

MINUTES
OPEN SPACE AND TRAILS BOARD
REGULAR SESSION
August 7, 2025
530 East Main Street
Aspen, CO 81611

OSTB Present:

Graeme Means Dist. 1	Howie Mallory Dist. 2	Amy Barrow Dist. 3, Chair	Michael Kinsley Dist. 4	Wayne Ives Dist. 5
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Staff Present: Gary Tennenbaum, Kim Arensdorf, Ted O'Brien, Jami McMannes, Carly O'Connell, Liza Mitchell, Dale Will, Andrew Knapp, Richard Neiley

Others Present: Bill Fales, Marj Perry, Katie Perry

Amy Barrow called the meeting to order at 9:05 a.m.

PUBLIC COMMENT

Marj Perry stated that she would like PCOST to consider selling a portion of Snowmass Falls Ranch back to the Perry family. Perry commented that Snowmass Falls Ranch is in danger of being overused due to its proximity to heavily used trails and recreation. The family can be excellent stewards of the land and protect wildlife, she said.

Katie Perry provided Molly Perry's attached public comment submission. Graeme Means asked what parts of the property the family is interested in purchasing. Katie Perry stated that the family is interested in purchasing whatever the County is willing to sell. Amy Barrow noted that OST is in negotiations with the Land and Water Conservation Fund (LWCF) regarding the property. Once a proposal is received by LWCF, the OSTB staff and the community can analyze how to move forward and will consider all options. Wayne Ives commended the family on their excellent stewardship of the property.

Bill Fales stated that the family has been dedicated to protecting the land at Snowmass Falls Ranch for generations. He mentioned that the family is willing to collaborate with the OST program on any potential consideration.

APPROVAL OF THE MINUTES

Wayne Ives motioned for the OSTB to approve the amended 7/10/2025 OSTB Regular Draft Minutes. Michael Kinsley seconded. Motion passed (5-0).

Redstone South Bridge Replacement Update

Andrew Knapp explained that Redstone South Bridge has exceeded its service life. In 2024, Pitkin County studied alternative alignments; however, there were greater wetland impacts and a larger construction footprint. Knapp stated that staff is proposing to remove the pier from the middle of Crystal River, maintain the character of the existing bridge, increase sidewalk width,

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improve safety standards, and reduce impact to the native landscape. The project is in the final design and public outreach phase. Construction and detours will begin in March 2026. Knapp noted that the area is eligible for Wild and Scenic classification. The Army Corps is required to review the project within 90 days to ensure the project complies with Wild and Scenic requirements, he said.

Wayne Ives commended the design efforts and the reduction of environmental impacts. He noted that the community's primary concern was the bridge being closed for a year.

Graeme Means inquired about a crosswalk from the bridge crossing Highway 133 to the Coke Ovens. Knapp explained that a crosswalk doesn't necessarily improve safety on the road because of the high speeds along Highway 133.

Howie Mallory asked about OST funding for the bridge replacement project. Gary Tennenbaum explained that OST will budget \$1.5m for partial funding for the sidewalk portion of the bridge.

BOARD AND STAFF COMMENTS

Jami McMannes was introduced as the new Planning and Outreach Coordinator for OST.

Tennenbaum noted the multimodal connection planning that is beginning with Pitkin County for the Aspen Airport Business Center (AABC). Amy Barrow mentioned that community members of the AABC would like to be involved in the process.

Tennenbaum stated that the BOCC is hosting a site visit for Three Meadows Ranch with Eagle County commissioners and AVL T on September 17th. The OSTB expressed interest in making a separate site visit.

Graeme Means noted a recent newspaper article regarding rezoning in Pitkin County in anticipation of privatizing public lands. Richard Neiley explained that the action rezones properties managed by government entities to Resource Government. Neiley stated that uses permitted in the zone district are consistent with the management of the property by the managing agency.

Howie Mallory inquired about the next steps and timeline for the North Star working group. Carly O'Connell mentioned that the group has had initial meetings to discuss desired conditions. This fall, there will be another meeting to define and develop a framework for indicators and thresholds. O'Connell stated that it will be presented to the Board at the joint meeting in December.

ADJOURN

The OSTB meeting of August 7, 2025 adjourned at 1:05 p.m.

Approved:

Amy Barrow

Amy Barrow (Jan 11, 2026 23:44:01 MST)

Amy Barrow, Chair
Pitkin County Open Space & Trails Board

Attest:

Kim Arensdorf

Kim Arensdorf, Administrative Specialist
Pitkin County Open Space & Trails

As mom (Marj) already mentioned, our family is very interested in purchasing a portion of the SFR. We understand the original intent was to sell SFR to the USFS, with a potential sale of a portion to a private party, but we hope you are now having second thoughts about the sale to USFS. We recently saw how real the danger of a sale to the highest bidder is. Many lands in the Roaring Fork Valley were included in the initial maps of lands that would be eligible for sale- including much of the nearby Snowmass ski area. While the immediate danger of sale of public lands has passed, there will always be proponents of the sale of public land in Congress. Lands that are protected by one administration are targeted by the next. Designation of new wilderness areas requires congressional approval- always a challenge these days. The County is already taking steps to try to minimize the risk of the sale of public lands by rezoning these lands. While this offers some protection- a conservation easement would be much stronger protection.

Even if the federal government maintains ownership, they lack resources to steward the land in their care. The White River National Forest is the busiest USFS in the country, with more users per square mile than Yellowstone- and those users are even more concentrated on the Aspen/Snowmass side of the wilderness. If you've been up the East Maroon trail, you may have noticed the thickets of waist high thistles. This year bathroom capacity in the Maroon Bells is down 73%, the Aspen-Sopris Ranger district only has 1/3 of the field-going staff, and capacity to utilize volunteers is similarly reduced. SFR is as accessible as the Maroon Bells and, it is the other end of the popular 4-pass loop. For years, the USFS have encouraged people to start the loop at the Snowmass trailhead when the Maroon Bells is too full.

We believe we can be a better partner for you than the federal government. A partial sale to us would not require grant applications or congressional allocation of funds. We would complete the transaction on a dependable timeframe, returning funds to OST that could be used in additional conservation efforts. Further, we believe we share more of OST's goals than the federal government. Our family would be happy to work with OST on a conservation easement to ensure the property is protected in perpetuity- regardless of who owns it. As private stewards, we can manage weeds and continue to work to restore the property, including assisting beavers in re-establishing ponds to improve riparian health. By limiting public access on portions of SFR, we can provide wildlife with a quiet space to get away from the stress created by increased recreation. In turn, we would continue to love SFR and teach our children the importance of stewarding the land in the most beautiful place we know.

2025.08.07 OSTB Regular Session Minutes

Final Audit Report

2026-01-12

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