



February 4, 2022

Routt County Board of County Commissioners
522 Lincoln Avenue
Steamboat Springs, Colorado 80477

RE: Colorado Cattlemen's Agricultural Land Trust's and Yampa Valley Land Trust's 2021 Conservation Easement Monitoring Reports

CCALT resumed on the ground inspections in the summer of 2021. Every property was visited and CCALT made contact with 98 percent of our landowners statewide.

Colorado Cattlemen's Agricultural Land Trust Easements

In accordance with the obligations outlined in the Agreement Concerning Conservation Easement (the "Agreement") for the following conservation easements, the CCALT has completed its 2021 annual monitoring visits.

1. May Ranch (CCALT # 204)
2. Ross Ranch (CCALT # 164, Routt County # 130)
3. A.W. Salisbury Ranch (CCALT # 227, Routt County # 131)
4. Elkhead Ranch (CCALT # 165, Routt County #'s 132, 147)
5. O'Toole Bull Pasture (CCALT # 183, Routt County # 133)
6. G-Five Ranch (CCALT # 223A, Routt County # 137)
7. Town of Yampa (CCALT # 223B, Routt County # 137)
8. Lemmon's Place (CCALT # 250, Routt County # 138)
9. Battle Creek Ranch (CCALT # 251, Routt County # 138)
10. Focus Ranch (CCALT # 226, Routt County # 139)
11. Howe Ranch (CCALT # 213, Routt County # 140)
12. Frye-Carpenter Ranch (CCALT # 234, Routt County # 141)
13. Knott Ranch (CCALT # 255, Routt County # 148)
14. Del's Triangle Three Ranch (CCALT # 230, Routt County # 149)
15. Chew Ranch (CCALT # 239, Routt County # 150)
16. Y Bracket Y Ranch (CCALT # 236, Routt County # 151)
17. Pankey/Van Tassel Ranch (CCALT # 254, Routt County #'s 152, 155)
18. Redmond Trapper Ranch (CCALT # 259, Routt County # 156)
19. Agner Mountain Ranch (CCALT # 247, Routt County # 157)

20. Emerald Ridge Ranch (CCALT # 243, Routt County # 158)
21. Hahn's Peak Ranch (CCALT # 111, Routt County # 160)
22. G 5 Home Ranch (CCALT # 271, Routt County # 164)
23. Coberly Creek Ranch (CCALT # 275, Routt County #'s 167,178)
24. Meader Land and Cattle (CCALT # 298, Routt County # 179)
25. Stanko Ranch (CCALT # 279, Routt County # 180)
26. Gates Ranch (CCALT # 294, Routt County # 184)
27. The Crags Ranch (CCALT # 300, Routt County # 185)
28. Knott Home Place (CCALT #310, Routt County # 189)
29. High Country Lamb (CCALT # 311, Routt County #190)
30. Mountain View Ranch (CCALT # 323, Routt County #194)
31. Starbuck Ranch (CCALT # 325, Routt County #191)

Per the Agreement, the individual reports are enclosed and all of the reports indicate that the individual properties are in compliance with the terms of the deed of conservation easement.

Notes on CCALT Conservation Easements

There was one conservation easement violation which arose in 2021, of which Routt County was notified and the issue was quickly resolved. The G5 Ranch in Yampa had a campsite set up and was allowing temporary stays via HipCamp. CCALT deemed this activity in conflict with the conservation easement. The fact that it was deemed a violation had to do with access, notice, and site selection. Dispersed camping may be allowed on conservation easements under other circumstances. CCALT understand the County also has a permitting process and will always ask landowner to ensure they receive proper County permits.

Also of note, the 6 ranches which were Routt County funded and had water rights listed on the 2020 Abandonment List were all successfully challenged and have been removed from the revised list published at the end of 2021.

Yampa Valley Land Trust Easements

In accordance with the obligations outlined in the Agreement Concerning Conservation Easement (the "Agreement") for the following conservation easements, the Yampa Valley Land Trust ("YVLT") has completed its 2021 annual monitoring visits.

Property Name	PDR Agreement Number	YVLT ID Number	Notes
Carpenter Ranch	N/A	YVLT 4	Co-held with Routt County
Summer Ranch	PDR pilot project	YVLT 12	
Stanko Ranch (Haymeadow)	#102	YVLT 28	
Wilhelm	#104	YVLT 31	
Circle Bar Ranch (Upper & Lower)	#103	YVLT 32	
Weibel Land	#106	YVLT 39A	
Weibel- Elk Mountain Parcel	#106	YVLT 39B	
COSS Combs	#110	YVLT 40A	
Mitchell	#110	YVLT 40B	
Sickles East (Hagenbuch)	#108	YVLT 42	

Sickles West (Green Creek Ranch)	#108	YVLT 43	
Fulton Ranch	#111	YVLT 44	
Brinker Creek Ranch (George)	#114	YVLT 48	
La Salle Cattle Co.	#113	YVLT 49	
Routt County Justice Center Wetland	N/A	YVLT 53	County is Grantor of Conservation Easement
Semotan	#119	YVLT 54	
Winding River Ranch: Yampa River	#122	YVLT 55	
Winding River Ranch: Thorpe Mtn.	#122	YVLT 56	
COSS Yampa West	#125	YVLT 58	
COSS South Howelsen Hill	#134	YVLT 67	
Redmond Home Ranch	#143	YVLT 69	
Elk Mountain Ranch	#169	YVLT 73	
Deep Creek Meadows Ranch	#170	YVLT 74A	
Myers Deep Creek Meadows Ranch	# 170	YVLT 74B	
Iron Springs Ranch	#176	YVLT 75	
Stillwater Land & Livestock	#181	YVLT 76	
Glas Deffryn Ranch (River Parcel)	#182	YVLT 77	
Rossi Ranch: Devil's Grave	#183	YVLT 78	
Oak Creek Mountain Park	#195	YVLT 79	

Per the Agreement, the individual reports are enclosed and all of the reports indicate that the individual properties are in compliance with the terms of the deed of conservation easement.

Notes on YVLT Conservation Easements

There was one conservation easement violation which arose in 2021. A structure was discovered outside the building envelope on the Redmond Home Ranch. The structure, which was a storage container unit, has been located there since 2014. CCALT staff worked with the landowners to have the unit moved inside the building envelope, resolving the violation.

Several properties had changes of note:

- Circle Bar Ranch conservation easement was amended with the approval of Routt County, Great Outdoors Colorado and the NCRS, resolving an inconsistency with the house size and the deed terms.
- The leafy spurge was sprayed on the Iron Springs Ranch.
- The 2020 Abandonment List was issued by the state of Colorado and continues to list the Bowers Spring on the Brinker Creek Ranch. The Bowers Spring for 0.135 cfs was associated with an old homestead. The last diversions are noted in 1974. The landowner noted it has not been in use. Consequently, the spring was not supporting the Conservation Values at the conservation easement was granted in 2004. The spring was decreed for domestic and stock and irrigation of 0.5 acres of land. CCALT will evaluate next steps going forward.

The real estate market is still taking off in Northwest Colorado. CCALT saw 40 properties change hands in 2021. 50% of ownership changes were in northwest Colorado, 32% in Routt County alone. Six properties which changed hands were PDR funded easements.

Finally, CCALT's has updated its acreage figures for conserved land within Routt County. We added 5 new properties to our portfolio in Routt County in 2021, adding approximately 5,469 acres. CCALT partnered with Routt County PDR on two of the additions. As of the end of 2021, CCALT holds 70,159 acres in conservation easement in Routt County which equates to 10 percent of our portfolio.

Should you have any questions or concerns or should you require additional information on any individual property please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Megan Knott". The signature is written in a cursive, flowing style.

Megan Knott
Director of Stewardship