



Himebaugh Gulch Management Plan

Town of Hot Sulphur Springs

Mayor

Robert McVay

Board of Trustees

Christine Lee, Mayor ProTem

Dan Nolan

Ray Tinkum

Tim Harvey

Meredith Corder

Chance Harms

Approved April 21, 2022

Table of Contents

1.0 INTRODUCTION.....	3
2.0 PURPOSE OF THE PLAN.....	4
3.0 COMMUNITY INVOLVEMENT.....	5
4.0 EXISTING CONDITIONS.....	6
4.1 Location and Description.....	6
4.2 Historic Land Use.....	6
4.3 Improvements.....	7
4.3.1 Roads.....	7
4.3.2 Access and Trailheads.....	7
4.3.3 Developed Spring.....	8
4.3.4 Fences.....	8
4.3.5 Utilities.....	8
4.4 Building Area.....	9
4.5 Geology.....	9
4.6 Topography.....	9
4.7 Soils.....	9
4.8 Surface Hydrology.....	9
4.9 Vegetation.....	9
4.10 Rangeland.....	10
4.11 Wildlife.....	10
4.12 Recreation.....	11
4.13 Trails.....	11
4.14 Minerals.....	12
4.15 Visual Quality.....	12
4.16 Hazardous Materials.....	12
4.17 Land Status.....	12
5.0 MANAGEMENT DIRECTION AND ACTIONS.....	13
5.1 Conservation Easement.....	13
5.2 Wildlife.....	14
5.3 Recreation.....	14
5.4 Trails.....	15
5.5 Vegetation.....	15
5.6 Grazing.....	16
5.7 Soils.....	16
5.8 Land Status.....	16
5.9 Education.....	17
5.10 Law Enforcement.....	17
6.0 MONITORING.....	17
7.0 APPENDIX.....	19
7.1 Conservation Easement	
7.2 Maps	
7.3 Baseline Documentation Report	
7.4 Phase 1 Environmental Site Assessment	
7.5 Minerals Assessment Report	
7.6 Potential Funding Sources	
7.8 Property Survey	
8.0 REFERENCES	

1.0 INTRODUCTION

Hot Sulphur Springs is a small mountain community lying along the Colorado River in Grand County. The town is surrounded by open ranchland and forested mountains of federal and state public land which provide a scenic backdrop to the town's setting as well as a variety of outdoor recreation opportunities.

Himebaugh Gulch encompasses 275 acres of land that lie on the south side of town between the town and the Arapaho National Forest. (See map-right, and Map 1)

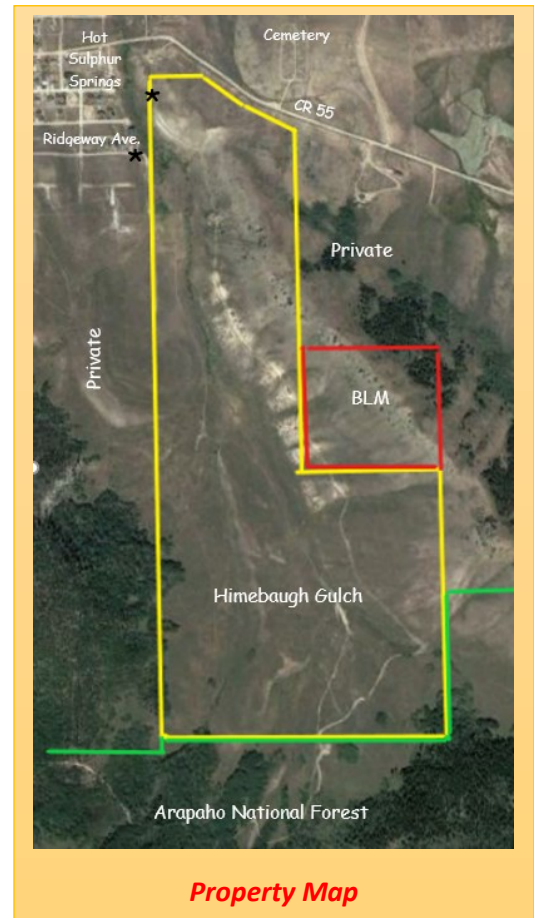
This land was identified as a priority for protection and the town's acquisition through several community planning efforts.

The town's 1998 Community Master Plan and Three Mile Plan identifies that the town's residents place high value on protecting the open space and scenic quality of the surrounding landscape. Specifically, the plan recommends that:

- *Scenic vistas in and around Hot Sulphur Springs should be protected by zoning measures, property acquisition, easements or other viable measures to assure long term protection.*
- *The town should identify critical open space purchases for environmental preservation, and develop an acquisition program with Grand County or other groups to assure their purchase.*

In 2015 the town completed a Parks, Open Space and Trails Master Plan that includes recommendations to:

- *Explore the feasibility of purchasing land along Himebaugh Creek for use as a park.*
- *Identify locations where the town trail system can connect to external trail systems or other amenities.*
- *Investigate the possibility of making trail connections from the south end of town to the Arapaho National Forest trail system via Himebaugh Creek.*
- *Identify areas that provide the opportunity for hiking trail access directly out of town so users do not have to drive to a trailhead.*



Additionally, Grand County’s Headwaters Trails Alliance 2019 Strategic Plan addresses this area with the following recommendations:

- *Improve the connectivity between federal lands and municipal centers (County-wide Goal 1)*
- *Assist Hot Sulphur Springs with exploring opportunities for public trail access along Himebaugh Creek.*

Until 2021, Himebaugh Gulch was part of the larger Jones Creek Ranch owned by Max and Kathryn Webel. In order to protect its natural and scenic values the Webels put the 275 acres of Himebaugh Gulch into a conservation easement (CE). The CE was completed in December, 2020, and is held by Colorado Headwaters Land Trust (Land Trust). The purpose of the easement is to forever conserve “the scenic open space, wildlife habitat, and biodiversity and other conservation values of the property.” The conservation easement is incorporated by reference and included as Appendix 7.1.

In 2020, the town initiated efforts to purchase the property for the outdoor recreation opportunities it would provide and for its connection of the town to the adjacent Arapaho National Forest. With grants from the Grand County Open Lands, Rivers, and Trails Fund, Great Outdoors Colorado (GOCO), Gates Family Foundation and the town’s Conservation Trust Fund, the town closed on the purchase in May 2021.

2.0 PURPOSE OF THE PLAN

Under the terms of the GOCO grant the town is required to complete a management plan within one year of property purchase. Regardless of the GOCO requirement, a plan is needed to guide the town’s management activities and future stewardship of the property.

The purposes of the plan are to describe the land’s physical and environmental characteristics and to provide direction to guide the town in its management and public use of the property. More specifically the plan provides guidance to:

- Protect the conservation values of the land as described in the conservation easement.
- Provide for recreation opportunities and land uses that are environmentally sustainable.
- Protect the property’s natural and scenic values.

3.0 COMMUNITY INVOLVEMENT

An important element of the planning process was to gather ideas from town residents for how the property should be managed. Several methods were used to obtain this information.

- Newspaper articles were published to inform the public about the new addition to town and request comments and suggestions for the management plan.
- A public meeting was held on July 23, 2021, with approximately 35 attending.
- Field trips were conducted to review and discuss the property on the ground.

All comments are on file in the Town Hall.

The following summarizes the comments received.

- Preserve the natural setting – minimize the impact to the environment.
- Ensure wildlife are protected; consider seasonal closure in severe winters.
- Keep trails away from the forested western side to allow undisturbed cover and habitat for deer.
- Hunting should not be allowed, but hunters should be welcome to cross the property to access the adjacent public land.
- Replace fencing with wildlife friendly fences and remove any unneeded fences.
- Dogs should be kept on a leash
- Concern with the town’s ability to enforce the rules, e.g., no motor vehicles. Consider hiring a code enforcement officer.
- People in the Himebaugh subdivision are concerned with the potential for increased traffic and excessive parking along Ridgeway Avenue.
- Develop the CR 55/rock pile access point as the main trailhead.
- Some people are in favor of allowing E-bikes and others are opposed.
- Emphasize providing a recreational experience of solitude in nature.
- Don’t publicize the new trail opportunities, and provide only a small parking area to limit the number of people. Keep it for the town residents.
- Provide a loop trail connector from the valley trail, across the creek, and back to the rock pile CR 55 trailhead.
- Strong support for the CE’s prohibition on motorized recreation – no vehicles.
- Livestock grazing should be allowed to support the historic use and culture, but must be environmentally sustainable with a grazing plan.
- Trails should be sustainable on appropriate location and grade with erosion control structures.
- Decommission steep and eroding road sections.
- Clearly mark the perimeter boundary.
- Suppress noxious weeds.



4.0 EXISTING CONDITIONS

Several studies were completed that document the existing conditions of the Himebaugh Gulch property. This management plan draws on these documents for the information provided below. The

complete documents are included as appendices to the plan and are available at Town Hall and on the town's website. (Town of Hot Sulphur Springs/Our Community/Town Park/Himebaugh Gulch/Learn More)

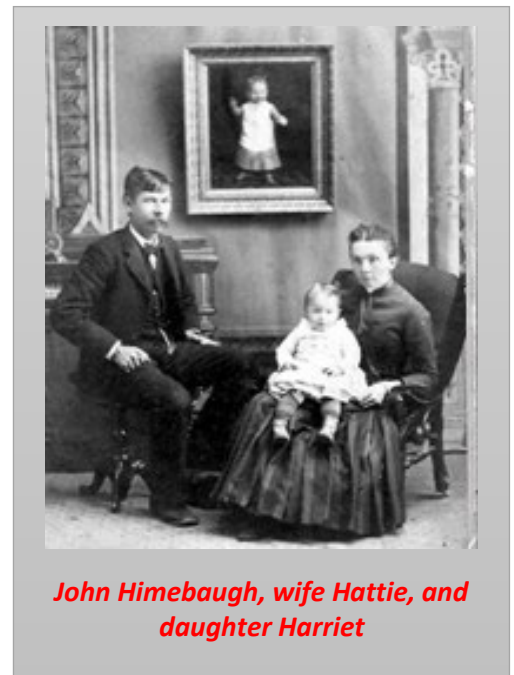
- Baseline Documentation Report – This report was developed to document the current physical, cultural and environmental conditions that represent the conservation values for which the conservation easement was developed to preserve. (Appendix 7.3)
- Phase 1 Environmental Site Assessment – This study was completed to determine if there were any environmental hazards on the property. (Appendix 7.4)
- Mineral Assessment Report – This report evaluated the probability of surface mining or other mineral-extraction on the property. (Appendix 7.5)

4.1 Location and Description

The property is in the Southern Rocky Mountain Physiographic Province in Middle Park. It encompasses native sagebrush shrublands and montane forests and woodlands on rolling terrain. Average elevation is 8,200 feet above sea level. Climate is characterized by short, warm summers and cold winters. Average annual precipitation is about 18 inches with average winter snowfall of 64 inches. The property is open and undeveloped. Himebaugh Creek passes through the valley bottom. Private land borders the property on the east, west, and north sides. National forest land is adjacent on the south, and a 40-acre tract of BLM land is on the east side. (See Map 1)

4.2 Historic Land Use

Hot Sulphur Springs, including this property, prior to European settlement was within the traditional tribal grounds of the Utes and Arapaho. The hot springs were an attraction and the area was occupied, at least in the warm seasons, for hunting and other activities. The earliest known occupation of the property was from 1874 to 1877 by John Himebaugh for whom Himebaugh Gulch is named. According to Victor Frey, "after prospecting for limestone [Himebaugh] took up a claim where he built and burned three lime kilns and furnished lime for the buildings and chimneys in town" (Frey). In his letter to his children Himebaugh states "the most memorable and lasting things I done and left over at Hot Sulphur Springs is the Himebaugh Gulch named for me and those stone bridge piers – built in November and December 1874. The bridge is over the Colorado River below the hot springs. I built those bridge piers for John Quincy Adams Rollins. He had finished his Rollins Pass Toll and Wagon Road over the range that summer." (Himebaugh, 1922) John Himebaugh was a justice of the peace and presided over the first marriage in Grand County. In 1877 he moved to Colorado Springs.



The property has been used for grazing and recreation since at least the early 1900s.

In 1947, the Forest Service, in partnership with the local community, created the Snow King Valley Ski Area on the slopes of the south end of the property. The existing road on the east side was constructed to access a rope tow, and a power line was built to serve the tow. A Civilian Conservation Corps building, located in Glenwood Springs, was dismantled and moved to the site to serve as a warming hut. In 1953 the ski area was closed and the rope tow and other equipment were removed and sold to Granby. The warming hut was moved to the Forest Service district office compound in Hot Sulphur Springs. For many years it served as bunkhouse quarters for seasonal employees. Now it is the Hot Sulphur Springs library.



Snow King Valley Ski Area and warming hut

4.3 Improvements

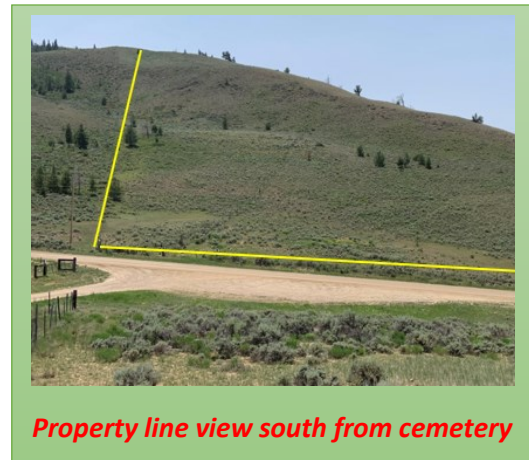
4.3.1 Roads

The ski hill road, mentioned above, is accessed from CR 55 through a tract of county property and runs along the east hillside, the full length of the property. It is more accurately characterized as a trail since it is not passable by full size vehicles due to eroded sections. Another primitive, unmaintained road begins at the end of Ridgway Road and runs along the valley bottom on the west side of Himebaugh Creek. It forks in the center of the property where one section extends to the south boundary and the other section extends to the west boundary. Both of these road sections have steep segments with significant erosion. Access to the valley road at the end of Ridgway Road involves passing through private land. The town has an easement across this stretch of private land for non-motorized public access and motorized access for the town's administrative needs. (See Maps 2 and 3)

4.3.2 Access and Trailheads

There are four access points to the property. (See Map 3)

Cemetery – There is a gate in the fence adjacent to CR 55 across from the Hot Sulphur Springs cemetery. A primitive cow path trail leads west across the hillside to a saddle in the ridge and then down a steep pitch to the ski hill road. Parking is available in a wide spot in the CR 55 right of way below the cemetery. If the trail were improved, a trailhead could be established at this site.



Property line view south from cemetery

Rock Pile – This site is located on the south side of CR 55 at the north end of the ski hill road and is the principal access point for the property. As mentioned above, an area of county property lies between CR 55 and the ski hill road. It serves as a site for storing dirt and boulders.

This is the logical location for the main trailhead to the property. The town and county have developed an intergovernmental agreement to allow use of this rock pile site for a trailhead and public access to the property.

Ridgeway Road – The west end of Ridgeway Road provides access, but, with very limited parking, is not a good site for a trailhead.

South End – A gate/opening in the fence at the south end of the property at the boundary of the national forest is an access point for those entering from that direction.

4.3.3 Developed Spring

A spring in the north part of the property was developed for stock water. A small diameter pipe emerges from the ground in the hillside. (See Photo point 13 in the Baseline Report)

4.3.4 Fences

The property is partially perimeter-fenced with multi-strand barbed wire. There is some old barbed wire interior fencing in poor condition in the north part of the property. The fence along the south side of the property, bordering the national forest, is also in poor condition. (See Map 2) These fences can be a hazard and impediment to wildlife movement.

The remnant of an old wooden corral is still present in the north end.

4.3.5 Utilities

A local overhead utility line crosses the north part of the property, following the CR 55 alignment.



Dead deer caught on fence

4.4 Building Area

The Conservation Easement (CE 4.7.2) identifies a 5.5 acre building area known as the Town Envelope at the northwest corner of the property. Under the terms of the easement the town may “construct,

maintain, repair, reasonably enlarge and in the event of destruction, reconstruct the following permitted structures within the Town Building Envelope: a single family residence, accessory residential structures, agricultural structures, a parking area, a pavilion, and other necessary improvements for a public trailhead.” The building allowances notwithstanding, the location of the designated building area on a steep, inaccessible hillside, makes any potential development difficult. (See Map 2) If a trailhead and/or other allowed feature in the relatively flat terrain adjacent to CR55 across from the cemetery were to be a desired amenity, the town should consult with the Land Trust for options to adjust the Town Envelope location.

4.5 Geology

The property consists mainly of the Upper and Lower Cretaceous-age Colorado Group including the Niobara Formation (calcareous shale and marly limestone) and Benton Shale. The Mount Bross Fault, a major northwest-trending ridgeline, traverses the east part of the property. (See Baseline Documentation Report for more details and geologic map)

4.6 Topography

The property is primarily rolling and gently sloping down to the north forming a broad bowl that collects several headwater tributaries of Himebaugh Creek. The highest point of the property is 8,440 feet at the southeast corner and the low point is 7,800 feet near the northwest property corner.

4.7 Soils

The majority of the property’s soils are relatively shallow to deep well-drained loam and clay loams. There are also rock outcrops and small scree deposits along the ridge and hydric soils in creek beds and near springs. (See Baseline Report for detailed soil map and description.)

4.8 Surface Hydrology

The property encompasses a total of approximately 2.5 miles of low-gradient streams with intermittent flow and intermittent riparian character. At least three springs arise on the property and feed the streams. (See Baseline Report photopoints 13, 23) The small tributaries on the property are first-order tributaries of Himebaugh Creek which flows to the Colorado River. As first-order tributaries, these drainages form part of the headwaters of the Colorado River and influence the downstream water quantity and quality. There are no adjudicated water rights associated with the property.

4.9 Vegetation

The property consists of the following vegetation communities (See Map 4):



Sagebrush shrubland looking north

Sagebrush shrubland (91.8%). – The majority of the property is in sagebrush shrublands. The sagebrush on the property is part of a larger 90,700 acre patch important to sagebrush-obligate birds and mammals on a landscape scale. Sagebrush provides nest sites and cover for several birds as well as seasonal and year-round habitat for wild ungulates. Colorado Parks And Wildlife considers large blocks of sagebrush a high priority key habitat in the state in its Comprehensive Wildlife Conservation Strategy.

Riparian corridor (3.4%) - A narrow ribbon of discontinuous stands of montane willow shrub riparian habitat is associated with the Himebaugh Creek bottom and other tributaries and springs on the property. The effects of grazing are evident including hedging of willows by livestock and elk.

Aspen forest or woodland (3.2%) Stands of aspen intersect the south and west boundary of the property and a few small, isolated stands are present throughout.

Mixed conifer open woodland (1.6%) – This cover type is associated with the prominent ridge in the northeast part of the property where scattered limber pine and Douglas fir are established on the ridgeline and west-facing slopes. There are a few scattered, isolated lodgepole pine trees and limber pine in the sagebrush shrublands as well.

Noxious weeds - Several state listed noxious weeds are present. A severe infestation of Canada and Musk thistle is located along Himebaugh Creek at the upper end of the property. Houndstongue is scattered throughout the valley bottom, especially on previously disturbed ground. (See the Baseline Report for a more detailed description of vegetation species.)

4.10 Rangeland

The property has been managed for grazing use since the early 1900s. It is currently leased to a local rancher for seasonal grazing.

4.11 Wildlife

Birds - The property's shrublands, wooded areas, and riparian areas provide habitat or habitat linkages for small animals with large home ranges moving across the surrounding landscape, including neotropical migratory songbirds. Migratory birds likely to be using the property that are dependent on sagebrush include Brewer's Sparrow, Vesper Sparrow, Green-tailed Towhee, and Sage Thrasher. Birds potentially using the montane riparian willow shrub habitat include Olive-sided Flycatcher, Wilson's Warbler, Yellow Warbler, Swainson's Thrush and Veery. Birds using the open woodlands and forests are likely to include Cassin's Finch, Lazuli Bunting, Mountain Chickadee, Tree Swallow, Black-billed Magpie, Northern Flicker, Hairy Woodpecker, Downy Woodpecker, Red-naped Sapsucker, Mourning Dove, Yellow-rumped Warbler, Townsend's Solitaire, Mountain Bluebird, and Broad-tailed and Rufous Hummingbirds, Dusky Grouse and potentially Sage Grouse in the sagebrush shrubland. Raptors such as Golden Eagle, Northern Harrier, Prairie Falcon, Swainson's Hawk, Northern Goshawk,

Cooper's Hawk, Sharp-shinned Hawk, American Kestrel, Red-tailed Hawk, Peregrine Falcon and Great-horned Owl are expected to be fairly common (year-round or seasonally) in the area and across the property, as they hunt for small prey.

Small mammals - Small mammals including coyote, red fox, bobcat, badger, striped skunk, raccoon, cottontail and jackrabbit, weasels, porcupine, pine squirrels, chipmunks, mice, voles, and shrews are expected to inhabit or visit the property and utilize its variety of habitats.

Herptiles - Herptiles anticipated to occur on the property are western terrestrial garter snake, tiger salamander and chorus frog.

Elk and deer – Elk and deer find good thermal cover and concealment in the property's topography, shrublands and wooded areas as well as water resources and wallows in Himebaugh Creek and its tributaries. The property provides winter and summer range for both elk and deer. The property serves as a transition area for these species between their winter and summer ranges. (See Map 5)

CPW considers the entire property and surrounding area as moose summer range. They are expected to occur occasionally as they move between areas of forests with wet meadow openings and aquatic areas.

The property is within black bear and mountain lion overall range as mapped by CPW. Black bears would tend to use the property in spring, summer and fall prior to hibernation. Mountain lions are more likely to be on the property when prey such as deer are in the area. However, lions can be present anytime of the year. The eastern ridge is a natural corridor for lions to traverse.

4.12 Recreation

Even though this property has been in private ownership until the town purchased it, some recreational use has occurred over the years by locals. Hiking, cross country skiing and bike riding have been typical activities and snowmobiling was popular, although not in recent years.

The conservation easement and this plan limit recreation use to non-motorized activities. An exception to this policy is for members of the Himebaugh Estates Owners Association and two other individuals who are allowed snowmobile access along the east side road/trail only for the purpose of accessing the adjacent national forest. This snowmobile access is authorized under a recreational easement that was granted by the previous owner and recorded with the county for these individuals prior to town ownership.

4.13 Trails

With the proximity to town, relatively gentle topography, open vistas and existing primitive road bed, the property provides great potential for developing a trail system as envisioned in the town's Parks, Open Space and Trails Master Plan.

The roads mentioned above serve as trails. They total approximately three miles. There are several eroded, wash-out sites on the hillside trail and steep eroding pitches that require a re-route for the trail to be on a suitable grade and location out of wet areas. Additionally, a short, new section is desired to connect the ski hill road to the valley bottom trail in order to create a loop opportunity to the rock pile access point.

National forest land borders the property on the south end and further connects to BLM. The proximity of this public land provides the potential for expanding trail opportunities beyond the property itself.



Hikers on steep trail section

See Section 4.17 for discussion of the section of trail that crosses BLM land.

4.14 Minerals

The Town does not own the mineral rights to the property. A Minerals Assessment Report (Appendix 7.5), conducted by a professional geologist, concluded that the probability of extraction or removal of minerals from the property by surface mining methods is “so remote as to be negligible.”



Scenic view looking south

4.15 Visual Quality

The property is a large tract of open space as viewed on the southeast side of Hot Sulphur Springs. With the sagebrush shrublands, and scattered woodlands across rolling terrain and a ridgeline, the property provides a degree of openness, contrast and variety to the landscape.

4.16 Hazardous Materials

A Phase 1 Environmental Assessment Report (Appendix 7.4) was completed to identify the past, or current presence, or potential for future release of oil or hazardous material on the property. No recognized environmental conditions were found indicating the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property.

4.17 Land Status

The property is outside the town limits in unincorporated Grand County.

A survey of the property has been completed (see Appendix 7.7) and several property corners are monumented with aluminum caps. The property boundary is not marked or signed.

Ideal Park is a platted, undeveloped subdivision at the property’s south end. It was recorded in 1912 and consists of blocks, lots, and streets. The streets are dedicated to the public and, according to the survey map, do not appear to have been vacated by the county. (See Map 6)

A section of BLM land abuts the town property on the east side (See Map 3). Approximately 1,000 feet of the road/trail on the east side of the property passes across this BLM property. The BLM classifies this section of trail as “Administrative” – open to horse and foot traffic. Currently BLM staff are in the process of revising this policy to allow bikes. Snowmobiles are also allowed, but all other motorized activities are prohibited with an exception to allow motorized access for management purposes.

The Arapaho National Forest borders the property on the south. The primitive road that runs through this section of the national forest is classified as non-motorized, however, snowmobiles are allowed.

5.0 MANAGEMENT DIRECTION AND ACTIONS

The goal of the town is for this property to serve as a model for the protection of natural, scenic and conservation values while allowing for certain agricultural and recreation uses. The following plan sections provide direction for how the town will manage the Himebaugh Gulch property. They also identify future actions to be taken to enhance the properties conservation values. Implementation of any of the identified actions will be contingent on town priorities and available funding. (See Appendix 7.6 Potential Funding Sources)

The town will use the concept of adaptive management to adjust its practices as it learns from its experience with managing wildlife, recreation use, grazing and other resources. This management plan should be considered a dynamic document that may be amended to address new developments, changes in public desires, and knowledge gained from its management experience.

5.1 Conservation Easement

The deed of conservation easement was established on December 18, 2020 by the previous landowner prior to the town’s acquisition and granted to Colorado Headwaters Land Trust. The purpose of the easement is to, “forever conserve the scenic open space, wildlife habitat and biodiversity, and other conservation values...in perpetuity.” The conservation values are more fully described above (Section 4.0 Existing Conditions), in the CE, and in the Baseline Documentation Report. The CE includes descriptions of acts and uses of the property that are consistent with its purpose and acts and uses that are inconsistent with its purpose and therefore prohibited. The CE recognizes that, “the property features important agricultural resources (grazing range) and... limited recreational opportunities for the local community,” and provides direction for the landowner (the town) in managing these uses. Relevant



sections of the CE are included in the discussion below. (See the CE 4.0 for the complete list of the Consistent Uses of the Property.) The Land Trust, as holder of the deed of conservation easement, has certain rights relative to its role in ensuring the conservation values are protected (See CE 3.0)

5.2 *Wildlife*

Management Direction

- a. Work in partnership with Colorado Parks and Wildlife to protect wildlife values.
- b. Ensure the sustainability of habitat for all wildlife species common to the property.
- c. Enhance wildlife habitat.
- d. Provide protection and ensure the effectiveness of the area as winter range and as a transition area for elk and deer between summer and winter range.
- e. In consultation with Colorado Parks and Wildlife, consider the need for seasonal closure to recreation use due to severe winter conditions and wintering herds.
- f. Eliminate unneeded fences which may impede movement and cause entanglement of wildlife.
- g. Fencing shall be constructed of a material and erected so as to be compatible with the movement of wildlife...consistent with the guidelines of Colorado Parks and Wildlife (CE 4.3).
- h. Trails shall be located away from ridges, saddles and the forested western side to allow undisturbed cover and refuge for wildlife.

Actions

- a. Convert existing fencing needed for grazing management to wildlife friendly design.
- b. Remove all unneeded fences.
- c. Enhance water sources for wildlife with spring and wetland development.

5.3 *Recreation*

Management Direction

- a. Manage for semi-primitive, dispersed recreation opportunities emphasizing users' experience of quiet and solitude.
- b. Provide opportunities for non-motorized recreation including hiking, biking, horseback riding, cross, country skiing and enjoying nature.
- c. Preserve the natural landscape and maintain the visual quality of the property.
- d. Prohibit the following activities: camping, campfires, hunting, shooting firearms, fireworks, and use of motorized vehicles including electric bikes.
- e. Require all pets to be on a leash.
- f. The town "may permit public access to the trails and property for non-motorized recreational opportunities, subject to the regulations imposed on such use and access imposed by the [town] as may be necessary to protect the



public safety, and to protect other conservation values of the property, and to balance wildlife habitat needs and public recreation.” (CE 4.14)

- g. The CE allows for the use of motorized vehicles, limited to roads, for agricultural and landowner [town] management and administration. (CE 5.11)

Actions

- a. Where it is determined appropriate and consistent with the CE, install information kiosks, resting benches, and other amenities to enhance the recreation experience.

5.4 Trails

Management Direction

- a. “Trails for non-motorized use...and related facilities, such as, but not limited to trailheads and parking, informational/directional kiosks and sign boards, signage, restrooms and other open air structures and improvements necessary to support the uses of the trails...may be constructed, maintained, repaired and replaced on the property in the locations and in the manner approved by the Land Trust, provided that the parking lot, restrooms and open air structures that may include shade shelters, seating areas shall only be located in the Town Envelope.” (CE 4.13.2)
- b. “The maximum length of trails on the property shall not exceed four miles without the approval of the Land Trust.” (CE 4.13.3)
- c. “All trails shall be sustainable and shall be surveyed, constructed, built and maintained by members of the Professional Trail Builders Association or other organization approved by the Land Trust.” (CE 4.13.4)
- d. Monitor trail use to prevent and eliminate unauthorized user created trails.
- e. Work in partnership with Headwaters Trails Alliance for planning and trail development.
- f. Decommission unneeded trail and old road sections, and return them to their natural state with seeding, mulching and drainage structures.

Actions

- a. Develop a trail system that is environmentally sustainable, including appropriate location and grade. (See Map 7)
- b. Use the existing primitive roads as the basis for the main trail system with reroutes as necessary to eliminate inappropriate sections – wet areas and steep grades.
- c. Provide a loop trail opportunity to connect the valley bottom trail with the east side trail.
- d. Develop trailhead(s) for parking and information sites with emphasis on the CR 55 rock pile access point.
- e. Due to lack of adequate space for a parking lot, a trailhead at the Ridgeway Road access point will not be developed. However, an information kiosk may be installed at the south end of the former Oak Street.

5.5 Vegetation

Management Direction

- a. The town, “has the right to cut and remove trees and shrubs ...for the following purposes: (1) to control any imminent threat of disease or insect infestations; (2) to remove dead, diseased or downed shrubs and trees that present a safety hazard or obstruction; (3) to remove invasive non-native species (including herbicide spraying); (4) to remove trees and shrubs that interfere with fencing from and along fence lines; (5) to provide firewood from dead trees and solely for use on the property; (6) for trail construction and maintenance; and (7) for fuel reduction for defensible space around residences.” (CE 4.5)
- b. Monitor for the existence and initiate treatments to control noxious weeds.

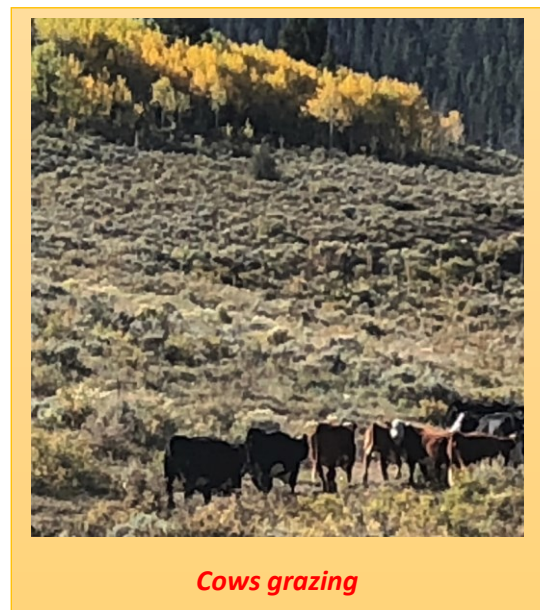
Action

Take action to eliminate noxious weeds currently existing and any that may develop in the future.

5.6 Grazing

Management Direction

- a. The town, “has the right to continue...grazing and pasturing of livestock...Any agricultural use shall utilize sound range management...techniques which do not materially degrade the condition of the property and which shall preserve the conservation values. (CE 4.1)
- b. Continue the tradition of leasing the property to local ranchers for livestock grazing to support the historical ranching culture and economy.



Cows grazing

Action

- a. Develop a grazing capacity management plan for the property.
- b. Repair damaged fences.
- c. See Wildlife Management Direction (Section 5.2) for additional fencing requirements.

5.7 Soils

Management Direction

- a. Ensure the sustainability of soils to minimize sedimentation of the creeks.

Actions

- a. Stabilize eroding soils by installing drainage structures, seeding and mulching and closing access to steep eroding road and trail sections.

5.8 Land Status

Actions

- a. Annex the property into the town.

- b. Identify/mark the property boundary, especially the west side, to help users avoid crossing onto private land.
- c. Remove the Ideal Park designation and work with the county to vacate the streets.

5.9 Education

Management Direction

- a. Enhance recreation experiences with interpretive signage about the area’s natural environment and cultural history.
- b. Provide information about the rules for use of the property and appropriate behavior, such as Leave No Trace principles.

Actions

- a. Develop interpretive signs at appropriate locations on the property to address subjects such as environmental characteristics – wildlife and plant species, big game migration, noxious weeds – and historical /cultural subjects – Snow King Valley Ski Area, John Himebaugh, history of Hot Sulphur Springs, Indigenous peoples.
- b. As recreation use increases, consider participating in the Stewardship Ambassador program to inform users about respect for the natural resources and appropriate behaviour.

5.10 Law Enforcement

Management Direction

- a. The town does not have its own police force.
- b. Until the property is annexed into the town’s boundaries the town’s municipal code will not apply.
- c. The town will encourage conformance with the property’s rules through signage and education and can tell violaters to obey the rules.
- d. Incidents of violation of established rules should be reported to the town authorities. Issues affecting public safety must be reported directly to the Sheriff’s Department.
- e. The town will work with the Grand County Sheriff’s Department for law enforcement services, as necessary.

Actions

- a. Annex the property into the town’s incorporated area (See Action Item 5.8 a) to allow application of the town’s municipal code.
- b. Update the town’s municipal code to incorporate the rules established for this property.
- c. Adapt management of the property and town’s rule enforcement based on the magnitude of rule infractions. That is, consider hiring a code enforcement officer and/or service agreement with the Sherrif’s Department, if determined necessary.

6.0 Monitoring

Monitoring of the resource conditions and the impacts of grazing and recreation activities is important to ensure that the property’s conservation values are protected. The Land Trust annually reviews and monitors the condition of the property’s resources. The town also has responsibility to regularly assess

the condition of the property's natural resources. Resource elements to review annually include impacts to streams, range vegetation condition, fence maintenance needs, existence of noxious weeds, sites of erosion, trail use patterns, visitor satisfaction, and compliance with rules.

7.0 APPENDIX

All appendices (except the attached Maps and Potential Funding Sources) and references are available on the town's website at: (Town of Hot Sulphur Springs/Our Community/Town Park/Himebaugh Gulch/Learn More) or

<https://townofhotsulphursprings.com/community/himebaugh-gulch/>

7.1 Conservation Easement

7.2 *Maps*

Map 1 - Location

Map 2 – Improvements and Features

Map 3 - Access and Easement

Map 4 – Land Cover

Map 5 – Elk and Mule Deer Ranges

Map 6 – Ideal Park

Map 7 – Planned Trail Improvements

7.3 *Baseline Documentation Report*

7.4 *Phase 1 Environmental Site Assessment Report*

7.5 *Mineral Assessment Report*

7.6 *Potential Funding Sources*

7.7 *Property Survey*

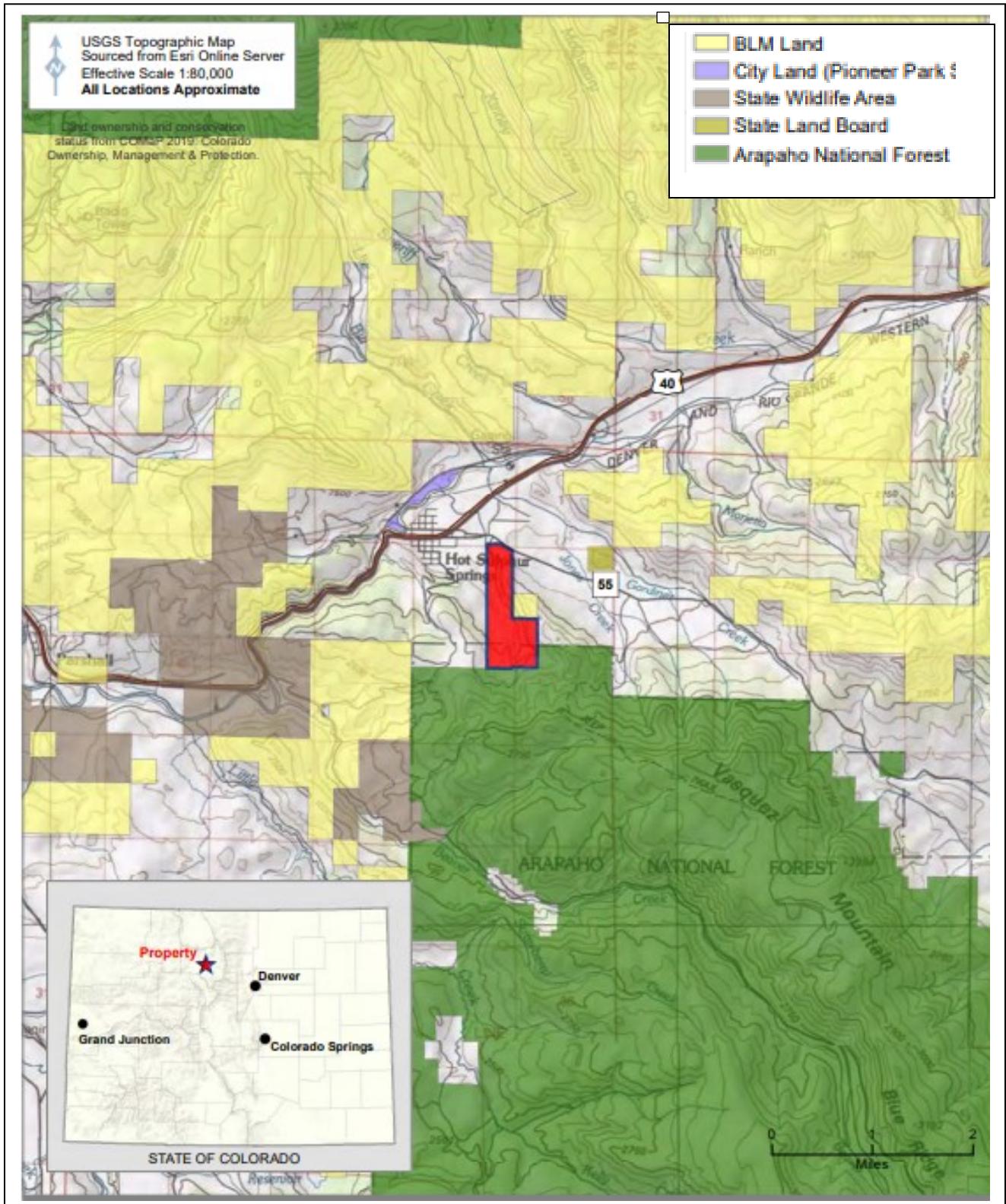
8.0 REFERENCES

Frey, Victor. Early history of Hot Sulphur Springs. 7p.

Himebaugh, John (1922). To my children, other kin, and whom so ever interested. 3p.

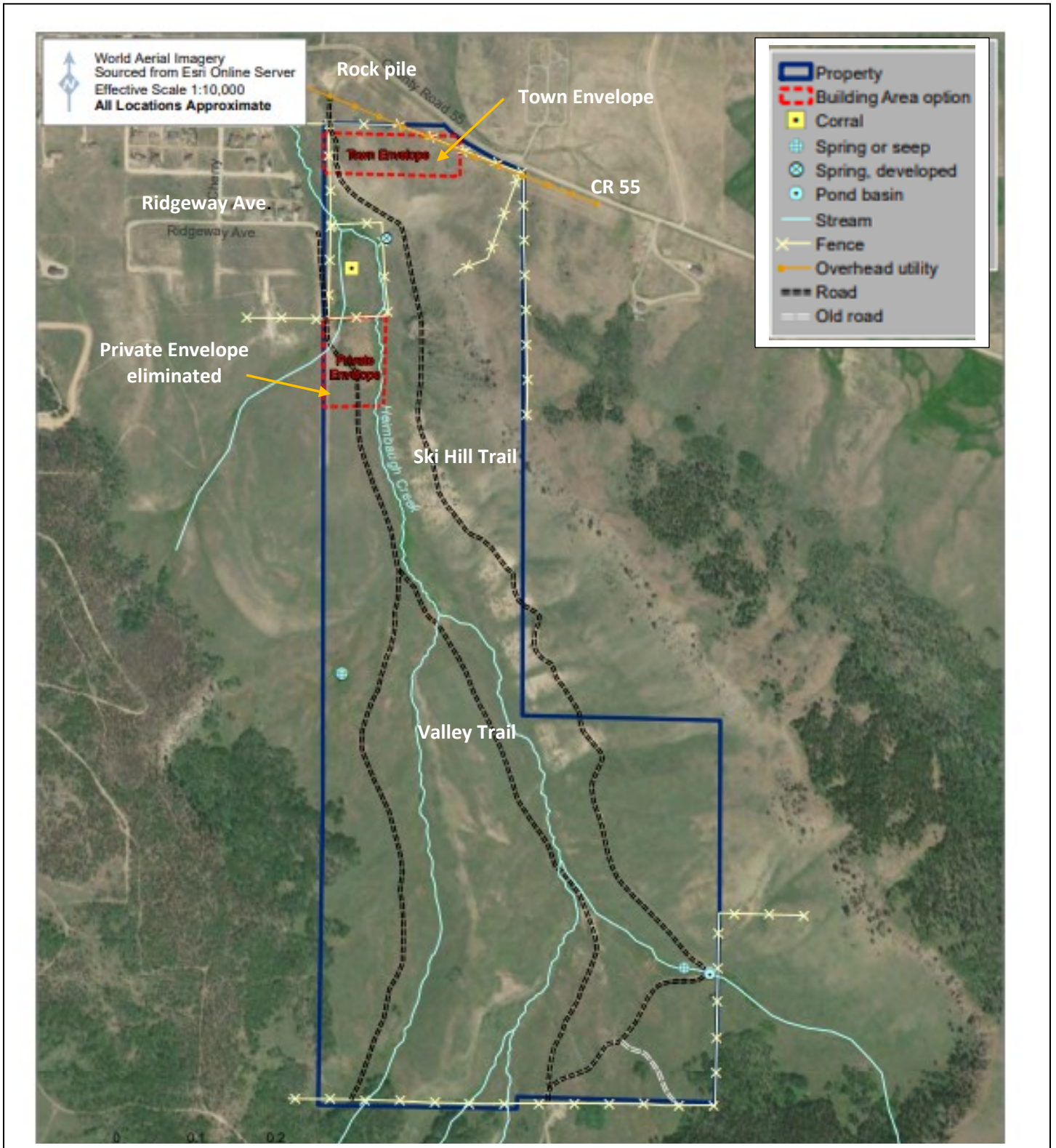
Map 1 - Location

Source: Baseline Documentation Report

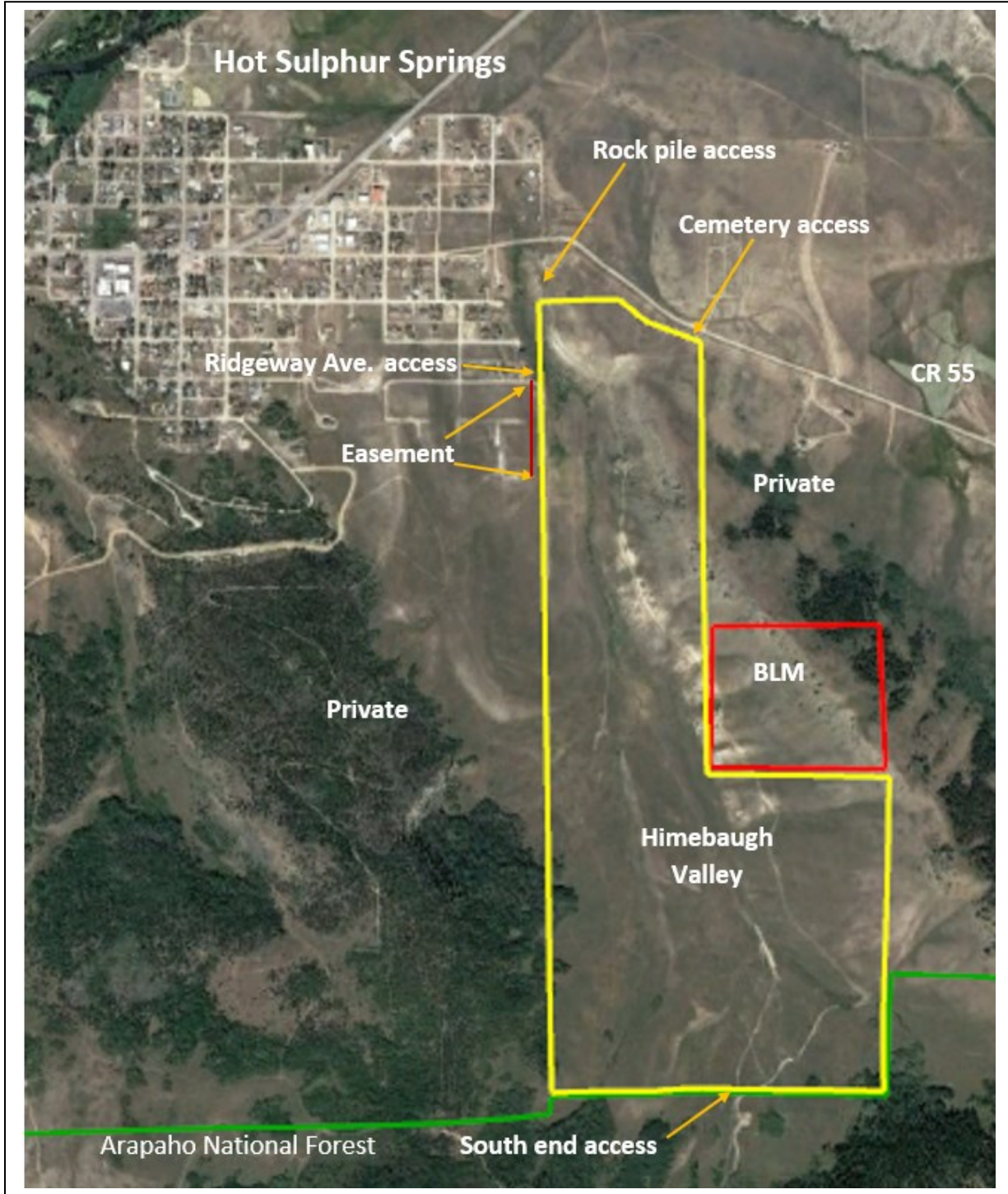


Map 2 - Improvements and Features

Source: Baseline Documentation Report

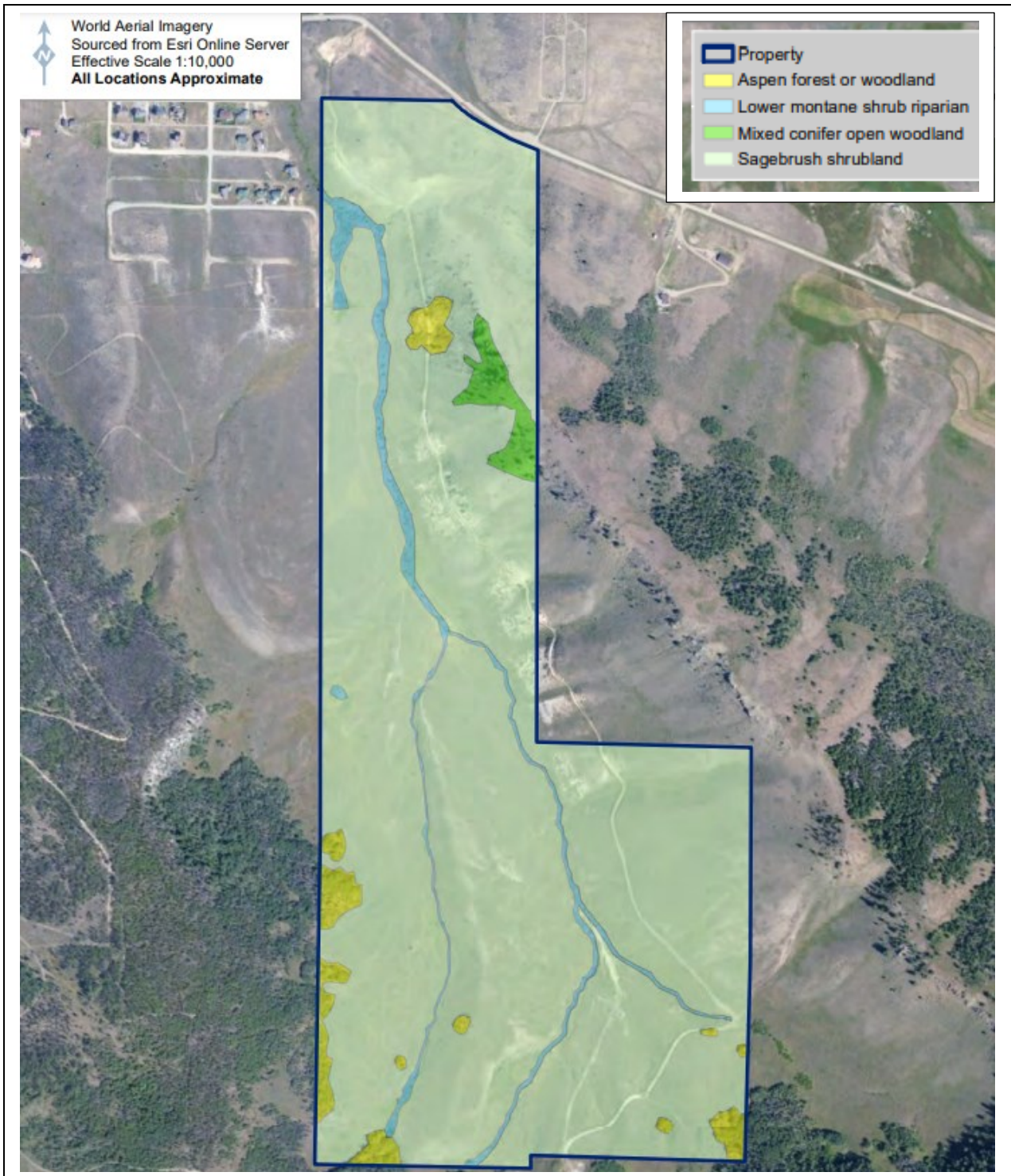


Map 3 – Access and Easement Locations



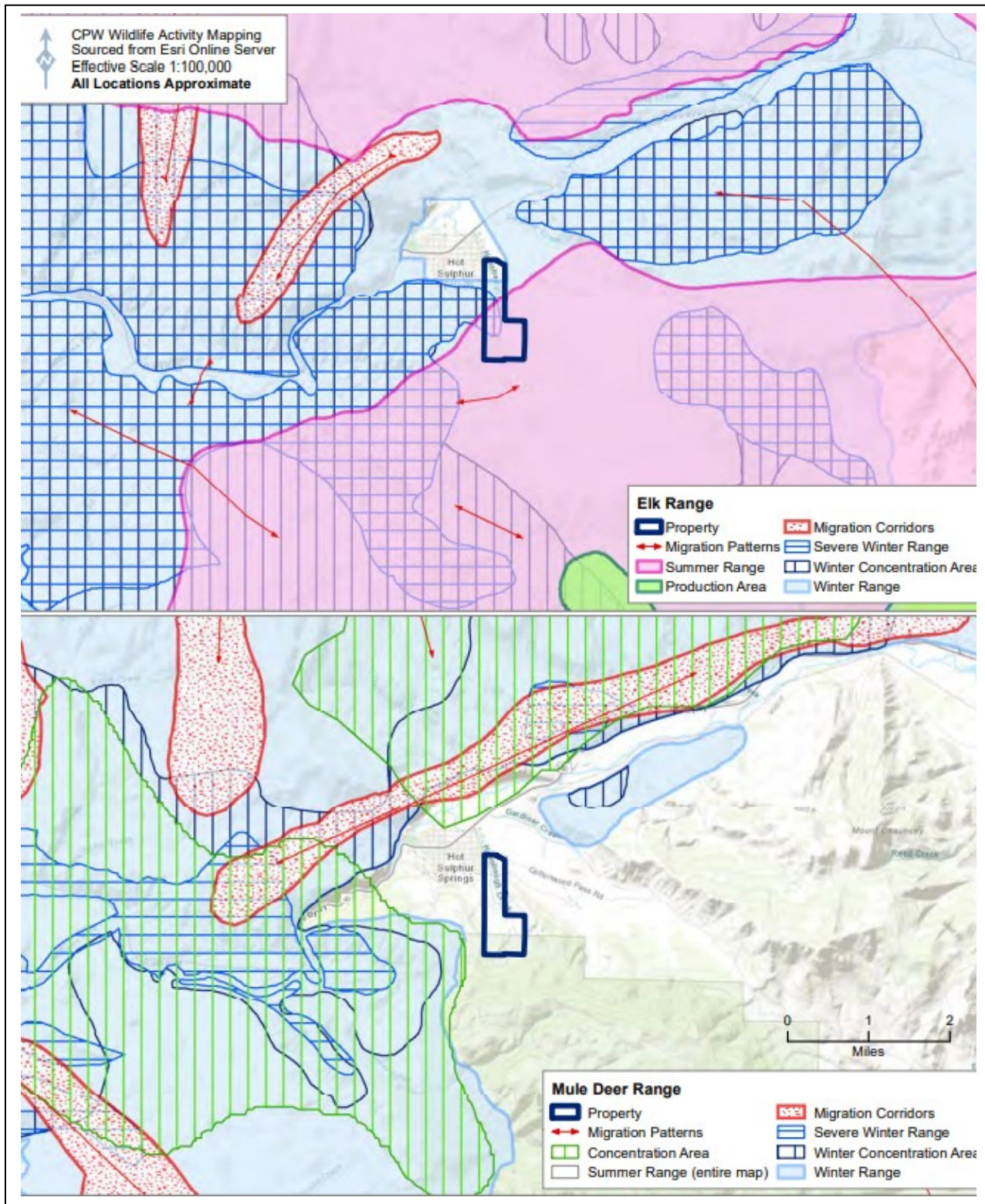
Map 4 – Land Cover

Source: Baseline Documentation Report



Map 5 - Mule Deer and Elk Ranges

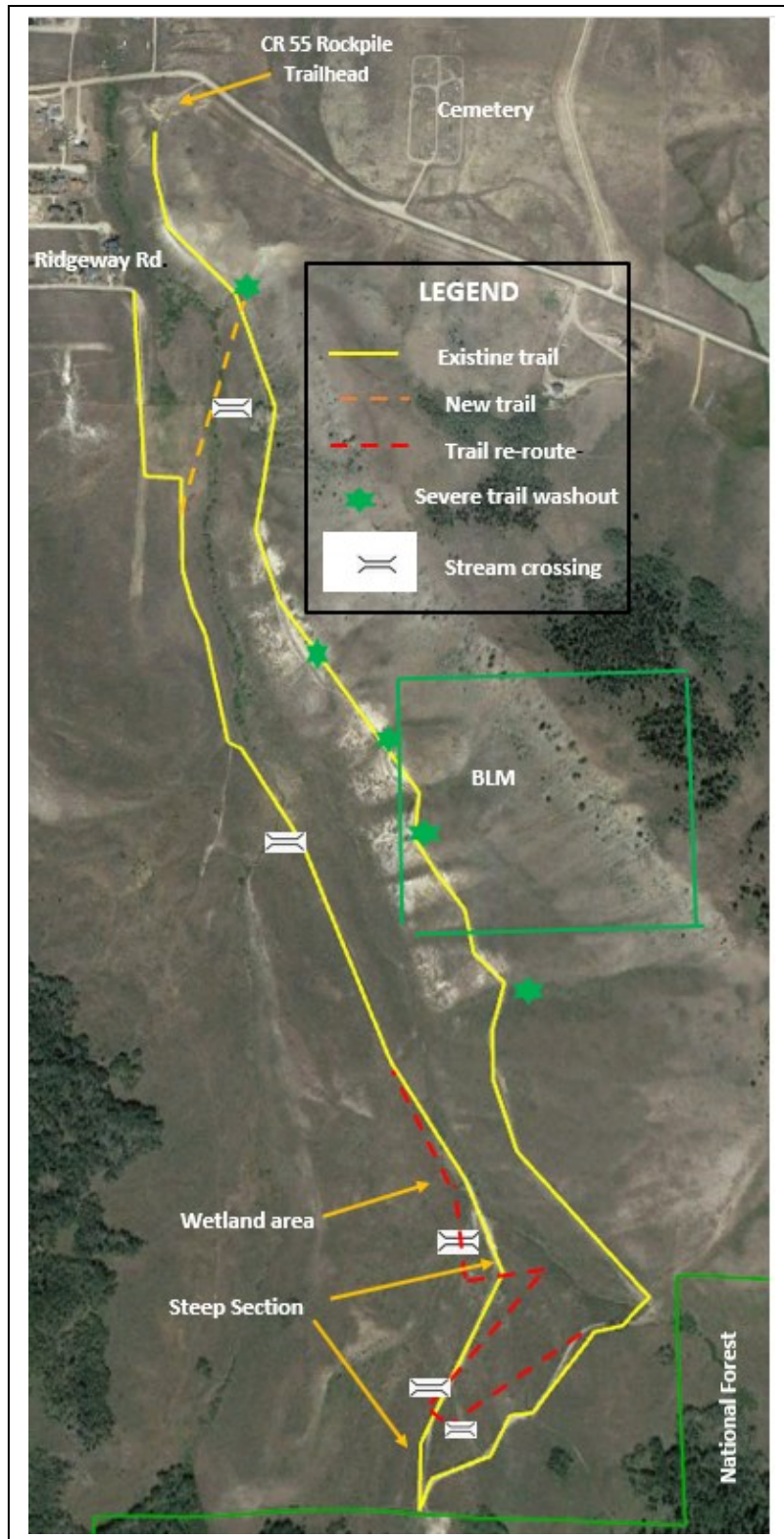
Source: Baseline Documentation Report



Map 6 – Ideal Park



Map 7 – Planned Trail Improvements



Appendix 7.6 Potential Funding Sources

Source	Fund Focus	Website
Great Outdoors Colorado (GOCO)	Outdoor recreation, stewardship, land conservation, planning	https://goco.org/programs-projects/our-grant-programs
Colorado Parks and Recreation State Trails Grant	Non-motorized trails	https://cpw.state.co.us/aboutus/Pages/TrailsGrantsNM.aspx
Colorado Parks and Recreation Wildlife Habitat Protection	Wildlife habitat protection	https://cpw.state.co.us/aboutus/Pages/LandWaterCWHP.aspx
Grand County's Open Lands Rivers and Trails Fund	Keeping water in rivers. Protection, conservation and acquisition of natural areas, scenic open lands, wildlife habitat, and wetlands. Maintenance of hiking and biking trails.	https://www.co.grand.co.us/851/Open-Lands-Rivers-and-Trails-Advisory-Co
Conservation Trust Funds	Colorado Lottery funds are made available to counties and towns for acquisition, development and maintenance of new conservation sites and for capital improvements for recreational purposes on public sites.	https://cdola.colorado.gov/funding-programs/conservation-trust-fund-ctf
Muley Fanatic Foundation	To the maintenance of hiking and biking trails.	https://www.muleyfanatic.org/services
Rocky Mountain Elk Foundation	Land protection, habitat stewardship	https://www.rmef.org/grant-programs/
Laura Jane Musser Fund	Projects that enhance ecological integrity of publicly owned open spaces.	https://musserfund.org/environmental-initiative-program/
Trust for Public Land	Creation and protection of public parks	https://www.tpl.org/our-work
Gates Family Foundation	Landscape conservation	Natural Resources - Gates Family Foundation