the other terms, agreements or conditions contained herein or in regulations to be observed or performed by Lessee and such default continues for a period of 30 days after notice by Lessor; (3) This Lease or any interest of Lessee hereunder shall be levied upon by any attachment or execution, then any such event shall constitute an event of default by Lessee. Upon the occurrence of any event of default by Lessee hereunder, Lessor may, at its option and without any further notice or demand, in addition to any other rights and remedies given hereunder or by law, do any of the following:

(a) Lessor shall have the right, so long as such default continues, to give notice of termination to Lessee. On the date specified in such notice (which shall not be less than 3 days after the giving of such notice) this Lease shall terminate.

(b) In the event of any such termination of this Lease, Lessor may then or at any time thereafter, re-enter the Premises and remove there from all persons and property and again repossess and enjoy the Premises, without prejudice to any other remedies that Lessor may have by reason of Lessee's default or of such termination.

(c) The amount of damages which Lessor may recover in event of such termination shall include, without limitation, (1) the amount at the time of award of unpaid rental earned and other sums owed by Lessee to Lessor hereunder, as of the time of termination, together with interest thereon as provided in this Lease, (2) all legal expenses and other related costs incurred by Lessor following Lessee's default including reasonable attorneys' fees incurred in collecting any amount owed hereunder (3) any damages to the property beyond its present condition.

(d) Upon the Lessee's failure to remove its personal property from the Premises after the expiration of the term of this Lease, Lessor may in its sole discretion, without notice to or demand upon Lessee, remove, sell or dispose of any and all personal property located on the Premises. Lessee waives all claims for damages that may be caused by Lessor's removal of property as herein provided.

22. INSURANCE. (Revised 2006 per State Controller Requirements)

(a) The Lessee shall obtain and maintain, at all times during the duration of this Lease, insurance in the kinds and amounts detailed below. The Lessee shall require any Contractor working for them on the Premises to obtain like coverage. The following insurance requirements must be in effect during the entire term of the Lease. Lessee shall, at its sole cost and expense, obtain insurance on its inventory, equipment and all other personal property located on the Premises against loss resulting from fire, theft or other casualty.

(b) Workers' Compensation Insurance as required by State statute, and Employer's Liability Insurance covering all employees acting within the course and scope of their employment and work on the activities authorized by this Lease in Paragraph 4.

(c) Commercial General Liability Insurance written on ISO occurrence form CG 00 01 10/93 or equivalent, covering Premises operations, fire damage, independent Consultants, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:

1. \$1,000,000 each occurrence;
2. \$2,000,000 general aggregate;
3. \$50,000 any one fire.

If any aggregate limit is reduced below, \$1,000,000 because of claims made or paid, the Lessee, or as applicable, its Contractor, shall immediately obtain additional insurance to restore the full aggregate limit and furnish to CDOT a certificate or other document satisfactory to CDOT showing compliance with this provision.

(d) If any operations are anticipated that might in any way result in the creation of a pollution exposure, Lessee shall also provide Pollution Legal Liability Insurance with minimum limits of liability of \$1,000,000 Each Claim and \$1,000,000 Annual Aggregate. CDOT shall be named as an Additional Insured to the Pollution Legal Liability policy. The Policy shall be written on a Claims Made form, with an extended reporting period of at least two year following finalization of the Lease.

(e) Umbrella or Excess Liability Insurance with minimum limits of \$1,000,000. This policy shall become primary (drop down) in the event the primary Liability Policy limits are impaired or exhausted. The Policy shall be written on an Occurrence form and shall be following form of the primary. The following form Excess Liability shall include CDOT as an Additional Insured.

(f) CDOT shall be named as Additional Insured on the Commercial General Liability Insurance policy. Coverage required by the Lease will be primary over any insurance or self-insurance program carried by the State of Colorado.

(g) The Insurance shall include provisions preventing cancellation or non-renewal without at least 30 days prior notice to CDOT by certified mail to the address contained in this document.

(h) The insurance policies related to the Lease shall include clauses stating that each carrier will waive all rights of recovery, under subrogation or otherwise, against CDOT, its agencies, institutions, organizations, officers, agents, employees and volunteers.

(i) All policies evidencing the insurance coverage required hereunder shall be issued by insurance companies satisfactory to CDOT.

(j) In order for this lease to be executed, the Lessee, or as applicable, their Contractor, shall provide certificates showing insurance coverage required by this Lease to CDOT prior to the execution of this lease. No later than 30 days prior to the expiration date of any such coverage, the Lessee or Contractor shall deliver to the Notice Address of CDOT certificates of insurance evidencing renewals thereof. At any time during the term of this Lease, CDOT may request in writing, and the Lessee or Contractor shall thereupon within 10 days, supply to CDOT, evidence satisfactory to CDOT of compliance with the provisions of this section. Insurance coverage must be in effect or this lease is in default.

(k) Notwithstanding subsection (a.) of this section, if the Lessee is a "public entity" within the meaning of the Colorado Governmental Immunity Act CRS 24-10-101, et seq., as amended ("Act"), the Lessee shall at all times during the term of this Lease maintain only such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act. Upon request by CDOT, the Lessee shall show proof of such insurance satisfactory to CDOT. Public entity Lessees are not required to name CDOT as an Additional Insured.

(l) If the Lessee engages a Contractor to act independently from the Lessee on the Premises, that Contractor shall be required to provide an endorsement naming CDOT as an Additional Insured on their Commercial General Liability, and Umbrella or Excess Liability policies.

### 23. ADDITIONAL PROVISIONS.

- a) Lessee shall not use the Leased Premises nor allow any other party to use the Leased Premises for any purpose not specifically authorized by this Lease Agreement or for any purpose prohibited by any entity or jurisdiction having authority over uses conducted on the Leased Premises.
- b) Lessee shall ensure that Lessee's use and occupancy of the Leased Premises shall not interfere with Lessor's use of the adjoining State highway right of way or with the installation, operation, maintenance and repair of any utilities, drainage or irrigation facilities located on, above, over, under, through, across or adjacent to the Leased Premises.
- c) Utilities may exist on, along, over, under, through, or across the Leased Premises. Lessee shall locate and protect all such utilities prior to implementing any alteration to the Lease Premises.

Lessor shall not be responsible or liable for any utilities repair or relocation expenses arising from Lessee's use and occupancy of the Leased Premises. In the event Lessee desires to relocate any utility located within the Leased Premises, such utility relocation must first be authorized by appropriate permits issued by the CDOT Region 3 Permits Office.

- d) This Lease does not obligate Lessee to make any modification or alterations to the Leased Premises; however, this Lease does obligate Lessee to, and Lessee agrees to, keep the Leased Premises clean and safe, in good order and repair, and in a condition reasonably comparable to or better than the condition in existence as of the day and year first above written.
- e) The Lessee is hereby authorized to make infrastructure improvements and allow Open Space and Trails to enforce regulations as may relate to parking and allowable activities and described in Exhibit B. Excepting the foregoing authorization, the Lessee shall not modify or alter the Leased Premises without Lessor's prior written approval. Prior to requesting Lessor's approval of any modification or alterations to the Premises, Lessee shall submit to Lessor a site plan and/or construction drawing depicting and describing all proposed modifications and/or alterations. Any approval(s) given by Lessor shall be subject to and contingent upon full and complete compliance by Lessee of any and all conditions and/or stipulations required by Lessor. Lessee agrees that any approvals given by Lessor shall not operate to transfer any liabilities or responsibilities to Lessor; all modifications and alterations to the Premises shall be at Lessee's sole and absolute risk. In all circumstances, Lessee's work and act of modifying or altering the premises shall be performed with the highest standard of care to ensure such work and act shall not cause damage to the Premises, to Lessor's adjacent highways, to any utility, to any irrigation facility, to any trees or to the property of any other party. Lessee's work and act of modifying or altering the Premises shall be subject to Lessee obtaining all appropriate permits from any authority having jurisdiction to approve such work. Further, Lessee shall and agrees to save, indemnify and hold Lessor harmless for any liability for damages or loss to persons or property resulting from activities from such work and shall name Lessor as an additional insured party on its insurance policy. Proof of the contractor's insurance must be provided to Lessor prior to any work being conducted on the Premises.
- f) Lessee shall have the authority to create and enforce rules and regulations that it considers to be consistent with the use of the facility for parking and river access. Enforcement may include but is not limited to parking areas, including vehicle ticketing and towing, signage and adherence Title 12 rules. Rules must be approved by Lessor and are included as outlined in "Exhibit B" of this lease and in accordance to the Pitkin County, Title 12 Open Space and Trails Regulations adopted March 11, 2020 Ordinance No 008-2020; and the Penny Hot Springs Management Plan adopted by the Open Space and Trails Board March 2020. Any amendments to those agreements, rules and regulations as outlined in "Exhibit B" will be provided to Lessor and subject to review and approval.
- g) Lessor and contractors, Geovort and Johnson Construction (wall subcontractor) will be allowed access as needed and will be utilizing a portion of the Leased Premises as a staging area for all of the wall material from to June 2021 through October 2021 as part of CDOT SH-133, Project #23182 a Rockfall Mitigation Project.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement on the day and year first above written.

LESSEE:



Kelly McMichael Kury  
Chair, Board of County Commissioners  
Board of County Commissioners  
of Pitkin County

(If Corporation)  
Attest (Seal)

By Janette Jones  
Secretary

By KELLY McMICHAEL KURY  
Title CHAIR, BOCC PITKIN COUNTY

\_\_\_\_\_  
Federal Tax Identification Number

STATE OF COLORADO )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was subscribed and sworn to before me this 31<sup>st</sup> day of May, 2021  
by Kelly McMichael Kury as Chair and attested to by  
Janette Jones as Deputy County Clerk of the Board of County  
Commissioners of Pitkin County, Colorado.

Witness my hand and official seal.  
My commission expires 12-30-2024.

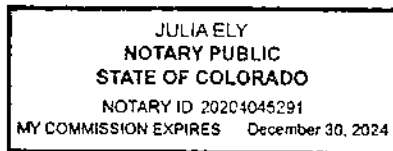
[Signature]  
\_\_\_\_\_  
Notary Public

Address: 2829 W. Howard Pl.  
Denver, CO 80204

ATTEST:

Alicia Clemons  
Alicia Clemons  
Chief Clerk - Property Management

[Signature]  
Stephen Harelson, P.E.  
Chief Engineer



CDOT Project Number: S 0163(3)  
Parcel Number: L-28 & 29 Rev. & WRNF  
August 31, 2020

Legal Description  
Penny Hot Springs Lease Area

A Lease Parcel within the State Highway 133 Right-of-Way as shown on the Colorado Department of Highways ROW Plans, Project No. S 0163(3), and lying within the SW1/4 of Section 33, Township 9 South, Range 88 West of the 6<sup>th</sup> P.M., Pitkin County, State of Colorado, said parcel being fully described as follows:

COMMENCING at a found Department of Highways ROW Marker, a 3.25" a Brass Monument in a concrete post, as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans, at Station 586+00 Left, thence N 06°37'00" W, along the existing easterly right-of-way line of State Highway No. 133 (August 2020), a distance of 670.34 feet, to the **TRUE POINT OF BEGINNING**;

Thence N 06°37'00" W, along said right-of-way line, a distance of 429.66 feet, to Parcel X, as described in that document, Reception Number 327356, Book 632, at Page 547, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 83°23'00" W, along said right-of-way line, a distance of 10.00 feet;

Thence N 06°37'00" W, along said right-of-way line, a distance of 149.80 feet;

Thence N 83°19'30" E, along said right-of-way line, a distance of 50.00 feet;

Thence N 08°45'30" W, along said right-of-way line, a distance of 310.80 feet;

Thence N 09°32'00" E, along said right-of-way line, a distance of 41.90 feet, to Parcel 28, as described in that document, Reception Number 110978, Book 193, at Page 211, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence N 09°32'00" E, along said right-of-way line, a distance of 78.40 feet;

Thence along said right-of-way line, a distance of 237.20 feet, along a curve to the left, having a radius of 1514.30 feet, a central angle of 8°58'29", the chord of which bears N 21°37'00" W, a distance of 236.96 feet, to the West line of the NE1/4SW1/4 of said Section 33;

Thence S 00°00'00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 138.70 feet, to Parcel 29 Rev. as described in that document, Reception Number 112567, Book 196, at Page 158, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 00°00'00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 58.18 feet, to the existing easterly right-of-way line of State Highway No. 133 (August 2020);

Thence along said right-of-way line, a distance of 420.97 feet, along a curve to the left, having a radius of 1439.19 feet, a central angle of 16°45'34", the chord of which bears N 27°41'44" W, a distance of 419.47 feet;

Thence S 53°36'07" W a distance of 59.34 feet, to the existing easterly edge of pavement of Colorado State Highway 133;

Thence along said edge of pavement, a distance of 717.01 feet along a curve to the left, having a radius of 1392.50 feet, a central angle of 29°30'08", the chord of which bears S 21°19'14" E, a distance of 709.12 feet;

Thence along said edge of pavement, S 06°34'10" E a distance of 715.00 feet, to the East line of the Carbonite Millsite, Mineral Survey Number 5443-B, as shown as Parcel 29A in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans;

Thence N 83°23'00" E a distance of 45.14 feet, to the easterly right-of-way line of State Highway No. 133 (August 2020), at the TRUE POINT OF BEGINNING.

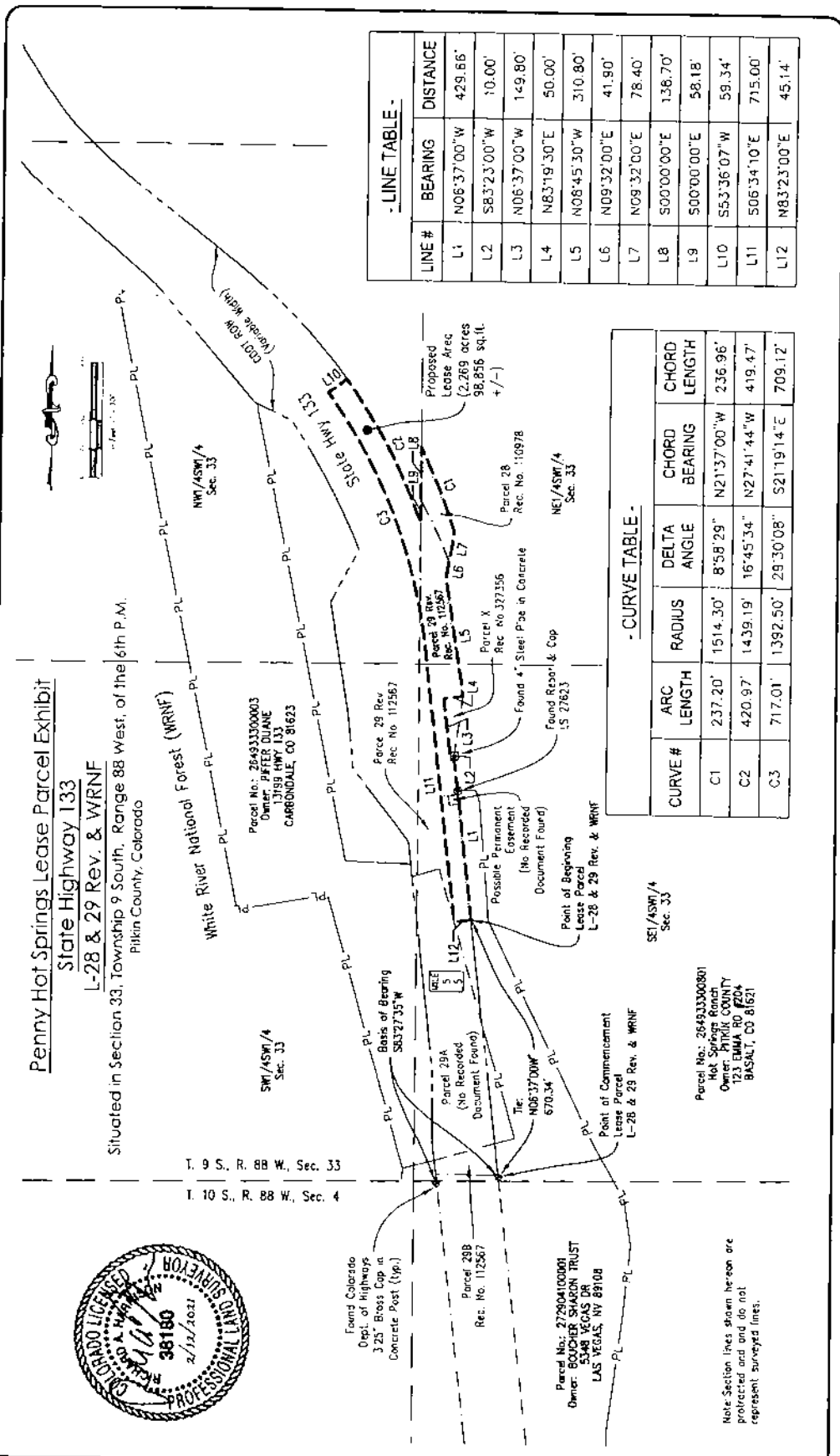
The above described Lease Parcel L-28 & 29 Rev. & WRNF contain 2.269 acres (98,856 square feet), more or less.

Basis of Bearings: All bearings recited herein are based on a bearing S. 83°27'35" W., from a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Left, to a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Right, as shown in as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans.

Legal description created by:

Richard A. Harrison  
Colorado PLS #38180  
For, and on behalf of Pitkin County and SGM Inc.





- LINE TABLE -

LINE #	BEARING	DISTANCE
L1	N06°37'00"W	429.66'
L2	S83°23'00"W	10.00'
L3	N06°37'00"W	149.80'
L4	N83°19'30"E	50.00'
L5	N08°45'30"W	310.80'
L6	N09°32'00"E	41.90'
L7	N09°32'00"E	78.40'
L8	S00°00'00"E	136.70'
L9	S00°00'00"E	58.18'
L10	S53°36'07"W	59.34'
L11	S06°34'10"E	715.00'
L12	N83°23'00"E	45.14'

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	237.20'	1514.30'	8°58'29"	N21°37'00"W	236.96'
C2	420.97'	1439.19'	16°45'34"	N27°41'44"W	419.47'
C3	717.01'	1392.50'	29°30'08"	S21°19'14"E	709.12'

**Penny Hot Springs Lease Parcel Exhibit**  
**State Highway 133**  
**L-28 & 29 Rev. & WRNF**  
 Situated in Section 33, Township 9 South, Range 88 West of the 6th P.M.  
 Pitkin County, Colorado



CDOT Project No. S 0163(3)  
 Pitkin County, Colorado

Job No.	2020120 DSI
Drawn by	FK
Date	7/12/2021
Approved	BS
File	Survey of State Road

Lease Parcel Exhibit

Page No  
 1  
 of 1

## EXHIBIT B

### a. Enforcement of the lease area including parking.

The lease area would be subject to Title 12 of the Pitkin County Code, as amended; as well as the Penny Hot Springs Management Plan (as amended). Title 12 outlines the rules and regulations for the public use of Open Space and Trails properties. Applicable current Management Plan and Title 12 rules and regulations include, but are not limited to, the identification of allowed uses as well as prohibited activities including prohibiting dogs, camping/fires, glass, audible music, littering/waste disposal, disorderly conduct, and hazardous activities, and encouraging resource and wildlife protection.

OST would like to place regulatory signage for the parking area and the use of the hot springs upon the approval of the lease agreement (to include two 12x12-inch signs on a 6x6 wooden post); additional signage would be addressed in partnership with CDOT as a part of the site plan prior to construction. Below is an example of the regulatory signage that is anticipated:



### b. Improve the parking area and river access.

OST will begin work on designing a site plan in 2021 and will submit the plan to CDOT for approval by the Resident Engineer and Property Management prior to any construction. Potential improvements include: formalization/organization of parking spaces, defining the egress/ingress from the highway, a multi-use trail running north-south, installation of interpretive and regulatory signage, recreational amenities such as bike racks (accommodating 5-10 bicycles), fences, walls, and a port-a-potty enclosed within a shelter, defined access route down to the river and revegetation of riprap slopes.

PROPERTY MGMT. NO. 101288  
NO: PROJECT: S 0163(3)  
LOCATION: SH 133

**LEASE AGREEMENT**  
(Vacant Land)

THIS LEASE AGREEMENT made and entered into this 15<sup>th</sup> day of June, 2021 by and between the State of Colorado acting by and through the Colorado Department of Transportation, CDOT, hereinafter referred to as "Lessor", and Board of County Commissioners of Pitkin County, Colorado hereinafter referred to as "Lessee".

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. **PREMISES.** Lessor hereby leases and demises unto Lessee the Premises, hereinafter referred to as the "Premises", located at SH 133 situated in Section 33, Township 9 South, Range 88 West, of the 6<sup>th</sup> P.M., Pitkin County. The Premises, known and described as Parcel L-28 and 29 Rev. & WRNF, of Project S 0163(3) includes approximately 98,855 square feet (2.269 acres) of land area. The leased Premises being as shown on the plat attached hereto and described in the legal description attached and made a part hereof and marked "Exhibit A".

2. **TERM.** The initial term of this lease shall be for a period of twenty (20) years, beginning on June 15, 2021, and ending on June 14, 2041, subject to the renewal, cancellation and termination provisions herein. In the event Lessee satisfies each and every duty and obligation to be performed by Lessee under this Lease Agreement, Lessor hereby grants to Lessee the option to extend the term of the Lease for three (3) additional five (5) year periods, each commencing when the prior term expires. In order to exercise its option to extend this Lease as aforesaid, Lessee shall give Lessor no less than ninety (90) days advance notice to Lessee's intent to extend the term of this Lease.

3. **RENT.** Lessee shall pay \$250.00 per term as rent on the first of the term during the term hereof. Payments shall be made payable to the Colorado Department of Transportation at:

Colo. Dept. of Transportation  
C/o Accounting Receipts & Deposits  
2829 W. Howard Pl., 5<sup>th</sup> Floor  
Denver, CO 80204

or at such place as Lessor from time to time designates by notice as provided herein.

In the event Lessor has not received the rental installment hereunder on or before the tenth (10) day of the month when due, a late charge of five percent (5%) of the total installment will be assessed to the Lessee for that month and each succeeding month the payment is not received on or before the 10th day of that month. In the event the Lessee for a rental installment tenders a check, and it is returned to Lessor for insufficient funds, Lessee agrees to pay administrative charges to Lessor of Twenty Dollars (\$20.00). Both Lessor and Lessee agree that acceptance by the Lessor of the late payment does not waive Lessor's right to declare Lessee in default of this Lease Agreement.

4. **USE.** It is understood and agreed that the Lessee intends to use the Premises only for public parking for nearby recreational areas for Penny Hot Springs. The Premises may not be used for any other purpose without the specific written prior permission of the Lessor. Any other use of the Premises shall constitute material breach of this Lease and may cause this lease to terminate immediately at the Lessor's option.

5. **TAXES, UTILITIES, MAINTENANCE AND OTHER EXPENSES.** It is understood and agreed that this Lease shall be an absolute Net Lease with respect to Lessor, and that all taxes, assessments, insurance, utilities and other operating costs and the cost of all maintenance, repairs, and improvements, and all other direct costs, charges and expenses of any kind whatsoever respecting the Premises shall be borne by Lessee and not by the Lessor so that the rental return to Lessor shall not be reduced, offset or diminished directly or indirectly by any cost or charge. Lessee shall maintain the Premises in good repair and in tenable condition free of trash and debris during the term of this lease. Lessor shall have the right to enter the Premises at any time for the purpose of making necessary inspections.

6. **HOLD HARMLESS.** The Lessee shall save, indemnify and hold harmless the Lessor and FHWA for any liability for damage or loss to persons or property resulting from Lessee's occupancy or use of the

7. **OWNERSHIP.** The State of Colorado is the owner of the Premises. Lessor warrants and represents himself to be the authorized agent of the State of Colorado for the purposes of granting this Lease.
8. **LEASE ASSIGNMENT.** Lessee shall not assign this Lease and shall not sublet the demised Premises without specific written permission of the Lessor and will not permit the use of said Premises to anyone, other than Lessee, its agents or employees, without the prior written consent of Lessor.
9. **APPLICABLE LAW.** The laws of the State of Colorado and rules and regulations issued pursuant thereto shall be applied in the interpretation, execution and enforcement of this Lease. Any provision of this Lease, whether or not incorporated herein by reference, which provides for arbitration by any extra-judicial body or person or which is otherwise in conflict with said laws, rules and regulations shall be considered null and void. Nothing contained in any provision incorporated herein by reference which purports to negate this or any other special provision in whole or in part shall be valid or enforceable or available in any action at law whether by way of complaint, defense or otherwise. Any provision rendered null and void by the operation of this provision will not invalidate the remainder of this Lease to the extent that this agreement is capable of execution.
10. **CANCELLATION.** Both parties understand that at any time before the scheduled expiration of the term of this Lease, Lessor has the right to cancel the lease without liability by giving the Lessee 90-day written notice of its intention to cancel the Lease. The notice shall be hand delivered, posted on the Premises, or sent to the Lessee, at the address of the Lessee contained herein by Certified Mail, return receipt requested. This Lease may also be canceled by the Lessee by giving the Lessor 90-day written notice of their intent to do so.
11. **COMPLETE AGREEMENT.** This Lease, including all exhibits, supersedes any and all prior written or oral agreements and there are no covenants, conditions or agreements between the parties except as set forth herein. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever unless embodied herein in writing. No subsequent novation, renewal, addition, deletion or other amendment hereto shall have any force or effect unless embodied in a written contract executed and approved pursuant to the State Fiscal Rules.
12. **CAPTIONS, CONSTRUCTION, AND LEASE EFFECT.** The captions and headings used in this Lease are for identification only, and shall be disregarded in any construction of the lease provisions. All of the terms of this Lease shall inure to the benefit of and be binding upon the respective heirs, successors, and assigns of both the Lessor and the Lessee. If any provision of this Lease shall be determined to be invalid, illegal, or without force by a court of law or rendered so by legislative act then the remaining provisions of this Lease shall remain in full force and effect.
13. **NO BENEFICIAL INTEREST.** The signatories aver that to their knowledge, no state employee has any personal or beneficial interest whatsoever in the service or property described herein.
14. **NO VIOLATION OF LAW.** The Lessee shall not commit, nor permit the commission of, any act or thing, which shall be a violation of any ordinance of the municipality, City, County, or of any law of the State of Colorado or the United States. The Lessee shall not use the Premises for any manner, which shall constitute a nuisance or public annoyance. The signatories hereto aver that they are familiar with 18-8-301, et seq., (Bribery and Corrupt Influences) and 18-8-401, et seq., (Abuse of Public Office), C.R.S., as amended, and that no violation of such provisions is present. The signatories aver that to their knowledge, no state employee has any personal or beneficial interest whatsoever in the service or property described herein.
15. **NOTICE.** Any notice required or permitted by this Lease may be delivered in person or sent by registered or certified mail, return receipt requested, to the party at the address as hereinafter provided, and if sent by mail it shall be effective when posted in the U.S. Mail Depository with sufficient postage attached thereto:

**LESSOR:**  
Colo. Dept. of Transportation  
Property Management Manager  
2829 W. Howard Pl., 4<sup>th</sup> Floor  
Denver, Colorado 80204

**LESSEE:**  
Board of County Commissioners of Pitkin County  
530 E. Main Street, Suite 302  
Aspen, CO 81611  
970.920.5200

Notice of change of address shall be treated as any other notice. The Lessee warrants that the address listed above is the Lessee's current mailing address and that the Lessee will notify the Lessor in writing of any changes in that address within ten (10) days of such change.

16. **HOLDING OVER.** If the Lessor allows the Lessee to occupy or use the Premises after the expiration or sooner termination of this Lease, the Lessee becomes a Holdover Tenant and shall be a month-to-month Lessee subject to all the laws of the State of Colorado applicable to such tenancy. The rent to be paid by Lessee during such continued occupancy shall be the same being paid by Lessee as of

the date of expiration or sooner termination. Lessor and Lessee each hereby agree to give the other party at least thirty (30) days written notice prior to termination of this holdover tenancy.

17. CHIEF ENGINEER'S APPROVAL. This Lease shall not be deemed valid until it has been approved by the Chief Engineer of the Colorado Department of Transportation and by the Lessee.

18. HAZARDOUS MATERIALS. The Lessee agrees to defend, indemnify and hold harmless the Lessor and any employees, agents, contractors, and officials of the Lessor against any and all damages, claims, liability, loss, fines or expenses, including attorney's fees and litigation costs, related to the presence, disposal, release or clean-up of any contaminants, hazardous materials or pollutants on, over, under, from or affecting the property subject to this Lease, which contaminants or hazardous materials the Lessee or its employees, agents, contractors or officials has caused to be located, disposed, or released on the property. The Lessee shall also be responsible for all damages, claims and liability to the soil, water, vegetation, buildings or personal property located thereon as well as any personal injury or property damage related to such contaminants or hazardous materials.

19. NO NEW PERMANENT STRUCTURES OR IMPROVEMENTS. No new permanent structures or improvements of any kind shall be erected or moved upon the Premises by the Lessee without the express written permission of the Lessor. Any such structure or improvement erected or moved upon the Premises without the express written consent of the Lessor may be immediately removed by the Lessor at the expense of the Lessee. Further, any structures, improvements or items of any kind remaining on the Premises at the termination of the Lease will be considered abandoned by the Lessee and may be immediately removed by Lessor at the Lessee's expense.

20. BINDING AGREEMENT. This Lease shall be binding upon and inure to the benefit of the partners, heirs, executors, administrators, and successors of the respective parties hereto.

21. DEFAULT. If: (1) Lessee shall fail to pay any rent or other sum payable hereunder for a period of 10 days after the same is due; (2) Lessee shall fail to observe, keep or perform any of the other terms, agreements or conditions contained herein or in regulations to be observed or performed by Lessee and such default continues for a period of 30 days after notice by Lessor; (3) This Lease or any interest of Lessee hereunder shall be levied upon by any attachment or execution, then any such event shall constitute an event of default by Lessee. Upon the occurrence of any event of default by Lessee hereunder, Lessor may, at its option and without any further notice or demand, in addition to any other rights and remedies given hereunder or by law, do any of the following:

(a) Lessor shall have the right, so long as such default continues, to give notice of termination to Lessee. On the date specified in such notice (which shall not be less than 3 days after the giving of such notice) this Lease shall terminate.

(b) In the event of any such termination of this Lease, Lessor may then or at any time thereafter, re-enter the Premises and remove there from all persons and property and again repossess and enjoy the Premises, without prejudice to any other remedies that Lessor may have by reason of Lessee's default or of such termination.

(c) The amount of damages which Lessor may recover in event of such termination shall include, without limitation, (1) the amount at the time of award of unpaid rental earned and other sums owed by Lessee to Lessor hereunder, as of the time of termination, together with interest thereon as provided in this Lease, (2) all legal expenses and other related costs incurred by Lessor following Lessee's default including reasonable attorneys' fees incurred in collecting any amount owed hereunder (3) any damages to the property beyond its present condition.

(d) Upon the Lessee's failure to remove its personal property from the Premises after the expiration of the term of this Lease, Lessor may in its sole discretion, without notice to or demand upon Lessee, remove, sell or dispose of any and all personal property located on the Premises. Lessee waives all claims for damages that may be caused by Lessor's removal of property as herein provided.

22. INSURANCE. (Revised 2006 per State Controller Requirements)

(a) The Lessee shall obtain and maintain, at all times during the duration of this Lease, insurance in the kinds and amounts detailed below. The Lessee shall require any Contractor working for them on the Premises to obtain like coverage. The following insurance requirements must be in effect during the entire term of the Lease. Lessee shall, at its sole cost and expense, obtain insurance on its inventory, equipment and all other personal property located on the Premises against loss resulting from fire, theft or other casualty.

(b) Workers' Compensation Insurance as required by State statute, and Employer's Liability Insurance covering all employees acting within the course and scope of their employment and work on the activities authorized by this Lease in Paragraph 4.

(c) Commercial General Liability Insurance written on ISO occurrence form CG 00 01 10/93 or equivalent, covering Premises operations, fire damage, independent Consultants, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows:

1. \$1,000,000 each occurrence;
2. \$2,000,000 general aggregate;
3. \$50,000 any one fire.

If any aggregate limit is reduced below, \$1,000,000 because of claims made or paid, the Lessee, or as applicable, its Contractor, shall immediately obtain additional insurance to restore the full aggregate limit and furnish to CDOT a certificate or other document satisfactory to CDOT showing compliance with this provision.

(d) If any operations are anticipated that might in any way result in the creation of a pollution exposure, Lessee shall also provide Pollution Legal Liability Insurance with minimum limits of liability of \$1,000,000 Each Claim and \$1,000,000 Annual Aggregate. CDOT shall be named as an Additional Insured to the Pollution Legal Liability policy. The Policy shall be written on a Claims Made form, with an extended reporting period of at least two year following finalization of the Lease.

(e) Umbrella or Excess Liability Insurance with minimum limits of \$1,000,000. This policy shall become primary (drop down) in the event the primary Liability Policy limits are impaired or exhausted. The Policy shall be written on an Occurrence form and shall be following form of the primary. The following form Excess Liability shall include CDOT as an Additional Insured.

(f) CDOT shall be named as Additional Insured on the Commercial General Liability Insurance policy. Coverage required by the Lease will be primary over any insurance or self-insurance program carried by the State of Colorado.

(g) The Insurance shall include provisions preventing cancellation or non-renewal without at least 30 days prior notice to CDOT by certified mail to the address contained in this document.

(h) The insurance policies related to the Lease shall include clauses stating that each carrier will waive all rights of recovery, under subrogation or otherwise, against CDOT, its agencies, institutions, organizations, officers, agents, employees and volunteers.

(i) All policies evidencing the insurance coverage required hereunder shall be issued by insurance companies satisfactory to CDOT.

(j) In order for this lease to be executed, the Lessee, or as applicable, their Contractor, shall provide certificates showing insurance coverage required by this Lease to CDOT prior to the execution of this lease. No later than 30 days prior to the expiration date of any such coverage, the Lessee or Contractor shall deliver to the Notice Address of CDOT certificates of insurance evidencing renewals thereof. At any time during the term of this Lease, CDOT may request in writing, and the Lessee or Contractor shall thereupon within 10 days, supply to CDOT, evidence satisfactory to CDOT of compliance with the provisions of this section. Insurance coverage must be in effect or this lease is in default.

(k) Notwithstanding subsection (a.) of this section, if the Lessee is a "public entity" within the meaning of the Colorado Governmental Immunity Act CRS 24-10-101, et seq., as amended ("Act"), the Lessee shall at all times during the term of this Lease maintain only such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act. Upon request by CDOT, the Lessee shall show proof of such insurance satisfactory to CDOT. Public entity Lessees are not required to name CDOT as an Additional Insured.

(l) If the Lessee engages a Contractor to act independently from the Lessee on the Premises, that Contractor shall be required to provide an endorsement naming CDOT as an Additional Insured on their Commercial General Liability, and Umbrella or Excess Liability policies.

### 23. ADDITIONAL PROVISIONS.

- a) Lessee shall not use the Leased Premises nor allow any other party to use the Leased Premises for any purpose not specifically authorized by this Lease Agreement or for any purpose prohibited by any entity or jurisdiction having authority over uses conducted on the Leased Premises.
- b) Lessee shall ensure that Lessee's use and occupancy of the Leased Premises shall not interfere with Lessor's use of the adjoining State highway right of way or with the installation, operation, maintenance and repair of any utilities, drainage or irrigation facilities located on, above, over, under, through, across or adjacent to the Leased Premises.
- c) Utilities may exist on, along, over, under, through, or across the Leased Premises. Lessee shall locate and protect all such utilities prior to implementing any alteration to the Lease Premises.

Lessor shall not be responsible or liable for any utilities repair or relocation expenses arising from Lessee's use and occupancy of the Leased Premises. In the event Lessee desires to relocate any utility located within the Leased Premises, such utility relocation must first be authorized by appropriate permits issued by the CDOT Region 3 Permits Office.

- d) This Lease does not obligate Lessee to make any modification or alterations to the Leased Premises; however, this Lease does obligate Lessee to, and Lessee agrees to, keep the Leased Premises clean and safe, in good order and repair, and in a condition reasonably comparable to or better than the condition in existence as of the day and year first above written.
- e) The Lessee is hereby authorized to make infrastructure improvements and allow Open Space and Trails to enforce regulations as may relate to parking and allowable activities and described in Exhibit B. Excepting the foregoing authorization, the Lessee shall not modify or alter the Leased Premises without Lessor's prior written approval. Prior to requesting Lessor's approval of any modification or alterations to the Premises, Lessee shall submit to Lessor a site plan and/or construction drawing depicting and describing all proposed modifications and/or alterations. Any approval(s) given by Lessor shall be subject to and contingent upon full and complete compliance by Lessee of any and all conditions and/or stipulations required by Lessor. Lessee agrees that any approvals given by Lessor shall not operate to transfer any liabilities or responsibilities to Lessor; all modifications and alterations to the Premises shall be at Lessee's sole and absolute risk. In all circumstances, Lessee's work and act of modifying or altering the premises shall be performed with the highest standard of care to ensure such work and act shall not cause damage to the Premises, to Lessor's adjacent highways, to any utility, to any irrigation facility, to any trees or to the property of any other party. Lessee's work and act of modifying or altering the Premises shall be subject to Lessee obtaining all appropriate permits from any authority having jurisdiction to approve such work. Further, Lessee shall and agrees to save, indemnify and hold Lessor harmless for any liability for damages or loss to persons or property resulting from activities from such work and shall name Lessor as an additional insured party on its insurance policy. Proof of the contractor's insurance must be provided to Lessor prior to any work being conducted on the Premises.
- f) Lessee shall have the authority to create and enforce rules and regulations that it considers to be consistent with the use of the facility for parking and river access. Enforcement may include but is not limited to parking areas, including vehicle ticketing and towing, signage and adherence Title 12 rules. Rules must be approved by Lessor and are included as outlined in "Exhibit B" of this lease and in accordance to the Pitkin County, Title 12 Open Space and Trails Regulations adopted March 11, 2020 Ordinance No 008-2020; and the Penny Hot Springs Management Plan adopted by the Open Space and Trails Board March 2020. Any amendments to those agreements, rules and regulations as outlined in "Exhibit B" will be provided to Lessor and subject to review and approval.
- g) Lessor and contractors, Geovort and Johnson Construction (wall subcontractor) will be allowed access as needed and will be utilizing a portion of the Leased Premises as a staging area for all of the wall material from to June 2021 through October 2021 as part of CDOT SH-133, Project #23182 a Rockfall Mitigation Project.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement on the day and year first above written.

LESSEE:



Kelly McMichael Kury  
Chair, Board of County Commissioners  
Board of County Commissioners  
of Pitkin County

(If Corporation)  
Attest (Seal)  
Janette Jones  
By Janette Jones  
Secretary

By KELLY McMICHAEL KURY  
Title CHAIR, BOCC PITKIN COUNTY

\_\_\_\_\_  
Federal Tax Identification Number

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was subscribed and sworn to before me this 31<sup>st</sup> day of May, 2021  
by Kelly McMichael Kury as Chair and attested to by  
Janette Jones as Deputy County Clerk of the Board of County  
Commissioners of Pitkin County, Colorado.

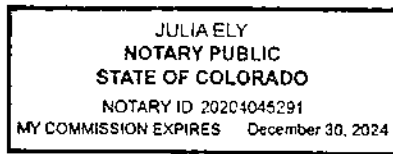
Witness my hand and official seal.  
My commission expires 12-30-2024.

[Signature]  
\_\_\_\_\_  
Notary Public

Address: 2829 W. Howard Pl.  
Denver, CO 80204

ATTEST:  
Alicia Clemons  
Alicia Clemons  
Chief Clerk - Property Management

LESSOR:  
COLORADO DEPARTMENT OF  
TRANSPORTATION  
[Signature]  
Stephen Harelson, P.E.  
Chief Engineer



CDOT Project Number: S 0163(3)  
Parcel Number: L-28 & 29 Rev. & WRNF  
August 31, 2020

Legal Description  
Penny Hot Springs Lease Area

A Lease Parcel within the State Highway 133 Right-of-Way as shown on the Colorado Department of Highways ROW Plans, Project No. S 0163(3), and lying within the SW1/4 of Section 33, Township 9 South, Range 88 West of the 6<sup>th</sup> P.M., Pitkin County, State of Colorado, said parcel being fully described as follows:

COMMENCING at a found Department of Highways ROW Marker, a 3.25" a Brass Monument in a concrete post, as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans, at Station 586+00 Left, thence N 06°37'00" W, along the existing easterly right-of-way line of State Highway No. 133 (August 2020), a distance of 670.34 feet, to the TRUE POINT OF BEGINNING;

Thence N 06°37'00" W, along said right-of-way line, a distance of 429.66 feet, to Parcel X, as described in that document, Reception Number 327356, Book 632, at Page 547, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 83°23'00" W, along said right-of-way line, a distance of 10.00 feet;

Thence N 06°37'00" W, along said right-of-way line, a distance of 149.80 feet;

Thence N 83°19'30" E, along said right-of-way line, a distance of 50.00 feet;

Thence N 08°45'30" W, along said right-of-way line, a distance of 310.80 feet;

Thence N 09°32'00" E, along said right-of-way line, a distance of 41.90 feet, to Parcel 28, as described in that document, Reception Number 110978, Book 193, at Page 211, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence N 09°32'00" E, along said right-of-way line, a distance of 78.40 feet;

Thence along said right-of-way line, a distance of 237.20 feet, along a curve to the left, having a radius of 1514.30 feet, a central angle of 8°58'29", the chord of which bears N 21°37'00" W, a distance of 236.96' feet, to the West line of the NE1/4SW1/4 of said Section 33;

Thence S 00°00'00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 138.70 feet, to Parcel 29 Rev. as described in that document, Reception Number 112567, Book 196, at Page 158, filed with the Clerk and County Recorder, County of Pitkin, State of Colorado;

Thence S 00°00'00" E, along the West Line of the NE1/4SW1/4 of said Section 33, a distance of 58.18 feet, to the existing easterly right-of-way line of State Highway No. 133 (August 2020);

Thence along said right-of-way line, a distance of 420.97 feet, along a curve to the left, having a radius of 1439.19 feet, a central angle of 16°45'34", the chord of which bears N 27°41'44" W, a distance of 419.47 feet;

Thence S 53°36'07" W a distance of 59.34 feet, to the existing easterly edge of pavement of Colorado State Highway 133;

Thence along said edge of pavement, a distance of 717.01 feet along a curve to the left, having a radius of 1392.50 feet, a central angle of 29°30'08", the chord of which bears S 21°19'14" E, a distance of 709.12 feet;

Thence along said edge of pavement, S 06°34'10" E a distance of 715.00 feet, to the East line of the Carbonite Millsite, Mineral Survey Number 5443-B, as shown as Parcel 29A in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans;

Thence N 83°23'00" E a distance of 45.14 feet, to the easterly right-of-way line of State Highway No. 133 (August 2020), at the **TRUE POINT OF BEGINNING**.

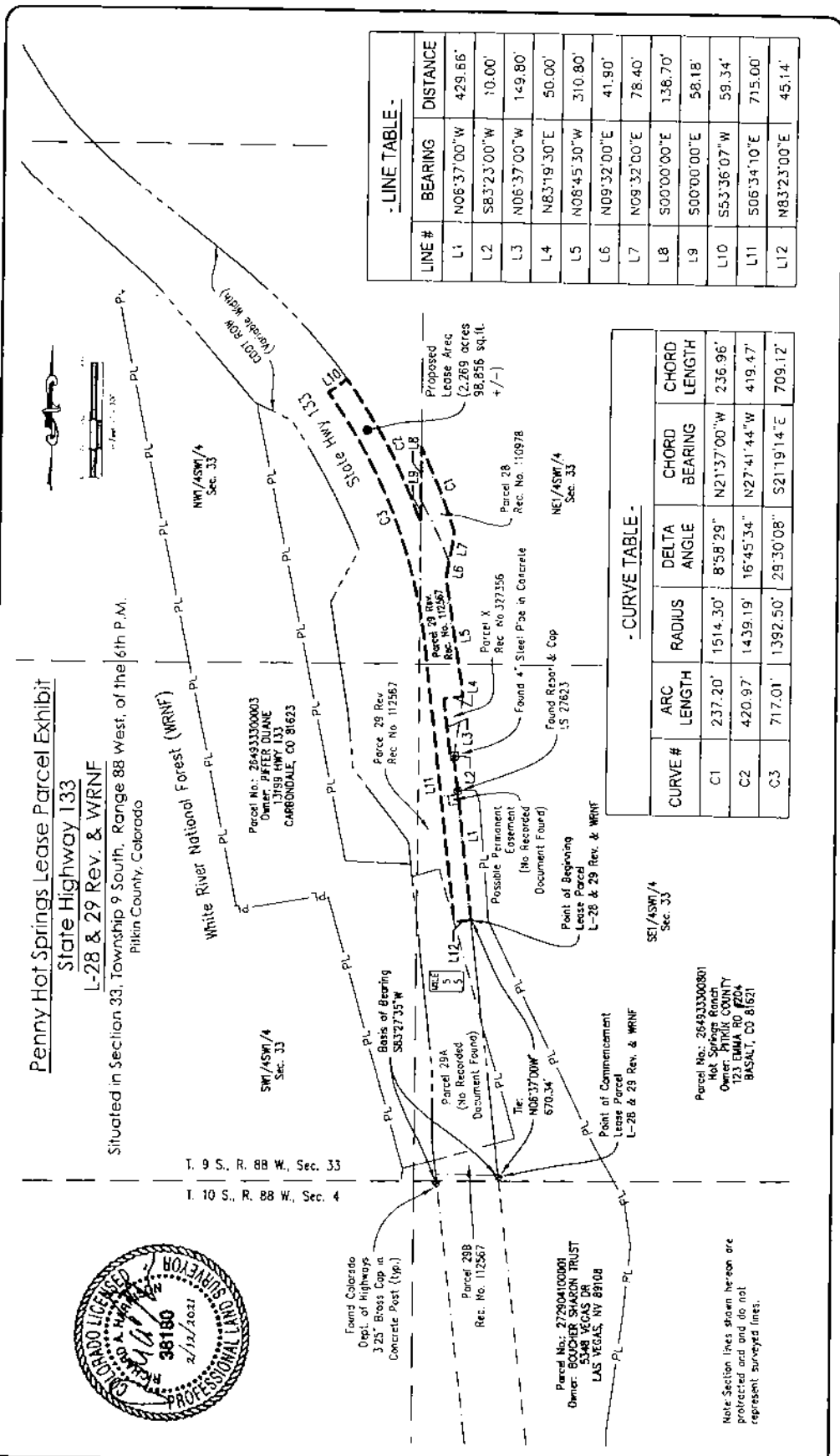
The above described Lease Parcel L-28 & 29 Rev. & WRNF contain 2.269 acres (98,856 square feet), more or less.

Basis of Bearings: All bearings recited herein are based on a bearing S. 83°27'35" W., from a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Left, to a found Department Highways ROW Marker, a 3.25" Brass Monument in a concrete post, at Station 586+00 Right, as shown in as shown in Colorado Department of Highways Federal Aid Project Number S 0163(3) Right of Way Plans.

Legal description created by:

Richard A. Harrison  
Colorado PLS #38180  
For, and on behalf of Pitkin County and SGM Inc.





- LINE TABLE -

LINE #	BEARING	DISTANCE
L1	N06°37'00"W	429.66'
L2	S83°23'00"W	10.00'
L3	N06°37'00"W	149.80'
L4	N83°19'30"E	50.00'
L5	N08°45'30"W	310.80'
L6	N09°32'00"E	41.90'
L7	N09°32'00"E	78.40'
L8	S00°00'00"E	136.70'
L9	S00°00'00"E	58.18'
L10	S53°36'07"W	59.34'
L11	S06°34'10"E	715.00'
L12	N83°23'00"E	45.14'

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	237.20'	1514.30'	8°58'29"	N21°37'00"W	236.96'
C2	420.97'	1439.19'	16°45'34"	N27°41'44"W	419.47'
C3	717.01'	1392.50'	29°30'08"	S21°19'14"E	709.12'

**Penny Hot Springs Lease Parcel Exhibit**  
**State Highway 133**  
**L-28 & 29 Rev. & WRNF**  
 Situated in Section 33, Township 9 South, Range 88 West of the 6th P.M.  
 Pitkin County, Colorado



## EXHIBIT B

### a. Enforcement of the lease area including parking.

The lease area would be subject to Title 12 of the Pitkin County Code, as amended; as well as the Penny Hot Springs Management Plan (as amended). Title 12 outlines the rules and regulations for the public use of Open Space and Trails properties. Applicable current Management Plan and Title 12 rules and regulations include, but are not limited to, the identification of allowed uses as well as prohibited activities including prohibiting dogs, camping/fires, glass, audible music, littering/waste disposal, disorderly conduct, and hazardous activities, and encouraging resource and wildlife protection.

OST would like to place regulatory signage for the parking area and the use of the hot springs upon the approval of the lease agreement (to include two 12x12-inch signs on a 6x6 wooden post); additional signage would be addressed in partnership with CDOT as a part of the site plan prior to construction. Below is an example of the regulatory signage that is anticipated:



### b. Improve the parking area and river access.

OST will begin work on designing a site plan in 2021 and will submit the plan to CDOT for approval by the Resident Engineer and Property Management prior to any construction. Potential improvements include: formalization/organization of parking spaces, defining the egress/ingress from the highway, a multi-use trail running north-south, installation of interpretive and regulatory signage, recreational amenities such as bike racks (accommodating 5-10 bicycles), fences, walls, and a port-a-potty enclosed within a shelter, defined access route down to the river and revegetation of riprap slopes.

# **ADMINISTRATION AND NOTICING**

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**PITKIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES**

PITKIN COUNTY (hereinafter COUNTY) and Pitkin County Open Space and Trails  
(hereinafter APPLICANT) AGREE AS FOLLOWS:

1. APPLICANT has submitted to COUNTY an application for Penny Hot Springs  
Location and Extent Review (hereinafter, THE PROJECT).
2. APPLICANT understands and agrees that Pitkin County Ordinance No. 012-2016 establishes a fee structure for land use applications and the payment of all processing fees is a condition precedent to a determination of application completeness. The fee structure is based on the County's policy that development shall pay, in full, the cost of development review in Pitkin County. Fees have been set to be consistent and fair to the public and to reflect the expense incurred in providing such services to the public.
3. APPLICANT and COUNTY agree that because of the size, nature or scope of the proposed project, it may not be possible at the time of application to ascertain the full extent of the costs involved in processing the application.
4. APPLICANT and COUNTY agree that fees charged for the processing of land use applications shall accumulate if an application includes more than one type of land use review.
5. COUNTY and APPLICANT further agree that it is impracticable for COUNTY staff to complete processing or present sufficient information to the Planning Commission and/or Board of County Commissioners to enable the Planning Commission and/or Board of County Commissioners to make legally required findings for project approval, unless current billings are paid in full prior to decision.
6. Therefore, APPLICANT agrees that in consideration of the COUNTY's waiver of its right to collect full fees prior to a determination of application completeness, APPLICANT shall pay a base fee in the amount of \$ 1,950 which is based on 6 hours of staff time, and if actual time spent by staff to process the application exceeds the average number of hours by more than 20%, then the COUNTY will bill the APPLICANT quarterly for the additional time spent. Such periodic payments shall be made within 30 days of the billing date. APPLICANT further agrees that failure to pay such accrued costs shall be grounds for suspension of processing.

**PITKIN COUNTY**

Suzanne Wolff  
**Community Development Director**

**APPLICANT**

Carly O'Connell

**Print Name**

Carlene O'Connell

**Signature**

**Date:** 12/26/2024

**Mailing Address:** \_\_\_\_\_

530 East Main Street, Suite 202

Aspen, Colorado 81611

Effective 04/08

G:\county\admin\forms\agreement to pay

**Pitkin County Mailing List of 300 Feet Radius  
From Parcel: 264933300801 on 12/26/2024**



**Instructions:**

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

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<http://www.pitkinmapsandmore.com>

FILOHA MEADOWS GP  
14628 HWY 133  
CARBONDALE, CO 816239470

PIFFER DUANE  
13199 HWY 133  
CARBONDALE, CO 81623

PIFFER MATTHEW A  
421 CRYSTAL CIR  
CARBONDALE, CO 81623

PITKIN COUNTY  
530 E MAIN ST #301  
ASPEN, CO 81611

USDA FOREST SERVICE  
ASPEN-SOPRIS RANGER DISTRICT  
620 MAIN ST  
CARBONDALE, CO 81623

VANNICE WILLIAM C & ANNETTE M  
14418 HWY 133  
CARBONDALE, CO 81623

Pitkin County Mailing List of 300 Feet Radius  
From Parcel: 264933300850 on 12/26/2024



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CARBONDALE, CO 81623

# Penny Hot Springs Management Plan

March 2020



## Acknowledgments

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A special thank you to the Steering Committee Members for their time and dedication to the planning process and the development of this document.

Bill Argeros or Stacey Bernot - Crystal Caucus

Dave Johnson - Redstone Community Association

Jeff Bier - Crystal Valley resident

John Armstrong - Crystal Valley Environmental Protection Association

John Hoffmann - West Elk Loop Scenic and Historic Byway Commission

Kate Hudson - Healthy Rivers and Streams Board

Michael Gorman - Penny Hot Springs user

Rebecca Moller or Rose Rossello - Town of Carbondale Parks and Recreation Commission

Sarah-Jane Johnson (or Andrea Stewart) - Carbondale Chamber of Commerce

Zuleika Pevec - Penny Hot Springs user

OST Board liaison: Wayne Ives

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The Penny Hot Springs Open Space Management Plan is a product of Pitkin County Open Space and Trails.



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

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## 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**

**PITKIN COUNTY STRATEGIC PLAN**

**Community Vision**  
Pitkin County will continue to be a healthy, safe, vibrant and sustainable community, enhancing the quality of life for everyone who lives, works and visits here, while conserving the natural environment as the basis for our community success.

**Organization Mission**  
Pitkin County government provides valued and high quality public services supporting the health, safety and well-being of people and the natural environment.

**Core Focus Areas & Success Factors**  
The diagram below illustrates the relationship between the three Core Focus Areas in achieving the County's mission and vision.

**CORE FOCUS**  
**Flourishing Natural & Built Environment**  
**SUCCESS FACTORS**

1. Conserved natural resources and environment
2. Responsibly maintained and enhanced County assets
3. Ease of mobility via safe and efficient transportation systems
4. Well planned and livable built environment

**CORE FOCUS**  
**Livable & Supportive Community**  
**SUCCESS FACTORS**

1. A sense of personal and community safety
2. Diverse and livable housing options
3. Self-sufficient individuals and families
4. Access to recreation, education, arts and culture
5. Improved community engagement and participation

**CORE FOCUS**  
**Prosperous Economy**  
**SUCCESS FACTORS**

1. Sustainable economy and employment
2. Affordable and quality health care options
3. High performing County leaders, teams and employees
4. Responsible and accountable stewardship of County assets

**SAFE COMMUNITY**

**VIBRANT & SUSTAINABLE COMMUNITY**

**HEALTHY COMMUNITY**

**HIGH QUALITY OF LIFE**

**Pitkin County Organizational Values**  
*Pitkin County embraces the following values to promote public trust and confidence in County Government.*

**STEWARDSHIP**  
We strive to leave our natural environment, community, public assets and organization in better condition than we found them for current and future generations.

**ETHICS**  
We hold ourselves to high standards of honesty and dependability in the conduct of County business.

**EXCELLENCE**  
We are committed to providing quality services that are accessible, accurate and innovative to meet our community's needs.

**COLLABORATION**  
We work together as employees and with citizens and other government, non-profit and private sector organizations helping each other succeed in promoting and achieving the public's goals.

**OPEN COMMUNICATION**  
We are committed to listening to our citizens and partners and to giving accurate and timely information.

**POSITIVE WORK ENVIRONMENT**  
We appreciate dedicated and knowledgeable employees and support their professional and personal growth.

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 Penny Hot Springs Management Plan supports the Strategic Plan in various aspects:

**FLOURISHING NATURAL AND BUILT ENVIRONMENT**

**Success Factor 1: Conserved natural resources and environment**

Identified Actions: managing and improving riparian areas, recreational opportunities and scenic values.

**Success Factor 2: Responsibly maintained and enhanced county assets**

Identified Actions: maintaining county properties in a sustainable manner with context sensitive infrastructure enhancements, user education and interpretation to encourage proper use and care of public lands and assets.

**LIVABLE AND SUPPORTIVE COMMUNITY**

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

Identified Actions: providing improved access to a unique recreational asset within the county in addition to educational and nature appreciation opportunities in the Crystal River Valley.



## 1. Introduction

Penny Hot Springs, in the Crystal River Valley, is a popular natural hot springs location with a long history of public use. Every year after spring runoff, people rebuild the pools that provide locals and travelers a place to soak in a spectacular setting. The continuously evolving hot springs pools along the west bank of the Crystal River are located partially on Open Space and Trails property and partially on Colorado Department of Transportation (CDOT) right of way. The parking pullout along the highway and the downstream pools are within CDOT's right of way, which extends to the middle for the river. The pullout provides parking for multiple uses, including: the hot springs, climbing on the opposite side of the highway, watching wildlife at Filoha Meadows Nature Preserve and general highway traffic. This plan represents a collaborative approach to managing increased use of the area, involving both CDOT and Pitkin County Open Space properties. The plan reflects guidance from the Penny Hot Springs Steering Committee

### Vision Statement:

*To protect and preserve the natural environment and future use of Penny Hot Springs in a safe and environmentally sustainable manner that is compatible with the location's natural setting and that encourages respect and stewardship.*

The vision for Penny Hot Springs, as defined by the Steering Committee, will be used to guide the management of the area.

### PENNY HOT SPRINGS OPEN SPACE QUICK FACTS

**Acquisition Date:** 1991 County Acquisition, 1999 Adoption into Open Space and Trails (The Penny Hot Springs parcel has been managed as part of the Filoha Meadows Nature Preserve)

**Funding Partners:** None

**Parcel Size:** 0.1 acres

**Open Space Values:** River Access, Recreation and View Plane Preservation

**Easements / Encumbrances:** None

**Public Records:** BOCC Resolution 41990 for Acquisition #90-39 ; BOCC Resolution 434491 designating Penny Hot Springs as Pitkin County Open Space and Trails Property #99-112.



A rickety bridge crosses the Crystal River at Penny Hot Springs in this undated, historic photo. A bathhouse is situated on the far bank next to the path leading down to the hot springs from what is now Hwy. 133. Source: Unknown.

## 2. History

Penny Hot Springs has apparently been a hot spot for Crystal River Valley visitors pretty much since its discovery well over a century ago.

The springs, originally a collection of thermal pools that include what is today known as Penny Hot Springs along Hwy. 133, drew the native Utes and then early pioneers. Successive generations of bathers, lured by the curative powers of the soak, the scenery or perhaps just the scene, have sought out the soothing waters.

The Ute People were early users of the mineral-laden hot springs that dot what is now Filoha Meadows Nature Preserve and the riverbank. Witnesses as late as 1950 could recall Ute encampments near Penny Hot Springs along the Crystal years before.<sup>1</sup> A nomadic people, the Utes spent their summers in the valley in the pursuit of plentiful fish and game.<sup>2</sup>

With the expulsion of the Utes from Colorado and a flood of prospectors and early settlers into the Crystal Valley, Hot Springs, as it was simply called, became a popular spa at the turn of the century. An 1884 map of Pitkin County notes the spot prominently along Rock Creek, later renamed the Crystal River. That same year, Pitkin County Assessor William Clark left Aspen for Rock Creek with the intention of assessing developed property in the valley. He noted plentiful game and a crowd of prospectors at the springs, where he “enjoyed a good bath” and the hospitality of landowner Mr. Penny, who was planning to build a hotel at the site.<sup>3</sup>

By the late 1880s, Hot Springs was served by wagon road and a stagecoach stop. Eventually, travelers could ride the Crystal River Railroad to the spa, where Dan Penny’s guest house and dining establishment were built close to the track.<sup>4</sup> There was a bathhouse at the river at Granite Spring (today’s Penny Hot Springs). Dan Penny’s namesake spring was out in the meadow.

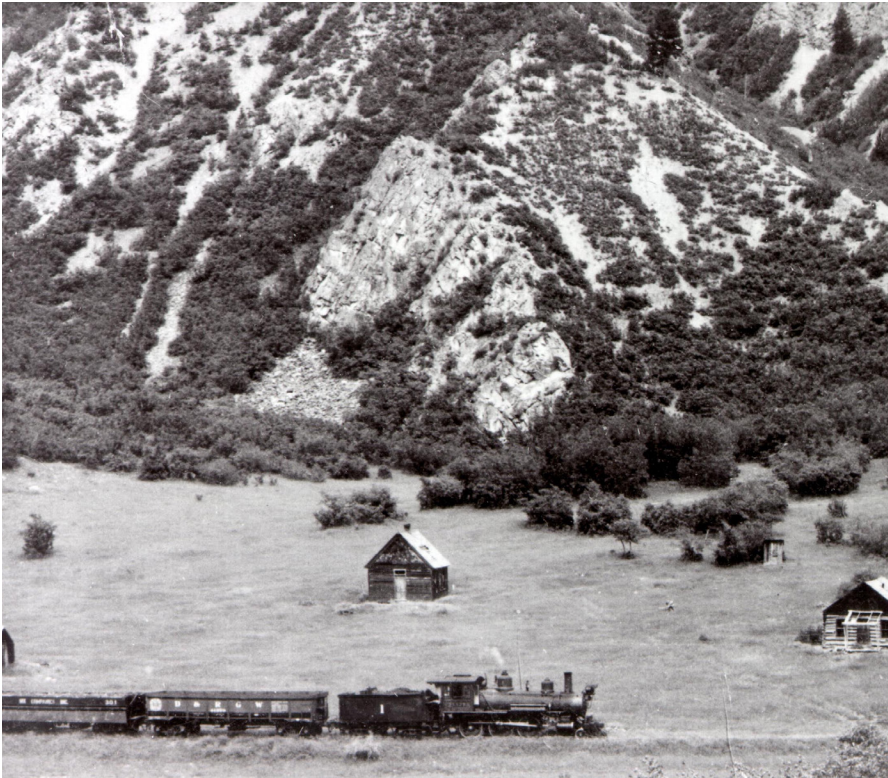
In June 1889, news from Carbondale included this tidbit in the Aspen Daily Times: “An excursion party of eight

1 “Some Facts and Conjectures About the Crystal River Valley in Colorado,” Alvin Foote, A & T Co., New York, 1950, p 33.

2 “Marble Colorado City of Stone,” Duane Vandenbusche and Rex Myers, Golden Bell Press, Denver, Colo. 1970, p 4.

3 “The Assessor on the War Path,” Aspen Times Weekly, June 7, 1884, p 1.

4 “The Crystal River Pictorial,” Dell McCoy, Sundance Limited, Denver, 1972, p 46.



Rail service once chugged through what is now Filoha Meadows Nature Preserve, offering a stop at Hot Springs for travelers who made this early spa in the Crystal River Valley their destination.

Source: Unknown.

couples visited Penny Hot Springs Sunday. The principal event of the day was the smashing of a buggy wheel.”

One famous visitor was Doc Holliday, a gunslinger, gambler and dentist, who traveled to Penny Hot Springs in the summer of 1887, hoping to find a cure for his consumption. He stayed there, at a cabin owned by Alexander and Eva Harony, for a few months before returning to Glenwood Springs, where he died that November.<sup>5</sup>

Ranching largely supplanted the early flurry of mining in the Crystal Valley and by the mid-20<sup>th</sup> century, Penny Hot Springs apparently succumbed to the quiet years up the Crystal.

Joseph Grange acquired the meadow now called Filoha in the 1940s, and raised cattle and potatoes there. At that time, the Grange holdings included lands above Marble as well as Rock Bottom Ranch and lands near Emma. Kelly Grange inherited Filoha while his brother, Emil, ended up with the Emma property, according to the 2004 Filoha Meadows Management Plan. Kelly Grange’s holdings included an easement for use of the heated spring water along the roadway – an asset that would become a thorn in his family’s side.

Steve Child of Old Snowmass remembered walking to the springs from a cabin at Avalanche Ranch with his family in about 1955. He would have been 8 years old. The narrow, dirt road had virtually no traffic, he said, and the spring was enclosed in a wood structure, Child recalled. The tub in the building had water straight from the spring, and there was a bar of soap. “It was really hot. You had to get in really slowly,” he said.<sup>6</sup>

The 1960s brought hippies to the hot springs. A concrete bathhouse, reportedly built by the Carbondale Chamber of Commerce, held a modest concrete pool filled with water that was “hell for hot,” according to Carbondale resident John Hoffmann. “It was a time of love. We’d get eight people in there, but it probably fit four.” From the bathhouse, the water flowed into two successively cooler pools dug into the bank before it flowed into the river.<sup>7</sup>

Hoffmann was a student at Colorado Mountain School’s Spring Valley campus in 1968. “We’d drive down from Spring Valley, soak into the night and drive back. It was just a glorious experience,” he said.

The pullout along the highway was often full of cars, particularly in the evenings, according to Hoffmann, who

5 “Doc Holliday: A Family Portrait,” Karen Holliday Tanner, University of Oklahoma Press, 1998, p 216.

6 Interview: Steve Child, Aspen, July 22, 2019.

7 Telephone interview: John Hoffmann, July 10, 2019.



A photo in the Aspen Today newspaper depicts the scene at Penny Hot Springs before the site was bulldozed in 1972.

recalled sneaking across the river to a spring in the meadow that was lined with marble slabs. It was perhaps, the original Penny Hot Springs.

Carbondale resident Laurie Loeb recalled hot springs etiquette back in the day meant you could pull up and honk your horn, and parties already using the bathhouse knew they had 15 minutes before they had to relinquish the pool. The unwritten rule fell by the wayside as more people began using the springs, she said.<sup>8</sup>

The increasing use apparently took its toll. Detractors of the scene objected to filthy conditions (painted on the side of the bathhouse was the message, “please do not urinate right here”) and the naked sunbathers lounging outside, but perhaps none expressed their concern more eloquently than Mrs. Grange, in a 1971 handwritten letter to Lamont Kincaid, then-sanitarian for Aspen and Pitkin County. She charged hot springs users with failing miserably in their promise to clean up conditions at the site and curb the public nudity.

“The nudes are running rampant and very definitely in the majority...,” she wrote. “Even more disgusting are some men, obviously nourishing their sick minds, who spend much of their spare time (not for the hot baths) mingling among the nude women.

“If the sanitation department is really in the interest of sanitation, I must say it could start immediately cleaning up what must surely be the filthiest joint in Colorado, physically and morally,” she wrote.

The Granges, who resided in a house upstream from the hot springs, would remain central figures in the tempest over the springs for years to come and at least initially, at Kincaid’s urging, would take matters into their own hands to resolve the issues.

There was an effort to upgrade facilities at the springs, providing trash collection and toilet facilities, for example. It was a complete flop, Kincaid would later tell Pitkin County commissioners. The toilet was crushed and tossed in the river within 10 days of its installation in an act of vandalism that also included the dumping of tar, oil and dead animals at the site, he said. A sheriff’s report indicated that, sometime on the night of Sept. 27, 1971, several gallons of roof pitch were dumped into the bathhouse and garbage was dumped atop the pitch, which was oozing into the river. The portable toilet was destroyed and scattered.

“From that time on conditions continued to deteriorate, with numerous complaints and incidents of maggot infestation in trash, the accumulation of human feces, used sanitary napkins, dirty throw-away diapers, used prophylactics, undergarments, broken bottles, etc.,” wrote Kincaid, whose salary was paid in part by the Colorado State Health Department. “Again, the state and local Health Departments warned that such

8 Interview: Laurie Loeb, Carbondale, April 12, 2019.

conditions could not be allowed to continue, but they did continue.”

Kincaid’s March 1972 letter to commissioners came in defense of the destruction of Penny Hot Springs less than a month earlier. Hot springs aficionados were outraged and demanded answers. The controversy boiled over into the county commissioners’ chambers and the pages of local newspapers. The Aspen Times decried the destruction of a “priceless natural treasure” in an editorial.

With representatives of the Sheriff’s Office on hand to keep the peace, Kelly Grange had the bathhouse and outdoor pools bulldozed on Feb. 28, 1972. The action came after Grange received a letter from Kincaid charging him, as the responsible party, with several violations related to sewage and refuse disposal. Kincaid ordered Grange to cease the violations and “achieve total abatement of the conditions on or before March 10, 1972” or face fines that could exceed \$1,000 per day plus possible jail time. The abatement was to be temporary, the sanitarian advised Grange, so that the springs could be reopened when it became feasible to provide adequate facilities.

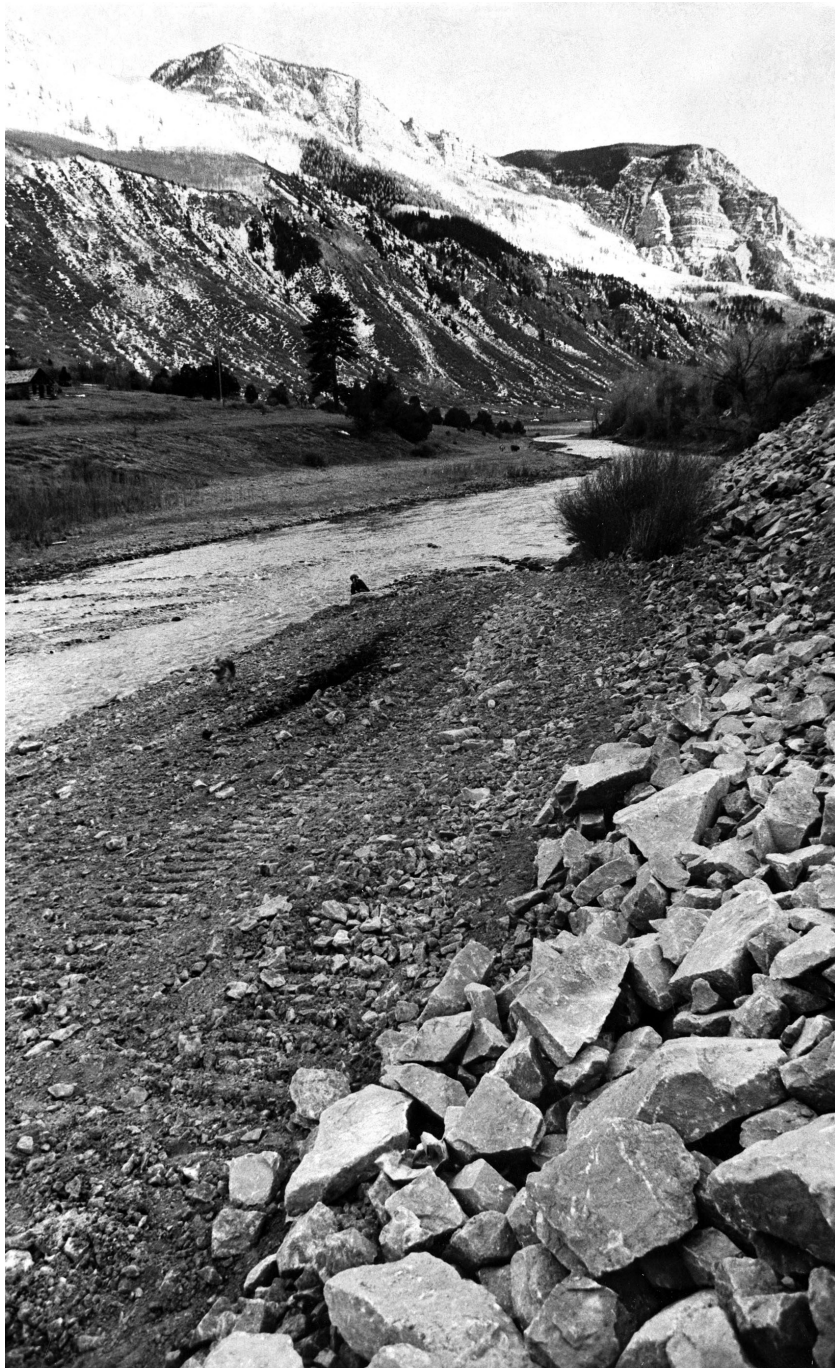
The reshaping of the landscape eliminated the bathhouse and the pools below it. In their place, boulders, rock and dirt extended to the river’s edge. The imprint of bulldozer tracks remained on the flattened riverbank.

In the aftermath of the destruction, Kincaid reiterated his concerns about the health hazards presented by the hot springs. Other problems at the springs, he said, included shootings, vandalism and a “severe” traffic safety issue – coal truck drivers crossing the double center line on the highway in order to glimpse the “cuties in the river.”<sup>9</sup>

Grange, to his credit, continued to offer 2 acres of adjacent land to rebuild the springs if the county or some other entity would assume responsibility for the site. In a 1972 letter to the editor, Mr. and Mrs. Grange noted they had not destroyed the springs, which still flowed somewhere within the rubble.

“The only things that are gone are the unnatural, manmade bathhouse, the ‘cess-pools’ and the garbage, except for several dozen discarded cans and bottles still residing across the river on our property,” they wrote.

Kincaid observed efforts to recreate a bathing pool in a May 1972 stop at the spot and new pools were evidently shaped in the rubble over time, even as hot springs backers began collecting donations to build new facilities at Penny Hot Springs. A group calling itself the Redstone Hot Springs Foundation circulated petitions



The bulldozing of Penny Hot Springs in 1972 took out the bathhouse and two shallow, outdoor soaking pools. Source: Aspen Historical Society, Aspen Times Collection.

<sup>9</sup> “Health officials authorize closure of Redstone springs,” Aspen Today, March 1, 1972.



Roy Rickus and Laurie Loeb at Penny Hot Springs in a photo published in *The Denver Post* after Rickus was charged with indecent exposure. Source: Vintage Photos

urging Pitkin County to reopen the springs through any means possible. A design for a steel-frame, icosahedron-shaped bathhouse took shape.

A separate petition, asking commissioners not to reopen the hot springs without an agency established to regulate the site and enforce the rules, was also circulated. More than 115 residents of the Crystal Valley signed it.<sup>10</sup>

Kincaid was dismissed by the county and City of Aspen in 1973 for reasons unrelated to the hot springs, escaping the spotlight when the battle over the springs reheated in the 1980s with a new, striking figure rising from the steam to defend the beloved springs.

Conflicts between the Grange family and the throngs of nude bathers who were once again making use of Penny Hot Springs – this time with no bathhouse to conceal any of the activity – were back in the headlines by the mid-1980s. In 1987, rancher Erwin Grange, Kelly’s son, requested the highway department lease or sell him the land in the Hwy. 133 right of way so he could close the springs. The department declined.<sup>11</sup>

Grange also sought redress through the criminal code, urging authorities to arrest nude bathers for indecent exposure and summoning deputies for trespass violations. Sheriff Bob Braudis refused to charge nude bathers with indecent exposure based on input from the deputy district attorney, who said the Granges couldn’t claim to be bothered by the nudity given the distance from their house to the hot springs – roughly a quarter-mile. The Granges took their case to the DA, who overruled his underling and

said the offenders could be prosecuted if strong evidence were presented.<sup>12</sup>

Roy Rickus, self-appointed curator of the hot springs, was photographed by the Granges on two dates in August 1987 and found himself facing two counts of indecent exposure filed by the Pitkin County DA’s office for “knowingly exposing his genitals” to the view of another person. He was naked, but for his trademark turban.

Rickus ran health food stores in Aspen back in the 1960s and early ’70s, and then operated one in Carbondale called Roaring Fork Crystal and Co. He was a frequent visitor to the hot springs – taking a dip as often as four times a day, he said.<sup>13</sup> He remains a Crystal Valley resident.

“That was my social life for a while,” he said. “I’d go down there at night and turn it down to sleeping weather.” (That meant making the pool cooler.)

10 “Petitions seek control of hot spring,” *The Aspen Times*, July 26, 1973, p 11-A.

11 “Highway department won’t lease hot springs property,” *The Aspen Times*, Sept. 17, 1987, p 18-A.

12 “Hot springs incidents spur indecent exposure charges,” *The Aspen Times*, Sept. 24, 1987, p 16-A.

13 Interview: Roy Rickus and Laurie Loeb, May 10, 2019, Carbondale.

Rickus spent considerable time adjusting the mechanics of the riverside pool, arranging rocks to force hot water up from below and using a bucket to scoop cold water in from the river before perfecting a system of turning a rock to let in more or less cold water from the river. Crowds were not a problem, he recalled. “I’d crank it up to where no one else could stand it.”

Rickus, who was 45 at the time, fought the criminal charges, which also included a count of trespassing for allegedly crossing over a boundary in the river and onto Grange property. A second man was also charged with trespassing, but was acquitted. At the time, Rickus contended the photographs of him constituted an invasion of his privacy.<sup>14</sup> He maintained it was “sacrilege” to wear a swimsuit in the pool.

The Granges complained that the springs regained popularity as a nudist hangout with publicity over the Rickus case and they posted signs on the opposite riverbank. One was a warning against trespassing. The other read, “NOTICE – Do Not Expose Your Nude Body To The View Of This Property.”

Carbondale’s Loeb laughed about the sign. There was no one across the river to see the nudity, she said. Except for elk and bighorn sheep, Rickus added.<sup>15</sup>

Loeb, who remains friends with Rickus, found herself immersed in the nudity debate when The Denver Post picked up the story of Rickus’ indecent exposure case and published a photo of Rickus, submerged up to the bottom of his flowing beard, at the hot springs. A grinning Loeb (clearly wearing a swimsuit) is visible soaking in the background.

Loeb was active with the Redstone Hot Springs Foundation, which sought donations to make improvements at the springs. Among the suggested resolutions was piping the spring water up to 1,000 feet downriver and creating a new pool on Forest Service property.

Shortly before Rickus went to trial on the indecent exposure charges in April 1988, Penny Hot Springs was again in the headlines after an unknown party or parties rolled large boulders into the soaking pool – an act that would have required heavy machinery. “Penny Hot Springs rocked by massive sabotage,” screamed a March 1988 headline in The Valley Journal after the latter incident. “The spring survived but now the pool’s only big enough for two skinny people or one fat one,” the Carbondale newspaper reported. Volunteers rallied to move the boulders out of the way. Despite predictable finger-pointing, no culprit was ever identified.

A jury, however, convicted Rickus on both counts of indecent exposure. A judge subsequently threw out the verdict because the prosecution had failed to prove one of the elements of the offense – that Rickus was aware he was being observed when he bathed nude.<sup>16</sup>

Rickus, meanwhile, was already embroiled in the next round of the fight. Edwin Grange had filed a water right application with the state in an attempt to gain complete control of the hot springs. He intended to pipe the water from the highway right of way onto his own land. Loeb and the Friends group were attempting to raise funds to mount a legal challenge and assist Rickus, who also filed a water right application as “trustee for



Signs posted across the river from Penny Hot Springs addressed trespassing and nudity. Source: The Valley Journal file photo, Sopris Sun

14 “Rickus will fight exposure charges,” The Aspen Times, Oct. 15, 1987, p 7-A.

15 Interview: Roy Rickus and Laurie Loeb, May 10, 2019, Carbondale.

16 “Hot springs guru beats nudity rap,” The Valley Journal, April 28, 1988, p 3.

the users of the spring.”<sup>17</sup> Several other Crystal Valley residents filed protests to the Grange application.

In June 1988, the Colorado Department of Highways further muddied the water by announcing it would sell the property on which the springs were located, giving a government right of first refusal to acquire the right of way to preserve or enhance the site. An adjacent landowner – the Granges – would have second right of refusal to buy the land at market value, the highway department announced.<sup>18</sup> The Friends group began lobbying Pitkin County to buy the springs.

In September 1988, the anti-springs faction apparently sprang once again into action. Road tar was dumped into the spring. “Long strings of black and brown gunk stretched across the oblong spring, then flowed downriver like clumps of rotten kelp,” The Valley Journal reported.

Two months later, Pitkin County commissioners agreed in principal to purchase Penny Hot Springs but not administer the property. They asked the Friends for a detailed management plan to address the Grange family’s concerns. The group had already proposed a no-nudity policy; installation of a grouted, rock pool; screening and signage; plus moving the springs either 200 or 500 feet downriver.

With no action from the county to acquire the springs a year after the highway department offered up the site, the department granted Erwin Grange a utility permit, allowing the rancher to enclose the spring and pipe the water across the river to his land. The county and the friends were caught off-guard.<sup>19</sup> Erwin Grange charged the county with dragging its feet. Utility permit in hand, he tried to fence off the site but the fence was destroyed twice in one week.

In April 1990, two years after Rickus beat the nudity rap, county commissioners balked at the Friends’ proposal for a full-fledged recreation area at the springs. Commissioners agreed the spot should remain in the public domain, however, and that the county should acquire the land and the water rights for low-key use. Commissioner Collette Penne was dispatched to the next Highway Commission meeting, where, she said, “I’ll be wearing layers and layers of clothes.”<sup>20</sup>

Commissioners approved a resolution on April 24, 1990 to acquire the Crystal River Hot Springs and a portion of the Hwy. 133 right of way from the Department of Highways. Through the acquisition, the county resolved to address concerns of health and safety, public nudity and possible trespass on adjacent property, as well as traffic safety on the highway, according to the resolution.

A month later, Erwin and Linda Grange sprang their final surprise, selling their Crystal River property to Chrysler Vice President Gerald Greenwald. The Granges bought a new spread between Delta and Grand Junction, according to news reports at the time, and retired from the hot springs spotlight.

Greenwald, meanwhile, eventually built a house in Aspen and had no conflicts with hot springs users. He sold the 145-acre Hot Springs Ranch, now part of Filoha Meadows Nature Preserve, to Pitkin County Open Space and Trails in 2001. The county had completed acquisition of the hot springs in 1991 and folded the property into the Open Space and Trails program in 1999.



One of the headlines of the day in The Valley Journal.

17 “Erwin Grange filing for right on spring,” The Valley Journal, April 21, 1988, p 2.

18 “Highway honcho on Penny Hot Spring,” The Valley Journal, June 2, 1988, p 5.

19 “Utility permit threatens to shut down Penny Hot Springs,” The Valley Journal, Aug. 3, 1989, p. 7.

20 “Commissioners support unmanaged hot springs,” The Valley Journal, April 5, 1990, p 4.



Roy Rickus and Laurie Loeb in 2019 after providing their historical perspective on the Hot Springs use in the 1980s.

## 3. Existing Conditions

### 3.1 Acquisition and Management Background

The 0.1-acre triangular Penny Hot Springs Open Space parcel was acquired by the County in 1991 and adopted by the Open Space and Trails program in 1999. The property was originally purchased from CDOT through the County’s general fund, prior to the establishment of the Open Space and Trails program, to resolve concerns related to hot springs use.

Prior to the current plan, the Penny Hot Springs parcel has been managed as a part of the larger Filoha Meadows Nature Preserve, which encompasses the Hot Springs Ranch parcel and the Penny Hot Springs parcel, totaling approximately 185 acres. The 2008 Filoha Meadows Nature Preserve Management Plan identifies the Penny Hot Springs along the west bank of the river as the “Visitor Use Area” within the preserve, allowing for year-round public access and use of the hot springs. The Penny Hot Springs pulloff is the only place for vehicle parking to view Filoha and offers the only river access within the larger preserve.

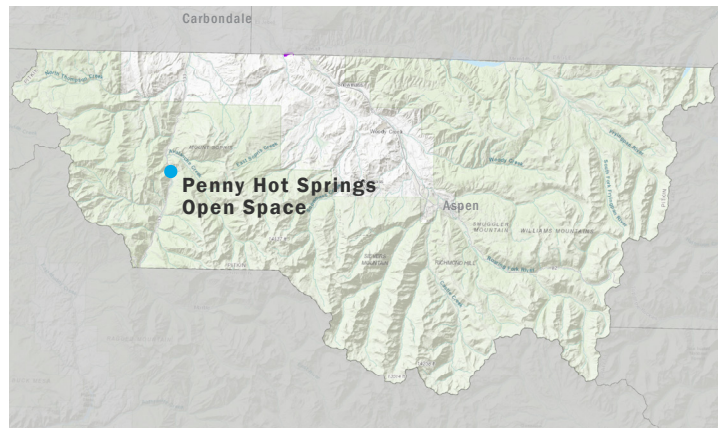
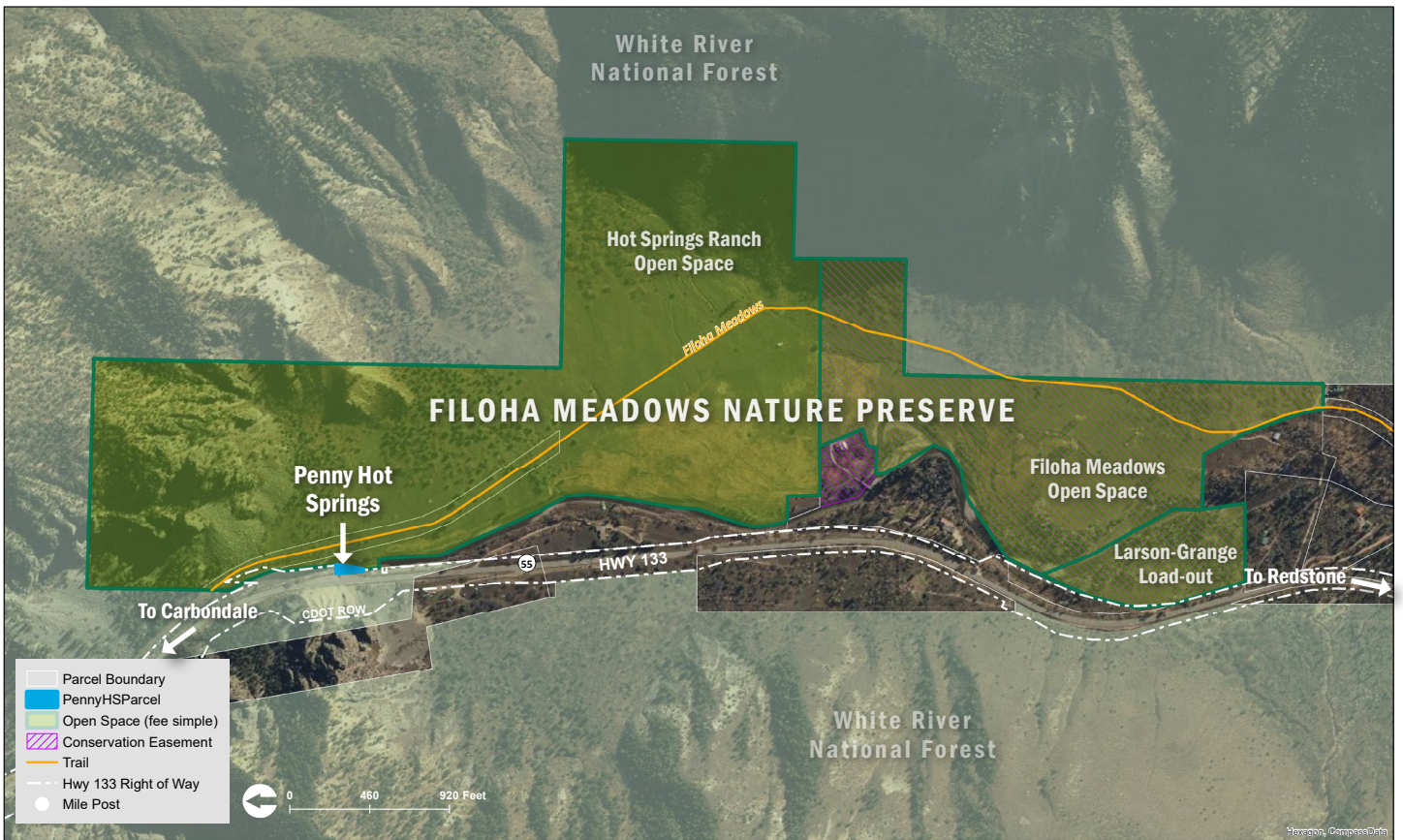
### 3.2 Location and Surrounding Context

Penny Hot Springs is located on the west bank of the Crystal River along the east side of Hwy. 133, just north of mile marker 55. The property is approximately 3 miles north, or downstream, from Redstone and 12 miles south of Carbondale. The continuously evolving, naturally fed hot springs pools straddle the Penny Hot Springs Open Space property and Colorado Department of Transportation (CDOT) right of way (ROW). The eastern boundary of the property borders Filoha Meadows Nature Preserve. The White River National Forest extends up the hillside to the west, opposite the highway from the hot springs.



The pulloff, just before mile marker 55 along Highway 133, is often full of cars, with users accessing the hot springs as well as the climbing area on the public lands to the west.

Penny Hot Springs Context Map



Location within Pitkin County.

### 3.3 Site Description

The Crystal River and hot springs pools are at elevation 6,900 feet, separated vertically from the highway pullout, approximately 20 feet down a steep and eroded hillside. A primary access trail exists, connecting the CDOT pullout to the riverbed and the primitive pools. Multiple other user-created routes also exist, linking the highway pullout to the river level.

The CDOT pullout currently accommodates approximately 21 vehicles. There is no existing signage or other improvements there currently. No formalized parking layout exists and vehicles are often parked in various configurations.

### 3.4 Ecological Resources and Biodiversity

The mineral-laden hot spring waters flow year-round from a spring that surfaces on the Penny Hot Springs property. Due to the property's small size and proximity to the highway, there have been no wildlife- or vegetation-specific studies for the area.

### Water Quality

Pitkin County Environmental Health does not have specific water quality data for this area. Because the Crystal River is a flowing source, it is resource prohibitive to collect water quality data for the Hot Springs. Additionally, it is challenging to assign the responsibility of a sampling result or impact in flowing water conditions. Samples collected at the springs may be indicative of an upstream condition rather than what is taking place onsite.

### 3.5 Existing Uses

The hot springs pools are continuously reshaped by users who frequent the area. On average, the pools are approximately 15 to 20 feet across and 2 feet deep. During busy times, the area may see as many as 40 people along the riverbank. Users represent a wide range of ages and interests, from those seeking a relaxing, moonlit soak to those playing in the river with children. Use of the springs takes place year-round, depending on river flows from year to year. Other river-focused uses include fishing, picnicking and generally enjoying the natural environment and views.



The mineral laden hot springs surfaces above the evolving pools.

**Penny Hot Springs**  
44 Reviews | #6 of 11 things to do in Carbondale  
Highway 133, Carbondale, CO 81623

**Traveler Overview**  
3.5 (44 reviews)  
Excellent 38%  
Very good  
Average  
Poor  
Terrible

**Penny Hot Springs**  
The Penny Hot Springs sit on the banks of the Crystal River, a short drive south from Carbondale. Sitting at the mouth of the Narrows, a granite section of the canyon cut by the Crystal River, they are easily found at a large parking lot on the east side of Highway 133, a few hundred feet north of mile marker 55. The springs are named for Dan Penny, who kept a small hotel on the railroad line upstream of Avalanche Creek.

**Some Tips to Enjoy your Hot Springs Visit:**

- **How to Find:** Penny Hot Springs is located 3.2 miles north of the main (south) entrance to Redstone on HWY 133. Look for mile marker 55 and the parking turnout.
- **When to Go:** The pools can get flooded during spring snowmelt run-off, summer and fall or winter are good times to experience the springs safely. Early evenings and weekends can be busy, so why not pick another time of day in order to have the best

#pennyhotsprings  
1,244 posts

Carbondale  
Penny Hot Springs  
bathrooms facilities, there are no trash containers and no caretaker. Please be feet across and 2 feet deep so enough room for about 10-12 people. If you see springs instead, such as Avalanche Ranch Hot Springs or Iron Mountain in decency around your fellow bathers with regards to communal behavior latrine at this location. Access is tricky and dangerous, at times. Please respect at great hot springs to experience. More information on Colorado's Historic Hot y Down Spas and Trails.

The use of the hot springs has continued to grow in popularity. A quick Google search of “Penny Hot Springs” demonstrates that the secret is out.



EXTRA PATROL	25
SLEEPER	17
LOST PROPERTY	9
SUSPICIOUS	8
FOLLOW UP	6
THEFT	5
CITIZEN ASSISTANCE	4
MEDICAL	4
MOTORIST ASSIST	4
FOUND PROPERTY	3
HARASSMENT	3
TRESPASS	3
UNATTENDED VEHICLE	3
ANIMAL CMLPNT	2
CODE VIOLATION	2
INDECENT EXPOSURE	2
LITTERING	2
MUTUAL AID	2
REDDI	2
ASSAULT	1
DISABLED VEH	1
FIREWORKS	1
HIT&RUN ACCIDEN	1
INTOXICATED PER	1
MENACING	1
PARKING	1
PERSON STOP	1

**Definitions:**

- Extra Patrol - Deputy swings though trying to be visible in the area and does not find anything suspicious
- Trespass - Item stolen from vehicle
- Mutual Aid - One agency calls for another agency to help
- REDDI - Report every drunk driver immediately
- Overdue - Person has not returned home yet

Like many recreational areas around the county, Penny Hot Springs has seen increased use over time. With the availability of information on the internet and social media, the local secret is out: Penny Hot Springs is a place to visit. The unregulated, easily accessible springs have been promoted by national publications, top 10 lists, and individuals’ social media feeds, likely contributing to the spot’s rising popularity. Open Space and Trails does not have data on the number of users who frequent the area.

Both the pullout along the road and the springs themselves are ideal spots for wildlife viewing, particularly of the bighorn sheep and elk that frequent the natural mineral lick and snow-free meadow across the river. The roadside parking is also used for climbing access to what is known as the Narrows climbing area, located on National Forest lands on the opposite side of the highway.

**Public Safety Data**

OST staff worked with the Pitkin County Sheriff’s Office and Carbondale Fire Department to pull dispatch call data for the last 10 years (2009 through June 2019). These include 911 calls as well as administration staff or officers reporting a call. Staff reviewed the detailed call information with public safety staff and summarized the nature of the calls. The full data set can be found in Appendix 3.

The call data shows that the Sheriffs’ Office has had more presence at the hot springs in more recent years, conducting “extra patrols” of the area. Often when the officers routinely swing by the area, no violations or illegal behaviors are observed (shown when the additional data field is blank in the table in the Appendix). The data shows that the most common types of calls are related to people sleeping in their vehicles, lost property and suspicious behavior. Sometimes the increase in calls is related to a single individual who generates the need for followup calls. For example in 2017, a cluster of 8 calls were related to a single individual.

**3.6 Easements, Rights of Way, Decrees and Other Rights**

The Penny Hot Springs area exists within both the CDOT right of way and Pitkin County OST property as described in section 3.2. No other easements burden the parcels.

### 3.7 Prior Plans and Related Studies

The *2008 Filoha Meadows Nature Preserve Management Plan* identified Penny Hot Springs as the "Visitor Use Area" within the preserve. Actions identified included: "OST will work with the Colorado Department of Transportation and the Scenic Byway Committee to consider trailhead signage and potentially a kiosk with natural history and resource information and a spotting scope. OST will also work to maintain a safe, sustainable trail to the hot springs."

Penny Hot Springs is within the Crystal River Caucus area, which is guided by the *2016 Crystal River Valley Master Plan*. This plan does not specifically address Penny Hot Springs, but does identify core values that the area should strive to achieve. The overarching core values are the preservation of the natural environment and the protection of the area's rural character. This includes the "preservation of open space, wildlife habitat, the Highway 133 scenic corridor, and water quality in the Crystal River valley." Under the "Recreation and Open Space" section, the plan states that the Caucus supports "expanding non-motorized recreational activities, to maintain the integrity of the Valley's ecosystems. Access for residents and visitors to these varied recreational activities should be maintained and improved." The infrastructure section of the plan places importance on safety improvements along Highway 133.



Hot springs users and resident bighorn sheep share the banks of the Crystal River.



The primitive, naturally fed pools are shaped by users to control the water's temperature. Typically they are about 2 feet deep.

## 4. Planning Process and Public Involvement

### 4.1 Baseline Data Collection and Public Input

OST staff met with stakeholder groups including the Crystal Caucus, Healthy Rivers and Streams Board, Crystal Valley Environmental Protection Association, West Elk Loop Scenic and Historic Byway Commission, and the Redstone Community Association to update them on the kick off of the project and the process for appointing a Steering Committee. Staff also met with county representatives and partners including: the Environmental Health Department to discuss water-quality concerns; the Sheriff's Office to understand the law enforcement trends and challenges associated with the hot springs use; CDOT staff to review the opportunities and challenges within the highway right of way; and the Forest Service, which manages much of the public land within the Crystal Valley.

**Online survey:** A public survey was open from July 22 through August 9, 2019. Almost 300 responses were garnered from community members and hot springs users; almost a third of responses were from people who live in the Crystal Valley. The survey also sought volunteers to participate on the Steering Committee, for the positions appointed by the OSTB. The survey asked open-ended questions about usage patterns of the area, what people love and what they would like to see changed. The survey themes included:

**Existing use:** The survey collected input from people who use Penny Hot Springs to soak in the springs and enjoy the river, scenery and natural setting, as well as those who primarily visit the area to view wildlife. Responses also showed that a number of people are using the parking pullout for climbing access. The survey collected feedback from those who responded that they do not use the area, but drive past it on a regular basis or are residents of the Crystal River Valley. Respondents ranged from those who visit the springs infrequently or never to those who soak daily during certain times of the year, and at all hours.

**What respondents love about the area:** Those who responded to the survey love the undeveloped, natural setting of the springs and the primitive, unmanaged site. Many cited the fact that this area is free, accessible and open to the public as qualities they appreciate. Wildlife viewing and the scenery / views are values people who use the area appreciate. The serenity, peacefulness and quietude of the setting were also reasons that people visit the springs.

**What respondents would like to see changed:** The survey responses to the question asking people what they would like to see changed ranged widely, from those who prefer to leave things as they are currently or "do nothing" to requests for improvements to the access route to the hot springs, safety enhancements at the parking area and highway interface, bathrooms and trash receptacles, and crowd management / user education. There was a slightly higher percentage of those living in the Crystal Valley who felt that the interface with the highway and the parking area needs to be improved. Frequent users also noted the need for highway / parking safety improvements. These frequent users (respondents who visit several times a week, to one to two times a month) also noted the prevalence of trash to be a concern, with many picking up after others and advocating for more responsible user behavior / stewardship. A number of the frequent users requested trash receptacles and restrooms, while others prefer that nothing be changed. Overuse is a concern shared by many of the survey respondents who feel the use / popularity of the springs detracts from the reasons they once visited, causing some to no longer use the area as frequently or during certain times.

## Process Overview and Time Line

July 2019 - March 2020

### Public Comment / Baseline Data Collection

Stakeholder Group Meetings / Public Outreach

- July 11 - Crystal Caucus Update\*
- July 18 - Healthy Rivers and Streams Board Update\*
- July 19 - Crystal Valley Environmental Protection Association Meeting\*
- July 22 - Survey / Public Comment Opens  
Public can apply through the survey to be a steering committee representative
- July 26 - West Elks Scenic Byway Meeting\*
- August 6 - Redstone Community Association\*
- August 9 - Survey / Public Comment Closes  
Public can apply through the survey to be a steering committee representative
- August 15 - OSTB to appoint the three public representatives to the Steering Committee

### Draft Plan Development / Steering Committee Workshop

- October 8 - Steering Committee Workshop
- November 7 - OSTB Meeting to Release Draft Plan
- November 7 - Crystal Valley Environmental Protection Association Update
- November 14 - Crystal River Caucus Meeting
- November 11 through January 17 - Public Comment on Draft Plan
- December 3 - Redstone Community Association Update
- December 11 - Health Rivers and Streams Board Update
- January 28 - Steering Committee Updates Draft Plan

### Final Plan Revisions and Adoption

- March 3 - Final Plan adopted by OSTB

\* Stakeholder group appointed a steering committee representative

## 4.2 Plan Development

### 4.2.1 Steering Committee

The development of Action Items in the Penny Hot Springs Draft Management Plan was guided by an appointed Steering Committee. Local groups who had expressed interest in the hot springs were asked to appoint one representative to participate in the process. The Open Space and Trails Board appointed two hot springs users and one at-large resident of the Crystal Valley to participate on the committee based on the interest the appointees expressed in the online survey.

#### Steering Committee members:

- John Hoffmann - West Elk Loop Scenic and Historic Byway Commission
- John Armstrong - Crystal Valley Environmental Protection Association
- Kate Hudson - Healthy Rivers and Streams Board
- Andrea Stewart or Sarah-Jane Johnson - Carbondale Chamber of Commerce
- Rebecca Moller or Rose Rossello - Town of Carbondale Parks and Recreation Commission
- Bill Argeros or Stacey Bernot - Crystal Caucus
- Dave Johnson - Redstone Community Association
- Zuleika Pevec - Penny Hot Springs user
- Michael Gorman - Penny Hot Springs user
- Jeff Bier - Crystal Valley resident
- Wayne Ives – Open Space and Trails Board liaison



Steering Committee members work on generating strategies to address the identified challenges facing the Penny Hot Springs area.

The Steering Committee met for a 6-hour workshop on October 8th, 2019 to develop a vision statement and near- and long-term strategies to address the increased use at Penny Hot Springs. Staff from the Colorado Department of Transportation, Pitkin County Sheriff's Office and Pitkin County Environmental Health participated. Open Space and Trails staff facilitated the discussion.

In preparation for the workshop day, Steering Committee members reviewed public survey responses and identified themes that helped guide the discussion.

On the day of the workshop, committee members began by discussing the aspects of Penny Hot Springs that survey respondents loved. The "Love List" was ultimately organized into categories of similar themes.

The overarching themes of the **Love List** included:

- Wildlife viewing,
- Scenery,
- Natural and undeveloped,
- Peaceful,
- Access to hot springs and climbing,
- Users are connected to nature,
- Soaking,
- Community spirit, and
- FREE.

Keeping the elements from the "Love List" in mind, committee members worked through an exercise to develop a Vision Statement for Penny Hot Springs. This Vision Statement is a guide for the Action Items in the management plan.

**Vision Statement:**

*To protect and preserve the natural environment and future use of Penny Hot Springs in a safe and environmentally sustainable manner that is compatible with the location's natural setting and that encourages respect and stewardship.*

The remainder of the workshop was spent discussing the concerns that committee members saw expressed in the survey responses and, ultimately, different strategies for addressing those concerns. Concerns included: Sanitation / human waste / trash, online / social media presence, highway safety, illegal camping, disrespectful behaviors, dog issues, safe river access and overuse. The Action Items in the plan addressing these concerns are a result of the strategies developed by the Steering Committee.

**SURVEY RESULTS / STEERING COMMITTEE SUMMARY**

**LOVE LIST:**

- WILDLIFE VIEWING,
- SCENERY,
- NATURAL AND UNDEVELOPED,
- PEACEFUL,
- ACCESS TO HOT SPRINGS AND CLIMBING,
- USERS ARE CONNECTED TO NATURE,
- SOAKING,
- COMMUNITY SPIRIT, AND
- FREE

**CONCERNS:**

- SANITATION / WASTE
- USER BEHAVIOR / ETIQUETTE
- TRASH / GLASS
- TRAFFIC / HIGHWAY SAFETY
- UNSAFE ACCESS TRAIL
- OVERUSE / CROWDING
- DOGS / DOG WASTE
- SOCIAL MEDIA / ONLINE PROMOTION
- CAMPING

### 4.3 Draft Plan Input

On Nov. 7th, 2019, the Open Space and Trails Board released the draft plan for public comment. The public comment period was open for about two months and during that time, staff presented the draft plan to Crystal Valley Environmental Protection Association, the Crystal River Caucus, the Healthy Rivers and Streams Board, and the Redstone Community Association. There was also an online survey that collected 97 responses during the comment period.

The Crystal River Caucus passed two motions during the public comment period at their November and January meetings. The first was to urge the County to acquire the property upstream from the Penny Hot Springs; a subsequent motion supported the immediate installation of sanitary facilities (restrooms) at Penny Hot Springs.

The Steering Committee reconvened on January 28th, 2019 to discuss the public comments received and tweak the draft Management Plan as needed. Topics the group highlighted for discussion included: bathrooms, parking, CDOT – Lease, signage, access, passing, climbing, signage / messaging, phasing, enforcement, trash, river access / restoration, dogs, emergency services, closing the springs completely and acquisition.

Changes the committee made to the final plan included: adding temporary signage/ information communicating the rules and guidelines prior to the more permanent physical improvements to the parking area; reducing the future parking capacity from 14 to 10 spaces; a new action item to initiate a restroom facility or port-a-potty trial period to determine whether a long-term commitment to a restroom facility is consistent with the vision statement without exacerbating some of the existing challenges; an additional action item to evaluate the feasibility of installing an emergency call box; as well as adding some clarifying language and naming the Steering Committee as partners on specific action items.

## 5. Management Actions

Penny Hot Springs is a beloved place and management actions in the area should take into consideration, and not negatively influence, all of the reasons that the community loves this location. Specifically, management actions should not adversely impact the scenery, views, wildlife, peacefulness and natural aspects of this unique hot springs setting. The actions in this plan are meant to empower managers and users with the tools to care for the setting and guide use in a positive manner, honoring nature and history, and encouraging personal responsibility.

The management philosophy for this area is to focus efforts on education, outreach and organization to address some of the primary concerns that result from the popularity of the hot springs. Organizing the parking area (Action Item 5.4) and defining / restricting the number of parking spots will limit the use to a carrying capacity that feels appropriate for the springs. Other actions focus on education and outreach to encourage all users to follow a code of ethics and behavior to address some of the concerns that have been expressed regarding use of the springs, such as dogs, camping and litter.

The intent in providing low-profile enhancements in the near term is to continue to provide a natural, free amenity where people can connect with the natural setting, while not encouraging additional use and thus necessitating more formalized management or maintenance, or generating additional interest from highway users. For example, low-profile parking improvements to organize the pullout and improve safety at the highway interface, safety improvements for the trail access to the springs, and signage alerting users to the regulations and appropriate etiquette and responsibilities, should address a number of the community's concerns and limit impacts to the natural resources of the area. More visible and substantial improvements, such as installing a port-a-potty, trash receptacles or lighting, could add to the desirability of the pullout, generating additional use from highway users and creating additional maintenance, management and resource needs. Because of public comment and steering committee discussion, a trial period for a portable toilet will be undertaken to evaluate if the addition of this type of a visible amenity is desirable for long-term installation. If problems with trash/litter persist or worsen over time, additional strategies or amenities may need to be evaluated in the future. At this time the Steering Committee would like to focus on the promotion of "Leave no trace" principles and not provide trash receptacles given the proximity to the highway and the propensity for dumping. Additionally, keeping in mind that this is a rural setting, regulations which would require more regular management / enforcement are not recommended at this time, such as time limits for parking.

The Steering Committee has a desire to continue to be involved in the future management of Penny Hot Springs. They have been added as partners in multiple Action Items and will be consulted to help guide design decisions. The committee has also requested a yearly update on progress in the form of a check-in meeting. Staff appreciates the committee's continued interest and will strive to keep them updated, while balancing other Open Space and Trails Board priorities.

Table 1: Concerns and Actions Chart - illustrates how the action items described in the following pages seek to address the concerns raised by the community and the Steering Committee.

CONCERNS	MANAGEMENT ACTIONS								
	5.1 CDOT Lease / Permit	5.2 Rules and Etiquette Signage and Outreach	5.3 Interpretive Signage	5.4 Parking Lot Organization 5.5 Access Trail Redesign / Bank Restoration	5.6 Alternate Climber Parking	5.7 "No Passing Zone"	5.8 Potential Future Acquisition	5.9 Restroom Facility Trial	5.10 Emergency Call Box
Trash		X	X				X		
Overuse	X	X	X	X	X		X		
Sanitation / human waste		X	X				X	X	
Online / social media presence		X							
Highway safety	X			X		X			
Illegal camping	X	X							
Disrespectful behaviors	X	X	X						X
Dog issues	X	X	X						
River access improvements / stabilization				X					

## 5.1 CDOT Renewable Lease Agreement

The majority of the property that the public thinks of as Penny Hot Springs is actually in the CDOT right of way. CDOT is responsible for administering the state's transportation infrastructure; it is not part of their mission to manage recreational assets. In order for the County to make any improvements or to enforce rules at Penny Hot Springs, a recreational lease agreement with CDOT is needed. CDOT has 5-year lease agreements, renewable every 5 years for up to 25 years (upon which they can be leased again), that can be worked out with local governments. This arrangement would give the County the ability to implement infrastructure improvements such as organizing the parking and access, and installing signage as well as managing the area with seamless rules and enforcement ability.

*Partners:* CDOT, Sheriff's Office

*Cost estimate:* \$12,000 (survey and lease fees) + \$250.00 for five-year lease (\$1,250 for 25-year period)

*Time frame:* 1-2 years



The parking pullout above Penny Hot Springs is rarely found empty as it is pictured here, when high flows on the Crystal washed out the hot springs.

## 5.2 Rules, Guidelines and Environmental Ethics Signage and Outreach

There is currently no regulatory signage located at Penny Hot Springs. Staff will work with CDOT to achieve a seamless rule system across the jurisdictional boundaries. Signage will be installed near the access trail to the river with the rules and regulations, as well as language encouraging environmental ethics. All signage should be of a low profile, placed at a height that does not impede views from the highway, matching a similar look and feel to interpretive panels, harmonious with OST 2014 Signage Guidelines, and utilizing universally recognizable symbols or bilingual language.

In addition to Title 12, staff will work on educating users about the following rules: no dogs allowed, no camping, Leave No Trace - pack in / pack out, no glass, and no amplified music (consistent with the Pitkin County Noise Abatement Code Section 6-36). Etiquette guidelines include: being respectful of other visitors and not making others feel uncomfortable. Staff will work with CDOT on establishing these regulations and enforcement capabilities.

Staff will develop temporary signage that will be placed on the parcel that Pitkin County owns, to communicate regulations and environmental ethics. This sign will also help indicate the access down to the river in the near term. The draft version of the signage will be discussed with the Steering Committee. Once an agreement is in place with CDOT and new signs are ready to be installed on CDOT property, the temporary sign on the Pitkin County parcel will be removed.

In addition to on-site signage, online information regarding Penny Hot Springs should include the rules, environmental ethic and recommended etiquette. This information should be provided on Open Space and Trails websites, the Carbondale Chamber website and other relevant online sites.

*Partners:* CDOT, Sheriff's Office, Steering Committee

*Cost estimate:* \$2,500

*Time frame:* 1-2 years of design to begin upon signing agreement with CDOT  
Construction - 2+ years

## 5.3 Interpretive Signage

The natural environment surrounding Penny Hot Springs is one of the most important things users love about the location. There is currently no interpretive signage describing this special setting and why it is such a valuable place to protect. This location is an important opportunity to connect with the users and encourage protection and stewardship of the natural environment.

Staff will work with interested members of the Steering Committee to design and install interpretive signage on topics focused on the natural environment (geology, wildlife, etc.) and history. Special effort will be made to reach out to Native American

## PITKIN COUNTY NOISE ABATEMENT - CODE SECTION 6-36

### 6-36-030 Noises Prohibited:

#### #3. Public Loud Speakers

"Using or operating a loudspeaker or sound amplifying equipment in a fixed or movable position, or mounted upon any vehicle; located in or upon private property or upon any street, alley, sidewalk, mall, park, place or any public property for the purpose of entertainment, commercial advertising, giving instructions, directions, talks, addresses, lectures or transmitting music to any persons or assemblages or persons in such a manner as to violate Section 6.36.040 [establishes the decibel level as 50dB(A) at night and 55dB(A) in the daytime] unless a permit as provided in Section 6.36.070 is first obtained."

representatives to gather Native perspectives and history. The interpretive panels will be of a low profile, so they do not interrupt the view from the highway or draw additional attention from passing motorists.

*Partners:* Penny Hot Springs Steering Committee, Healthy Rivers and Stream Board, West Elk Loop Scenic and Historic Byway Commission

*Cost estimate:* \$25,000 (design + installation)

*Time frame:* Design 1-2 years, Construction 2+ years

## 5.4 Pullout Organization

The current highway pullout used as the parking area for Penny Hot Springs access has evolved organically over the years. The lack of defined parking spots and vehicular entrance and exit points creates a level of unpredictability. This can be unsettling for those driving past along Hwy. 133, as they try to anticipate vehicular movements.

Staff will work with CDOT and engineer(s) to design and implement an organized parking layout with defined vehicular entrance and exit points. The parking area design should not impede views from the highway and should respect the natural aesthetics of the area. The number of defined parking spots will total approximately 10 spaces, as this will also be a measure to help control overuse. Parking spots should be set back from the edge of the riverbank, so vehicle occupants cannot sit in their cars and watch hot springs users. Other elements that should be considered during design include: a single, defined river access trail, interpretive signage locations, rules and etiquette sign locations, wildlife viewing and intuitive pedestrian flow.

During design, it will be important to keep all users in mind. The parking area is used by climbers and wildlife viewers, in particular, and it will be critical to design it for their experience, in addition to river users. CDOT plow drivers should be consulted during the design phase, and adequate area for snow storage should be included.

*Partners:* CDOT, Steering Committee

*Cost estimate:* TBD

*Time frame:* Design 1-2 years, Construction 2+ years



Highway 133 is two lanes as it passes the pullout serving Penny Hot Springs visitors, as well as climbers accessing the Narrows climbing zone on the opposite side of the highway.

## 5.5 River Access Improvements and Bank Restoration / Stabilization

The current access trail to the river and hot springs is unstable and not intuitive if you park at either end of the pullout. This has led to multiple user-created routes and erosion issues on the hillside above the hot springs. The goals for this action item are both bank stabilization and restoration, and providing a safer access to the river.

Staff will work with CDOT to create a sustainable trail route from the parking area to the river level using natural materials. Through design considerations at the parking lot level, it should be intuitive where the trail access is located. ADA access will be evaluated, however it may be impossible to achieve in this location due to terrain constraints. A railing will be installed along the bank side of the access trail. Special care will be taken to achieve a design solution that fits with the rural environment and does not create an urbanized feel.

The ecological function of the hillside can also be improved through stabilization and restoration. As part of the River Access Improvements design, alternate access routes will be eliminated and the bank restored and revegetated with native vegetation as much as possible.

*Partners:* CDOT, Healthy Rivers and Streams, Steering Committee

*Cost estimate:* TBD

*Time frame:* Design 1-2 years, Construction 2+ years



The hillside above the springs has eroded over time.



A steep, unimproved path leads from the pullout to the river's edge.

## 5.6 Climber Parking for the Narrows

The parking pullout at Penny Hot Springs is often used by climbers who are accessing the Narrows across the highway. Climbers park at the hot springs and then cross the highway to an access a trail to the climbing area. During ice-climbing season, users will park at the next pullout downstream to access the Avocado Gully area across the highway.

Staff will work with the Forest Service and CDOT as opportunities arise to evaluate alternate locations for climber parking access to the Narrows. This could potentially be a pullout on the same side of the highway as the climbing or consolidating parking at the pullout currently used for access to Avocado Gully.

Partners: CDOT, Forest Service, Access Fund

Cost estimate: TBD

Time frame: As opportunities arise

## 5.7 Work with CDOT on Delineating a “No Passing Zone”

Currently the highway configuration allows for passing in the southbound lane in the vicinity of Penny Hot Springs. Open Space and Trails supports CDOT exploring changing the stretch of Highway 133 around Penny Hot Springs to a no-passing zone.

*Partners:* CDOT

*Cost estimate:* None at this time

*Time frame:* Determined by CDOT

## 5.8 Potential Future Acquisitions

Future acquisitions could help alleviate some of the pressure and problems occurring at the pullout for Penny Hot Springs. The pullout is currently used by a variety of users, not just those seeking to soak in the hot water. Also, there are potential solutions to issues that may not be feasible or ideal to locate along the Hwy. 133 right of way, such as restroom facilities. Therefore, when opportunities present themselves, Pitkin County may evaluate property acquisitions in the vicinity of Penny Hot Springs for the purpose of addressing concerns related to Penny Hot Springs. Specific considerations to evaluate include: alternate locations for restrooms, alternate locations for parking, trash collection, wildlife viewing opportunities, ADA access to the hot springs.

During acquisition discussions, questions to be asked should include: How likely is it that this acquisition will alleviate concerns at Penny Hot Springs? Will this acquisition have unintended consequences? Will this acquisition fit with the Vision Statement and not adversely affect the things people love about the area?

*Partners:* TBD

*Cost estimate:* TBD

*Time frame:* As the opportunity arises



## 5.9 Restroom Facility

Whether or not to locate restrooms at Penny Hot Springs was one of the most discussed topics during the planning process. Those who advocate a phased approach are concerned that a bathroom would attract more people, in particular highway users, and that the demand is not there. Those who want a bathroom now believe the amount of use currently at the pullout necessitates a restroom. Staff has received reports of people crossing the highway to relieve themselves, as well as human waste near the springs. To date, staff has found zero evidence of human waste on the east or west side of the highway. Dog waste is a known problem. One survey respondent and one steering committee member both said that they have “gone No. 2” in the river.

The committee was not unanimous in their feelings on this topic. Those representing the hot springs users did not feel the same urgency as those representing other groups in the valley. After much discussion, the Steering Committee coalesced around the idea of a trial port-a-potty. This will allow concerns to be tested. The trial would begin as soon as CDOT allows it. There needs to be a structure around the port-a-potty to prevent tipping and to make it less obvious from the highway. The structure design could also incorporate an additional panel to help screen those changing clothes from the highway, pullout and hot springs. During the trial period, staff would try to determine whether most users were already intending to stop at the pullout or if the port-a-potty is a draw for those who normally would not stop there.

After the trial, staff will evaluate if the port-a-potty is serving the needs of Penny Hot Springs users and/or if there are associated management challenges or impacts that need to be addressed or considered prior to a permanent installation. Some of the considerations will include:

- Has additional trash/litter/dumping been a problem?
- If the restroom facility is attracting additional use from non-hot springs users?
- Is there an increase in overnight parking/camping?
- Are there major maintenance concerns that exceed the capacity of a port-a-potty?



Example of the typical OST bathroom shelter installed at the Basalt High School Trailhead.

- What are the public / user perceptions?
- Are visitor's extending their stay because of the presence of a bathroom?

The 2018 On-site Wastewater Treatment Systems (OWTS) regulations prohibit vault toilets from being located within 100 feet of a water course. If it is determined that there will be a long-term installation of a port-a-potty, it could be placed in a structure that has a rustic look, similar to an old outhouse. The port-a-potty would need to be located in a way that meets the Vision Statement and does not adversely impact the ideals of the “Love List.” Maintenance schedules would need to take into account the facility’s location along a state highway.

*Partners:* CDOT

*Cost estimate:* Structure and pad - \$6,000; Port-a-potty rental and maintenance \$400 per month for two cleanings a week.

*Time frame:* Trial to begin upon CDOT approval

## 5.10 Emergency Call Box

Staff will look into the potential for locating an emergency call box at Penny Hot Springs or in the vicinity. Penny Hot Springs is not in cell range and the inability to make a phone call for emergency services is a concern. Right now, if an emergency were to occur at Penny, a caller would need to drive 10 miles back toward Carbondale before they could get cell coverage. A call box could help improve response times in an emergency.

Staff will explore what is required to install an emergency call box at Penny Hot Springs, as well as potential funding partners or grants.

*Partners:* TBD

*Cost estimate:* TBD

*Time frame:* Upon plan adoption



Visitors enjoy the springs along the banks of the Crystal River.

## Appendix 1: Public Survey Results

The initial public survey was open from July 22 through August 9 and received 292 responses. The survey collected information on how and when users visit the area, what they love about it, what they would like to see changed or improved and what, if any, concerns they have.

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
1	soaking, fishing, climbing access, and wildlife viewing	2/month morning generally	I used to love the seclusion... now I would say climbing parking	protect it. People are trashing it and destroying the area. Make it usable but restricted.	32	GWS	No
2	Mainly for a quick soak, sometimes an impromptu picnic	Every couple of weeks, Sunday morning is our favorite time, but during the week, after work, is also great.	How rugged and undeveloped it is. We like that people rearrange the pools regularly, and that everyone has dogs off leash. It feels like a little hidden Colorado gem.	Put a sign that reads "no glass," and a trash can in the parking lot.	33	Just south of Redstone.	Yes
3	Soaking and wildlife uses	Day and night	That they are natural hot springs that we can enjoy at anytime with no cost.	Advertising it so people can't ruin the natural beauty of it.	30	Carbondale	Yes
4	Have not used it for several years.	I started going to the hot springs in 1960. We would visit/soak at least 2-3 times a week.	The pools.	Hard to say since I have not been since 1971.	73	Basalt	No
5	bring my kids to soak and play on the beach during the day.	usually mid morning 6-7 times a year depending on the flow of the Crystal.	It is true old school Colorado	Limit after dark use and abuse.	44	El Jebel	No
6	Wildlife viewing.	Regularly.	Wildlife and open landscape.	Restrooms.	57	Gunnison County	No
7	Climbing access, wildlife viewing, access to National Forest	Varies based on the season. During climbing season- about 2 times per month. Otherwise, about once per month.	Wildlife and climbing. Lightning bugs across the river!	Too many people smoking pot while soaking in the springs. A lot of use of the hot springs, in general.	39	Carbondale , CO	No
8	Very infrequently due to heavy and constant use. I would be more likely to stop to view wildlife than to soak in the springs. I've also used the parking for climbing access.	I live in Redstone and drive by it at least twice a day, morning and afternoon, and at varied times over the weekend.	The view over to Filoha is really quite spectacular, and the river creates a natural barrier between the soakers and the meadow. The constant wildlife activity makes it truly special.	Approach to pull-out and parking is incredibly dangerous. Drivers will stop in the travel lanes, back into traffic, etc. The undefined nature of the parking means that sometimes it's organized and relatively safe; more often it's random. It's not unusual to count 15-20 cars parked in the pull out directly adjacent to the hot springs.	43	redstone	Yes
9	drive by and enjoy	drive by two times a day on commute	it is undeveloped	sanitation	62	redstone	Yes
10	As an amenity for guests at our lodge.	Rarely, but generally in the afternoon.	Scenic beauty of Filoha Meadows and the Redstone cliffs.	Installation of restrooms and changing facilities. Addition of a set of safe stairs to get down to the river from the lot.	70	Redstone	Yes
11	Wildlife viewing, access to national forest	7:15ish am; daily	Wildlife across river, the views down the valley in the autumn	Defined parking spots (also less parking so less people!)... can also be scary to come up to when driving to/from Redstone because of how people park or how they are re-entering highway	40	Redstone	Yes
12	Wildlife viewing.	I live in Redstone and drive by Penny nearly every day. Viewing wildlife in Filoha is essentially an everyday activity for me.	I love it the most when there are no cars in the parking area.	Decrease or eliminate roadside parking in view of highway. Create sanitation facilities out of view from highway.	68	Redstone	Yes
13	soaking, parking for the climbing area (The Narrows)	1-3 times per month, usually late afternoon (coming back from climbing, hiking, or skiing) or evening	beautiful scenery, hot springs, plenty of parking, funny cast of characters	structured but natural pools—everyone moves around the rocks anyway; would be nice to formalize it a bit more so you can sit more fully in the water and the ecosystem isn't constantly modified by everyone who comes through. more intentional management so they don't get trashed	24	Carbondale	No
14	Your going to take this spring away from the people aren't you.	Not super often.	That you haven't put your signs up and stolen it from the people yet.	Nothing, keep away from it. Almost everything cool this valley ever had has been systematically extinguished by the government since growing up here. This attention to Penny Hot springs is the new saddest thing about living here. We lost two hotpots in Glenwood a few years ago. Now we are going to lost this second to last one. It is beyond the public's scope to know how to improve it. It could use a rope attached to the trail for people to get down. That is it.	35	Glenwood Springs	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
15	Soaking and enjoying the meditative gifts of its natural environment.	Often, sunrise or before dawn to miss all the people traffic	Naturesque, free to the public	Nothing	32	Carbondale	No
16	I was visiting from New Orleans (with a friend from Fort Collins) and I had a beautiful soak in Penny Springs one afternoon. It was very pleasant, with no trash and easy access off of the road.	I have only visited once, but hope to come back.	The beautiful view of the mountains from the springs, and being able to go straight from hot water to cold by dipping in the river.	My experience was lovely and I wouldn't change anything.	48	New Orleans, LA	No
17	I use the Penny hot springs area for soaking primarily, wildlife viewing.	My favorite time of day is sunrise on a week day.	Being in nature, held by the warm waters. No chemicals in the water. The piece of being with the land. Other mindful users.	If I could change how people respected the sacred space and left no trace of them being there. I choose to clean up after those who may not understand this concept. I would rather everyone do their part than see porta -potties and trashcans all over the place. If we could come up with common courtesies and educate users, without having signage everywhere that would be cool. However with the amount of use the area seeing the consideration of bathroom facilities, trash and signage needs to be considered. Thanks for being open to input.	37	Carbondale	No
18	Soak, climbing access	Evenings, mornings	Free, communal, relaxing	I don't have much to change about it.	27	Carbondale	Yes
19	The Penny Hotsprings have always been a sacred place for me. I go there to heal, to relax, to soak, to view the open space meadow and the overall experience has helped my spiritual and physical health as a long-time community member.	I go to the hotsprings about twice or once a month. I usually go on the weekends and it can be any time of day. I usually like to go before the sun goes behind the rocks above the springs.	Again, I love that it is a sacred community space where I can go and heal and relax. I also love jumping in the Crystal River while I am there.	I would immediately get a crew together to close the unsustainable entries to stop/reduce erosion and build the primary entrance (rock staircase) to be more sustainable and safer.	36	Carbondale	No
20	Maybe will use for hot springs soak if not too crowded	Probably one or two times a year	Relaxing when no own else is there	Develop it to include a safer way down from the parking area. Have safety rules posted including no glass containers, carry out requirements for trash, bathroom facilities for humans, dog regulations (including leash enforcement & waste pick up. Parking spaces marked to help with organizing the lot and a guard rail or some kind of fence to help with safety on the edge. A call box installed would be helpful if some emergency happens in this area withou cell service. A clarification regauarding useof the area would be helpful to explain that people are using thearea with potential risk awareness.	71	Redstone	Yes
21	Soaking and wildlife viewing	Couple times a month and usually afternoon/evenings	How simple it is. Not commercialized! Keep it natural!	Little more observation from law enforcement to ensure respectful use of area and hopefully limit litter from visitors.	32	Carbondale	Yes
22	I enjoy sitting by the river with snacks and my dog. Basking in the sun and soaking out my worries in the healing waters of penny.	Morning and early afternoons. 2 to 3 times a month depending on time of year.	The serenity. And the healing vibrations. Thou that's changed since someone decided to put it on google!!!	Take it off google!	39	Carbondale	No
23	I don't use Penny any more. Tourists have turned it into an overcrowded ,filthy, disgusting dump.		0 The way it used to be!	Visitor numbers need to be controlled,Garbage is extremely problematic,Human and dog waste included.	57	Redstone	Yes
24	Soaking and picnic (beachside), and viewing the mountain goats.	Twice a month. Mid day or early morning.	I love that it is free and open to the public.	The steps to get to the hot springs.	36	Carbondale	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
25	I have soaked in the past but it has become so heavily used now with trash and waste it is not so appealing	Drive by all the time.	It's beautiful	Organize the parking for safety and to limit numbers and put in a bathroom and trash and have an ost ranger stopping by regularly	52	Marble	No
26	wildlife viewing	drive by almost daily	the natural setting which is safe for wildlife	keep people from recreating	60	Ranch Acres	Yes
27	Picnic, soak, wildlife viewing, climbing access, fishing.	Infrequently, usually afternoons.	Wilderness setting for soaking	Build a spa on or near a bridge over the Crystal River with soaking pool(s), showers, bathroom facilities, wildlife viewing arena and picnic tables.	74	Carbondale	No
28	I go for a nice quiet sober soak with lots of cold river dips!	Up to once a week in the winter all times of day!	It's Free it's natural and in nature! And the river access!	I think it would be nice to have a sign with proper etiquette like no glass or smoking cigarettes near other people are being loud drunk. Signs that say pack it in and pack it out .	30	Carbondale	No
29	To soak in the hot springs, sometimes we will also bring some picnic items.	Probably about once a month. Generally in the later part of the day to early evening.	I love that it is FREE, that the local community works on maintaining the springs, and that I have had some great conversations and experiences while enjoying the springs. I also love that it is unmarked from the highway - but so easily accessible.	Step and trail improvements from parking down to the springs, trash disposal and a Porta Potty would improve the area a lot! I have never been there when the parking was a serious problem.	31	El Jebel	Yes
30	Soak	5 time a year but not lately, to crowded	The scenery, wildlife, proximity to my house, and the natural hot springs	A place for people to use the bathroom Trash receptacle / recycle Signage warnings of drivers pulling in and out Remove from Trip Advisor	41	Redstone Blvd, Redstone	Yes
31	I have not used the Springs.	N/A	Natural beauty and exceptional resource.	From my perspective the major issues are sanitation and highway safety. A reduced speed limit in that area and perhaps "congested area" signage might help with safety. A porta-potty in the short term and a permanent and more attractive campground-style outhouse would solve the sanitation problem and perhaps help with the safety issue, since some spring users cross the highway to relieve themselves.	72	Redstone	Yes
32	Soak	3 or 4 times a year morning or afternoon	The views	Bathrooms, trash and recycling, a little more sheriff or county presence.	40	Redstone	Yes
33	It is a beautiful place to visit and relax. The warm water makes a exciting experience for the brave hearted.	Every time I visit my friends in Glenwood Springs I visit Penny Hot Springs which every year.	I love the find memories that I have of the hot springs before the road was changed and the springs were a local treasure .	Would be nice if the springs were made more available to the public and maintained . Safety is a big issue that needs to be considered.	71	Illinois	No
34	soak	once a summer	so unique!	it is just always too crowded	57	carbondale	No
35	Soak. But not as much since it's become so popular	Night/day in winter	The natural beauty and used to love the solitude and clothing optional- but not anymore	No onlookers. More privacy. Less substance use. More consistent flow of hot water	43	Glenwood Springs	No
36	35 years	twice a month	view	Need public restrooms!!! There is a lot of human excrement around the hot springs. And need to change the passing lane on Hwy 133 (in front of the parking area) to a no passing zone	58	Pitkin County	Yes
37	Parking, soak	From August-April I visit at least once a week at varying times from morning to midnight. Usually always bring a trash bag bc people leave their trash out and it infuriates me	The zen views and being right on the river. No where else can you do temperature therapy going from hot spring to swim in the cold crystal river	Add trash receptacle	37	Roaring fork valley	No
38	Soak	1/ every other year...	Unique thermal springs close to home. Free.	Access to the hot springs could be much safer.	46	Aspen	No
39	Soak	Visit during fall winter and spring sometimes twice per week	Natural hot springs, meet interesting people	Make it larger safer and cleaner. Larger means crafting more pools with Stonescapes, safer by regular visits and better foot access and cleaner by having trash containers	71	Carbondale	No
40	Parking for the climbing area.	Weekends, 6x a year.	Don't reall love it. It is crowded, dangeroust to pull out of, noisy on the highway.	Make a third lane in the highway for turning.	59	Redstone	Yes

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
41	I used to frequent the Penny mostly during the winter to soak but have started to take my child there in the summer to hang out and play on the shore by the river	I rarely visit the Penny Hot Springs Area anymore. I was once an avid user and loved spending my time there but the current way it's been overrun and used as a dumping ground for party waste is too depressing for me. I sometimes go to clean up. Last time I was there i carted away half of a large 7/11 pizza, empty glass beer bottles, Monster energy drink cans, limes, strawberries and other miscellaneous trash.	I love the natural beauty surround the area. It is a very special place	That is a very good question. I would like to see some sort of responsibility or onus put upon the users to take care of this beautiful and natural resource. There are too many disrespectful users that are ruining it for the rest of us.	41	Carbondale	No
42	Soaking	About once a month, either early in the day-8ish or late afternoon-4,5	The naturalness-	Cleanliness, otherwise it is fine!	63	Carbondale	No
43	I'll take a peaceful night drive up the Crystal to Penny in on winter evenings/nights to soak in the hot springs and look at the stars. Sometimes i have parked there to access the Narrows climbing area.	In the winter I'll go around once a week and usually after dinner. I've only gone a few times in the summer, but the river level is usually too high and the setting isn't quite right in the summer. Winter is the best, especially if you can soak during a snow storm.	I love the undeveloped setting, the handmade feeling and the dark skies, and the people who I've met there. I love the community who create the pools, and the community that the pools create. I love that it joins communities from both sides of McClure pass. I love that every year the river changes the pools and that each level of flow requires careful placement of rocks for proper mixing of hot and cold water to achieve the perfect soaking conditions. I love that there are community members who know how to adjust the water flow and make it more enjoyable for everyone. I also love that there are now a series of smaller pools so that groups can	It would be nice if there is a way to educate users on ways they can be more respectful of the space (i.e. trash, noise, glass, moving rocks, etc.). Maybe a primitive sign with guidelines. The stairs could be improved a little to avoid further erosion and make for a safer route especially in the winter.	33	Carbondale	No
44	wildlife viewing	various	no houses, undeveloped and relatively natural	stop advertising and promoting its use	80	off hwy 133	Yes
45	Drive by almost every day.	Don't plan to.	Scenery.	Parking, Supervision	80	Redstone	Yes
46	Wildlife viewing, hiking via Durray Way access, treasuring the exquisite beauty of surrounding mountains, soaking my feet in the water if there are not weird people around...	At least four - five times a week in the daytime.	The fact that in spite of horrific useage, 'thanks' to social media, the river continues to wind it's way to the ocean.	Many things: Good Luck.	NA	environs of Redstone	Yes
47	Soak and wildlife viewing	I live in Redstone so I go back and forth stopping when I see wildlife. I soak infrequently.	That it's a natural spring in the river, that wildlife congregate in the area and that people enjoy the soaking and river there	Easier access from road so it doesn't erode hillside.	68	Redstone	Yes
48	In the past I have used the penny hot springs for soaking but more often I use the parking to access the climbing area across the road	I do not use Penny Hot Springs anymore	Free & natural	Just like hanging Lake, this area has become way overused. Tourists come in and don't know how to treat the natural environment I've seen people bring glass bottles, litter, etc. and have seriously degraded the area. I think I should be closed to public use because people don't know how to use natural areas respectfully and they are trashing it.	34	New Castle CO	No
49	Soak and medicinal reasons	When there are people not there which is almost never now	Sweet quiet of soaking in the surrounding beauty and the warmth of the water ...	Rules and the ability for one person to arrange the rocks so that you get the perfect temperature exactly what Roy used to do. Set limitations of the amount of people who can be there at one time .	58	Carbondale / Redstone	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
50	Digging and building pools with our kids - soaking, chatting, and snacking.	Late afternoons and evenings every time we visit the area. At least twice a month depending on the season. It's a big reason we stayed in corbondale for four nights this August summer trip with family. In spring, we stayed in Redstone for three nights to be able too go to the springs in our way home. Let it be as is reasonable!	That is rugged, largely unregulated, yet remarkably utopian.	Other than reinforcing the road and maintaining any basic current structures for critical safety, absolutely nothing.	37	Denver	No
51	Used to soak over fifty years ago when there was the little shack with the pool inside. Since the hippies ruined it, just once in awhile we might stop to look at the bighorn sheep or elk.	No specific time, just if we see wildlife and have a moment to stop and watch a few minutes.	It provides winter feed for deer, elk, and bighorns.	Nothing	69	2 or 3 miles north of the hot springs	Yes
52	I do not soak in the springs since it was bull dozed in the 70s I find the lack of homogenized heat and the silty bottom unpleasant. I love observing the elk and sheep from the highway and the pullout. I really appreciate that others love to soak there.	I seldom stop there.	I love the history, I love the positive aspects of the freedom of "naturism" and clothing optional bathing. I relish the diversity and plethora of fascinating natural resources at the springs area. Scenic, wildlife, geological, cultural (from miners to hippy) and the flourishing peach tree in the parking lot (Which is endangered by the overuse)	Vehicle access= extremely dangerous and needs signs (possibly flashing yellow warning light) Parking= some creative solution Bather Access= extremely dangerous and could be ameliorated by (1) signs directing users to a SINGLE developed stairway (2) constructing a descent out of massive stone steps (esthetic and practical but not good for snow and ice) that are large and wide enough for 2-3 people to descend/ascend at the same time (3) Consider an expanded metal stairway (not esthetic but practical) so the snow and ice can fall through the stairs and include handrail. Endeavor to preserve clothing option. Consider all sanitation options knowing that trash disposal and outhouse represent constant challenges of maintenance and abuse. Consider docent program with volunteers "Friends of Penny Hot Springs" or similar program. Consider methods of improving summer hot water flows and distribution knowing that (1) the better it is the more enjoyable it is and the more overused it would become (2) whatever improvements are going to washed out by high water	67	Carbondale	No
53	Not at all... To many people	Never	Scenic beauty	Add bathroom facilities... Improve parking	42	Crystal valley	Yes
54	I have soaked there once and used it for parking twice.	3 times over 5 years	the proximity to Filoha Meadows for the views of the meadow and the wildlife	restroom access	60	Redstone	Yes
55	Soaking, river access, wildlife viewing, fishing.	Daily (every 1 or 2 days), mornings or evenings.	When the lack of crowds makes for peaceful relaxation.	Remove the attraction from World Wide Web attractions and google searches, as the crowds in the last 5 years have made for a more trashed and less enjoyable experience for all	33	Carbondale	Yes
56	soak in thre hot springs	early August each year	natural environment	safer access to parking area from highway. shore up the steep cliff to prevent erosion, make steps out of stone for safer access	58	Phoenix AZ	No
57	I don't,	I don't.	N/A	Can't make informed comment	63	Pitkin County	Yes
58	I do not but it is a part of the Highway 133 culture.	I drive by it.	It is low key in the spirit of Roy Rickus.	Keep it as it is! Don't start thinking.	64	Crystal River Country Estates	Yes
59	soak, wildlife viewing	when there are fewer people there	that it's FREE	nothing	72	Redstone	Yes
60	Soaking	1 time per month, evening	The peacefulness and meeting new people	Cleanliness but nothing else	33	Carbondale	No
61					72	Carbondale	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
62	soak	weekends	remoteness, no fee	nothing	35	Silt	No
63	I use the area to soak and to view wildlife.	I visit about once or twice a month, usually in the evenings (or sometimes at dawn because it's less crowded then)	It's a great place to soak in a natural hot spring that's only a short drive away from my house. And it's free.	I'm not sure... the main issue for me is overcrowding, but at this point I think it's too late to do anything about that since so many people know about it, and it's not fair to exclude anyone	28	Carbondale	No
64	soak feet	9 am and 5 pm, once a month	NOT DEVELOPED	NOTHING	40	carbondale	No
65	I use this area to wind down after a long day at work. I grew up in Carbondale, and it has always been a place that I can escape in nature for free.	I visit penny once a week after dark.	I love that it's free and changes based on the landscape of the river. I also appreciate that it is a gathering place for all. I also like that I can be naked there without offense to anyone.	Now that it has been exposed on social media, I don't go during the day when families are there.	28	Carbondale	Yes
66	Soak with family.	Once a month during daytime hours	River access while soaking. Raw, not fancy.	Reservations only. Path improvement	42	Carbondale	No
67	Soaking and climbing	Evening and once a month	friendliness of users	Depth of the pools but I like that they are hand built	27	Carbondale	No
68	I like to soak in mornings, rearrange rocks, hang with friends, use as a swimming hole in summer	Once or twice a month at differnt times	I love that its free and beautiful and you meet cool people	Nothing really Take it off google maps. Maybe add stairs for older people.	43	Cdale	No
69	soak, climbing access	every couple months, any time of day	it's free! its natural. easy access. great community	wish it was easier to move boulders around and shape pools, less garbage	25	carbondale	No
70	Occasionally for wildlife viewing	A few times a year but I drive by on almost a daily basis as a resident of the Redstone area.	The river and surrounding area at Filoha Meadows, and the wildlife	Make the access from parking lot to the springs safer, provide sanitary facilities, clean up human waste, Try to slow highway traffic in the area to make it safer for entering and exiting vehicles.	75	Mountain Lion Way on east side of the Crystal River Valley	Yes
71	Soak	Once every few months, usually during the afternoon	The unregulated, natural atmosphere of the hot springs	Perhaps a path down that is manicured periodically. Nothing like a paved path, but something less treacherous	30	Carbondale	No
72	Soak, swim.	1x/month. Morning, evening, night, whenever.	It's Free! It's a community resource.	Nothing!	32	Carbondale	No
73	I like the organic feeling of it. I would hate to see picnic tables & steps down to the rivet	I used to go a lot. Now at least a few times a year.	The beauty & freedom	Nothing	70	Carbondale	No
74	Mostly soaking in pools and climbing	2ish times a month. Mostly late at night.	The all natural feeling and the ability to work in the pools	Not much.	25	Marble co	No
75	Soak, wildlife viewing, people watching	3 times a year- used to visit more often but it's been crowded, not family friendly and people leave trash so we rarely go anymore	That it's free, like the Ute intended. The wildlife. That it's undeveloped	As a native, I would like less people in Colorado, and no entitled rude loud littering people who don't know how to behave outdoors. Leave no trace should be taught in every Colorado school. Signage? A ranger? Permits? I don't know- Colorado is choking on its growth	57	Front range	No
76	I have brought my family down to the hot springs during the day for a magical experience of plunging in the river and warming up in the springs.	We have gone a few times during the day. We go about once a year!	It's a natural phenomenon that my entire family can enjoy. It is an amazing place to bring friends visiting the area. (Avalanche hot springs is often sold out and Glenwood is a zoo.)	I enjoy it as it is. It in't how it "used to be" and never will be but, it is still a great place. By keeping it "as is" it may keep the numbers down.	44	El Jebel	No
77	soak	less than 5x/year, afternoon	views	honestly, less usage, smaller crowds	47	carbondale	No
78	i use penny area to soak and swim.	i used to go every day in the AM, then it got overrun by tourists and looky lous' so i only go very early AM when it is only locals.	I love most the hot water and engineering the water to be just right. the view isn't too shabby either.	i would add a trash can, and a non-denominational shrine so that visitors know that it is a holy place and deserves the respect of a holy place.	36	carbondale	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
79	For soaking, river access, and wildlife viewing.	Once a week. Either around sunrise or sunset.	It is an untouched, wild hot spring. One of the few of Colorado that is accessible.	NOTHING! Leave it alone.	26	Old Snowmass	No
80	Family soaking. Usually in the fall and spring.	Morning. Very infrequently because it's gotten too busy and trashed.	It's natural and in the river.	1. Quit writing about it in local magazines and papers and keep it a local/word of mouth spot. 2. Make the parking area smaller so fewer people can be there at any given time. 3. Signage for leave no trace behind	33	Carbondale	No
81	Soak and socialize	M-F, 3 to 6 times a year when the river is low enough.	Natural, rocks making pools.	Trash, access.	38	Carbondale	No
82	Soaking. Sometimes field trips with students.	Twice a month, mostly in Summer.	Free access. Like it always has been. Untouched.	Trash. Maybe vaulted toilet or changing station.	40	Glenwood	No
83	Soak and relax	A few times a year. Usually in the morning or afternoon	It's location and undeveloped state	Make sure it is kept clean and respected	52	Carbondale	No
84	Soak, River Access, Climbing Access	In the winter on average 1/week. Generally late at night.	Undeveloped wild nature, free, clothing optional, that I have been coming here for over 20 years.	Remove the google maps listing.	33	Paonia	No
85	Soak	2x year in evening	Free access and community feel	Nothing	57	Gypsum	No
86	Fishing, wildlife viewing	As a local, I drive past it 8-16 times a week. I pull off 5-10 times per year. I pass by in the mornings and evenings mainly, and witness a lot of illegal camping activities (they overnighted there again last night), without enforcement by Pitkin County or USFS. People are partying there at 2AM, driving away drunk and stoned, and where's Sheriff Joe and his posse?	The view of Filoha meadows and the elk and sheep herds. The hot springs themselves are fairly dirty and gross--like most of the people who frequent them. This survey should ask what do people most dislike about PHS as well--the survey seems to be typical PC OST method of gathering public input that supports their goal of development of more places. You would hear many locals say they dislike the massive uptick in usage, usage well past reasonable hours such as midnight, the party atmosphere of the main demographic of users, which are mainly people in their 20's who contribute next to nothing to the local economy, and the traffic hazards.	Access and traffic to PHS should not be increased. People use the word "improve" loosely--like the word "progress"--when returning places to a more natural state instead of developing these places is often a much greater "improvement". Bringing in more people only ruins most places, and PHS is already a magnet for transients. More people will only create more problems. Tim, the CDOT official in charge of 133, said he viewed PHS as part of the John Denver ideal when he moved here---and I agree. The public should have access there, and it should be safe. Then Tim went on to say that perhaps steps should be built and the property should be lit at night---and I'm sure John Denver rolled over in his grave. It's apparent that Pitco wants to complete the Grand Sterilization of the Crystal River Valley with the proposed bike path. If you develop and light PHS--and the ancient wintering grounds of the most important elk herd in our valley, then you may as well build a landing strip right there though Filoha and start flying everybody in. Leave the access as is--wild, like our valley. Limit access by the current amount of parking. Close it at 10 or 11 PM, and ENFORCE IT. Discourage trespassing and other illegal activity by putting up proper signage without excuses from all the different governmental agencies. This is a reasonable and inexpensive compromise that will keep the most people--and wildlife-- happy.	50	Redstone, Colorado	Yes
87	soaking	1-2 times a year, afternoon/evening	lack of development, scenery, how "old Colorado" it feels for somewhere right on the highway.	the path down to the springs to prevent erosion.	39	Crested Butte	No
88	Soaking and swimming	Much less since it became so crowded but once upon a time I was there probably 3 times a week all times of day	It's wild, free, publicly maintained, generally an excellent example of of anarchy at its best.	Start spreading rumors about dangerous water quality to turn tourists away. Or pay keepers of the spring. Sort of lifeguards, sort of ambassadors who can call the cops when needed and suggest people clean up after themselves.	41	Carbondale	No
89	soaking and river access	a few times per year, usually in not busy days/times	That it is undeveloped	Put in a toilet	60	Carbondale	No
90	Occasional soak	Three times a year	The rock formation to the north west, naked people, lightning storms, the sacred yampah.	Perhaps the spring could use a few more rocks to contain the yampah	24	West Glenwood Springs	No
91	Soak, swim	Depends on time of year, at least 20 times a year.	The scenary and natural surroundinga	Nothing	50	Carbondale	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
92	Park & soak.	Depends on the season. Often in winter, once or twice a month. Mostly in the evening, sometimes daytime if returning from marble. Summer less often, once a month. Daytime.	Views, free, natural, proximity to home, on the way home from CB, variety of users	Seems to evolve, a little different every time I visit. I would love a hot springs conditions Facebook page so I know if it's worth the trip.	42	Carbondale	No
93	Soaking, wild life viewing	Afternoons in the winter	The native landscape, and community involvement	Pack out trash!	41	Glenwood springs	No
94	Climbing access, soak	Once a month	The remote area and the natural element of it	Take it off the internet	28	Glenwood	No
95	Soaking	Twice a year. Evening	Scenery and naturalness	The steps are sketchy. And there is always trash.	35	Aspen	No
96	Soaking	6-12x times a year. In the morning as it's quieter given the increase in use.	Free, Natural, Local's choice. Beautiful land and views.	Improve: moral respect of the land; IE signs and strong peer support in NO littering. Keep it clean. Change: how populated it has become.	37	Carbondale	No
97	Soaking only	A couple of times a year. Daytime with my kiddo and nighttime with friends.	How it's completely natural, free, and how the hot springs changes every visit based on river flow and what rock pools visitors have created. Also we always meet cool and interesting people on our visits.	I wouldn't change a thing. I've never had an issue with parking.	44	Basalt	No
98	Soak	Early morning, daytime, late evening	Hot springs, natural area	Management to avoid trash, excrement, crowding, smoking, misuse that destroys natural beauty	59	225 Cherokee Lane, Carbondale, CO (Swiss Village subdivision)	Yes
99	Soak	1-2 times a month at night	The hot springs...	Nothing. Management would change the atmosphere of the hot springs.	31	Carbondale	No
100	wildlife viewing	6-8 times per year, mostly in winter and spring	The ability to watch bighorn sheep and elk from the highway pullout	My biggest concern is sanitation. As with any high use recreation area without restroom facilities, human waste is an issue. A restroom provided nearby, but not right at the springs with walking access to the pools would be the most preferred option.	62	Lower Sewell tracks	Yes
101	Relaxing soak	Twice a year for a few days in a row.	The relaxing atmosphere and the interesting people we meet there.	If possible, the trail down to the hot springs from the parking lot.	57	Parker, CO	No
102	Soak	Several times a year. All hours	Natural splendor and hot water	I wouldn't	40	Carbondale	No
103	soak	2 times a year late afternoon evening	free natural hot springs	nothing like it the way it is	44	Carbondale	No
104	soaking	maybe once a month...no specific time of day.	Its free and in a beautiful area	The access from the road is sketchy at best, the pools could be formally constructed in a way that still allows people to control water temperature (little valves or pieces of wood that could be placed or removed) but would make them cleaner and more comfortable. I envision rocks set with mortar for the walls and the floor.	36	Glenwood	No
105	Climbing then soaking if there is room.	Once a week during the early spring, and fall	I love the river elements and it's wild nature.	Need to improve / add tubs for more than a few folk. One group can hoard the limited area, "partying". More policing should take place because of drinking and weed smoking.	36	Redstone	Yes
106	Soaking	Once or twice a year.	Location, convenience, and local charm.	Slope down to springs.	59	Old Snowmass	Yes
107	Soak	Very rarely now since it is so crowded	Beautiful setting	Less people, steps down to the river, signage, trash cans	50	Carbondale	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
108	We will park and jump in the hot springs for an occasional soak. We have a small group that meets up there for a polar plunge on New Years Day.	Two times a year in the afternoons	It feels adventurous, especially during the winter months	I love the rustic feeling about the place but the stairs down the embankment should be rebuilt. They are somewhat treacherous during the winter months.	50=	Emma	No
109	Parking, soaking, fishing, river access + swimming, picnic, social gathering	Weekday evenings 3-5 times each year	It is very accessible in location and free to the public	More parking along the highway. Although some changes may be necessary, I think that Penny should be kept "wild" and built up by community members yearly. Permanent pools should not be created. The "wild" nature of Penny is part of its' charm.	26	Glenwood Springs	No
110	Skinny Dipping, Relaxing, Whitewater Boating, Wildlife Viewing, Leaf Peeping	12 months a Year, Depending on seasons, 5-6 times a month, Quiet Evenings, Early Morning, Full Moon, Winter	The dramatic vista of the narrows and filoa meadows, Natural healing hot water, wildlife sanctuary, Crystal River	The construction of the railroad and then HW133 destroyed the natural caverns at the base of the cliffs where the hot springs originally emerged as reported in early area geological reports. This resource should be improved to better utilize the healing mineral water similar to the improvements at the Avalanche Ranch, the Strawberry Hot Springs or Orvis HS The water should be piped to enter newly created deeper pools from the bottom to filter up and mix with the cooler river water through gravel lined beds, The pools should be lined and bulwarked to resist the spring time river surges. The county should hire a staff to monitor and patrol for proper etiquette and reasonable access to promote shared public access and community harmony	62	Missouri heights and Marble	No
111	Soaking, river access, fishing	2/month, afternoons	Local's hiding spot, undeveloped	Stairs	32	New Castle	No
112	River access, wildlif	Several times a year	Beauty and unique	Needs more responsible usage. People leave a mess.	67	El Jebel	No
113	Soak, river access (and I do park there while doing those things)	I used to visit a lot (several times a month) years ago, but now it is very infrequently. Maybe 2 times per year.	Soaking and the scenery	Add some sanitation facilities. Limit the parking area. Build stairs down the bank.	62	Missouri Heights	No
114	I use the hot springs regularly, living 15 minutes away. I do observe feces in the parking lot, and trash in the springs, plus traffic from tourists.	As a result of the above, I will usually hit the springs at dawn.	The nature, the river, the quiet, my ability to soak clothes free.	Education of the tourists. Trash cans. Safety from drunkards in the afternoon/evening.	46	Carbondale	No
115	Medicinal and recreational use. Hot springs are meant to be healing.	Not that much anymore. Too crowded. Early morning (before 6am) or late evening (6pm) or when the weather is terrible.	The healing properties of a hot soak :)	Less tourism...	30	Carbondale	No
116	I don't use the springs anymore but I live directly below them on the Crystal River.		I'm glad to see free access to natural hot springs.	Maintained bathrooms!!! Permanent structure would be best. All the fecal material comes directly to the river by my house.	65	12954 Hwy 133	Yes
117	Wildlife Viewing ( in the past) But due to it becoming so popular, I no longer pull over to view there. It's too crowded.	Not any more. Did years ago though. I dislike advertising which brings more people into an area that cannot hold anymore people.	I love the view when you come around the curve and see nothing but the open field and the wildlife. I've seen Big Horn Sheep, usually about 12-14, and up to 100 herd of Elk. What's cool is the Elk and Sheep are only several hundred yards apart. What a gift!	This opinion( I'm sure) won't count in your survey. I'd get rid of public access to the Hot Springs. It's dangerous to come around the bend going 50 and have a car pulling out or suddenly stopping in front of you to go into the parking area.	65	Near Redstone	Yes

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118	Wildlife and river viewing.	Drive by almost daily as I live right down the road.	Connection between the public and the river environment. Its community history. Habitat for wildlife/ wildlife viewing.	Control/ address impacts to shoreline and in river habitat. Install sanitary facilities to eliminate water quality impacts. re-configure access and associated parking to eliminate traffic safety threats. Install river educational information.	70	266 Cherokee Lane, Carbondale, CO	Yes
119	Soak and view the human and natural scenes	a.m.	being immersed in nature	Add composting toilet just above river level. Install attractive and strong railing. Maybe put safe steps in the tricky spots. Could there be a river level trail to the new OST property? Could the flow of thermal water be increased into the natural pools.	82	Carbondale	No
120	Live near it. Can't use it to may people and dirt	Pass it 4 times a day	Nothing anymore	Close it	58	Redstone	Yes
121	Mostly climbing and soaking, some fishing days.	Once a month, afternoons after Climbing near by.	Part of the river system.	Needs pools that fit more than a few people. Have had a few experiences of individuals hoarding the good spots.	50	Colorado	No
122	Soak	Few times a year	It's natural and free	Nothing, any "improvement " will increase usage and degrade the experience and ultimately destroy the natural aspect	50	Carbondale	No
123	I stopped by this last week (weekday) a local man yelled at me and my family for trying to get my family near warm water. The mans quote was, you come here, hangout for hours a day, then you can earn the right to be near warm water.	Once, midday. I don't plan on coming back. I'd rather go else where.	Really liked the local	Make it so more the one local guy can hog the main springs and dams off the hot water with plastic.	40	Grand Junction	No
124	I live a few miles down the road and use it regularly for healing soaks for my chronic illness, as well as date times with my spouse, and soaking with friends, enjoying the views and wildlife.	3-4 times a month, at various times of day, trying to go when it's likely to be less busy—which is increasingly hard to do.	The connection to nature and soothing ability to relax in such a magnificent place with little effort since I have a disability and can't physically reach many such places of wildreness and natural beauty.	Fewer people. No drugs or alcohol. No loud, obnoxious people. (I know, impossible, but ... you asked:) Safer steps to get down to the river.	47	In neighborhood near KOA.	Yes
125	soak, climbing access, wildlife viewing	20+ days a year, typically morning once or twice per year, afternoon or evening	that it's not improved and not perfect	People complaining about how the water isn't always at the perfect temperature, people leaving trash especially glass usually broken and cigarette butts	47	Bill Creek, Crystal River Valley	Yes
126	soak	3-4 times per year. when we lived in Carbondale we went more often but that was 20 years ago.	free and uncontrolled access to a gorgeous setting and hot spring	no dogs allowed	30	leadville, co	No
127	soak	Several times a year	access to hot springs with great views. when you can soak in peace and quiet.	Minimize the parking area to help limit the number of people using the springs at one time.	50	pitkin county	No
128	Soak	5-10 times a year	Good hot springs, built and maintained by local community.	Ban people from hanging out and drinking there. It should be a family friendly spot, not the party which it sometimes devolves into.	36	Snowmass	No
129	parking, viewing	2	It's a "cool Colorado thing"	forest service bathroom, a street light in parking area, permanent steps going down to the hot springs.	47	Marble	No
130	Soak	Night. Morning. 1-4 times per month	The beauty, the freedom, the people	Having a trash can at the parking area	49	Marble	No
131	Climbing and soaking	Natural hot springs for free.		No dogs	36	Aspen/Carbondale	No
132	Soak during a vacation	Unique, beautiful- while we were there we did not feel like tourists which is what will bring us back.		Nothing	44	Door County, WI	No
133	Picnics and viewing wildlife while soaking.	Afternoon to early evening.	It's a natural hot spring. Surroundings do not look like they are planned and constructed by committees.	Needs to be patrolled by law enforcement. What used to be a peaceful and family-oriented area, is now sometimes over-crowded with alcohol being heavily consumed.	60	Aspen and Gunnison County	Yes

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
134	Soak, climbing access on adjacent USFS land, wildlife viewing	Monthly, daytime or at dusk	Ample wildlife viewing opportunities, rust aesthetic, unique history	I have begun to spend less and less time at Penny Hot Springs due to concerns about petty crime, odd or bad behavior by other visitors, and crowding. Parking and highway sight lines are poor and make for dangerous traffic conditions. Some visitors frequently smoke or drink in the pools, leave clothing and cigarette butts behind, act inappropriately (resulting in calls in Sheriff's Office), and generally make for a poor experience for others. I wouldn't bring children to the springs at dusk or night hours.	29	Carbondale	No
135	Soak	I don't visit very often due to the massive volume of people	I have fallen out of love with it	Charge people to park and use the facilities	47	Snowmass Village	No
136	Occasional soak, more so in the past	Day only	Don't love it any more	fewer people	60	Carbondale	No
137	Once a year	Pass through several times a year; stop by once	The hot springs	Becoming too crowded - party zone at times	37	Grand Junction	No
138	Soak Kayak the narrows.	Evening one a month	The wildlife It's rural affect	Diagonal designated parking CDOT needs signage from both directions that cars may pull out Outhouse Informational signs about geothermal and wildlife with a request to limit your use of the hot springs to 1 1/2 hours. Signs for no overnight parking	54	10 miles up the Crystal	Yes
139	Do not use it. Too crowded.	0	The natural aspect of it.	Close to the public	67	Marble	No
140	Dont use since it got too busy and dangerous	Used to go a few times per summer	Fresh air natural setting	Bathroom facilities for sanitation and safety sake	34	Redstone	Yes
141	soak	rarely-evening	ez access by the river	safer parking	50	Glenwood Spgs.	No
142	Primary use is observing wildlife across the river and climbing access to the climbing areas across the river and north and west of the Hot Springs.	Infrequently	3 Particularly in winter and spring I like to watch the Elk and Bighorn Sheep from the highway pullout to Penny Hot Springs. This pullout also provides parking for rock climbers going to the towers on the east side of the river and the rock climbing area north and west of the Hot Springs.	Open Space should not feel obligated to provide passing tourists with entertainment and a free hot tub. I oppose allowing Penny Hot Springs to become any larger or accommodate more parking or people. This area has become an attractive nuisance for which enough is enough! Improving the pedestrian ramp down to the springs and providing a nearby trash can at the bottom would be welcome additions. However, before OST commits to providing an outhouse anywhere on this property, a scientific program of water quality samples above and below the springs should be taken to either confirm or deny the need.	80	Redstone	Yes
143	I especially love penny hot springs for soaking in the evening, watching meteor showers, celebrating birthdays.... or the anniversary of when I met my boyfriend there (it's been 5 years). We always enjoy a soak together.	Usually late afternoon and evening. We try to go once a month.	The natural rock landscapes pools. I love finding random rocks to lay my head on in the pools. The sounds of the river. The nice cold water for taking a "cold dip". Everything. Always grateful to the "penny hot springs ferries" that work as engineers to get the springs "dialed in". With shovels and man power.	On my birthday 2 years ago we went to the springs, and I hate to identify, but some adolescent Hispanics came and left soda cans and pizza boxes. When we found out what happened I ran up to their cars and they sped away. It's rare, but we all end up being custodians for the springs.	35	Aspen	No
144	Wildlife viewing	Morning and afternoon drive by	The natural beauty of Filoha meadows, elk, bighorn sheep,	Purchase adjoining property for bathroom facilities, parking and ranger station. Limit access when crowded, parking and driving hazards, no overnight parking, no urination or defecation, hours of operation (open at 8am, close at 10pm), better signage,	65	Redstone	Yes
145	No, access is too steep.	0	the big horn sheep and elk herds	if you provide amenities more people will come, so leave it alone	68	Redstone	Yes
146	soak, wildlife viewing, fishing	mid-day when it's the warmest	that it's a natural wonder in the valley; makes me feel the wilderness	trash bins and port-a-potty	66	Crystal Valley	Yes
147	Soak	Quarterly; usually late afternoon	Natural surroundings; lack of infrastructure; free access	Easier access to pools	56	Carbondale	No

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148	Wildlife viewing	A couple of times a year we stop by if we are driving past.	That it is protected! I would love to see the orchids.	The parking area is awful. It is so dangerous. Too many people trying to park in a small area and then when they back out they back into Highway 133.	57	Carbondale	No
149	I soak in the Hot Springs several time's a year.	I try and go once a week when the pools are good.	I love the views of the area and the Crystal River.	More signs about packing out of trash. needs to also be in Spanish and no dog's allowed. Maybe place a bear proof trash can. Oh and no bottles.	44 and have been going here for over 25 years	I live in Glenwood Springs	No
150	Occasional soak	Rarely - too crowded	Spectacular scenery and wildlife. Crystal River.	Too many yahoos have spoiled the place. Adult supervision is required now. Too may users drinking and driving and littering.	60	Redstone	Yes
151	Soaking	Occasional daytime natural beayt	Natural beauty, location in river, originating source of mineral water	Walkway down, trash and garbage disposal, parking, maintenance , cleanliness	66	Redstone	Yes
152	Soaking with my children, picnics and playing in the river.	4 or 5 times per month in the summer. All times of day but mostly mornings and mid-day.	I love that it is natural and free with no infrastructure and feels very much "unmanaged". The locals take great care of the hot springs and I don't want to see any big changes.	I would like to see any marketing of this special place cease.	39	Crystal Valley	Yes
153	I drive by it and try to steer clear of all the tourists... :) I will visit the spot when the weather turns cold.	Once a week on my way home in the winter.	It truly is a beautiful and unique feature of our valley.	Stop marketing it from Carbondale. More patrol to stop people from camping there.	31	Redstone Blvd.	Yes
154	I used to frequent the hot springs as a soaker. However it has gotten to busy and abused for my liking	Don't use it anymore due to too many people	It is a natural phenomenon with breathtaking views of open space and wild life	I think it has reached a point where it needs some kind of management or informed/educated use. There is often trash, including glass. There are so many cars and people that it can sometimes be a hazard on HWY 133	43	1.2 miles N of Penny	Yes
155	Soaking	Couple times a summer, early, on Friday	Free soak!	Less trash, crowds. People warning he that it's hot ...no shit, it's a hot spring.	26	Carbondale	No
156	I'm a former occasional soaker.	I don't use the hot springs anymore. Too many cars and people.	Nothing at this time. I used it during the late '60s and early '70s.	Fill the parking area with the remains of mudslides and make it off limits. That curve is extremely dangerous and I've seen many near accidents in the area.	79	Redstone	Yes
157	A soak after hard activity and/or after a long winter day.	Several times a year, mostly at sunset or later.	Easy access, free, layout	I don't know if I'd change anything, to be honest.	28	Aspen, CO	No
158	Just a time to relax	A few times a month. Early am	How it's just there with no red tape	Nothing.	44	Carbondale	Yes
159	Soaking swimming and climbing in the narrows	Depending on the season, twice a month.	That you do not ever have to deal with people policing you. It's relaxed and Elf contained.	Some way of making people take more care. It attracts people out of state that trash the place, especially around hunting season. It's a hard question to answer.	27	Carbondale	No
160	Soak, wildlife viewing	everyday, live hereNature	wildlife viewing	Better trail down to hotsprings	69	Redstone	Yes
161	I used to go there long before it was popular. I would never go there now	I drive by every day	The bighorn sheep across the river	Address the oversized parking area. Maybe install Jersey barriers so that there are just entrances at the ends. The parking area is dangerous and a disgusting campground/picnic area.	53	Redstone	Yes

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162	Wildlife viewing.	About one time per month, times vary.	As wintering grounds for elk and bighorn sheep.	If the public will continue to be allowed use of the hot springs, it would be good if a bathroom could be made available. A lot of people stop there, and there is a shortage of public bathrooms in the Crystal Valley	75	Near Redstone	No
163	Climbing access and soak	Every 3 weeks or so. In the summer for climbing access, in the winter for hot spring access.	The fact that it is free and road side.	Access trail. And idk if this is at all reasonable (I assume no) but some kind of structures to help maintain the pools or at least direct the flow of scalding water.	26	Carbondale	No
164	I've stopped a few times for a soak.	Only 3-4 times, usually weekend afternoons	Beautiful spot, natural, not built up	Garbage, overcrowding, pets, general disrespect of the environment	32	Aspen	No
165	Soak	Once per year	Views. Old school.	Improved the springs for locals but don't turn into a tourist spot	49	El jebel	No
166	Soak when I'm camping at Avalanche Creek campground	probably an hour no more than 3 times in two weeks I'm there	It's undeveloped,natural feel	maybe put some slow down caution-road- signs for cars backing out from lot or create a circle,I can't remember if there is room to turn around in the lot,I was there last year will be back in Sept. for a couple week doing backpacking wilderness photography Avalanche cr tr to the lake and area.	63	Covington Ky	No
167	Park to soak!	Very seldom in the afternoon.	The Hot Springs!	I would eliminate clothes.	65	Aspen	No
168	soaking	4-5 times a year	It's natural, it's free and it's not regulated	nothing	55	Carbondale	No
169	Soaking	2-3 times per year	The no cost, primitive nature of the springs.	A sign suggesting how to park correctly so the most visitors can soak without stupidly parking on the highway	50	Glenwood Springs, CO	No
170	Soak, wildlife viewing.	Not very often any more, too many people with loud music and smoking pot. Difficult to bring children there now.	Great place to view wildlife.	Ban music, (designated quiet area) ban smoking pot, ban glass containers, stop advertising it in big magazines that attract a lot of people.	38	Carbondale	No
171	I have visited once or twice over 34 years. However I have been driving past the Springs at least 2 times a month for the past 8 years.	I drive pass this area mid morning and early evening.	Nothing really. It is hard to access both in parking and the hike down to the water.	Close it... It is over used and is a danger to motorists driving in either direction on 133.	63	Basalt	No
172	Soak	Visit 10-12 times a year during the day	Easy to access, free, meet fun people	People leaving trash	41	Carbondale	No
173	Soak and RELAX :)	Randomly about twice a year usually on our way through.	The proximity to the beautiful mountains and ease of access with parking.	Too many people, and last time I was there, there was a creepy guy with his hands in his pants looking at women (girls actually).	33	Blue Lake - Carbondale , CO	No
174	Soak , fish but now there is too many people...	Sunset	Now it is trashed and the rocks are moved bu anyone who pleases ... Used to be you only moved the rocks with Roys permission now he Stopped because if the disrespect of new comers	Restricted it ! Only open certain times of year with a hardline on respect of our earth .	58	Carbondale	No
175	soak	a few times a year during the day	low-key, free, beautiful	somehow make sure people are respecting and not trashing the area	54	mid-valley	No
176	soaking.	2-3 times a months. Usually going in the morning now due to overcrowding in the evening.	deep hot clear pools of water. ideally with no one in them.	put up a sign explaining the importance of keeping our natural resources clean. providing a trash can at the parking area for peoples beer cans and tampons, So at least when they don't pick it up, I have a place to dispose of it for them. I would also not allow tourist to visit, because tourism has gotten out of hand and has led to the destruction of our state. Local examples are graffiti at hanging lakes, surface human poops everywhere at snowmass lake, and overcrowding at conundrum hot springs. Penny hot springs has been trashed on all of our visits in the last year and it started getting bad about 2-3 years ago. Tourist do not know or care to know how to respect where they visit, thus they shouldn't be allowed to.	30	carbondale	No
177	To soak with my son, husband and friends.	Maybe 3-5 times a year, spring and fall mostly.	That it is a bit hidden and free, love showing this to people visiting.	No nudity	31	Glenwood	No

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178	Soaking and fishing - sometimes at the same time.	Once a month.	That there are no manmade structures and that it is natural. No fees. Self-regulating.	Try to make sure there is no camping. Awkward when there is a person cooking beans next to where you are taking a soak.	39	Basalt	Yes
179	To soak in the hot springs, as well as fish the deep channel just beyond the pools.	Usually at night, when it is not so crowded. I'd say once or twice a week	Not sure how to answer this one.	Less people, ha.	36	Redstone	Yes
180	Therapeutic soak, connect with friends and inner community, watch the elk and sheep and trout	Not any more :( too crowded, swearing, smoking cigarettes, weed, too many people, too many strangers. maybe 2x year now, early morning. Used to go 10-12x year	HOT water and stunning views. Nature BOWLS me over	Code of conduct, stewardship	47	Carbondale	No
181	Hot Spring and bank fishing	once a week various times	it's free and a natural hot spring	garbage cans	50	carbondale	No
182	soak	when I am in the area, daytime, evenings during the week and weekends	Natural, not man made or man altered! It's free! It's wild and like it was when I was a child. Those people who dislike it, leave, which needs to occur... not everyone who knows about it should be there. Sometimes people are naked, that is ok. I also have a daughter and I am still ok with it. People are just being, they are not sexual, nor am I there with her in the dark. If people were to get out of hand, I would talk to and with them, but it has never occurred.	Nothing! Let this last gem of nature stay rustic, natural and un-governed.	40	Aspen	No
183	Soak! Always for the soaking!	Once a month or so and usually in the evenings or late night. I live in glenwood and frequent iron mountain but penny has a special spot in my heart	It's for locals! I LOVE that it is unmarked, and I love the inconsistencies. I love that we can move rocks and adjust the pools to our liking. I love that it is FREE	stairs to get up and down easier would be nice but beyond that it is perfect the way it is.	27	Glenwood Springs	No
184	Soaking in the early morning	once every 6 - 8 months due to the overload of people	the surrounding area and wildlife	the amount of people	69	Redstone Blvd.	Yes
185	Soak	Once a week, evenings	Free natural experience	People complaining about the ones who enjoy it. some are a little to "free" than others but just mind your own business and enjoy this beautiful place	47	Redstone	Yes
186	soak, wildlife viewing	mid morning and afternoon	Views and access to the hot water and river	steps down Do not use any more because of difficulty accessing the river bank safely	75	Redstone	Yes
187	We do not use it we live up the road from it.	I drive by atleast 2x a day	View and the wildlife you can see from there	Parking situation, people pull in and out of there like it is a parking lot not a HWY. It is only a matter of time before there is a serious accident. I have had to slam on my breaks several times from people turning last minute or pulling straight out	35	Redstone	Yes
188	Soak	Twice per year. Weekdays. Mid morning/Evening	To be right on the river	Be responsible to nature. ie-no trash Be respectful of others.	52	Missouri Heights	No
189	Soak at night after hunting	September-oct I'll go at Night after hunting	Looking at The stars	Sadly it's time to close. It's a traffic nightmare, people impact nightmare, and is unsafe	38	Carbondale	No
190	Soaking after back country skiing	2 or 3 times a year	Stupid question	Leave it alone. Don't spend any public money on it.	69	El Jebel	No
191	Soaking in the springs, swimming in the river, tying off an inner tube to float	As often as I can, in the early morning or late afternoon	It's a natural wonder that hasn't been exploited by humans as of yet	Establish a suitable parking area farther off the road and build a restroom or add a port-a-john	29	Keystone	No
192	I can't because leg injury prevents me from climbing down the hill.	As a student I visited after 8. As a working man weekend mornings or evenings.	The river swift & clean. the fields across the stream. Elk and Sheep occasionally under Elephant Mountain majesty. Filoha calling me.	Sanitation, Access with handrails and a culture of self controlling the occupancy.	69	Carbondale	No
193	wildlife viewing	2 times daily	Winter frost on trees on January mornings	Add public potty	74	Placita	Yes

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194	Soaking after skiing or hiking! Or a quick morning soak when no one is there.	Usually just a few times throughout the winter but just moved to redstone so I will be using it more often.	The fact that it's a FREE and NATURAL occurring hot spring with no light pollution or regulation.	Maybe placing a sign near the springs at the bottom stating reminders about littering, sharing the pools with others, and being respectful.	27	Redstone	Yes
195	Soaking	Recently less but at times once a week. All times of day.	Natural environment, wonderful waters.	No dogs allowed. No overnight camping. Trying to mitigate drinking, littering and disrespectful behavior.	34	Carbondale	No
196	I use it as a lunch spot for a picnic and a soak.	Approximately 5 times a year	The retro feel and the rugged beauty	Better posting of appropriate guidelines for visitors	46	Rifle	No
197	Soak picnic	As much as possible and ive been there all times of the day and night	Just the beauty and freedom of it	Dont change a thing its been that way for years and used to be not alot of people knew about it except locals	51	Glenwood	No
198	Soak	3x/year. Evening	Remoteness and non-commercialized	The safety	29	New Castle	No
199	Soak	Usually late afternoon/ evening 1/ month	Quiet, scenic warm water	Keep garbage and drunken/ loud behavior out	58	Carbondale	Yes
200	Watching the big horn sheep and elk who winter in the area is my primary use. Many years ago we were regular visitors to the hot springs waters.	All times of day when driving by. Occasionally stop to watch wildlife.	The beauty of the area and the wildlife.	Either figure out how to accommodate the hoards of people who use the hot springs with toilets and trash removal or close it all together.	75	Redstone	Yes
201	soak	not often usually too crowded	scenic free informal minimal development	not sure how to fix too popular	50	carbondale	No
202	soaking, parking, wildlife viewing	daily mostly afternoons some evenings	the meadow across the river and the viewing of the wildlife	signage stating pack in pack out, directions to Redstone for bathrooms, possible changing area, Highway signage stating HEAVY ROADSIDE ACTIVITY	62	Redstone, CO	Yes
203	soak, wildlife viewing, healing	winter	being able to soak when temps outside are below 0!		67	carbondale	No
204	Soak, wildlife viewing, stargazing.	Varies seasonally, average ~2 visits per month.	The critical elk and bighorn sheep habitat provided by Filoha Meadows. Lack of light pollution. The geothermal water.	Reduce the number of parking spots/potential visitors. eliminate overnight campers w/ generators, create a single path to the springs to reduce erosion and social trails.	32	Carbondale	Yes
205	Wild life view and hiking on the trail from Redstone which is across the river. The hiking on this trail is limited due to the wild life habitat.	twice in the summer.	I use to love the limited amount of people there but now it is a disaster!	Limit the amount of use.	74	Redstone	Yes
206	I used to go for healing purposes with friends before it became too popular via trip advisor. Now everyone knows the secret of the Penny which saddens me.	I would go anytime I possibly could. Loved it when I had it to myself on a Fall day.	It is pristine in beauty. It provides a place of healing with the river and hot springs. It is a place to gather with old friends and occasionally meet new folks. I love the Penny and how folks rally to maneuver the rocks to create the pools in community fashion.	It would be nice to see others respect the Penny by picking up trash left behind. Also maybe provide signage that promotes respect for the Crystal and the magical meadow across from Penny. Find a way to take it off Trip Advisor. Or maybe not work on the pools for a few years to discourage folks from over using what used to be previous natural gemstone of the Crystal Valley.	48	Carbondale and New Castle	No
207	Soaking in hot springs	I used to visit a lot but it's become so crowded that I rarely go	Hot water, spectacular scenery, wildlife	Improved etiquette around trash and rubbish removal, less press and publicity	40	Redstone	Yes
208	Soaking	Evenings and early mornings and I don't go anymore because it's so crowded	The scenery around	Somehow control the numbers or make a more permanent feature.	47	Snowmass-Lazy Glen	No
209	River access, fishing.	Very infrequently.	An area to view wildlife.	Better parking. HWY signs alerting drivers to location to avoid sudden turns and potential accidents. Sanitation facilities. Signs informing users of the rules regarding wildlife and respect for the environment. Prohibiting camping.	80	Redstone	Yes
210	soak in warm and cool water	once or twice a year	the open and free nature. it is undeveloped and feels raw.	Put responsibility on users to keep it clean and take care of space.	40	Carbondale	No

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211	SOAK + wildlife viewing	10 times/year - any time of day.	rustic, wild, beautiful, and the springs are hot and relaxing	enact a social media ban - no posting about Penny on FB, Instagram or Twitter. Joking aside, I worry about the impact of increased numbers at Penny - people littering, pooping/peeing, camping, etc. I also like that it's so unnoticeable from the highway (ie no portapotty, rubbish bins, etc). How's that for a non-answer?	38	boulder	No
212	Soak	Not often, it is a drive for me and is always overcrowded. Maybe 3x per summer.	It's free.	Size of the pools and pool depth.	28	Glenwood Springs	No
213	I've gone down and soaked in the hot springs...usually a few times in the summer.	daytime/afternoon A few times a year.	That it is organic. The pools change due to the river current and also all the people that come and add rocks or rearrange them. That it is free and accessible.	I would make the path down better and with hand rails so not so difficult.	69	Crystal River Park	Yes
214	I don't	I don't	I don't	Get rid of access to Penny. Not regulated, who cleans it? Brings strange people	NA	NA	Yes
215	Soaking with family and access to NF hiking & camping	Twice a month morning or evening	Location, accessibility, landscape	I wish less people knew about it...but I suppose since my time machine needs a new flux capacitor I'll have to deal with it. ;-)	44	Snowmass Village	Yes
216	clean up	after 4pm	it's a unique, natural, and accessible feature on 133.	PHS is often used as a 'van-life' campground all year. Human waste, dog waste, food waste, and general litter. As a watershed issue and a resource protection issue, this is something needing to be addressed. Penny Campground is indicative of a bigger issue in Pitkin County: there is no county ordinance addressing #vanlife - aside from OST rules which aren't clear on camping in vehicles at this site. Complaints of 'clothing optional' conflicts are fairly common as it seems to be an eclectic mix of revelers and families at any given time. While the non-regulation of places like this is much the basis for their appeal, the reality is that the public at large would benefit from some clearly defined structure.	39	Carbondale	No
217	Soaking, relaxation	Evening, winter	Natural and free	Alcohol use regulations, trash and etiquette information	26	Glenwood Springs	No
218	I stay away b/c the last 3 years it's been over run by people who are noisy and leave trash	i used to go during late afternoon or evening and weekends	It's an amazing special hot pot with epic scenery and brings peace	bigger pools to accomodate the masses, and maybe a dumpster, porta-let.	38	Carbondale	No
219	Never use.	Never.	Scenery. Views of wildlife.	Proximity of pedestrians near highway is dangerous. Sanitation issues must be addressed.	54	Redstone	Yes
220	Soak and River access	Once a year	That it's free and open for everyone.	Parking situation; it gets pretty dangerous. I live in Redstone and people are always running across the highway (or worse, walking).	32	Redstone	Yes
221	Soak	I used to go once a month, but have stopped going due to overcrowding and mess.	the view is gorgeous! There is nothing better than enjoying natural hot springs during a winter snow or summer meteor shower.	- trash, recycle, and dog waste (dog waste bags) containers on site - Port-a-potty to mitigate human waste	30	Carbondale	No
222	soak	afternoon	that its free and there are no signs and no rules etc.	nothing	45	basalt	Yes
223	Soak, go by the river	Most often in the summer and sometimes in the winter	That it still resembles it's natural state	Bigger pockets	29	Carbondale	No
224	soak	2 days per year, afternons	free	Better parking and walkway to springs	38	Carbondale	No
225	Wildlife, river and scenic viewing	just a couple of times per year - early morning or late afternoon	the non commercial natural feel of the area	repave the parking lot, add some boulders to simulate a barrier at the edge of the parking lot/bank of the river for protection, add appropriate signage about the area/wildlife/stewardship/etc., add bear proof trash containers, install "Scenic Overlook Ahead" signs at appropriate distances to the north and south along Hwy 133.	69	Rural Carbondale on Hwy 133	Yes

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226	I use the penny hot springs area for climbing access, river access, wildlife viewing, and a nice soak after all these activities	once a week, usually afternoon	I love having such a beautiful natural hot spring so close to home. Generally you meet nice people and enjoy the scenery	My heart breaks when I arrive and it is trashed. I try to pick up after others when I can.	29	Carbondale	No
227	A soak after a hike.	Afternoon, once or twice a year.	That they are semi natural and free.	I would make them deeper	36	Aspen	No
228	Parking to soak	Evening - sparingly	Natural and not enforced	Nothing	37	Carbondale	Yes
229	Soak and river access for kayaking	Few time a month, although it was more 15 years ago. Was more in the evening but now early morning for peaceful experience	Ten view, the natural water, the vibrant ecosystem	Trail access down, etiquette signs; no eating, etc, better parking	37	Swiss Village (grew up in Redstone)	Yes
230	Soak, river access (swimming), parking above to use the springs.	7-10AM, 3-7PM, or 9-11PM generally. I stay for 1-3 hours depending on how crowded it is. I mostly go in the Fall and Spring (1x per week at least). Maybe 5x in the winter. Less than I used to because someone put it in google Maps	The natural springs, free access, nature show, and conversation.	May be worth adding a trash and recycling up above on the parking pull out. I wish people did not blast music from speakers. I don't think it should be a bbq place. Take it off google maps. Right now, locals come to arrange the rocks and pools after the runoff, it changes the layout every year- which is nice and a good public service, but it is not respected by all the tourists who hear about it and leave beer cans, cigarette butts.	30	Carbondale . Moving to a Swiss Village soon.	No
231	Relaxing	Day	That it is not regulated and is free	Nothing	36	Basalt	No
232	Used to visit the springs quite frequently in the 70's, haven't spent a lot of time there lately except to view Bighorn sheep and Elk.	Periodically when wildlife is present.	Natural hot springs and wildlife	Curtail the number of people, have a trash collection method and some rules and regs with a donation box. Improving the access from the highway to the springs would be most helpful.	73	Redstone area	Yes
233	Access to National Forest	Never	The beauty of the specific spot and the idea of a natural hot spring within the waterway	Reduce access	71	Emma	Yes
234	Soaking	Not often and any time of day	ease of access and views	When I was there 2 weeks ago, the water was very high and the river was splashing into the hot springs, which felt good on a hot day. Maybe increasing the size of the pools (if possible). And don't put a sign up. Make people do the research to find it	23	Snowmass	No
235	Years ago I would go several times per week to soak, but more recently there have been too many people for my taste.	None now	The natural beauty and hot water	Improve trail down to pools, put portapotty in parking area, limit number of users at one time	79	Carbondale	No
236	soak	early morning is best, on weekdays, once or twice a week	its a beautiful spot for a calm soak	A caution sign to slow down for traffic going both ways, or a lower speed limit area added for safe traffic movement. Maybe a parking time limit or a courtesy sign for visitors to share the soak, and clean up. It get busy and overcrowded for a tiny place like that.	32	Swiss Village	Yes
237	Soak in hot springs, climbing parking/access, fishing, viewing	Mornings for climbing access afternoons /evenings fro hot springs 6 to 10 times a year, year round	Its a natural hot spring, a rare geologic phenomenon in itself, next to a cold mountain stream with amazing scenery including wildlife. This site invites people into nature in a unique way, literally immersing us in soothing waters.	Parking area can be cleaned up and better defined with paving, curbs and planters with vegetation on roadway. Stairway access to hot springs to improve safety and reduce erosion into the crystal. Signage on the top of river access path regarding LNT, and acceptable use of hot springs, ie glass, etc. Signage in parking area on natural history, wildlife values of the property. Signage NOT down along river or springs. Keep this natural. consider a small restroom/changing structure if there is an appropriate location and design.	57	Basalt	No
238	soak	weekly when the water is good	the unspoiled nature	nothing	47	Glenwood Springs	No
239	Rest & relaxation	Monthly during the day light hours	The view.	Use the rocks we have moved around for the past 35+ years to give it the appearance of a large or several smaller soaking pools	58	Swiss Village	Yes

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
240	I do not use this area. It is too crowded and visitors leave it very dirty. I stop about once a month to clean garbage.	I drive by twice a day but do not visit.	I love the wildlife in the meadows across from Penny. I feel like Penny is currently over used and trashed. There are times that there are 20+ cars parked there.	More responsible usage. I would prefer visitors respected local traffic and the area. I would prefer if there was less litter and that users respected the area. It is also so full sometimes and users are incredibly unsafe pulling in and out of the parking. I am surprised there hasn't been a major accident. There is also a significant amount of camping at the parking area. This is very unhygienic considering people are swimming in that area.	39	Redstone	Yes
241	I drive by it and have soaked a time or two.	Varies. Try not to go when it's busy.	The wildness of it.	Limit parking/access so there aren't tons of people trashing it.	59	bottom of McClure pass	Yes
242	I park in the parking area to access the river (it's a great swimming hole!) and soak in the hot springs.	I visit the springs maybe once every other month, usually in the evenings. I used to visit closer to once a week, during the day, when my work schedule allowed it.	I love the access to the river from the springs. No other hot springs in the area have that. I used to love the relative emptiness and quietness of it, but it seems those days are over. It is also nice that they are free, for those times I am strapped on cash and can't afford a trip to Avalanche Ranch.	The slope leading down to the springs can be dangerous, especially in the winter. Maybe a railing would help. A posting of some rules might be nice, encouraging people to be quiet at night especially, and guidelines on how to and how not to move the rocks to build better pools.	25	Carbondale	No
243	soak	mid morning, early afternoon, late afternoon. Until about 7pm.	Open, local people, Can bring our own drinks, food or music. We are free to re-arrange stones to temper water as we like.	Parking. Better trail to walk down to water, maybe rail to hang towels. The little pools are usually big enough for the amount of people. I haven't really felt crowded there.	31	Snowmass Village	No
244	I don't use it.	Never	It is beautiful.	Sanitation management so that I do not have to witness people defecating on the side of the road while driving by.	34	Crystal Valley	Yes
245	Wildlife and Botanical viewing	Almost every day when I am in the area full time, same when I'm passing thru.	The river, hot springs and easterly terrain provide a natural barrier to keep humans from running. Hopefully, the BOCC will have the wisdom to prevent OS&T screwing it up.	The parking is dangerous, being on the outside of an uphill, blind curve, and below a rock fall area. I'd ask CDOT to mitigate the rockfall like they do in GW Canyon and the foothills west of Denver. I'd add adequate bear proof refuse containers and contract a local hauler that services the mountain residences to keep it clean, post the area with "up up to \$1,000 for littering, camera enforced" and publicize anyone fined. I'm a dog lover, but I would also post fines for dogs in the river at the springs area, and impound dogs in the meadow.	72	Redstone & Chicago	No
246	SOAK	2 times per year, morning	No cost, easy access and it's natural setting	cleanliness. better trash disposal access and perhaps a bathroom onsite	51	Woody Creek	No
247	My husband and I use this are both for soaking and access to climbing.	In the last year (or more), we have rarely used this area. Unfortunately, with the mass usage and partying going on, it's not something we want to be around.	It's beautiful, it's free, it's a little hidden gem, and it's the pools are constantly changing (which can be fun and frustrating at the same time).	This area has become increasingly unsafe. I never know what inebriated person is going to pull out in front of me on the highway -- so safety is a huge issue. In the last couple of years, on the rare occasion that we would go to Penny to soak (usually early in the morning around 6 am to avoid crowds), we always take some large black trash bags and fill at least one bag, but sometimes another. So, I would love to see an improvement in the trash situation. Also, there is not a good option for people to use the bathroom while there; therefore, it is reasonable to believe that people are defecating way too close to the river -- would LOVE to see that improve. I know it's a tall order, but I would really love to see users respect this area and the residents who live here.	34	Redstone, Colorado	Yes
248	wildlife viewing-parking-access to national forest-drive by	morning- evening by weekly	its free and open	port a johns		crystal river valley - redstone	Yes
249	I don't go there any more because it is overcrowded.		Seeing the wildlife across the river in Filoha meadows	The parking area needs to be revamped so it is safer.	50	Marble	No
250	occasionally	1	I love to see people using this free hot springs by the river.	not clear, parking could be better & there may be some rationale for outhouse facilities -- tho I think the issue of fecal contamination is overblown.	81	Redstone	Yes

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
251	Relaxing	Weekly	The views	Closing access and putting back to its natural state. It's overrun with trash and drug use	54	Redstone	Yes
252	I used to use the spot for a soak and river access, but haven't for the past few years due to the unsafe conditions and over crowding. I also live nearby and pass through daily.	I rarely stop anymore, I used to use it twice a month. I pass by there on my daily commute and sometimes several times a day.	It is very scenic! It used to be nice to see so much wildlife, but they are scarcer these days due to the over use. I also really like the public access to natural hot springs.	Safety, accessibility, cleanliness, waste (human and trash), signage for the hwy, clear instructions on how to park to maximize the parking area in a safe way. Trailhead information and routine oversight by OS&T or USFS. Prohibit overnight camping. Overall this area is being loved to death and needs a comprehensive management plan. It would also be nice to have restrooms/pit toilets, ADA compliant access for mobility impaired folks, and an emergency phone/call box since there's no cell service there.	41	Redstone area	Yes
253	Wildlife viewing.	I drive by PHS twice a day on my way to work. Occasionally, I stop if there is wildlife to view.	the wildlife. (there's a theme here)	Overuse. Sometimes the parking area is trashed out. I often count the cars there - many times over a dozen.	58	Redstone	Yes
254	Soak	5 times a year- try for weekday mornings	Hot springs of course	Garbage	38	Redstone	Yes
255	climbing access, soaking	a couple times a year	the big horn sheep!		37	Aspen	No
256	We have taken friends and family visiting to the hot springs to see it, soak in hot springs, or just check it out.	Not often - so many people	It's open and free for all to enjoy	put in portable toilets, trash bins	65	in Redstone for past 13 years	Yes
257	Soak	A couple times a year, morning, afternoon, evening	Free and natural. That people take it upon themselves to care for and construct the pools.	The trail down to the pools. Educational signage encouraging trash in trash out. But keep it funky and natural as so little in this world is left in peace as it's mean for so many years.	48	Carbondale	No
258	wildlife viewing, occasional soak	mornings - a few times a year for wildlife viewing soak - very seldom, but afternoons when I do	wildlife	toilets, trash bins	65	Marble	No
259	Never	Never	The area is a vital core of wildlife and plant diversity and deserves to be sanitary from human waste and the riparian and riverine not infected by uncontrolled human incursion.	Provide sanitary facilities for dealing with human waste and urine.	70	Avalanche Creek	Yes
260	The hot water is good for my aging aches.	A few times per month as able.	It is still pretty much undeveloped.	Attention to trash and toilet waste abuse. Safety re: parking, sanitation, use limits.	81	Crystal River Country Estates	Yes
261	I drive by it.	A few times a year and the times vary.	It is natural and inconspicuous.	Nothing. Keep it in Roy Rickus' style.	64	Crystal River Country Estates ( I am not pompus like the subdivision name is).	Yes
262	I park and soak in the small pool.	Typically 1-2 times per week afternoons if I am working in the area; otherwise, 1-2 times per month on weekends.	The heat on my sore muscles and meeting some of the visitors.	Make it more user friendly - easier trail down with larger/deeper pools.	62	Carbondale	No
263	Soaked once in 45 years. Once	Soaked once in 45 years at 3 pm	Scenic beauty in the fall.	Restrooms. Improve the path. Ban alcohol consumption.	Ove r 60	Highway 133 south of Redstone	Yes

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
264	Soak only	Evening	Natural setting & few people	Keep clothing optional w/ signage to allow choice	70	Crystal valley	Yes
265	To soak with my family	Not too much because it's always so full of people	That it is around the corner!	Some people aren't clothed and I can't take my child.	42	Redstone	Yes
266	Wildlife viewing. It's a very special place.	3 times a month. Late afternoon	The fact that it is a gathering place for Big Horn Sheep and Elk	I would restrict the times available for usage.	69	Redstone	Yes
267	soak/climbing access	somewhat rarely and in the evening	its simple and natural, no costs or forms or rules or any other unnecessary stuff	maybe volunteer maintenance? nothing that changes the feel or ease of use	20	stationed in NC, home address in glenwood springs	Yes
268	Soaking, parking for climbing at the Narrows, wildlife viewing.	To soak, I usually go early in the morning, throughout the winter.	the hot springs! I have been going there my whole life and find it to be a magical spot.	I am a bit of a grouchy local...fewer drunk people, less garbage.	39	Carbondale	No
269	to view wildlife if in the area, rarely for soaking as it's too crowded	once in a great while	The wide open spaces all around you (except the road of course), room for wildlife and ecosystem processes less impacted by human activities and enjoyed from the river	Install a bathroom; keep parking to a minimum in order to help limit access	59	Carbondale	No
270	Hot springs soak	Maybe once a month when it's available. Generally I'm the evening.	It's natural, people are friendly, people can be themselves without judgement.	Maybe bring the hydro engineers in from boulder to make it a little more consistent.	34	Aspen	No
271	Soak, rock climbing	In the afternoon or nights	That people tend to look after the place with little to no oversight.	Making the pools deeper by bringing in bigger rocks. Trash can on sight so people can through away there trash.	30	Aspen village	No
272	soak, river access, wildlife viewing	monthly during commuting	Wildlife viewing	parking congestion, trash left by users, highway user interaction with people attempting to park or leave parking	43	between Marble and Redstone	No
273	I used to use it to soak and climb before it got so crowded. I rarely go now.	Seldom, but used to go maybe 4 times a year. Usually in the afternoon/evening	natural, free hot springs where you can see wildlife	Safer parking, somehow go back in time and not publish it.	36	carbondale	No
274	Soak with out of town guests, park to climb	Used to be 1-3 x per month. Lee's lately	I love the Natural aspects of penny. I love being able to soak right in the river	more defined pools so you don't burn and freeze. Trash/recycle cans at parking	37	Carbonate	No
275	Mostly biking but also River and climbing access. Have used the springs but they are quite busy these days.	mornings or evenings	unique biology, geography and wildlife.	Reduce usage of the hot springs... probably not doable.	66	Snowmass Village	Yes
276	Soak	1-2 times per week in the winter prior to spring runoff. Prefer early morning before the crowds.	The serenity of soaking with very few other people around and seeing the Big Horn Sheep.	Add a permanent restroom...one that cannot be vandalized and thrown in the river as has happened in the past. Would like to see the path down to the springs maintained a little better.	64	Glenwood Springs	No
277	Soak	a couple times a year in the evening or at night	that it is not regulated	nothing	38	Basalt	No
278	We don't any more		That it is protected		60+	Redstone	Yes
279	Soak and parking for soak	2/year I like early mornings when quiet or afternoon evening if I'm feeling more social	The naturalness of the soaking pools being in and on the river, not built up and free for all our ppl. I also love how they are always changing from year to year with high water.	A bathroom on site I think would be very important for all, better signage about cleaning up after yourself and your pet, maybe no dogs (I think it is so gross when ppl bring their dogs into the pools and let them soak), a trash can, signage about no glass containers in or around the pools, educational signs about leave no trace etcetera.	34	Aspen	No
280	Soak	maybe 2 times per year	The view and the waters	maybe the trail from parking to the springs	50	Carbondale	No
281	Used to soak, now it's too busy. Primarily stop now to view wildlife	I drive several times per week (I commute from marble)	Frequent wildlife sightings	Clearly define and designate parking spots	35	Marble	No

#	How do you use the Penny Hot Springs Area?	How often and what times of day do you visit the Penny Hot Springs Area?	What do you love most about the Penny Hot Springs area?	What would you change or improve about the Penny Hot Springs area?	Age	Where do you live?	PC resident in the CV*
282	Sometimes I soak but usually its too crowded	Not very often. Three times in the 5 years I have lived at Swiss Village	I don't love it. Its always crowded and smelly.	I would change the parking to a different location. It impedes traffic and can really cause issues	30	Swiss Village	Yes
283	use it to soak in the hot springs	once every month or so usually on a saturday	that it is right on the river and somewhat secluded	it is tough to control the temperature so you are constantly moving around rocks to get the right amount of hot and cold water	30	carbondale	No
284	All of the above	Weekdays, early in the morning or at night, or during the day, depends on how crowded it is.	everything	Nothing	27	Swiss Village	Yes
285	Wildlife viewing	Varies	Beauty	Less trash	71	Redstone	No
286	Never, other than communing by the area as a Crystal Valley resident.	Every day as a resident of the Crystal Valley, usually 5:30 am and 5:00 pm.	I love the remoteness o the area and I love that it is available to people	The overuse of the area and the lack of accountability people are a real problem of the last few years. I in no way want to prevent people from using the area, I just would like a little more oversight.	41	Redstone	Yes
287	Soak	Not often. Once per year.	Rustic. Not developed.	Probably need a restroom. Improve the roadside parking but try to leave it as simple as possible. Do not "urbanize" them please!	64	Carbondale	No
288	45 minute soak	Weekdays morning or late afternoon	Natural and undeveloped	Easier access and distribution of hot water throughout pools	57	Carbondale	No
289	Soak	Usually afternoons, times vary	It's beautiful	Keep as is	75	Aspen	No
290	Soak	Approximately twenty-four (24) times per year in the early evening	It is absolutely beautiful	Nothing. Please keep it as raw as it currently is. Please do not manicure this area.	59	Carbondale	No
291	Soak	Year round. Afternoon/evening.	Beautiful, easy access, undeveloped		46	Carbondale	No
292	soak and climbing parking	nighttime, winter, very rarely,	Free access, adventure, views	clean up trash and have recycling options	56	carbondale	No

## Appendix 2: Public Comments on the Draft Plan

Response #	How do you typically use the Penny Hot Springs Area?								How often do you visit the Penny Hot Springs Area?	Please add any details or comments about your typical use of the area.	The Management Actions for the Penny Hot Springs focus efforts on education, outreach and organization to address some of the primary concerns that result from the popularity of the hot springs area. Please review the Management Actions beginning on page 25 of the Draft Management Plan and provide any thoughts or comments in the space below:	Age	Where do you live?	Are you a Pitkin County resident in the Crystal Valley
	Soak in the hot springs	Access the river (but not necessarily the hot springs)	Climbing Access	Wildlife Viewing	Drive past on the highway	Fishing	Don't use the area	Other (please specify)						
19	Soak in the hot springs	Access the river (but not necessarily the hot springs)	Climbing Access	Wildlife Viewing	Drive past on the highway				1 - 2 times a year	I mostly spend time here soaking at hours when it is not busy (i.e., nights, bad weather, weekdays). It is a nice place to bring people that are visiting and show them the mountain landscape, hot springs, and wildlife just out of town. It is a really unique and special spot! I also park here for climbing at the Narrows.	I think that the trail work, signage, and potential toilet are necessary and would be a great addition.	20-30	Other - I am from Carbondale but live in Seattle	No
47	Soak in the hot springs	Access the river (but not necessarily the hot springs)	Climbing Access	Wildlife Viewing	Drive past on the highway				Other - Unfortunately, I have not soaked in Penny for several years due to the current situation at hand: trash, drunks, and no bathroom; however, during the warmer seasons, I climb at the Narrows pretty often.	For many years, my husband and I frequently soaked in the springs, bringing friends and family along with us. We frequently climb in the Narrows and use parking for access to those amazing cliffs. What a beautiful setting!!	I like, so far, how this plan has shaped up... however, something not addressed that I feel is imperative is some sort of bathroom!	31-40	Crystal Valley	Yes
89	Soak in the hot springs	Access the river (but not necessarily the hot springs)	Climbing Access	Wildlife Viewing	Drive past on the highway				1 - 2 times a month	Long Term Visitor	Agree on proposal to restrict dogs, improve access trail, improved signage and initiation of additional planning to address parking and highway access conflict concerns. Would support improvements to the pools themselves to better utilize the resource including piping the water to a better location. Would support the purchase of the property upstream to better accommodate wildlife viewing, hot spring activity and climbing access parking and a hiking path down to the pools	61-70	Carbondale	No
49	Soak in the hot springs	Access the river (but not necessarily the hot springs)	Climbing Access		Drive past on the highway				1 - 2 times a month	If it's not too crowded...I love stopping to soak whenever I can!	Least invasive signs as possible. No lights please. Stabilizing the track down to pools would be great. Keeping it as natural as possible. I like the idea of Leave to Trace education. No dog and no glass signs would be helpful.	31-40	Other - Paonia	No
46	Soak in the hot springs	Access the river (but not necessarily the hot springs)		Wildlife Viewing	Drive past on the highway	Fishing			I drive past regularly, but do not stop	I do not regularly use the hot springs, but am a lover of natural hot springs. I'm always happy to see other users enjoying the springs.	I would like to see installation of a safe walkway from the parking area down to the river.	41-50	Carbondale	No
6	Soak in the hot springs	Access the river (but not necessarily the hot springs)		Wildlife Viewing	Drive past on the highway				1 - 2 times a month	I love the undeveloped, always changing nature of the spring. I often move rocks about to try to improve to the pools and love seeing all the variations. I have had a handfull of unpleasent experiences with people there, mostly when people decide to bring a party, however the majority of my experiences have been positive, peaceful and relaxing. I bring my dog who wanders the beach and then makes himself a bed to wait out my soak. I pack out what I pack in, including his poop if he does. I have pee'd and once pooped in the rocks down river and imagine that others have had to do the same. I typically am there 1-2 hours at a time. I often choose not to soak if the pools look crowded and have feelings of resentment toward the internet when that happens. I often meet my friends there without planning to but it seems like most people I talk to there are from out of town.	I think limiting the parking spots is a good idea. but I wonder if it will work. I really like the idea of pitkin county buying the house nearby and trading housing for stewardship with some kind of artists in residence program. But you guys arent talking about that, doesnt seam like.	41-50	Carbondale	No
26	Soak in the hot springs	Access the river (but not necessarily the hot springs)		Wildlife Viewing					1 - 2 times a month	I usually stop by anytime I'm passing the springs. My highest usage has been during elk/archery season in Septembers for evening soaks.	Appreciate the thoughtful approach with minimal negative impacts to current conditions.	31-40	Glenwood Springs	No
20	Soak in the hot springs	Access the river (but not necessarily the hot springs)			Drive past on the highway				Other - Probably 6 times a year, and I also drive by regularly	I love to take my kids there to soak and play in the rocks. We also access the Narrows section of paddling downstream from there. I like that you can soak, jump in the river, and get back in and soak some more.	Wish the pools could be a little deeper, and better maintained. It does seem to be getting crowded.	31-40	Carbondale	Yes
12	Soak in the hot springs	Access the river (but not necessarily the hot springs)							1 - 2 times a month	During the summer river access for the narrows. Winter for the hot springs.	I would look to Oregon and Idaho for ideas on public hot springs.	31-40	Crystal Valley	Yes



5	Soak in the hot springs		Climbing Access			Fishing			1 - 2 times a year		In 25 years of utilizing the springs, we have only twice witnessed behavior needed law enforcement. A majority of the time, there are no problems that require a heavy handed approach, including garbage. The restriction of parking will help greatly in reducing overcrowding/user conflict. I think balancing this with not increasing the attractiveness of the parking will be critical. I understand the desire to improve the access down to the pools, but I believe that improving it too much will be an attractive nuisance. You will encourage folks that probably should not be encouraged to experience the undeveloped springs. The reports that I have heard regarding human waste, I believe to be almost entirely false. Once I heard of these accusations, I have taken to inspecting behind the jersey barriers on the west side of 133, not once have I seen evidence of this claim. Like many public policy issues in the Crystal Valley, a very vocal minority have been banging the drums on this issue. Please move forward with a light touch, and continue to keep sight of what an amazing and precious resource Penny provides to citizens and visitors alike.	31-40	Carbondale	No
41	Soak in the hot springs		Climbing Access						1 - 2 times a month	My husband and I frequently use the hot springs as we've lived in the valley for over 11years. We soak in the winter and park for climbing access in the summer. When we go to soak we always bring a trash bag because there is always left over trash and clothing. Lately, and most concerning, we've found broken glass in and around the pools. I believe everyone has the right to enjoy Penny however disrespectful or dangerous behavior should not be tolerated. I believe a sign for 'NO GLASS' (which seems like common sense) would help. An additional quick fix might be to prohibit overnight camping/car camping, there is plenty of camping down the road. Late night soakers lose clothes in the dark, party people disregard their bottles and cans. Prohibiting overnight use can help hold people accountable for their actions and limit the possibility of leaving Penny worse than they found it.	I appreciated the police reports between 2009-2019. It was interesting to see how the number of reports increased over 10 years. I also appreciate that it explains what the calls were for - the increase in "theft" and "creeper" is alarming!	31-40	Carbondale	Yes
57	Soak in the hot springs		Climbing Access						1 - 2 times a month	This is an important climbing area for many. It would be a real shame to not have access to the climbing. I am curious as to how regulation would be done. Maybe I'm missing that In your documentation?		31-40	Carbondale	No
70	Soak in the hot springs		Climbing Access						1 - 2 times a month			20-30	Carbondale	Yes
71	Soak in the hot springs		Climbing Access						Have been before but do not visit regularly		I believe the parking area should be reduced down to only allow 4 cars. Problem solved.	19 and under	Carbondale	No
72	Soak in the hot springs		Climbing Access						1 - 2 times a month			20-30	Basalt / El Jebel / Willits	No
73	Soak in the hot springs		Climbing Access						Have been before but do not visit regularly	Used to be great but now it's full of disrespectful people who litter		31-40	Other - New Castle	No
97	Soak in the hot springs		Climbing Access						1 - 2 times a year			61-70	Carbondale	No
50	Soak in the hot springs			Wildlife Viewing	Drive past on the highway	Fishing			1 - 2 times a month		Most of the problems with pennies are from the increasing number of users. Very supportive of a dog prohibition. If the trail access is improved it will lead to more users. Over the years the thing that has limited popularity the most is the pools reputation for being unreliable. A statement on the sign saying the pool may be cold or become cold at any time mite convince some people to leave.	41-50	Other- Paonia, from Crystal valley	No
13	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				1 - 2 times a year	The use has increased to the point that I am less interested in use unless I don't see cars parked there. In other words, unless there are few to no folks there.	User ethic and education is necessary as is bank stabilization. Dogs should be prohibited. Leave no trace is important. Generally, all good approaches.	61-70	Carbondale	No
14	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				Other - We love bringing visitors here for a real Colorado experience! Where else can you have an adventurous short hike down to the river, rearrange rocks to get the water temperatures just as you like, get away from the noise of the road and view Big Horn sheep all at the same time?? Everyone loves this Colorado adventure!		We usually go to Penny Hot Springs over the December holidays and spring break times. Parking has not been a problem and neither has nudity. We all help each other down the embankment and my husband usually brings a shovel to help rearrange the water flow...	61-70	Carbondale	No

59	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				1 - 2 times a year		Plan should also consider the eventual access to and from the planned trail from Carbondale to Redstone. Although there is not yet an agreed alignment for the trail, its construction and use has long been anticipated and planned for the area and a management plan for Penny hot springs should not interfere with it.	61-70	Crystal Valley	Yes
62	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				1 - 2 times a year	It's a mystical and magical place to commune with the river and nature's generosity.	I believe that limiting the size of the parking lot could assist in bringing down overuse. Otherwise, I agree that prohibiting dogs is a good idea and the springs should remain as open and free as possible.	20-30	Carbondale	No
78	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				I drive past regularly, but do not stop			61-70	Crystal Valley	Yes
91	Soak in the hot springs			Wildlife Viewing	Drive past on the highway				1 - 2 times a year			31-40	Basalt / El Jebel / Willits	No
4	Soak in the hot springs			Wildlife Viewing					1 - 2 times a week	It is a healing opportunity for me to soak in the hot springs and being that it's free it helps my wallet.	There should be signs to state the importance of preserving wilderness/wildness, leave no trace, no idling, along with perhaps some signage about the history of the crystal river management, ie mining, fishing, etc.	31-40	Carbondale	No
23	Soak in the hot springs			Wildlife Viewing					1 - 2 times a month	People are constantly re-configuring the rocks at the hot springs. The area is toy-ed with a lot. It would be nice to see it remain clean w/rules about glass use enforced. Some people just don't respect this beautiful gift that nature has given us. In my experienc I see more so tourists disrespecting the basic considerations of Penny Hot Springs.		31-40	Carbondale	No
37	Soak in the hot springs			Wildlife Viewing			Generally enjoying the natural environment and a moment to just get away to a peaceful spot.		1 - 2 times a week	I utilize penny as a place to go soak peacefully around nature. Whether it's first thing in the morning, watching the sun come up, or at night to star gaze. I love that there's no lights and that I have a place so incredibly close to my home as special as this.	I think all of my concerns are listed here. The unsafe path (I had a friend tumble forward in the winter and luckily did not hit his head on a rock. But had deep gashes on his arms and legs), overuse of the area (I drive by daily and have seen 25 cars there before!), broken glass/trash that others have to pick up, dogs (as much as I love dogs but I never bring mine), Highway safety, people camping overnight constantly, etiquette issues (my friend saw someone bring a grill and start grilling hot dogs and burgers by the river)... etc etc. I am happy all of this is being addressed!	20-30	Crystal Valley	Yes
75	Soak in the hot springs			Wildlife Viewing					1 - 2 times a year	Love the hot springs. Started going to them when I was a CMC student in 2003.	The plan looks pretty good. My recommendation would be to keep it natural and limit the parking even more than planned. 5 cars is plenty for people soaking since there isn't that much space in the pools.	31-40	I am a visitor	No
8	Soak in the hot springs				Drive past on the highway				1 - 2 times a year	I would probably go more but it always seems like there are a lot of cars parked at the area. I kinda go there to be alone so I try to catch it at off times.	I don't think there should be restrooms and I don't think there should be trash or recycling. People need to be responsible for themselves. The whole perk of Penny is it's remoteness feeling and it's underdevelopment, right? We have to share the great things that we have and what makes Penny so great is how natural and undeveloped it is. Please don't do more than the bare minimum to make it 'safe'. Please keep it just a mud pool on the side of the river. Thanks for your concern and thought on this issue!	31-40	Carbondale	No
9	Soak in the hot springs				Drive past on the highway				Have been before but do not visit regularly			31-40	Carbondale	No
11	Soak in the hot springs				Drive past on the highway				Have been before but do not visit regularly	I would love to use it more, but it is often overcrowded when my schedule allows use. I prefer to soak when it's not crowded	I think you guys are on the right track with education/outreach being the first step. I like to think that people want to do the right thing...they just need to be taught. Thank you for all of the effort that has gone into this. Please don't let the "NIMBY's" control public access and how the public can play on public land.	31-40	Carbondale	No
21	Soak in the hot springs				Drive past on the highway				1 - 2 times a year	Usually soak with family and our dog		31-40	Carbondale	No
25	Soak in the hot springs				Drive past on the highway				Have been before but do not visit regularly	It's definitely getting overrun. It used to be a nice little local's secret, but thanks to social media, there are constantly cars, noise and people there. I haven't even see as much wildlife in the area because of it now.		31-40	Glenwood Springs	No
31	Soak in the hot springs				Drive past on the highway				1 - 2 times a month			20-30	Basalt / El Jebel / Willits	No
39	Soak in the hot springs				Drive past on the highway				Have been before but do not visit regularly	We stop and visit about once a year. The hike down deters us from going more.	I think this needs to stay primitive. I loved ready the history.	31-40	Carbondale	No
64	Soak in the hot springs				Drive past on the highway				1 - 2 times a year			31-40	Carbondale	No

68	Soak in the hot springs				Drive past on the highway				I drive past regularly, but do not stop			31-40	Crystal Valley	Yes
92	Soak in the hot springs				Drive past on the highway				Have been before but do not visit regularly		- low profile signage to help educate folks about the unique nature of the place, it's history, and it's rules / regulations seems like a great idea to show that it is and has been a beloved place for decades seems like a great idea - I like defining one rustic, though updated entry walk with a simple rail to ensure safety both seasonally and with various age groups as important - a discreet porta-potty within a nicer shelter, that perhaps includes a changing stall seems imperative to help clean up the place and provide an avenue for modesty and sanitation - pack it in, pack it out is great idea	41-50	Aspen / Snowmass Village	No
95	Soak in the hot springs				Drive past on the highway				1 - 2 times a month		Please leave it all alone. There are no issues.	41-50	Crystal Valley	Yes
15	Soak in the hot springs					Fishing			1 - 2 times a year		Bathrooms are needed there for sanitary conditions around and in the water. Thank you!	51-60	Basalt / El Jabel / Willits	No
2	Soak in the hot springs								1 - 2 times a week		I've been a continuous Penny user since 1987 and have seen it pass through many trials and tribulations. My husband and I purchased our house based on the proximity to the hot springs. It's a special and unique place. Over the past 10 years, use has definitely increased. For the most part, people are very respectful of the resource and each other. It's a great place for conversations! Leave-no-Trace signs are a good idea - I was relieved to see trash receptacles are not part of the current plan. As a business owner, I can attest that once you place a trash can in an area, it turns to a mess! Parking signs, especially no overnight camping, would make a big difference. It self-regulates well. Parking wise...isn't there enough parking for climbers at the Avocado Gully pullout? I also don't see the need to advertise it on local tourism and visitor bureau sites. They should support local hot springs businesses. It's a unique offering in the valley, such a natural treasure and hopefully it can be kept that way!	41-50	Crystal Valley	No
3	Soak in the hot springs								1 - 2 times a month		I think Penny should be kept as natural as possible. It's the non commercialized organic beauty that attracts the people who come here. Of course there will always be those who are disrespectful of spaces like these - perhaps some signage would aid as a reminder to clean up any trash they bring in. Also an issue I have seen almost every time I visit Penny is people leaving their cars running in the parking space for half an hour to an hour. Please turn off your vehicles! We don't want to breath in your exhaust while relaxing in the springs.	20-30	Glenwood Springs	No
7	Soak in the hot springs								Other - 5-8x/year	Unfortunately, I have been less interested in soaking due to the number of people that are often there. It is also a 35min drive to get there, so to arrive with no room to soak is a deterrent to me.	One of my concerns is Safety in the parking area, due to how busy it has become. With so many users, people that are pulling in and out often do so with stupidity and put cars and people at risk, both in the parking area and on the highway. Perhaps better signage, speed limit reduction, designated parking spots.. Something to make it safer. It's just a matter of time before there is an accident or someone dies. Especially with the increase in use and people who are out of town and not familiar with the road or area. My two other concerns at this time are Respecting the area and Over use. I am not there frequently enough to feel like I have an accurate picture. Although it is not uncommon for me to see 1-2 small pieces of trash left behind. Sometimes it's clothing, sometimes it a beverage. This may be accidental due to leaving at night when it's dark OR people who don't care or are mentally altered and simply forget. Action: I advocate for a kind yet clear sign about picking up, respecting the land, and being a mature person who does the right thing. Finally, regarding the Population, I suppose I may feel better about this if I knew people were not abusing the area or getting out of control. I personally have not had the experience of people being out of control, but tend to avoid evening soaks for this possibility. I don't mind people enjoying themselves, laughing, families playing with kids, etc.. It's the energy of partying and being disrespectful that strongly turns me off. I've been a full time local of Carbondale since 2007 and have enjoyed the natural, free springs. Given the increase in use I do feel there needs to be some support to keep Penny clean, free, peaceful, and safe. I believe the first step is gentle intervention, with strong adult accountability and ownership.	31-40	Carbondale	No
10	Soak in the hot springs								1 - 2 times a month	Most soakers are curious and friendly. The roadside parking lot often has between 5-11 cars at any given time, except for high runoff. The main path is eroded and steep; slips are common in sandals. Dogs are notorious.	Since the Penny vicinity is already in CDOT ROW, and loosely managed as part of the POST Filoha Meadows, I think the CDOT recreational lease is a good idea. I would be willing to pay \$5, or donate into a honor system, to use the springs and respect them.	41-50	Carbondale	No

16	Soak in the hot springs							1 - 2 times a month	we are early morn folks and usually have to do a bit of clean up from the night before. We don't mind though. It could help to have a garbage receptacle somewhere there.	I agree with it. Dogs are a bit of a problem. Cigarette smoking is also a problem.	61-70	Carbondale	No
18	Soak in the hot springs							1 - 2 times a week	My wife and I use it quite often at highly vaired times of the day and various days of the week.	In 20 years of utilizing the springs, we have only once witnessed behavior that needed/required law enforcement. The individual involved turned out to be a local that was well known by the sherriff. Point is that a large amount of the time, there are very few problems that require a heavy handed approach, and that even includes garbage. The restriction of parking will help greatly in reducing overcrowding/user conflict. I think balancing this with not increasing the attractiveness of the parking will be critical. I understand the desire to improve the access down to the pools, but I believe that improving it too much will be an attractive nuisance. You will encourage folks that probably should not be encouraged to experience the undeveloped springs. We have witnessed many people arrive with the intent to soak, and then have looked at the steps ( in good weather) and have decided it was best to move on. The condition of the steps are a passive deterrent to the casual passerby that may not be prepared for the experience in many ways. I do believe the number 1 issue is the overnight campers. On many occasions I have informed campers that there behavior was causing tension with some of the local community. Almost universally, these people have been receptive to the issue and indicated they would change their actions accordingly. The reports that I have heard regarding human waste, I believe to be almost entirely false. Once I heard of these accusations, I have taken to inspecting behind the jersey barriers on the west side of 133, not once have I seen evidence of this claim. Like many public policy issues in the Crystal Valley, a very vocal minority have been banging the drums on this issue. Please move forward with a light touch, and continue to keep sight of what an amazing and precious resource Penny provides to citizens and visitors alike. We are fortunate to live here and must realize that beauty of this valley is primarily owned by the citizens of the entire country and we are the benefactors of this.	51-60	Crystal Valley	No
28	Soak in the hot springs							1 - 2 times a year			31-40	Carbondale	No
29	Soak in the hot springs							Have been before but do not visit regularly	Lovely space but it got trashed and out of hands over time . Sanitary, drug alcohol use ect	Rest rooms. Changing rooms. Charge a small fee if need be	51-60	Carbondale	No
33	Soak in the hot springs							1 - 2 times a week	i try and avoid the crowds now, which is hard.	i support: interpretive signage, improved access with natural materials.	31-40	Carbondale	No
34	Soak in the hot springs							Other- I have boycotted due to the over population of other humans that have taken over what I considered "Church". I used to go once a week up to 3 times a month.			41-50	Carbondale	No
40	Soak in the hot springs							1 - 2 times a month			20-30	Basalt / El Jebel / Willits	No
43	Soak in the hot springs							1 - 2 times a week			31-40	Other- Redstone	Yes
51	Soak in the hot springs							Other - I used to go around 6 times a year, but now I have stopped due to overcrowding, noise pollution (amplified music)	I would like to go back as it is such a special place, and I am happy this plan is taking shape	That all looked great!	41-50	Carbondale	No

Penny

Soak in the  
53 hot springs

1-2 times a year

I haven't seen any problems there. If its not broke, it don't need to be fixed. I like to just have a nice soak and take visitors there. It was one of the highlights of a recent visitor trip. If people want lights and bathrooms and stairs, etc. that's available in Glenwood and lots of other places. There are very few places for people who want go to to unspoiled natural hot springs. Changing it will only lead to more overuse than currently exists

"More visible and substantial improvements, such as installing a port-a-potty, trash receptacles or lighting, could add to the desirability of the pullout, generating additional use from highway users and creating additional maintenance, management and resource needs." I am against all that because it will only increase overuse and there are lots of commercial hot springs for people who want that kind of experience. Interpretive Signage - not needed, takes away from the unspoiled nature of the springs now. Any signage should be very unobtrusive but that goes against the whole idea of signage and obtrusive signs are bad for the natural setting "The number of defined parking spots will total approximately 14 spaces, as this will also be a measure to help control overuse. Other elements that should be considered during design include: a singular / defined river access trail, interpretive signage locations, rules and etiquette sign locations, wildlife viewing and intuitive pedestrian flow" It doesn't need a parking lot and that will only bring more overuse and attract the kind of people who won't go there now because it doesn't have a parking lot. Don't need shitloads of obtrusive signs about everything. Defined trail will just bring more overuse. Right now, the only people who go in the springs are those who can make it up and down the embankment as it exists. Keep it that way or else more overuse. People can do their wildlife viewing and have their intuitive pedestrian flow without any changes turning it into some kind of tourist magnet/trap. 5.5 River Access Improvements and Bank Restoration / Stabilization - no. see comments above. It's a natural hot spring and the access should remain natural. Making it more accessible will just lead to more overuse. People can go to commercial hot springs of they want better accessibility. There's not shortage of commercial hot springs. There's a big shortage of Penny Springs. Climber parking for narrows - yeah find some other place for them to park. No passing zone - yes with a warning sign that pedestrians be present along side the road by the hot springs. Future Acquisitions - yes but just to stop development. Not for "alternate locations for restrooms, alternate locations for parking, trash collection, wildlife viewing opportunities, ADA access to the hot springs" that will ruin the hot springs. There are other ADA accessible hot springs. Making penny hot springs ADA accessible would be like making the maroon bells ADA accessible. Everything can have wheelchair ramps, etc. for the disabled. Again, lots of choices for ADA accessibility, only one unspoiled hot spring nearby. Keep it unspoiled. Should be working to reduce access instead of increase it. Hanging lake got out of control so they required permits. That could be a solution if it got out of hand but it isn't. Don't need toilets and stairs and ramps and signs and garbage cans to require permit access. All that stuff can go in the permit application "pack it in, pack it out; do your peeing and pooping before and after you go there or bag it; be polite to others using the springs, etc. If there are permits, they should only be required at peak times if problems are identified during such peak times. Otherwise they are unnecessary. That should be the plan, i.e. what would trigger requiring permits and what would the permit process be? 5.9 Potential Future Amenities NO NO NO NO NO. We don't need a McDonalds and souvenir shop at Penny Hot Springs. Removable porty potty isn't all bad though as long as its out of the way and doesn't spoil the place. Revegetation isn't all bad either but don't need stairs and crap. Thing is if ya'll get approved for acquiring land for a porty potty, then before you know it its the souvenir shop and McDonalds cuz you just can't stop. Don't need more education or outreach that will just add more publicity and more overuse. Basically, don't want ya'll to constantly need something else to do to justify your existence on the panel or whatever and justify the need for the panel to continue to exist, etc. and when there's money involved, once the tap is opened, ya'll are just going to want more more more more and more so ya'll will have to be forever doing more to ruin the hot springs to keep the \$ flowing. Bottom line is Penny Spring isn't broken and it doesn't need any fixing from what I've seen. Anything ya'll do and are talking about doing is going to turn an unspoiled natural spring, which is a rarity, into just another managed deal where there are lots of other managed hot springs available. I'm down for maybe a small sign and a porta potty nearby. Possibly a trash can but I think people should take out their own trash and people who are such low lifes they won't take out their own trash probably wouldn't use a trash can anyway. Just encourages people to bring more trash where lack of trash cans leads people to bring less and haul it out. Trash cans full of food and stuff are going to create more problems than they solve with bad smells and attracting animals, etc. My trip in December might be my last if ya'll ruin the place by turning it into an amusement park with trash cans and toilets and navigable paths and signage for everything in the world. Wildlife viewers don't need a dang "wildlife viewing" area, they can view wildlife wherever there is wildlife. Don't need a bunch of signs ruining the scenery. Have one sign telling people "go to this web site for info" and then put all your signage on the web page ya

51-60

Other - Eagle  
County

No

54	Soak in the hot springs								1 - 2 times a month	In the past I soaked much more often but in recent years their is constantly heavy dog presence. Disrespectful dog owners and dog waste. It is disgusting and it is a safety concern. I only go now if I can find a time when there is no one there with dogs.	I see you have mentioned that there will be a no dog rule. I hope this is taken seriously! I would highly recommend associating a serious fine for people who choose to ignore this rule. It is a serious detriment to human health, wildlife and the natural serenity of the site and experience. Thank you for taking the time to formulate this action plan. May it succeed in changing the consciousness surrounding this beautiful gift we are able to experience.	31-40	Carbondale	No
55	Soak in the hot springs								1 - 2 times a month	I have been using it since 1970. When I lived closer to it I often used it daily. Now that I live in Carbondale town I still go but not every day. I only go in the daytime.	I agree with the signage suggestions and certainly stabilizing the bank and creating a safer trail. Thank you.	71 and over	Carbondale	No
56	Soak in the hot springs								Have been before but do not visit regularly	If going, that is the main destination.	I did not see that your plan is reaching out to the tribes to get their feedback. Since these hot springs were historically used by the Utes, it seems imperative that the tribes be consulted and have a chance to provide feedback. I was also dissapointed that the plan says the hot springs were discovered about 100 years ago. I would prefer it to say the hot springs were re-discovered by people moving west.	31-40	Other - Silt, CO	No
66	Soak in the hot springs								Have been before but do not visit regularly		Love that it is free. Can't wait to ride my bike there on the bike path (see my age, will it happen before I die?).	61-70	Basalt / El Jebel / Willits	Yes
67	Soak in the hot springs								1 - 2 times a month	never had a problem with to many people unless a big group comes together		61-70	Aspen / Snowmass Village	No
74	Soak in the hot springs								1 - 2 times a week	I take my kids, 6 and 8, there a lot. We live in Carbondale.	no limited required just be good neighbors and have some trash cans on site	31-40	Carbondale	Yes
76	Soak in the hot springs								1 - 2 times a month		Since we have been coming to Penny Hot Springs for 12 years, I have witnessed a steady decline in the quality there. Mainly, it is because of traffic. When you drive up and see 12 cars there you know what to expect-- people drinking, 6 people in each pool, some trash, and so on. I know of three Redstone residents who now consider it a sess pool and haven't been there in 5 years. I think that is being dramatic, but you get the point. My friends and I all talk about Penny a lot actually, as it is a gem in the valley and we hate to see it trampled. We all agree that there is just too much parking. Too much parking means too many people, period. Shrink the parking in half, at least, and I think there won't be a problem, and make it so that cars cannot park on the shoulders. Less numbers means less impact. Yes, it won't be fun when you drive up there and can't find parking, but that is the way it is with restaurants, climbing areas and other places with outdoor fun--you have to figure out something new to do if it's full. In my estimation, the absolute wrong answer is to bring more people there and continue the status quo. Francis Sanzaro Carbondale resident	31-40	Carbondale	No
79	Soak in the hot springs								1 - 2 times a year	I like this beautiful and very free spot to soak and relax. It needs to stay free.	I think the plan is a generally good plan. Education is the first and least intrusive step to take in trying to solve some of these issues such as trash and respect. Hopefully sinage will help reduce these problems so you don't have to take more aggressive actions like portapoties or restrictions. Hopefully the signs will be natural and basic looking (and sturdy) so as not to take away too much from the natural setting.	20-30	Other - Paonia	No
82	Soak in the hot springs								1 - 2 times a year		Keep it free. It is just fine.	71 and over	Carbondale	Yes
83	Soak in the hot springs								Daily	I intend, on a good day, to soak for sunrise and to soak in the evening past sunset after the crowds have left. I frequent to soak at least twice daily with my place of residence being only a few miles up the road in Redstone. I also really enjoy the fact that I don't have to waste water by filling a bath tub or anything of the sort. It is natural and all the 15 plus minerals are really a blessing from the earth. However, I have noticed in the past couple years an increase in trash (i.e. beer cans) that I pick up to the best of my ability. If there could be some kind of management that would entail reciprocation of this amazing source of healing the earth offers that might in turn, stop the littering and general disrespect of the grounds, I would be ecstatic. With that being said, payment for visiting isn't the only way to achieve this type of reciprocity or respect that the grounds deserve.	I think signage is a very great idea for the roadway and for the parking lot. Also, controlling the number of visitors is a great idea as well.	20-30	Crystal Valley	Yes
86	Soak in the hot springs								Have been before but do not visit regularly			51-60	Aspen / Snowmass Village	No
96	Soak in the hot springs								1 - 2 times a year			20-30	Basalt / El Jebel / Willits	Yes

32	Access the river (but not necessarily the hot springs)	Climbing Access	Wildlife Viewing	Drive past on the highway				Other - 6-7 times a year	I enjoy looking at the meadows and hiking around the corner from the springs	Anything that will encourage the sheep to return to the meadow is a good idea. Probably needs less human encroachment of all kinds. Mostly, any attention the Hot Springs gets (news blurbs, etc.) will increase traffic and we all know what that means. I am guessing that the days of the low-key hot springs are gone and now crowds will have to be managed...welcome to Hanging Lake-lite. I suppose it's bound to happen to everything.	51-60	Crystal Valley	Yes
27	Access the river (but not necessarily the hot springs)		Wildlife Viewing	Drive past on the highway				Other - used to visit frequently		I think the plan is a good approach particularly given that there has been no proactive management of the area for many years. I know there are some that feel this isn't enough but I understand that budget, manpower and oversight is challenging and expensive so I feel this is a good start. I think after a year or so of review after implementation, the process can be tweaked as necessary. Good job.	71 and over	Crystal Valley	Yes
44	Access the river (but not necessarily the hot springs)		Wildlife Viewing	Drive past on the highway				1 - 2 times a year		Please leave it alone and don't develop it!	41-50	Crystal Valley	Yes
42	Access the river (but not necessarily the hot springs)			Drive past on the highway	Fishing			1 - 2 times a month	As an access point - I rarely stay at the hot springs	We need to remove this as a listing on carbondale.com. If they want to promote it, they can help manage it. The social aspect would cut down on most of these issues. Living in Redstone, I notice that most users are from out of town and have zero respect for our river or forest.	31-40	Other - Redstone is very different than "Unincorporated Pitkin County"	Yes
77		Climbing Access	Wildlife Viewing	Drive past on the highway				Have been before but do not visit regularly		In the area surrounding the hot pools, no vegetation currently exists and it is largely just an unattractive mud bog. A significant revegetation of the area immediately outside the hot pools should be included in the update of the draft management plan. Grasses and bushes along the creekside that routinely survive spring run off and flooding should be part of the revegetation plan.	71 and over	Crystal Valley	Yes
85			Wildlife Viewing	Drive past on the highway	Fishing			1 - 2 times a year	Growing up in Carbondale, Penny Hot Springs has always been a place to stop. Again, over use and over crowding due to word of mouth definitely ruined the experience.	Everything on your concern list.	51-60	Aspen / Snowmass Village	No
24			Wildlife Viewing	Drive past on the highway		Don't use the area		I drive past regularly, but do not stop		Agree mostly.No lights , potty. Low profile from 133. Limited parking good. Valley brochures should eliminate advertising the hot springs.	61-70	Crystal Valley	No
81			Wildlife Viewing	Drive past on the highway				Have been before but do not visit regularly		I fully support the first draft of the Hot Springs management plan and am very pleased that OST plans to NOT allow its size to become any larger and NOT grow to accommodate any more users. No toilets and no trash cans. Some signs would definitely help address most of the problems. Please reject the idea of purchasing the existing residence south of the hot springs to solve hot springs problems. That would be a waste of money and likely make little difference. Stay firm with the OST draft plan.	71 and over	Crystal Valley	Yes
88			Wildlife Viewing	Drive past on the highway				I drive past regularly, but do not stop			41-50	Crystal Valley	Yes
84			Wildlife Viewing		Fishing			Other - Drive past and see the carnage daily--stop 5 times a year to look at elk, 1-2 to fish	Hurling obscenities and insults as I drive by at the idiots who camp there illegally and those who find it desirable to bathe in stinky, muddy water with mine tailings in it. Put my defensive driving skills to the test frequently to avoid life threatening situations from the same idiots who park and drive with the same lack of common sense.	Draft Management Plan conveniently avoids the statement I have repeated--even as a member of the advisory committee--which was never reported by OST: Pitkin County budget gives \$13M to Open Space and Trails and \$4M to the Sheriff's Office. I won't be surprised when you don't print this again. And I won't be surprised when, 5 years from now, me and my fellow citizens of the Crystal River Valley who pay obscene property taxes are still bitching about the lack of enforcement from the Sheriff and OST. And with all that money I pay Pitkin County in property taxes, I can get arrested for taking a piss in my own back yard, yet a Pitkin County Sheriff can't arrest someone for taking a dump and leaving their s**t ticket on OST property (which I'm paying for).	51-60	Crystal Valley	Yes
30			Wildlife Viewing					I drive past regularly, but do not stop	I always look for wildlife If I stop at the parking area I pick up and remove litter	I think that the Draft is a good start to the process. Ethic and info/outreach will be monitored to determine if this tact is enough to improve the situation at the site. More intervention in the manner of enforcement may be required.	61-70	Carbondale	No
48			Wildlife Viewing			Don't use the area		Have been before but do not visit regularly			71 and over	Aspen / Snowmass Village	Yes

22					Drive past on the highway			Other- I have stopped once in the 41 years that I have lived here because the area is perceived as being a mess, inappropriateness among users and overcrowded.		People have ruined the area.	51-60	Carbondale	No
38					Drive past on the highway			I drive past regularly, but do not stop	Human impact on our natural environments, such as the "Golden Triangle", especially Conundrum is sadly destructive. I choose to refrain from adding to the disrespect and degradation of there Penny Hot Springs. The population boom in Colorado is causing thoughtless, immediate gratification appropriation of our wild open space lands. our precious wildlife habitats are now turning into "Fast moving, mountain bike amusement parks" As Kevin Wright, retired DOW/CPW District Ranger quoted to Pitkin County, "When Is enough, ENOUGH" It is shameful the the Crystal Trail Bike Path goes right through "Filoah" Meadows. Shame on you!	I implore you to keep human disruption, especially from fast moving bikes, out of the fragile areas along the proposed Crystal Trail. Filoah Meadows is an especially fragile area. "If you build it, they will come" and the damage done by the large, growing population's recreational use will never recover. The National Wildlife Federation is particularly concerned about the well-being of the Snowmass Big Horn Sheep population, often seen in the Crystal Valley. Their contact with the decimating pathogen, Pasteurella haemolytica is by far the most important respiratory pathogen of bighorn sheep leading to pneumonia and death. Domesticated sheep, permitted to graze within the herd's range come in contact with big horn herds. Bill Fales recently stated that Big Horn Sheep Rams like the domesticated ewes as much as their wild females; are drawn in, touch noses, and here lies the problem. The NWF is buying grazing permits to remove the threat. Recently the permit holder in the Snowmass-Crystal Valley area sold his grazing permit and has purchased another permit in another section of Colorado with less impact to the big horn sheep. Please read the attached document. I know that we all care about keeping some, special areas in our valley protected from human intrusion and we want to preserve the peace and beauty of those areas for the wild creatures who live there and for our future generations.	71 and over	Carbondale	No
45					Drive past on the highway	Don't use the area	Can't use too many goombas	I drive past regularly, but do not stop		Cannot use too many people, all the time.	31-40	Crystal Valley	Yes
58					Drive past on the highway			Have been before but do not visit regularly			51-60	Other - Crested Butte	No
60					Drive past on the highway		I bathed there one time in the 60s.	I drive past regularly, but do not stop	I have lived near Marble since 1948 and have driven by Penny Hot Springs many times.	Stop all information centers from advertising Penny Hot Springs. Leave it for the locals	71 and over	Crystal Valley	No
80					Drive past on the highway			Daily		Suggestions: Provide safe access from road to springs...stairs with railings. Open during daylight hours only...climbers and animal lovers aren't involved at night... less opportunity for mischief. Unisex toilet in parking area. Go Fund Me for improvements to the hot springs.	71 and over	Crystal Valley	Yes
94					Drive past on the highway	Don't use the area		Have been before but do not visit regularly		Sanitation and environmental health issues need to take priority and be addressed before anything else.	31-40	Glenwood Springs	No
17						Don't use the area		Have been before but do not visit regularly	I live in Carbondale and would go more often but it always looks over run.		51-60	Carbondale	No
52							In the warmer months I ride my bicycle past Penny Hotsprings at least a couple of times per month.	1 - 2 times a month	The corridor provides world-class bicycle riding. unfortunately the shoulder is narrow. absent, or inconsistent. Auto speeds are often very fast as well. The possibility of a separated pathway is a very attractive option.	The priorities outlined in the Draft Management Plan resonate for me and with my support of a human-powered pathway through the corridor. Limiting parking, educational signage, and other improvements to protect the riparian zone, wildlife, and area in general, are the same strategies that I believe should be applied to a human-powered pathway. In fact, I'd love to see human-powered recreation, travel, tourism, and commuting prioritized over investments in automobile-oriented and dominated projects. People seem to assume that driving and parking cars everywhere is a right, and thus should be prioritized. Let's not lose sight of the opportunities we have to support human-powered transit in any plan for Penny Hotsprings . After all, if the site was less mobbed by autos, I'd love the opportunity to ride my bicycle there, or stop for a quick soak after a spin up the pass.	41-50	Carbondale	No
61						Don't use the area		Have been before but do not visit regularly			41-50	Carbondale	No
63						Don't use the area		Other - From the looks of the people in the hot springs, I don't want to be in the same water with some of them.		Since we don't use it, I can't comments on "typical" use. But the parking is minimal, the site needs some monitoring and there must be some rules about its use that will help keep it clean and sanitary for those who do use it.	71 and over	Crystal Valley	Yes
90						Don't use the area		I drive past regularly, but do not stop	I think it should be shut off to public all the hippies are just polluting the area .peeing in the ponds and washing their dirt off in the river. and leaving trash on the banks..i say leave it alone..someone just wants to make money on it..		71 and over	Other - Paonia	No

From: <[jemerick@sopris.net](mailto:jemerick@sopris.net)>

Date: Mon, Dec 16, 2019 at 1:19 PM

Subject: Motions passed at the Crystal River Caucus Annual Meeting relevant to the BOCC

To: George Newman <[george.newman@pitkincounty.com](mailto:george.newman@pitkincounty.com)>, <[greg.poschman@pitkin-county.com](mailto:greg.poschman@pitkin-county.com)>, Kelly McNicholas <[kelly.mcnicholas@pitkincounty.com](mailto:kelly.mcnicholas@pitkincounty.com)>, <[patti.clapper@pitkincounty.com](mailto:patti.clapper@pitkincounty.com)>, Steve Child <[steve.child@pitkincounty.com](mailto:steve.child@pitkincounty.com)>

Cc: <[janet.urquhart@pitkincounty.com](mailto:janet.urquhart@pitkincounty.com)>

To: Board of Pitkin County Commissioners

CC: Open Space and Trails Board

Dear Commissioners,

At our Annual meeting held on November 14, 2019, the caucus elected the following board members: Bill Argeros re-elected to be Vice-Chair, Stacey Bernot and Edie Engstrom were re-elected for a two-year term on the Board, Margaret Hammel was elected to fill David Johnson's last year as Secretary, and David Johnson moved to the Alternate Chair position. The 2020 Crystal River Caucus board will consist of John Emerick as Chair, Bill Argeros as Vice-Chair, Phil Youngman as Treasurer, Margaret Hammel as Secretary, and Stacey Bernot, Edie Engstrom, and Kate Hudson as board members, with David Johnson as the alternate board member. The caucus also updated its by-laws. The 2020 caucus board and updated bylaws will be posted on the caucus web page at [pitkincounty.com](http://pitkincounty.com).

Pitkin County Open Space and Trails them made a presentation of the Penny Hot Springs Draft Management Plan. Public safety, sanitation and environmental health, and trash management have all been issues discussed before the caucus, and these issues were discussed by the Steering Committee assembled by OST to provide input for the draft plan. Following the presentation, several caucus members expressed doubt that the draft plan adequately addressed these issues. During ensuing discussion, it was suggested that if OST were to acquire the Hot Springs Ranch property currently on the market and adjacent to Penny Hot Springs, that would provide better and longer-term options for managing the above issues.

A motion was made and seconded that the Caucus recommend to the County Commissioners that the Hot Springs Ranch property be acquired by the county. The vote was 21 in favor, 3 opposed, and 3 abstentions.

The last agenda item was a discussion of an application by the West Divide Water Conservancy District and the Colorado River Water Conservation District to fund a feasibility study for a back-up water augmentation plan for the Crystal River. The Crystal River Caucus has consistently supported Wild and Scenic Designation for the Crystal and has

opposed construction of dams and reservoirs on the river. It was noted that the Colorado River Roundtable was to meet on November 25 to discuss the application.

A motion was made and seconded for the Caucus to notify the Roundtable that the caucus is concerned about the feasibility study, acknowledges that we wish to protect current users including those within the caucus area, as well as the towns of Carbondale and Marble, and remains supportive of a Wild and Scenic Designation for the Crystal River. The motion passed unanimously.

Following the meeting, the caucus board drafted a letter which was presented to the Roundtable at their November 25th meeting. A copy of that letter is attached.

Respectfully,  
John Emerick, Chairperson  
Crystal River Caucus

Date: January 17, 2020

To: Board of Pitkin County Commissioners

Re: Motions passed at the Crystal River Caucus Regular Meeting January 9, 2020

Dear Commissioners,

At our January regular caucus meeting held last week, the caucus held final discussion on the Penny Hot Springs Draft Management Plan, discussed the feasibility study for a backup water augmentation plan for the Crystal River, elected Maciej Mrotek to the vacant alternate board member position, and considered the Redstone 2016 LLC annual report and application.

Following a brief summary of the Penny Hot springs Draft Management Plan, discussion focused primarily on sanitation and rule enforcement. Though the draft plan does cover some sanitation issues caused by dogs, many members felt that the plan was inadequate in addressing human sanitation issues. Some felt that the plan does not adequately address enforcement of the rules, and that signs will likely be ignored. Others believed that the plan was generally inadequate because of its “wait and see” approach; problems have already been identified which should be addressed now not later.

*A motion for the caucus to recommend approval of the plan if sanitary facilities are installed immediately passed 19 to 4 with 2 abstentions.*

Further discussion was held on an application by the West Divide Water Conservancy District and the Colorado River Water Conservation District to fund a feasibility study for a back-up water augmentation plan for the Crystal River. The Colorado River Roundtable met on November 25 to discuss the application. The concerns of Crystal River Caucus were presented at the meeting. The caucus notified the Roundtable that the Caucus is concerned about the feasibility study, acknowledges that we wish to protect current users including those within the caucus area, as well as the towns of Carbondale and Marble, and remains supportive of a Wild and Scenic Designation for the Crystal River. The Roundtable voted to support funding the application. There was interest in continued discussion of this topic at a future caucus meeting, and a suggestion was made that someone be invited from the county attorney’s office to participate in the discussion. No motion was made, and the caucus board will put this item on their next meeting agenda.

Steve Carver, the owner of Redstone 2016, LLC, presented a summary of the annual report to Pitkin County regarding the activities of Redstone Castle. His summary included a description of a few complaints the Castle received in the past year, and how the Castle addressed the complaints. His summary also included compliance with other requirements required by the county during 2019. In their application to the county, Redstone 2016 LLC requested a change in the shuttle requirements regarding the alcohol policy, and a change regarding noise monitoring.

The following two motions were presented regarding the Redstone 2016 LLC Application:

*It was moved that the caucus recommend that the county change the alcohol policy to require a shuttle or pilot car to Redstone Boulevard ONLY when events are over 40 guest vehicles. The motion was unanimously approved.*

*It was also moved that the Caucus approve the alternate location regarding compliance with the noise recommendation. The motion was unanimously approved.*

Thank You for your consideration,

A handwritten signature in black ink, appearing to read "John Emerick". The signature is fluid and cursive, with a long horizontal stroke at the end.

John Emerick  
Crystal River Caucus Chair

**From:** Eric Martin <[eric@wilderness-voyageurs.com](mailto:eric@wilderness-voyageurs.com)>  
**Date:** January 14, 2020 at 3:09:28 PM MST  
**To:** Kas <[Kasia@wilderness-voyageurs.com](mailto:Kasia@wilderness-voyageurs.com)>, Mark Hilberman <[mhilberman@yahoo.com](mailto:mhilberman@yahoo.com)>  
**Subject:** Penny comments

I filled out the survey:

In 20 years of utilizing the springs, we have only once witnessed behavior that needed/required law enforcement. The individual involved turned out to be a local that was well known by the sherriff. Point is that a large amount of the time, there are very few problems that require a heavy handed approach, and that even includes garbage. The restriction of parking will help greatly in reducing overcrowding/user conflict. I think balancing this with not increasing the attractiveness of the parking will be critical. I understand the desire to improve the access down to the pools, but I believe that improving it too much will be an attractive nuisance. You will encourage folks that probably should not be encouraged to experience the undeveloped springs. We have witnessed many people arrive with the intent to soak, and then have looked at the steps ( in good weather) and have decided it was best to move on. The condition of the steps are a passive deterrent to the casual passerby that may not be prepared for the experience in many ways. I do believe the number 1 issue is the overnight campers. On many occasions I have informed campers that there behavior was causing tension with some of the local community. Almost universally, these people have been receptive to the issue and indicated they would change their actions accordingly. The reports that I have heard regarding human waste, I believe to be almost entirely false. Once I heard of these accusations, I have taken to inspecting behind the jersey barriers on the west side of 133, not once have I seen evidence of this claim. Like many public policy issues in the Crystal Valley, a very vocal minority have been banging the drums on this issue. Please move forward with a light touch, and continue to keep sight of what an amazing and precious resource Penny provides to citizens and visitors alike. We are fortunate to live here and must realize that beauty of this valley is primarily owned by the citizens of the entire country and we are the benefactors of this.

cheers  
e

Eric Martin  
[eric@wilderness-voyageurs.com](mailto:eric@wilderness-voyageurs.com)

Wilderness Voyageurs  
PO Box 97  
Ohiopyle, PA 15470  
800 272 4141

# Appendix 3: Public Safety Call Data

## Public Safety Call Data - 2009 through 2019

### LOCATION:

13800 HWY 133; Penny Hot Springs

### CALL NATURE DEFINITIONS:

Mutual Aid - One agency call for another agency to help

REDDI - Report every drunk driver immediately

Extra Patrol - deputy swings though trying to be visible in the area and does not find anything suspicious

Overdue - person has not returned home yet

Trespass - Item stolen from vehicle

Date	Time	Nature	Additional details
<b>2009 (1 call)</b>			
12/30/09	23:46	SUSPICIOUS	Creeper
<b>2010 (6 calls)</b>			
01/07/10	20:02	UNATTENDED VEHICLE	Drunk person
01/24/10	19:31	LOST PROPERTY	
06/06/10	14:45	MUTUAL AID	Unknown
07/06/10	18:07	THEFT	Climbing gear taken
07/20/10	21:16	SUSPICIOUS	Old car
11/02/10	18:33	FOUND PROPERTY	Clothing left behind
<b>2011 (2 calls)</b>			
08/19/11	17:56	INDECENT EXPOSURE	
11/23/11	08:27	CITIZEN ASSISTANCE	
<b>2012 (4 calls)</b>			
04/15/12	13:26	UNATTENDED VEHICLE	
05/10/12	08:05	CITIZEN ASSISTANCE	
06/14/12	20:05	TRESPASS	Purse Stolen
07/12/12	20:02	REDDI	Reporting party was concerned about large group of people drinking heavily, Deputy found sober people
<b>2013 (4 calls)</b>			
02/23/13	02:15	THEFT	Stolen dog
04/18/13	14:18	MUTUAL AID	
10/02/13	23:46	SUSPICIOUS	Vehicle vandalism
11/24/13	21:20	SLEEPER	Camping at lot
<b>2014 (11 calls)</b>			
01/25/14	15:25	REDDI	3 people drinking in the parking lot
02/08/14	22:55	INTOXICATED PER	Drunk person
02/16/14	22:05	REDDI	2 drunk people (same as last week)
02/22/14	01:07	EXTRA PATROL	No issues
03/31/14	15:22	MEDICAL	Issue at hot springs
07/19/14	15:18	HARASSMENT	Issue at hot springs
07/23/14	11:27	MEDICAL	Slipped down the hill, injured
07/25/14	10:49	TRESPASS	Items stolen from car
07/25/14	16:32	MOTORIST ASSIST	Someone locked out of running car
07/25/14	20:54	EXTRA PATROL	No issues
09/29/14	11:19	LOST PROPERTY	Lost a wedding ring

Date	Time	Nature	Additional details
<b>2015 (10 call:</b>			
01/14/15	22:57	FIREWORKS	Fireworks set off in parking lot
08/31/15	12:23	THEFT	Stuff stolen at Penny
09/24/15	20:53	TRESPASS	Camping at Penny and shooting at elk
09/28/15	02:06	MOTORIST ASSIST	Locked out at Penny
10/07/15	09:47	MOTORIST ASSIST	
10/17/15	09:10	SUSPICIOUS	Unstable person
11/13/15	16:25	HIT&RUN ACCIDEN	Car hit at penny
12/26/15	10:18	DISABLED VEH	Car stuck at pullout
12/27/15	20:29	FOUND PROPERTY	Ski pants found
12/30/15	11:44	LOST PROPERTY	Lost gun
<b>2016 (16 call:</b>			
01/08/16	12:20	FOLLOW UP	Concerned about sleepers
01/09/16	04:29	SLEEPER	Another sleeper
01/22/16	09:17	PARKING	Two vehicles have been parked for two nights
03/03/16	23:11	LOST PROPERTY	Lost personal item
03/12/16	09:47	REDDI	Throwing bottles across the river
03/14/16	12:52	EXTRA PATROL	Complaint call about littering, exposure, etc
03/19/16	21:36	ANIMAL CMLPNT	Complaint about animal abuse at hot springs
03/30/16	14:10	THEFT	Personal items stolen
04/06/16	10:04	SLEEPER	Two or three vehicles set up a teepee
04/13/16	09:45	CODE VIOLATION	Another set of illegal campers (in bushes along the river)
08/01/16	17:46	LITTERING	
08/26/16	22:56	ASSAULT	Happened at penny
09/22/16	10:56	INDECENT EXPOSU	Person was naked, partying and urinated close by reporting party
10/24/16	15:18	FOLLOW UP	Lost item
10/31/16	13:27	LOST PROPERTY	Lost item/potentially stolen
11/14/16	07:25	LOST PROPERTY	Lost item
<b>2017 (24 call:</b>			
01/23/17	12:20	EXTRA PATROL	Complaint about campers, none found
02/04/17	13:10	SLEEPER	Complaint about campers
02/05/17	02:44	MEDICAL	Related to drinking at Penny
02/06/17	08:51	FOLLOW UP	Unknown
02/06/17	14:52	SLEEPER	Report of campers
02/10/17	18:21	FOLLOW UP	Campers at penny contacted
02/18/17	10:42	MENACING	Possible drunk harassing people
02/28/17	10:42	THEFT	Things stolen at Penny
03/13/17	23:22	SLEEPER	Drinking and then slept at the hot springs
07/16/17	16:30	LOST PROPERTY	Lost item at penny
07/16/17	17:48	LOST PROPERTY	Lost item penny
07/26/17	22:43	EXTRA PATROL	
08/06/17	12:09	SUSPICIOUS	Creeper
08/13/17	17:20	MOTORIST ASSIST	Locked keys in car
09/10/17	01:06	SLEEPER	Extra patrol checking for campers
09/16/17	21:57	SLEEPER	Extra patrol checking for campers
11/17/17	00:18	SLEEPER	
11/17/17	00:25	EXTRA PATROL	Extra patrol checking for campers
11/19/17	01:00	PERSON STOP	Creeper
11/24/17	00:42	EXTRA PATROL	
11/26/17	00:56	EXTRA PATROL	
12/07/17	01:25	EXTRA PATROL	
12/18/17	17:01	LOST PROPERTY	Lost item at penny
12/28/17	01:22	EXTRA PATROL	

Date	Time	Nature	Additional details
<b>2018 (23 calls)</b>			
01/31/18	00:50	FOUND PROPERTY	Someone accidentally took some one else's car keys
03/01/18	21:14	EXTRA PATROL	
03/09/18	07:39	EXTRA PATROL	
04/07/18	07:26	SLEEPER	At penny with a tent
04/07/18	08:58	LITTERING	People in the hot springs, officer initiated
04/12/18	07:30	SLEEPER	Kicked out a car sleeper
06/21/18	17:48	HARASSMENT	Aggressive individual (acting in a suspicious way)
06/27/18	07:17	SLEEPER	Sleeper reported
07/04/18	17:56	EXTRA PATROL	
07/16/18	12:51	MEDICAL	Some one fell and hit their head, fell down from the road
07/18/18	07:02	SLEEPER	
08/01/18	07:53	SLEEPER	Two sleepers found at Penny
08/19/18	07:19	FOLLOW UP	
08/27/18	01:04	SLEEPER	Made contact with a sleeper
09/07/18	12:03	SLEEPER	Called in
09/21/18	09:58	SUSPICIOUS	Creeper
09/27/18	20:55	SUSPICIOUS	Creeper
09/28/18	20:30	SUSPICIOUS	Harassment
09/29/18	16:44	HARASSMENT	Harassment (second day, guy contacted previous day as well)
10/27/18	14:19	SLEEPER	Tents by the river
11/06/18	10:23	EXTRA PATROL	
11/10/18	13:24	EXTRA PATROL	
11/21/18	09:35	EXTRA PATROL	
<b>2019 - through June 2019 (15 calls)</b>			
01/07/19	11:12	EXTRA PATROL	
01/23/19	16:07	CITIZEN ASSIST	
01/26/19	12:56	FOLLOW UP	
02/12/19	13:53	EXTRA PATROL	
02/13/19	07:22	EXTRA PATROL	
02/25/19	16:12	CODE VIOLATION	Transient camp, not used this winter
03/06/19	08:14	EXTRA PATROL	
03/12/19	16:35	EXTRA PATROL	
03/28/19	23:48	EXTRA PATROL	
04/07/19	08:32	EXTRA PATROL	
04/25/19	21:06	UNATTENDED VEH	
04/29/19	12:23	ANIMAL CMLPNT	leash law violation
05/15/19	12:20	EXTRA PATROL	
06/05/19	08:01	CITIZEN ASSIST	
06/09/19	13:23	EXTRA PATROL	

# Appendix 4: Steering Committee Worksheets

Qualities of the Penny Hot Springs area people love:

**WILDLIFE VIEWING**

WILDLIFE VIEWING  
WILDLIFE VIEWING  
WILDLIFE VIEWING  
WILDLIFE VIEWING  
WILDLIFE VIEWING

OPEN LAND  
OPEN LANDSCAPE  
OPEN LANDSCAPE

**WILDLIFE VIEWING**

**NATURAL, UNDEVELOPED, OPEN**

**SCENERY**

SCENERY  
SCENERY  
SCENERY  
SCENERY, NATURAL BEAUTY  
SCENERY

**PEACEFUL**

FEELINGS OF CALM | SERENITY | PEACEFULNESS  
PEACEFUL  
PEACEFUL

ACCESS TO HOT SPRING  
ACCESS  
ACCESS  
ACCESS TO CLIMBING  
EASY ACCESS

**ACCESS TO HOT SPRINGS AND CLIMBING**

HIDDEN GEM  
REMOTENESS  
HIDDEN GEM

UNDEVELOPED SETTING  
RUGGED AND UNDEVELOPED  
RUSTIC, UNDEVELOPED  
PRIMITIVE, UNMANAGED FEELING

NATURAL SETTING  
NATURAL / NOT CONSTRUCTED  
NATURAL  
NATURAL / NOT DEVELOPED  
NATURAL  
WILD / NATURAL VIBE

NATURAL ENVIRONMENT  
NATURAL SETTING  
BEAUTY, NATURE, VIEWS

INVITES PEOPLE INTO NATURE  
CONNECTS USERS TO CRYSTAL PAVEN, WILDLIFE, AQUATIC LIFE  
CONNECTION TO RIVER / WILDLIFE + AQUATIC LIFE  
INVITES PEOPLE INTO NATURE

ED,  
LIMITED SIGNAGE  
NO SIGNAGE  
LACK OF LIGHT POLLUTION  
NO LIGHT POLLUTION  
LIGHT POLLUTION

USERS ARE CONNECTED TO NATURE

**SOAKING**

FREE SPIRIT, LACK OF REGULATION  
LOVE TO SOAK IN THE SPRINGS  
LOVE TO SOAK IN THE SPRINGS

FREE TO USE  
FREE AND UNDEVELOPED  
FREE  
FREE AND OPEN TO THE PUBLIC  
FREE, FREE, FREE

FREE AND NATURAL  
FREE TO ALL  
FREE

FUNNY CAST OF CHARACTERS - SPIRIT OF ROY R.  
SUPPORTED / REGULATED BY LOCALS  
POOLS ARE BUILT, MANAGE BY THE COMMUNITY  
HISTORY

**FREE**

**COMMUNITY SPIRIT**

Concerns and Strategies Brainstorming:

**Green Sticky Notes (Concerns):**

- SANITATION
- SANITATION
- SANITATION
- HUMAN WASTE
- LACK OF BATHROOMS
- HUMAN WASTE
- HUMAN WASTE
- POOR SANITATION
- LACK OF RESTROOMS
- SANITATION TRASH + TOILETS
- LACK OF CLEANLINESS
- LACK OF RESTROOMS

**Yellow Sticky Notes (Strategies/Notes):**

- Install rest room facility (Compost abk?)
- Toilets
- BATHROOM SANITATION
- RESTROOM NEAR BUT NOT AT SPRING
- No toilet
- Porta-Potties
- Permanent Pit
- Vault Toilet
- CXT (Vault)
- No camping
- No overnight parking
- No Dogs
- LNT
- Lease from CDOT
- ACQUIRE PROPERTY

**White Sheet (Handwritten Notes):**

SANITATION

- \*NT No Camping
- CXT WOULD NOT MEET CODE
- Evaluate nearby options

CONCERN

- Build it they would come
- Attracting more people

SIGNS - respect the natural aesthetic

- MORE LIKE INTERPRETIVE SIGN - ANGELED
- w/ HISTORY/WILDLIFE
- possibly on patty shelter
- sign to identify route

**Green Sticky Notes (Concerns):**

- TRAFFIC SAFETY ISSUES
- PARKING
- HIGHWAY SAFETY
- TRAFFIC HAZARDS
- TRAFFIC ISSUES
- TRAFFIC SAFETY
- TRAFFIC SAFETY
- TRAFFIC SAFETY
- TRAFFIC SAFETY
- TRAFFIC SAFETY

**Yellow Sticky Notes (Strategies/Notes):**

- Purchase Hot Springs Ranch
- SAFER HIGHWAY ACCESS
- SAFER PARKING LOT (EDGE DROP, DARK)
- TRAFFIC SAFETY FROM HIGHWAY
- Limit entrance + exit points. Speed limit reduced. No passing.
- SLOW ZONE
- Reduce speed along Penny stretch
- Define Access
- Pedestrian X-ing sign
- Light BLINKING
- Close parking lot except for one entrance
- TRAFFIC MANAGEMENT - REDUCE SPEED - SIGNAGE
- Signage
- Sign above + below pit sign to reduce speed w/ parking + turning + trail
- low light Street light
- NO PV OR BUS PARKING
- HIGHWAY SIGNAGE LIMIT PARKING
- ACQUIRE PROPERTY
- DRINKING: Driving

**White Sheet (Handwritten Notes):**

WORK w/CDOT/Partners ON HWY SAFETY

- \* No passing in either direction
- Lower speed? (CAN BE DISCUSSED)
- Warning signage?
- Defined entrance + exit points w/ some type of barrier - berm? veg?
- VEHICULAR SEPARATION
- NOT VISUALLY IMPEDING

DRUG USE/ SMOKING. DRUG AND ALCOHOL USE AFTER HOURS USE LACK OF EDUCATION TASTELESS BEHAVIOR

TRESPASSING Install a Dumb Guy w/ informational leaflet. OutReach Peer Press Natural/History Interpretive Signs

Develop an annual report out of use rules. Post at parking lot. Signage

LACK OF GUIDELINES FOR USE LACK OF GUIDELINES FOR USE, SAFETY, STEWARDSHIP LACK OF USER EDUCATION SIGNAGE LACK OF DEPUTY OR RANGER PRESENCE LACK OF EDUCATIONAL SIGNAGE

Bilingual signage picture signs

Signage

Ranger Patrol. To inform about + educate.

Quiet zone

Simple signage

VIDEO surveillance of parking lot

Form Friends of Penny Hot Springs org.

Signage

Regular patrol

FORM "FRINGS OF HOT SPRINGS" GROUP

SIGNAGE WITH RULES - THAT'S HOW YOU GET VISUALS THROUGH

GIVE PART OF COST OF SIGNAGE TO RANGER DISTRICT OF SHERIFF, OR OTHER USE PARKER VISIT AUTHORITY TO ENFORCE

TRASH TRASH TRASH

TRASH ISSUES TRASH AND GLASS BROKEN GLASS BROKEN GLASS

GARBAGE

TRASH 2 YRD DUMPSTER 1364R TRUCK TRASHCAN

TRASH CAN WON'T WORK! Trash Can

LNT NO Trash cans

Trash Cans

ACQUIRE PROPERTY CLEAN-UP CREW OF VOLUNTEERS

DAILEY TRASH PICK UP Volunteers?

Install Dumpster + recycling + regular pick up

TRASH

**NEAR TERM**

- \* Promote LNT - Pack in/out SIGNAGE
  - adding facilities to solve problem often creates more problems
  - Education/encouraging people to CARE
  - signs re: nearest restrooms.
- \* No Camping
  - (LT) - If in future it is needed
    - Should not be visible from the road
    - vault can't be w/in 50' of high water

SAFE ACCESS    LACK OF SAFE ACCESS TO RIVER / POOL STAIRS    UNSAFE STAIRS    SUSTAINABLE ACCESS TRAIL    SAFE ACCESS TO SPRINGS.

MASSIVE STONE STAIRS    Install stone steps.    POOR TRAIL ACCESS TO SPRINGS    RIVER ACCESS

Signage one route TRAIL    IMPROVE TRAIL    DEFINE PARKING

ACQUIRE PROPERTY    ACCESS TRAIL WITH HANDRAIL    ROCK STAIRS HANDRAIL    Lease from CDOT

Plant riparian vegetation to stabilize bank.    Guard rail along bank

Install stone steps, vegetate rest area bank.    RIP RAP    Foundation Concrete Footer Top & Bottom / Support Concrete Metal Star Cap

BUILD ROCK STAIRWAY    Well developed & maintained trail

DRAINAGE DITCH FOR PLOT H2O    BUILD TRAIL    Lease from CDOT

ACQUIRE PROPERTY.

Sustainable/durable trail

- Directed access to one route
- fence/guardrail
- intuitive access.

NEAR - Sustainable path

- high water, flooding
- natural materials

- STABLE FOOTING    - ONE PATH DOWN

- HAND RAIL ON SLOPE SIDE    - REVEG REMAINDER

LONG    - better grade

- Address edge of paving (last repaved in 2016)

- HRSB

OVERUSE    CROWDING    RECOVER THEM    TOO MANY PEOPLE

SOCIAL MEDIA = OVERUSE

LIMIT PARKING    Limit Capacity    LIMIT # OF PEOPLE AT ANY ONE TIME TO 25?

Reduce/limit parking.    OVERUSE LIMIT PARKING    KEEP PARKING LIMITED

Lease from CDOT    LIMIT PARKING TO 2 HOURS FOR SPRINGS - POSSIBLE VOUCHER SALE    LIMIT PARKING CAPACITY    Develop New Parking for Climbers

ACQUIRE PROPERTY

No Ammenities    Subtle Online Presence    Re-name it    Pirahnas

LOOK AT ALT.    - FAMILIES @ WATER

OVERUSE    - WILDLIFE VIEWING

carrying capacity    - CLIMBING

PARKING    - HOT SPRINGS

ORGANIZE - ~~TO~~    - CAMPER'S

- SPOTS
- LANES
- ADA

DEFINE ENTRANCE/EXIT    - Find Better Parking for Climbing

- oversize parking vehicle
- better access/safer from N. parking
- Max 16-20 people
- 2-4-6 cars

- Encourage time limits - eg. 2 hours    - Established hours?

- for a few spots

Hot Springs    -> Social/ Online permission

NT -> CDOT Lease    - can we remove it?

NT - Guidelines for use

DOG ISSUES      DOG WASTE

No DOGS      NO DOGS      No dogs in Hot Springs

SIGNAGE "CLEAN UP AFTER YOUR PET"

NO DOGS      NO DOGS      NO DOGS

DOGS NO DOGS      NO DOGS      NO DOGS

**\* No Dogs**

→ ENFORCE current fees.

ILLEGAL CAMPING      CAMPING      OVERNIGHT PARKING/CAMPING

Prohibit private camp.

NO CAMPING SIGNAGE      CAMPING NO CAMPING SLEEPER FORWARDS FORWARDS FORWARDS

Signage + Enforcement      Lease from CAOT

ACQUIRE PROPERTY

SINAGE

Challenge = impact on natural resources

multiple nights

transient issue

**NO CAMPING REG**

- allows discretion for cases of sleepy drivers/people who've been drinking

**NO AMPLIFIED MUSIC (noise code)**

**NO GLASS**

BE RESPECTFUL - HOME - engage the user in common purpose

SIGNS - pictures or bilingual

pairing of history/special area w/ the rules.

EMPOWERS OTHER USERS.

target both visitors + locals.

ONLINE PRESENCE

SOCIAL MEDIA/WEB

REMOVE SOCIAL MEDIA/MARKET EFFORTS

MANAGE FOR USE

Remove all online mentions

NO GLASS

COMMUNICATION STRATEGY

NO GLASS rule

Encourage ethic of promotion/responsible use.

# CONCERNS LIST

NEAR TERM

LONG TERM

NO CELL SERVICE  
= SAFETY ISSUE

CELL SERVICE  
SAFETY

CALL 911

ONLINE PRESEN  
SOCIAL M  
WEB  
REMOVE  
MEDIA/M  
EPR

COMMUNICA  
STRATEG

## CDOT LEASE/PERMIT

- PARKING.
- Port-a-potty w/ structure  
(trial basis)  
- understand state statute
- Enforcement

## AQUISITION:

~~(LONG TERM)~~

- BATHROOMS - CHANGING ROOM
  - PARKING - WILDLIFE VIEWING.
  - HOUSING/RANGERS. - ADA
  - TRASH
- 
- DONATIONS / FEE SYSTEM.
  - PARTNERSHIPS
    - HEALTHY RIVERS
    - CPW
    - LANDTRUST

En

Vision Statement Partner Activity:

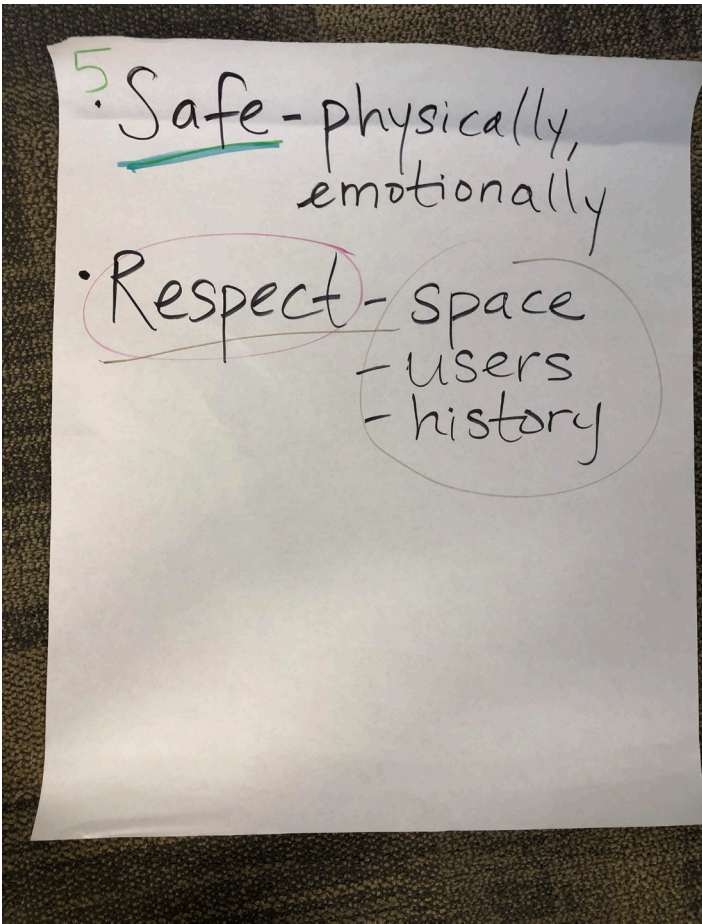
1  
A vision to protect and preserve the natural ENVIRON while providing a safe and enjoyable (unspoiled) experience.  
To promote and inspire a sustainable ethic of LNT and of appreciation of Nature.

Preservation  
Sustainable  
LNT  
Ethic  
Education  
Access  
River and Road

2  
Maintain current PRIMITIVE, NATURAL AND UNDEVELOPED SETTING while IMPROVING PARKING LIMITATIONS ENABLING SAFE SUSTAINABLE ACCESS TO THE POOLS; CREATE PROPER TRASH & WASTE DISPOSAL + EDUCATE USERS TO RESPECT RIVER + EACH OTHER & WILD LIFE

3  
To keep Penny Hot Springs as natural as possible to encourage the public's connection with the natural environment of the river through use of this unusual river resource, while protecting and preserving the Springs from overuse and degradation through conscious, proactive stewardship by land management managers and users alike.

4  
THE VISION FOR PENNY HOT SPRINGS IS THE PROTECTION OF A <sup>natural</sup> UNDEVELOPED RESOURCE THAT IS SAFE FOR USERS, TRAFFIC, AND WILDLIFE - AND THAT IS ALSO SANITARY AND ENVIRONMENTALLY SUSTAINABLE FOR THE RIPARIAN HABITAT.



**Collective Vision Statement:**

*To protect and preserve the natural environment and future use of Penny Hot Springs in a safe and environmentally sustainable manner that is compatible with the location's natural setting and that encourages respect and stewardship.*

# PITKIN COUNTY PRE-APPLICATION CONFERENCE SUMMARY

**PLANNING PREAPP PROJECT #** [PAPP.2215.2024](#)

**PLANNER:** [Franco Palumbo](#)

**DATE:** 12/2/2024

**PHONE:** (970) 618-7317

**E-MAIL:** [franco.palumbo@pitkincounty.com](mailto:franco.palumbo@pitkincounty.com)

**REPRESENTATIVE:** Pitkin County Open Space and Trails, Carly O'Connell

**EMAIL:** [carly.oconnell@pitkincounty.com](mailto:carly.oconnell@pitkincounty.com)

**Phone #:** 970-379-4840

**Type of Application:** Penny Hot Springs Location and Extent Review

**Project Description:** The purpose of the Penny Hot Springs Project is to improve the hot springs parking, drainage, and access. Planned improvements are included in the OST Board adopted 2020 Penny Hot Springs Management Plan. Most of the planned improvements are within the State Highway 133 right-of-way ("ROW") owned by the Colorado Department of Transportation ("CDOT"). The goal of the project is to formulize parking and access in the pull-off along the ROW, improve water quality by addressing stormwater runoff and re-directing drainage, and enhance user access with trail realignment down to the hot springs.

Per Section 12.20.40(4) of the Land Use Code ("Code"), the project is exempt from the regulations of Chapter 12 of the Code.

**Background:**

- In 1990, the Board of County Commissioners ("BOCC") approved Resolution No. 90-39 acquiring property from Colorado Department of Highways that include the Penny Hot Springs site.
- In 1999, the BOCC approved Resolution No. 99-112 (Reception No. 434491) designating Penny Hot Springs as Pitkin County Open Space and Trails property.
- In 2021, the BOCC approved Ordinance No. 022-2021 (Reception No. 679613) for a lease agreement with CDOT adjacent to Penny Hot Springs. The twenty (20) year lease would allow the County to manage public uses and related facilities within a defined portion of the ROW adjacent to the hot springs.

**Subject Properties:**

Owner	Subdivision	Lot #	Parcel #	Zone District	Size in acres	Namesake
Pitkin County	HOT SPRINGS RANCH (UNPLATTED)	N/A	264933300801	RS-20	136.4	Filoha Meadows Hot Springs Ranch Parcel
Pitkin County	MB (PARKING AREA ONLY)	N/A	264933300850	RS-30	0.1	Penny Hot Springs Parcel
CDOT	N/A	N/A	N/A	N/A	2.269	CDOT ROW per Lease Agreement in

**Land Use Code Sections to be addressed in letter of request (application):**

- 2-30-30(h)(9): Location and Extent Review – Crystal River Valley Master Plan and Pitkin County Comprehensive Plan

**Review by:** Planning and Zoning Commission

**Public Hearing: Yes.** The Applicant shall post a public notice sign on the property at least 15 days prior to the date specified for the public hearing pursuant to Sec. 2-20-100 of the Land Use Code. In addition, the Applicant shall mail notice at least 30 days prior (by first class mail) to all property owners within 300 feet of all property lines with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days prior to the date of the public hearing.

**Staff will refer the application to the following agencies:**

- **County:** County Attorney, County Planning Engineer, County Zoning Officer, and Public Works Engineer
- **Fire District:** Carbondale & Rural Fire Protection District
- **Caucus:** Crystal River
- **Other Agencies:** Healthy Rivers and Streams Board, USFS, CDOT-ROW, CGS, CPW, Crystal Valley Environmental Protection Association, West Elk Scenic Byway

**FEES: \$3,876** (make check payable to “Pitkin County Treasurer” or pay online via Sages)

- **\$1,950** Planning Office flat fee (non-refundable; based on 6 hours of staff time; if staff review time exceeds 7.2 hours, the Applicant will be charged for additional time above 6 hours at a rate of \$325/hour)
- **\$1,872** Planning Engineer (Major)
- **\$54** Publication Fee

**To apply, create a single PDF with high-quality and original images. The information listed below should be bookmarked digitally and submitted into the Community Development Department’s Permit Tracking System (PATS).**

**Information and instructions are found on our website:** <https://pitkincounty.com/1321/Permit-Application-and-Tracking-System-P>

1. Summary letter explaining the request, providing background on prior approvals and permits.

***Reports and Analysis***

2. Narrative demonstrating compliance with the Code section listed above.
3. Narrative demonstrating conformance with each applicable section of the Crystal River Valley Master Plan and the Pitkin County Comprehensive Plan.

4. Narrative demonstrating conformance with Penny Hot Springs Management Plan.
5. Application Submission Requirements for Location and Extent Review as detailed in Section 2.2.23 of the Pitkin County Application Manual.
6. Previous and alternative designs for development.

***Plans and Exhibits***

7. Improvement survey with topographic information and all easements described in the Title Search. Street address and parcel description, including legal description, and vicinity map locating the subject properties within Pitkin County.

***Parcel and Ownership Information***

8. Disclosure of proof of ownership of the properties, recorded versions of all required easements and license or lease agreements and authorizations granted to the County to pursue the project. Include legal descriptions.

***Administrative and Noticing***

9. Executed Pitkin County Community Development Agreement for Payment of Land Use Application Fees form (<https://www.pitkincounty.com/DocumentCenter/View/246/Land-Use-Agreement-to-Pay-Form-PDF>).
10. Consent from owner(s) to process application and authorizing the representative (if applicable).
11. List of all property owners within 300 feet.
12. Adopted 2020 Penny Hot Springs Management Plan.
13. This Pre-Application Conference Summary Sheet.

***Previous Records***

14. Recorded versions of previous approvals, permits and other documents.

**NOTES:**

- *Please include the parcel id number on all documents included in your application.*
- *Total fee for review of the application will be prompted via Sages after digital application materials are submitted. Fee must be paid prior to case review by a Planner.*
- *This pre-application conference summary is advisory in nature and not binding on the County. The information provided in this summary is based on current zoning standards and staff's interpretations based upon representations of the applicant. Additional information may be required upon a complete review of the application.*
- *The Land Use Code is available on-line at <http://pitkincounty.com/468/County-Code>.*
- *The Land Use Application manual is available on-line at <http://pitkincounty.com/196/Land-Use>*
- *Current Land Use Applications can be found here: <https://pitkincounty.com/816/Current-Land-Use-Applications>*
- *Applicant will be responsible for mailed and posted notice. Public Notice requirements are described in Section 2-20-100 of the Pitkin County Land Use Code. A signed, notarized copy of the affidavit confirming notice must be received from Applicant prior to approval.*
- *Note that the complete application date is considered in prioritizing caseload assignment to planners, as capacity allows.*

# Existing Penny Hot Springs



Hot Springs Ranch

CDOT ROW

Hot Spring Surfaces

Penny Hot Springs

Hot Spring Surfaces

Primary Access Path

HIGHWAY PULLOFF / PARKING

HWY 133

3 Miles To Redstone

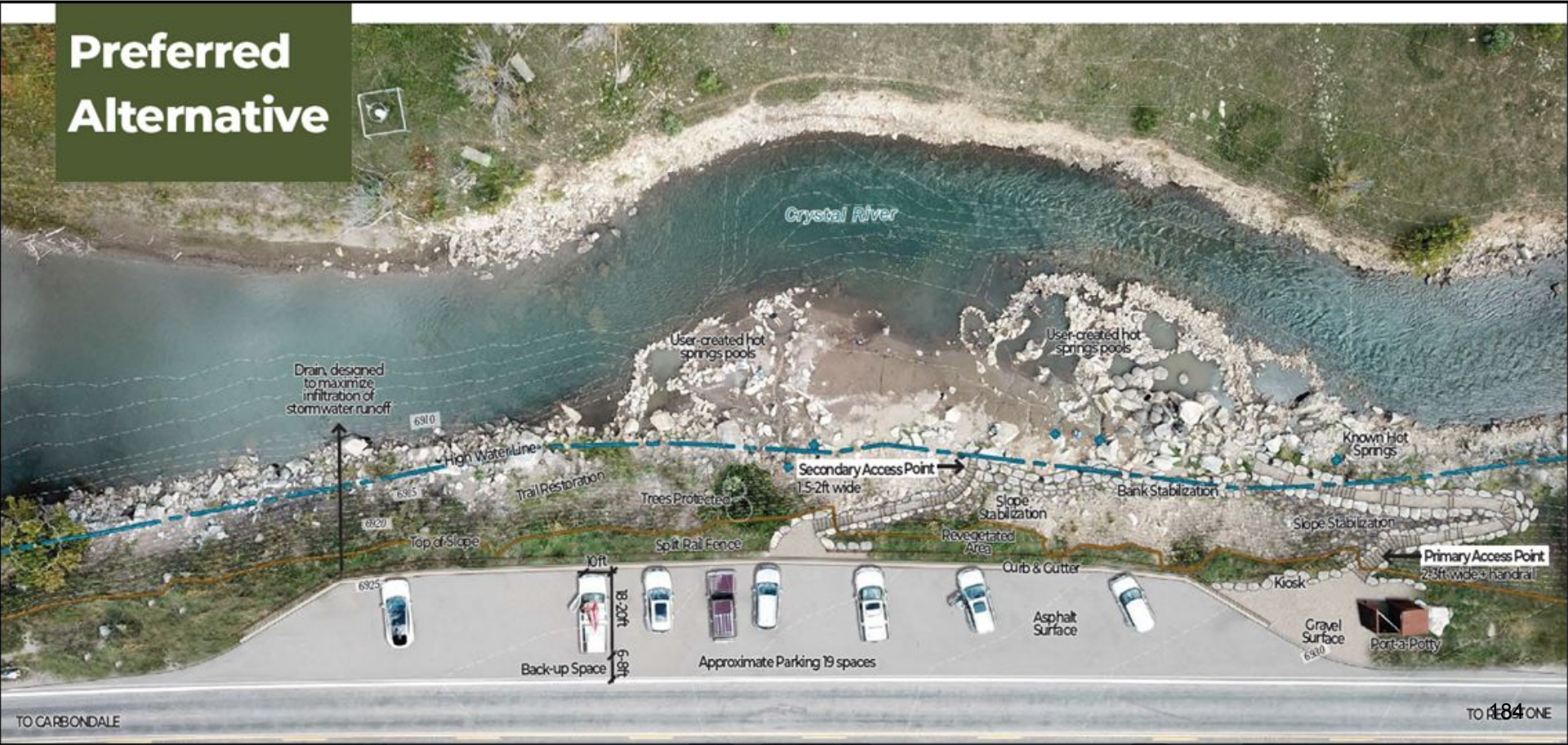
12 Miles To Carbondale

Open Space (fee simple)  
Hwy 133 Right of Way



CDOT ROW

# Preferred Alternative



Drain designed to maximize infiltration of stormwater runoff

6910

High Water Line

6925

Top of Slope

6925

Trail Restoration

Trees Protected

Split Rail Fence

10ft

18-20ft

6-8ft

Back-up Space

Approximate Parking 19 spaces

Secondary Access Point  
15-2ft wide

Curb & Gutter

Asphalt Surface

Revegetated Area

Slope Stabilization

Bank Stabilization

Slope Stabilization

Kiosk

Gravel Surface

6910

Port-a-Potty

User-created hot springs pools

User-created hot springs pools

Known Hot Springs

Primary Access Point  
2-3ft wide handrail

Crystal River



---

**Carbondale Fire Rescue Review results entered for Project:  
PLAN.3018.2024.Approved**

1 message

---

**SagesGov Notification** <notification-service@sagesgov.com>  
To: rebecca.dunlap@pitkincounty.com

Sun, Apr 20, 2025 at 8:45 AM

Hello,

Carbondale Fire Rescue Review results have been entered for the below project: [PLAN.3018.2024](#)

**Project Number:** PLAN.3018.2024

**Project Name:** Pitkin County Penny Hot Springs Location and Extent Review

**Address / Parcel:** 264933300801, 264933300850

**Description of Work:**The purpose of the Penny Hot Springs Project is to improve the hot springs parking, drainage, and access. Planned improvements are included in the OST Board adopted 2020 Penny Hot Springs Management Plan. Most of the planned improvements are within the State Highway 133 right-of-way ("ROW") owned by the Colorado Department of Transportation ("CDOT"). The goal of the project is to formulize parking and access in the pull-off along the ROW, improve water quality by addressing stormwater runoff and re-directing drainage, and enhance user access with trail realignment down to the hot springs.

**Results:** Approved

No predefined comments have been provided.

**PLEASE DO NOT REPLY TO THIS MESSAGE. This notification is automatically generated.**

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## Zoning Review results entered for Project: PLAN.3018.2024.Completed

2 messages

---

**SagesGov Notification** <notification-service@sagesgov.com>  
To: rebecca.dunlap@pitkincounty.com

Fri, May 2, 2025 at 10:57 AM

Hello,

Zoning Review results have been entered for the below project: [PLAN.3018.2024](#)

**Project Number:** PLAN.3018.2024

**Project Name:** Pitkin County Penny Hot Springs Location and Extent Review

**Address / Parcel:** 264933300801, 264933300850

**Description of Work:** The purpose of the Penny Hot Springs Project is to improve the hot springs parking, drainage, and access. Planned improvements are included in the OST Board adopted 2020 Penny Hot Springs Management Plan. Most of the planned improvements are within the State Highway 133 right-of-way ("ROW") owned by the Colorado Department of Transportation ("CDOT"). The goal of the project is to formulize parking and access in the pull-off along the ROW, improve water quality by addressing stormwater runoff and re-directing drainage, and enhance user access with trail realignment down to the hot springs.

**Results: Completed**

Common

**Comment 1**

All work is proposed within the 100' stream setback and 100' Major Road setback as measured from the CDOT right-of-way. Given the nature of the Location and Extent review, variances from the Board of Adjustment are not required.

**Comment 2**

Water quality testing should be pursued.

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**Rebecca Dunlap** <rebecca.dunlap@pitkincounty.com>

Mon, May 12, 2025 at 12:59 PM

To: Carly O'Connell <carly.OConnell@pitkincounty.com>, Jessie Young <jessie.young@pitkincounty.com>

Additionally, here are the comments from our Zoning Officer regarding Penny Hot Springs which should also be accessible via Sages. Carbondale fire also responded with no predefined comments.

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist

May 8, 2025

Rebecca Dunlap  
Pitkin County Community Development  
530 E Main St, Suite 205  
Aspen, CO 81611

**Location:**  
T9S, R88W of the 6<sup>th</sup> PM  
39.3635°, -107.0874°

**Subject: Pitkin County Penny Hot Springs Location and Review ;  
Pitkin County, CO;  
Case PLAN. 3018.2024; PID 2469-333-00-801 and 2649-333-00-850; CGS Unique No. PI-25-0020**

Dear Rebecca:

As requested (Pitkin County email, March 27, 2025), the Colorado Geological Survey (CGS) has reviewed the Location and Extent application for the proposed improvements at Penny Hot Springs, submitted by Pitkin County Open Space and Trails (OST) on December 26, 2024. This application proposed site access, parking, and erosion control improvements for a popular public hot springs area along the Crystal River on parcels 264933300850 and 264933300801, within the CDOT Highway 133 right-of-way. Our review focuses on the site's geologic conditions and the applicability of Pitkin County's geologic standards as outlined in the Land Use Code, particularly Section 7-20-80. We offer the following comments and recommendations.

## Summary and Context

The Penny Hot Springs project reflects OST's conscientious and systematic effort to enhance public access, restore degraded areas, and implement sustainable site design solutions. The application is grounded in outreach to local residents and visitors, incorporates principles of environmental stewardship, and seeks to balance recreational use with long-term ecological health. The design principles laid out on page 7 of the application – including erosion mitigation, bank stabilization, and slope restoration – are commendable.

## Geologic Conditions and Identified Hazards

The application provides a straightforward narrative of site constraints. As described in the "Existing Conditions" section (page 7 of the PDF), the steep hillside descending from the Highway 133 pullout to the river is experiencing:

- Severe erosion and slope degradation,
- Undercutting of the asphalt parking area, with portions reportedly "hanging and ready to crumble,"
- A lack of vegetative cover contributes to slope instability and sedimentation risks.

The proposed improvements would address these issues through drainage and access management, revegetation, natural boulders or riprap installation for stabilization, and fencing to manage foot traffic and reduce further erosion.

## Geologic Hazard Evaluation

Although the application demonstrates awareness of these physical constraints and includes engineering plans stamped by a licensed civil engineer (SGM, Inc.), it does not include a formal geologic hazard report prepared by a qualified engineering geologist or geotechnical engineer. No slope stability analysis, geologic hazard mapping, or subsurface investigation results are provided.

Given the severity of slope and bank erosion described, and the construction of stabilization features near the river and public infrastructure, a site-specific geologic hazard evaluation is warranted. Pitkin County Land Use Code Section 7-20-80 requires such evaluations where development occurs in potentially unstable or erosion-prone terrain, particularly where improvements may affect slope stability, public access, or natural drainage.


**Recommendation**

We commend Pitkin County Open Space and Trails for its proactive, stewardship-based approach to improving this valued public resource. To further support the project's goals and ensure long-term resilience and public safety, we recommend that a qualified engineering geologist or geotechnical engineer **conduct a site-specific geologic hazard evaluation**. The evaluation should assess slope stability, streambank conditions, subsurface characteristics, and the potential effects of construction on the hillside and river corridor. This analysis should also inform the final design of stabilization and drainage measures.

Completing this evaluation will help ensure that the proposed improvements meet the spirit and the requirements of the Pitkin County Land Use Code and will contribute to a durable and environmentally responsible outcome for the site. We appreciate the effort and intent behind this project and look forward to supporting its continued refinement.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at [jlovekin@mines.edu](mailto:jlovekin@mines.edu).

Sincerely,



Jonathan R. Lovekin, P.G.  
Senior Engineering Geologist



May 16, 2025

**Via email to Rebecca Dunlap**  
**Rebecca.dunlap@pitkincounty.com**

Rebecca Dunlap, Planner  
Community Development Department  
Pitkin County, Colorado  
530 E. Main Street  
Aspen, CO 81611

Re: Pitkin County Penny Hot Springs Location and Extent Review  
(CASE PLAN.3018.2024; PID 2649-333-00-801 and 2649-333-00-850)

Dear Ms. Dunlap:

Thank you for the opportunity to review and provide comments on Pitkin County's Penny Hot Springs Location and Extent Review.

Having constructed several in river and bank projects, we understand the challenges that come along with the work. Following are questions that should be contemplated regarding the approval process.

1. Describe what best management practices will be used, specifically for work at bank toe stabilization. The plans seem to only show erosion control plans for the upland work.
2. Will dewatering be needed during excavation for boulder footer placement at the toe of bank?
3. Will the construction equipment be in the river? What measures will be taken to limit their impact to the river? (e.g. will the equipment be required to use biodegradable fluids or be placed on heavy mats, spill kits requirements?)
4. How will the known hot springs sources and existing pools be protected during construction? It seems that equipment will need to be placed outside of the identified LDA line.
5. How will equipment access river? Show ramp access and plans to re-stabilize.
6. Are any CDPHE permits needed based on total acreage of disturbance?
7. Is the project authorized under a Nationwide Permit?
8. Does the project meet Pitkin County floodplain regulations?

530 East Main Street Suite 301 - Aspen, CO 81611  
970 379-8654 or 970-309-2139  
pitkincountyrivers.com



Thank you for your consideration. We look forward to watching the progress of the improvements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa MacDonald", with a long horizontal flourish extending to the right.

Lisa MacDonald  
Manager

Cc via email: Ry Neiley - [richard.neiley@pitkincounty.com](mailto:richard.neiley@pitkincounty.com)



Rebecca Dunlap <rebecca.dunlap@pitkincounty.com>

---

## PLAN.3018.2024 | Penny

3 messages

---

**Josh Rice** <josh.rice@pitkincounty.com>  
To: Rebecca Dunlap <rebecca.dunlap@pitkincounty.com>

Mon, May 19, 2025 at 1:59 PM

Hi Rebecca,

My comments is

Submit and floodplain permit with grading and drawing plan and report.  
Provide a no-rise letter with supporting modeling.

Thanks!

Josh Rice  
Planning Engineer  
Pitkin County Community Development Department  
C/O 970-618-1093

---

**Rebecca Dunlap** <rebecca.dunlap@pitkincounty.com>  
To: Josh Rice <josh.rice@pitkincounty.com>

Mon, May 19, 2025 at 2:01 PM

Thank you Josh!

Do they need an earth moving or county access permit as well? Suzanne made a comment asking about this!

Thank you,  
**Rebecca Dunlap (She/Her)**  
Planner  
Pitkin County Community Development  
530 E Main St, Suite 205, Aspen, CO 81611  
970-319-0612

Under Colorado's Open Records Act (CORA), all emails sent by or to this email account may be subject to public disclosure.

[Quoted text hidden]

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**Josh Rice** <josh.rice@pitkincounty.com>  
To: Rebecca Dunlap <rebecca.dunlap@pitkincounty.com>

Mon, May 19, 2025 at 2:59 PM

We should add an access permit and have them submit their CDOT documents.

Josh Rice  
Planning Engineer  
Pitkin County Community Development Department  
C/O 970-618-1093

[Quoted text hidden]



< Review List

# Pitkin County - Public Works Engineer Review

1198.2025.RVW

Review Status

Required

Due On

May 01, 2025

**Description**

PLAN.3018.2024 Penny Hot Springs

- > ASSIGN
- > DATA FORMS
- > REVIEW NOTES
- > ENTER COMMENT

## HISTORY

Action	Performed By	Performed On			
Pitkin County - Public Works Engineer Comments Entered	Andrew Knapp	Apr 18, 2025 @ 03:27 PM			
Pitkin County - Public Works Engineer Due Date Set	Bonnie Shiles	Mar 24, 2025 @ 07:27 AM			
Pitkin County - Public Works Engineer Info Updated	Bonnie Shiles	Mar 24, 2025 @ 07:26 AM			
Pitkin County - Public Works Engineer Added	SYSTEM	Mar 24, 2025 @ 07:23 AM			

**Comment:**  
I support the preferred alternative and request to CDOT to modify the adjacent segment of CO-133 to be a no passing zone with double yellow centerline striping.