



*Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623*

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, December 12, 2019
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the November 14, 2019 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:20 p.m.
PUBLIC HEARING – Minor Site Plan and SUP.....Attachment B
Applicant: John Williams
Location: 778 Sopris Avenue
6. 7:20 p.m. – 7:30 p.m.
BLM Land Transfer Discussion.....Attachment C
7. 7:30 p.m. – 7:35 p.m.
Staff Update
8. 7:35 p.m. – 7:40 p.m.
Commissioner Comments
9. 7:40 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings:

1-16-20 – Wanzek Subdivision – 1328,1330,1332 Barber Drive
1-30-20 – TBD

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday November 14, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Nick Miscione
Jeff Davlyn
Jay Engstrom
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
Mary Sikes, Planning Assistant

Commissioners Absent:

Jade Wimberley
Marina Skiles

Other Persons Present

Riley Soderquist
Jack Schrager
Yancy Nichol
Doug and Julie Pratte
Michael Noda
Daniel Wilde
Terry Kirk, 1011 Main Street
Kristi Close, 20751/2 CR 112

The meeting was called to order at 7:00 p.m. by Michael Durant.

October 10, 2019 Minutes:

Ken made a motion to approve the October 10, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Jay abstaining.

October 24, 2019 Minutes:

Ken made a motion to approve the October 24, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Michael, Nicholas, Nick and Ken abstaining.

Resolution 10, Series of 2019 - Condominiumization – 311 Main Street

Jeff made a motion to approve Resolution 10, Series of 2019, approving the Condominiumization at 311 Main Street. Jay seconded the motion and it was approved unanimously with Nick abstaining.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

PUBLIC HEARING – Sopris Lofts – Major Site Plan & Conditional Use Permit

Location: 1201 Colorado Avenue

Applicants: 1201 CO Avenue Holdings, LLC

Janet stated that the Planning Commission considered this application at its October 10th meeting. She said at the meeting, the Commission allowed Staff presentation, applicant presentation, and opened the hearing up for public comment. She said that the Commission then provided comments to the applicants and continued the public hearing to tonight.

Janet stated that one item she didn't discuss at the last meeting was that the application includes a request to amend the ordinance approved by the Board in 2016 when the property was rezoned to Mixed-Use. She said that the ordinance states that the rezoning would revert to PCC if development is not started within one year. She said that the applicant would like to eliminate that section of the ordinance, so it stays Mixed-Use. She said that she agrees with the proposal.

Janet continued by saying included is a summary of the changes in her Staff report. She said she believes that the applicant is going to go through that with their power point so she will leave it to them. She stated that she wanted to point out that Planning, Public Works and the Building Departments have reviewed the plans and overall, it appears that the applicant's team has been responsive to the concerns and issues brought up.

Nick asked if the site was non-conforming.

Janet said that the site was conforming as well as the proposed project.

Jay asked if Kevin, the Public Works Director, was emailed regarding the 8 foot sidewalk as it didn't make sense and that it was misleading for pedestrians.

Janet explained that the width of the sidewalk went from ten feet to eight feet, which came from Kevin.

Doug Pratte, from Land Studio, explained that they had redlined the concerns and the site plan displayed has been modified with the following changes requested:

- The handicap access from the parking lot, distance to building is now closer as well as a ramp to the Highway 133 path.
- Pedestrian access to the bus stop, added a connection.
- Added crosswalks at all access points.
- Removed cobble strip near the Highway 133, replaced with grass.
- Removed crushed granite, replaced with loose cobble/mulch.

- Shifted play area location further off the highway.
- Moved trees ten feet from bike trail.
- English Oaks replaced trees.
- Alternative Compliance, planting strip and trail along Colorado Avenue added by splitting the difference.

Michael Noda and Daniel Wilde, architects from neo Studio explained the changes to the building elevations with their PowerPoint presentation.

- The renderings were shown with enhanced landscaping.
- Varying colors and materials, wood added to warm up façade.
- Signage locations.
- Retaining walls added for seating.
- View from the round-about metal siding replaced with wood cedar.
- Brick portion of building shown as the gateway to Carbondale.
- Floor heights were reduced but using alternate structural materials the commercial spaces were not compromised in height.
- Art walls on both SE corners.
- Roof heights changed a bit for varying heights.
- Columns with wrap arounds were added.
- Flexibility with entrances based on tenants, with door at each large window.

Michael Durant said that the redlines in the October 10th Staff report addressing concerns were very helpful.

There was a discussion regarding the seating wall height and materials;

- Self-engineered MES materials OR
- Concrete/mortar for stability over time

Motion to open the comment portion of the public hearing

Ken made the motion to open the comment portion of the public hearing. Nicholas seconded the motion and it was approved unanimously.

Terry Kirk, **1011 Main Street** said that he is the owner of the Carbondale Plaza shopping center across the street. He said that he has been working with the applicants and that their design is much better than the previous design by Dr. Stein. He said that he thinks that it is a good project.

Kristi Close, **20751/2 CR 112** said that when she was new to the area and that it was hard to find affordable housing. She said that the design was great and the windows are fantastic. She said that the community will benefit and that she supports this project.

Motion to close the comment portion of the public hearing

Nicholas made the motion to close the comment portion of the public hearing. Jeff seconded the motion and it was approved unanimously.

Discussion

- Width of bike trail along Colorado Avenue.
- Designation should not be bike trail, because it is not a trail, call it a sidewalk and make it 5 feet.
- NE corner sidewalk could be a roll off curb to ride smoothly onto Colorado Avenue.
- Property to east has loading zone on Colorado Avenue, room limited for bikes and pedestrians.
- Covered parking facing Main Street and the accumulation of storage could be prevented without any designated parking spots. Management will be able to see if parking is being used for storage.
- Wrap awnings around the corner of the building over commercial doors, but take care to prevent people from jumping from the retaining wall to the awnings. It was agreed that it would not be a condition.
- Add two windows on the north elevation to break up the wall.

Further discussion ensued regarding sidewalk dimensions and material.

It was decided after extensive discussion to match the sidewalks in front of the multi-family units along Main Street, which the applicants agreed with.

Additional Conditions;

#16 – Match the width of the sidewalk in front of the multi-family units and work with the Town and engineering to make sure it meets all Town standards with a landscape buffer between parking and the sidewalk, along Colorado Avenue.

#17 – Add two windows on the north side wall.

#18- Concrete/masonry retaining wall to be used for seating along the south side.

Motion

Ken made a motion to recommend approval of the Major Site Plan Review, the Conditional Use Permit, Alternative Compliance requests, and the amendment to Ordinance No. 18, Series of 2016 with the recommended 15 conditions and findings in the Staff Report and the additional three conditions. Nick seconded the motion and it was approved unanimously.

Yes: Michael, Ken, Nick, Nicholas, Jay, Jeff

No: none

Staff Update

Janet said that we advertised for the P&Z vacancy and that we received one application after the deadline. She said that if P&Z agreed, that we would wait and we will re-advertise after the first of the year.

Janet stated that the Thompson Park Subdivision was approved by the Board of Trustees and that it all went smoothly.

Commissioner Comments

The Commission thanked Janet for the chocolates.

Motion to Adjourn

A motion was made by Ken to adjourn. Nicholas seconded the motion and the meeting was adjourned at 8:32 p.m.



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 12-12-2019

TITLE: 778 Sopris Avenue Minor Site Plan Review and Special Use Permit

SUBMITTING DEPARTMENT: Planning Department

Owner: John Williams

Applicant: John Williams

Property Location: 778 Sopris Avenue

Zone District: Old Town Residential (OTR)

Lot Size: 8250 square feet

Present Land Use: Single Family Residence

Proposed Land Use: Single Family residence with detached ADU

BACKGROUND

The applicant is proposing to renovate an existing detached accessory structure into an accessory dwelling unit. Under the UDC, a proposed ADU in the OTR zone district must go through a minor site plan review and receive a special use permit.

During the review of the application, staff made a determination that the application was not in conformance with the UDC and informed the applicant that a detached ADU was not allowed in the OTR unless the principle structure was of historical significance. After meeting with the Applicant, Staff offered to issue an interpretation of the code section as provided by the UDC and then the applicant may appeal the interpretation to the Board of Adjustment as also provided by the UDC.

During the process this application will be tabled until the interpretation and appeal is finalized. If the application does come back to the Planning Commission new public noticing will take place.

Section 4.4.4 A of the UDC provides additional standards for specific accessory uses and structures. There are specific standards for the location and design of an ADU as well as specific standards for an ADU in the OTR District if the principle structure is considered to be of historical significance.

The code sections are provided below:

2. Location and Design

- a. Except as set forth below, an ADU shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one/quarter of the total wall area or the floor or ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential structure.
- b. Detached ADUs shall be located to the side or rear of the primary structure.
- c. All ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
- d. An ADU shall not have more than one bedroom.

3. Public Services and Utilities

Separate water or sewer service for the ADU shall not be provided by the Town. Separate metering of other utilities shall be allowed.

4. Ownership Requirements

Ownership of the ADU may not be legally severed from ownership of the associated lot and any other structures on such lot.

5. OTR District

Additional ADU requirements for residential structures of historical significance within the OTR zoning district:

- a. A residential structure in the OTR zone district is of historical significance if the majority of the predominant elements of the structure were constructed prior to 1925.
- b. Detached ADU's may be permitted on a lot containing a residential structure of historic significance within the OTR zone district.

- c. The Planning and Zoning Commission may allow a reduction in the parking standards for an ADU in the OTR district pursuant to Section 5.8 when it is demonstrated that the reduction will contribute to the preservation of the historical character of a residence of historical significance within the OTR zoning district and such reduction will not adversely affect neighboring properties.
- d. The minimum size of an ADU shall be 300 square feet.
- e. The maximum size of an ADU shall be 10 percent of the total lot size up to a maximum unit size of 650 square feet.

Recommendation

No Planning Commission action is needed.



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning Commission Agenda Memorandum

Meeting Date: 12-12-2019

TITLE: BLM Transfer of Federal Surface/Federal Mineral Estate

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: US Department of Interior letter dated 11-26-2019
BLM Press Release dated 12-3-2019
BLM Map
Colorado Sun article dated 12-5-2019
Area Context Map
Area Map

BACKGROUND

The BLM is proposing to transfer approximately 17,700 acres of federal surface and minerals and an additional 6,000 acres of federal mineral estate to the State of Colorado (Colorado State Board of Land Commissioners).

The lands identified for potential transfer are located in sixteen counties scattered throughout Colorado. There is a map in the Colorado Sun article which shows the various parcels. The BLM is doing an Environment Assessment on the transfer. As part of that, there is a 21-day scoping period which started on December 2nd and closes December 23rd.

Because this came along so quickly and with such a tight timeframe for comment, Staff decided to go ahead and place it on the Planning Commission agenda.

One of parcels is a 267 acre property located west of Hardwick Road (the back road between Aspen Glen and Iron Bridge). It includes the ridgeline paralleling Highway 82 as well as lands west of that ridge. Attached are several maps which identify the parcel.

DISCUSSION

According to the United States Department of Interior letter dated November 26, 2019, the BLM identified nine issues to be considered. Some of the issues include impacts on rights-of-way, livestock grazing, impacts to cultural and historic properties, wildlife

habitat, public access, hunting and recreation activities, and socioeconomics of the area.

It is difficult to determine impacts of the transfer on the Town because it is unknown how the land will be utilized in the future. Staff's initial concern was the potential for development on the ridgeline if the State of Colorado sells the property to a private entity in the future.

Staff has contacted Garfield County to see if they have any issues or comments regarding the transfer. If additional information is provided, Staff will present it at the meeting.

FISCAL IMPACTS

Staff is unaware of any fiscal impacts to the Town at this point in time.

RECOMMENDATION

Staff would recommend that the Planning Commission discuss the item and determine where there are any comments which should be forwarded to the US Department of Interior.

Prepared By: Janet Buck, Planning Director



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Colorado State Office
2850 Youngfield Street
Lakewood, Colorado 80215-7210

NOV 26 2019

In Reply Refer To:
2620 (CO-923)

Dear Interested Parties:

In accordance with the National Environmental Policy Act, the Bureau of Land Management (BLM) is preparing an Environmental Assessment (EA) to evaluate a proposed transfer of approximately 17,700 acres of federal surface/federal mineral estate, and an additional 6,000 acres of federal mineral estate only, to the State of Colorado. The BLM is opening a 21-day public scoping period, beginning December 2, 2019.

You can view maps of the parcels and legal descriptions on the project website at <https://go.usa.gov/xp8yU>.

The Colorado State Board of Land Commissioners has filed a petition for classification and application to obtain public lands and mineral estate in lieu of lands to which the State was entitled but did not receive under its Statehood Act of 1875. The State did not receive title because the lands had previously been included in an Indian Reservation, Forest Reserve, National Forest, or other encumbrance. The BLM and the State Board of Land Commissioners would like to satisfy the land debt owed to the state of Colorado.

The BLM will conduct the analysis to determine whether to approve or deny transfer of land, and if approved, which parcels to transfer. The EA will address the purpose and need for the proposed action, issues relating to the transfer of public lands and mineral estate, and potential impacts resulting from the alternatives considered, including the no action alternative.

The BLM identified the following preliminary issues through internal scoping. Identified issues may change as a result of public scoping.

1. Will rights-of-way and County roads continue to be recognized if land is transferred to the State, and what would the impacts be to rights-of way, including those that are converted, and not converted, to a perpetual right-of-way?
2. What would the effect be on current authorized uses if the selected lands were conveyed?
3. What would the effect on livestock grazing operations and existing grazing permits be if the selected lands were conveyed?
4. What would the impacts be to cultural and historic properties by removing federal protections if the selected lands were conveyed?

5. What would the impacts be to special status species populations and habitats, including BLM sensitive species and Federal threatened or endangered species, if the selected lands were conveyed?
6. Considering future uses of the land, what would the impacts be to wildlife populations and habitats if the selected lands were conveyed?
7. What impact would there be to public access, hunting, and recreational traditions and benefits if the selected lands were conveyed?
8. What would the effect on Counties be as a result of a potential reduction in Payment in Lieu of Taxes (PILT) if the selected lands were conveyed?
9. What would the effect be on the socioeconomics of the area if the selected lands were conveyed?

Public involvement – Let BLM know if you have concerns or questions about the proposed action. The BLM will consider information received to help develop the EA. The BLM will accept comments on the proposal from December 2, 2019 through **December 23, 2019**. The BLM will only accept comments through U.S. mail or online through the project website.

Mail: BLM Colorado State Office
Attn: Bruce Krickbaum
2850 Youngfield Street
Lakewood, CO 80215

Online: <https://go.usa.gov/xp8yU>

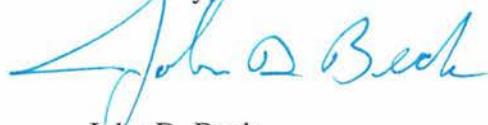
Schedule – The proposed schedule for the project is:

EA available for public comment
Final EA

Spring 2020
Late Spring/Early Summer 2020

For more information – Please visit the project website to learn more about the project. If you have questions about the proposed transfer of land to the State or the environmental review, please contact Jennifer Whyte, Branch of Lands and Realty, at 303-239-3708, or jwhyte@blm.gov.

Sincerely,



John D. Beck
Chief, Branch of Lands and Realty



(/)

U.S. DEPARTMENT OF THE INTERIOR
**BUREAU OF LAND
MANAGEMENT (/)**

BLM EVALUATING STATE INDEMNITY TRANSFER OF LANDS AND MINERAL RIGHTS

Proposal involves parcels intermingled with state-owned lands; would satisfy claim dating from 1876 statehood

DENVER, Colo. – The Bureau of Land Management is seeking public scoping comments on a proposed action to transfer approximately 17,700 acres of federal surface and minerals and an additional 6,000 acres of federal mineral estate to the state of Colorado.

The BLM and the Colorado State Board of Land Commissioners are seeking to satisfy the debt owed to the state for lands it did not receive under its Statehood Act of 1876, due to other rights or reservations encumbered the lands. The federal government owes the state approximately 9,000 acres or its equivalent value.

“The BLM worked closely with the state of Colorado to identify the acreage proposed for transfer to match the estimated value of what the owed 9,000 acres are currently worth,” **said BLM Colorado State Director Jamie Connell.** “We are looking forward to hearing from the public to help inform our decision.”

The acres identified for potential transfer are near or intermingled with state-owned lands in Bent, Chaffee, Custer, Dolores, Eagle, El Paso, Garfield, Grand, Huerfano, Jackson, Kiowa, Ouray, Park, Pueblo, Routt and Weld counties.

Secretary’s Order 3373, **Evaluating Public Access in BLM Land Disposals and Exchanges**

(<https://www.doi.gov/pressreleases/acting-secretary-bernhardt-signs-order-ensure-public-access-considered-land>), was one of the first orders Secretary of the Interior David Bernhardt signed. This proposed transfer

follows the guidelines of the order, which directs BLM to adequately weigh public access for outdoor recreation – including hunting and fishing – when determining the appropriateness of the disposal or exchange of public lands. The BLM has identified the smallest practical parcel of occupied public land for the transfer, and determined that it will not impact access to public lands used for recreation purposes, consistent with SO 3373.

The final acreage conveyed will be determined after an environmental analysis is completed and may be less than the total acreage currently identified for transfer. If the transfer is approved, grazing lessees and permittees may continue grazing under a state authorization and any conveyance to the state will be subject to rights-of-way granted by BLM. Oil and gas leases issued will remain in effect under the terms and conditions of the leases.

Comments are most helpful if received by Dec. 23. Additional information is available on the ePlanning project website at: <https://go.usa.gov/xp8yU> (<https://go.usa.gov/xp8yU>).

Please send written comments to the Bureau of Land Management Colorado State Office, Attn: Bruce Krickbaum, 2850 Youngfield St., Lakewood, CO 80215, or submit electronically via the ePlanning site. Before including your address, phone number, email address or other personal identifying information in your comment, be aware that your entire comment – including your personal identifying information – may be made publicly available at any time.

###

The BLM manages more than 245 million acres of public land located primarily in 12 Western states, including Alaska. The BLM also administers 700 million acres of sub-surface mineral estate throughout the nation. In fiscal year 2018, the diverse activities authorized on BLM-managed lands generated \$105 billion in economic output across the country. This economic activity supported 471,000 jobs and contributed substantial revenue to the U.S. Treasury and state governments, mostly through royalties on minerals.

MORE PRESS RELEASES

RELEASE DATE

Tuesday, December 3, 2019

ORGANIZATION

Bureau of Land Management

CONTACTS

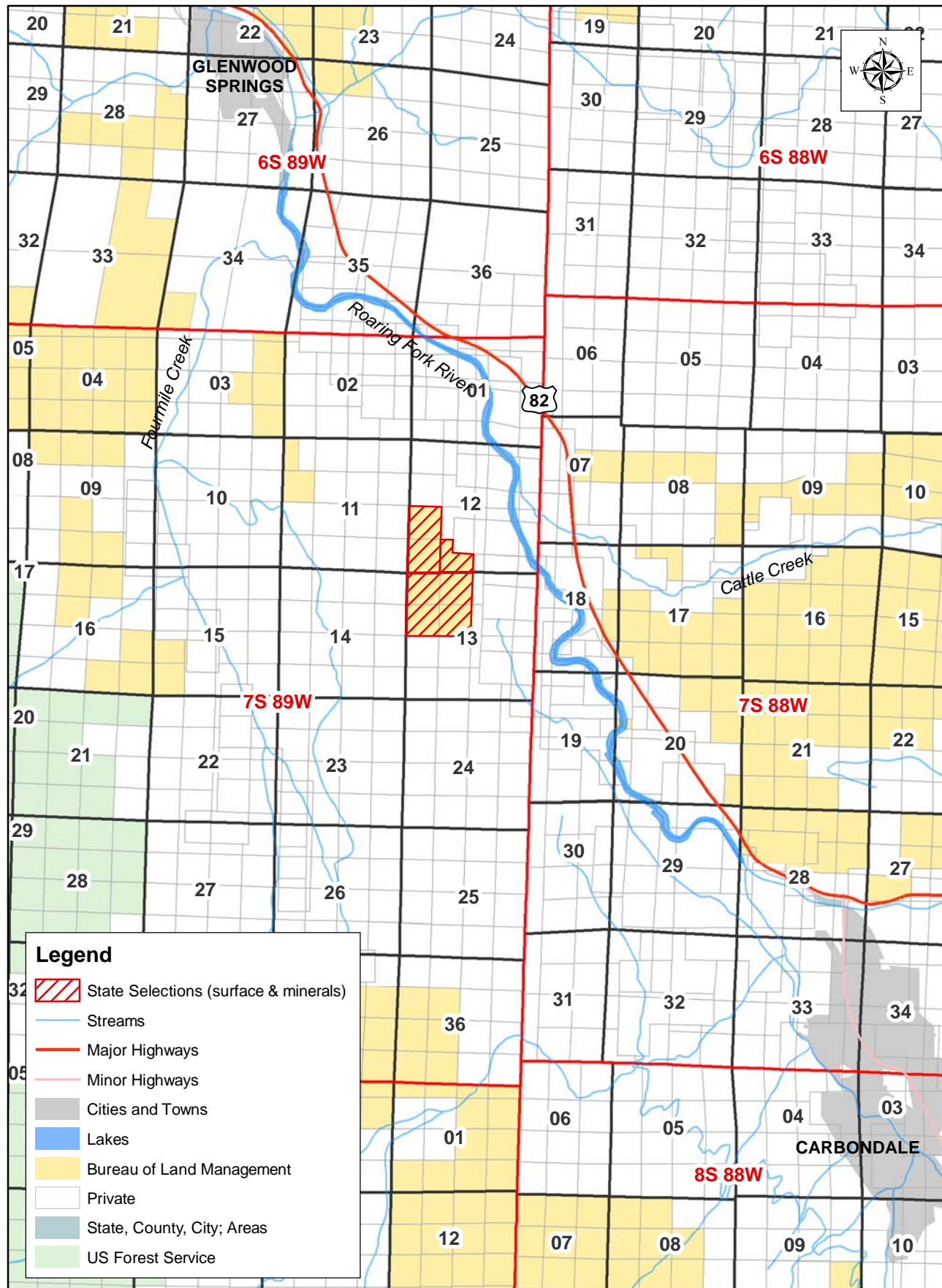
Name: Kate Miyamoto

Email: kmiyamoto@blm.gov (<mailto:kmiyamoto@blm.gov>)

Phone: 303-239-3668

State Indemnity Selections

Garfield County, Colorado



0 0.5 1 2 Miles



Map prepared by the BLM Colorado State Office on September 19, 2019. BLM makes no warranty regarding the accuracy, reliability or completeness of this geographic information, nor does BLM warrant this information for uses not intended by BLM.



A few acres of BLM land popular with anglers on the Eagle River, near the confluence with Travis Creek, is one of two parcels in Eagle County that the federal government has proposed to transfer to the Colorado State Land Board to settle a 143-year-old debt. Colorado is owed 9,900 acres promised by the Statehood Act. (Jason Blevins, The Colorado Sun)

OUTDOORS

Colorado is owed 9,900 acres by the federal government. But getting that land could mean no more recreating on it.

The federal government wants to settle a 143-year-old debt to Colorado with a grant of 9,900 acres across 16 counties. Some of those grants would block access to hunting, fishing on adjacent BLM land.

DEC 5, 2019 1:28PM MST



Jason Blevins

The whisper of transferring federal lands to states typically ignites firestorms, with conservationists, sportsmen and mountain communities fearing a shift of ownership could lead to unfettered development, lost access, habitat degradation and injury to recreation-based economies.

But this week's proposal by the Bureau of Land Management to transfer 17,700 acres of federal land and 6,000 acres of mineral estate to the Colorado State Land Board hasn't raised a hackle. Yet.

The BLM wants to pay a 143-year-old debt it owes the state. Under the Statehood Act, the federal government doled out land — a pair of 1-mile sections for every 36 square-mile township — to state land trusts to generate revenue for public schools.

When Colorado became a state in 1876, it got about 4 million acres. The State Land Board has about 2.8 million acres left that the board has leased to generate more than \$1.7 billion for public education in the last decade.



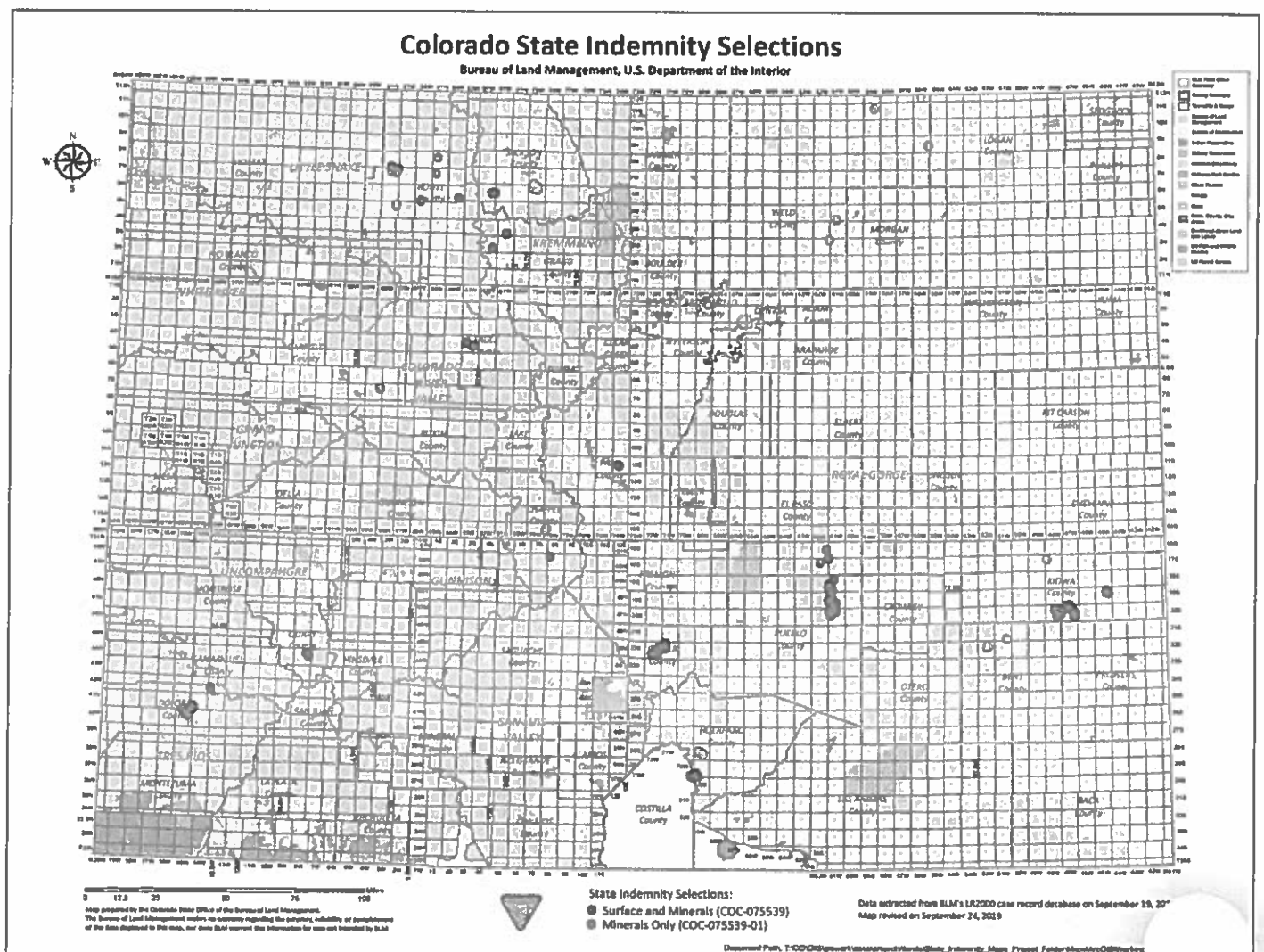
The feds still owe the state about 9,900 acres that could not be delivered in 1876 because much of Colorado's land on the Western Slope belonged to the Utes. Now the BLM wants to pay back that acreage, or the equivalent value, spread across 16 counties.

The BLM and the State Land Board have spent eight years working to identify transferable lands. Eliminating the debt has been on the land board's to-do list "literally for 143 years," board spokeswoman Kristin Kemp said.

“This land has been owed to Colorado’s schoolkids in the form of a trust since statehood,” she said.

Department of the Interior Secretary David Bernhardt signed an order in March directing the BLM to safeguard public access for recreation when identifying lands for potential disposal or exchange. So the acres identified in this proposal largely includes smaller parcels near or intermingled with State Land Board land and will not change existing leases for oil and gas or grazing and will not impact access for recreation.

The identified acres are in Bent, Chaffee, Custer, Dolores, Eagle, El Paso, Garfield, Grand, Huerfano, Jackson, Kiowa, Ouray, Park, Pueblo, Routt and Weld counties.



“At first blush, I don’t see any particular issues with what is being proposed. In fact, at least in some of the proposed parcels, it’ll likely lead to better management,” said Luke Schafer, the Western Slope director for Conservation Colorado. “Obviously, the devil will be in the details, but I’m not alarmed by anything that is being proposed.”

Aaron Weiss, the deputy director of the Center for Western Priorities, has some questions about a few of the proposed transfers along rivers and close to highways in Eagle, Garfield and Routt counties, but the overall plan did not raise any immediate issues.

“In general, this appears to be on the up-and-up, especially the parcels that complete, or are adjacent to, existing state land,” Weiss said.

Kemp said if the lands are transferred, the use of those parcels will not change “in the short-term.”

“But over time, those lands will be integrated into existing state trust land uses,” she said, noting that the land board leases 98% of its lands for agricultural uses, while also providing leases for oil and gas development, renewable energy development and recreational uses like hunting and fishing.

MORE: Trump’s “energy dominance” push changing plans for 3 million acres of Colorado land, local stewards say

This summer the Theodore Roosevelt Conservation Partnership and Montana digital mapping company OnX issued a report showing 1.78 million acres of the land trust’s 2.8 million acres are closed to recreation in any form. The prohibition of access to those lands isolates 18,000 acres of federal land from public access, according to the report, which also identified 435,000 ac

state land board property that is inaccessible to the public because they are surrounded by private land.

In July the Colorado Parks and Wildlife Commission expanded its Public Access Program, adding leases for an additional 100,000 acres of State Trust Land for hunting and fishing. The state land board now allows hunting and fishing on 585,000 acres of its lands and hunters and anglers have joined CPW with a goal to lease another 400,000 acres of trust land in the next two years.

“State trust lands are managed in a very different way than BLM lands,” said Tim Brass, the state policy director for Backcountry Hunters and Anglers, noting that hunting access on state trust lands costs much more than hunting access to BLM land. “As we’ve seen with Colorado trust lands, recreational access for hunting and fishing is definitely not guaranteed and while we have made great progress thanks to a supportive governor and the folks at CPW who helped broker this new agreement, there is a lot of work to be done to get even close to the hunting and fishing opportunities that are available on BLM land.”

Brass said BHA would be taking a closer look at the proposed exchange and will be engaging the State Land Board to protect recreational access.

While the Bernhardt order requires the BLM to consider recreation when transferring public lands, it does not control what happens to those lands after the lands are transferred to a state and agency’s existing leases expire.

“They will be state trust lands and over time they will be released and managed like all other Colorado state trust land to fund Colorado public schools,” Kemp said.

The BLM is seeking public comment on the proposed transfer. The proposed transfer will get a second public scoping in March and the state land bo

hopes to hold a public meeting next spring to review the transfer, Kemp said, with hopes that a deal can be finalized in the summer of 2020.



- [Drew Litton: Where's Marley's ghost when you need him?](#)
- [What'd I Miss?: Vote chicken](#)
- [A Colorado author thought she was done with characters she created 20 years ago. Then one came of age.](#)
- [Money and desperation drive nobility under cover in a Colorado author's book, setting stage for romance](#)
- [The Polis administration wants a greater say over hospital prices for more than 1 million Coloradans](#)

Share:

[More](#)

Support independent, Colorado-owned journalism by joining The Colorado Sun.

Credibility Indicators

These are selected by the writer and confirmed by the editor

🔍 Original Reporting

+

📄 Sources Cited

+

👤 Subject Specialist

+

[Learn more about Civil's Credibility Indicators](#)

Tags:

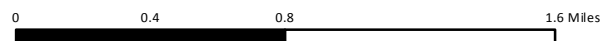




Garfield County Land Explorer

Printed by Web User

1 inch = 3,009 feet
1 inch = 0.57 miles



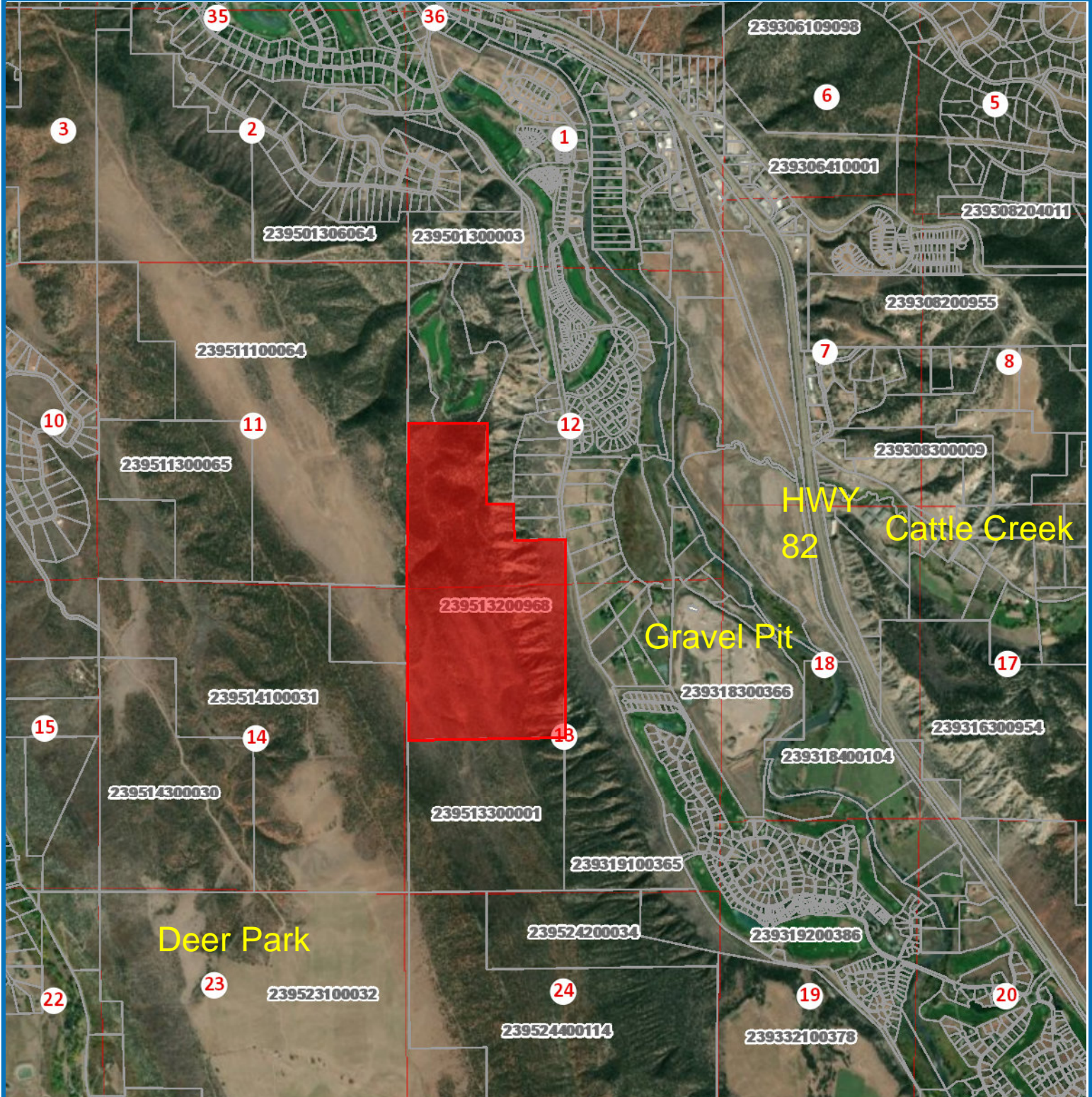
Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

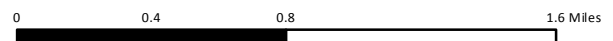




Garfield County Land Explorer

Printed by Web User

1 inch = 3,009 feet
1 inch = 0.57 miles



Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

