

To Whom It May Concern:

I would like to comment on the Sutey-Two Shoes Land Exchange. I am against the exchange.

First of all, I don't think it is ethical to change public land to private land. Also exchanging 674 acres for 1268 acres of prime public land at the base of Sopris is not at all fair to the public. The Wexners' do not need a gift of almost 600 acres and the public does not need to lose it.

Second, the Red Hill Council wants more biking in the Red Hill area. This area is already overused, has major access problems and parking is a disaster. The road that hikers and bikers must use to access the trails has become very dangerous to drive with dogs, kids, baby carriages and people all over the road. The parking area is a mess with people blocking the road because the area is full. It will probably take someone getting seriously hurt before that road is closed to hikers and bikers. Unfortunately, the person who gets hit and the person trying to drive on the road will be seriously affected the rest of their lives. This is such an ill-conceived project and should not be expanded but should be shut-down until proper access and parking are available.

Please deny this exchange once and for all.

Thank you,

Linda Singer Frenling  
Po Box 545  
Carbondale, CO 81623



P.S. The email listed in the paper did not work.



**Dorothea Farris  
1640 Prince Creek Road  
Carbondale, CO 81623**



May 14, 2012

Mr. Steve Bennett  
Filed Manager, U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Dear Steve,

I am very pleased that you are proceeding with the Sutey Ranch Land Exchange. Please accept the following comments from me in strong support of the current land exchange proposal. My comments reflect my experience in the Roaring Fork and Crystal River Valleys: I served for 12 years as a Pitkin County Commissioner; I currently serve as a Board member on the Colorado Parks and Wildlife Commission; for 20 years I have represented the Crystal Valley on the West Elk Loop Scenic and Historic Byway; I have lived in the Crystal Valley since 1989.

I have been a strong supporter of the proposed land exchange almost since its inception because of the real public benefits that it will bring to our community. As you are aware, the current proposal has been improved from the one that was before the Pitkin County BOCC with the addition 57 acres of new land and water rights at the Sutey Ranch, and the addition of the very important 112 acre West Crown parcel to access the Crown (formerly owned by the Strang family, and then by Mr. Haines) to the land going to BLM.

I also note the following major plusses to the public which have convinced me to support this exchange:

1. All lands received by the Wexners in the exchange will be placed under permanent conservation easement with the Aspen Valley Land Trust, and the terms of the easement will prevent any subdivision, housing or other significant development of the land. The conservation easements will augment more than 1,000 acres of adjacent conservation easements that already exist on Two Shoes Ranch. I am told by the Aspen Valley Land Trust that the easements have already been signed, and will be held in escrow until the exchange closing.
2. The water rights to be conveyed with the Sutey Ranch are very significant, and a portion of them may be available for future used to augment stream flows in the nearby, and over-appropriated, Cattle Creek, as has been noted by the Aspen Valley Land Trust and others.
3. The Wexners will be donating \$1,100,000 to BLM, as was suggested by members of the Pitkin and Garfield County BOCCs, to plan and manage the Sutey Ranch and West Crown (Prince Creek) parcels. This is an extremely generous donation by any definition.

4. The West Crown parcel is close to my home above Carbondale, and is located in Pitkin County. This should help address the unfounded concern that the exchange gives up public land acreage in Pitkin to benefit Garfield County. The West Crown parcel will legitimize, and allow for appropriate management, public use of a most popular mountain bike trail into the Crown from Carbondale. In addition, as has been noted by several residents of the Prince Creek Subdivision, it will help resolve an extremely inappropriate and unsafe parking problem along the Prince Creek Road.

5. The exchange has been endorsed by Colorado Parks and Wildlife in a letter to you last fall because of the very important wildlife habitat protection it will afford at Sutey Ranch and in the Potato Bill Creek area. CPW continues to hope that the Wexners will be convinced to place a conservation easement on their existing private land in Potato Bill Creek, but I realize that is a private land matter that is not within BLM's jurisdiction. Loss of critical habitat and respect for wildlife needs continues to be an issue of concern.

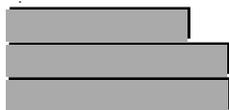
6. I know that although the Sutey Ranch is in Garfield County, the Red Hill area is one that is used by many Pitkin County residents and workers. The straight-line County boundaries in our area do not make sense from a geographic standpoint, so I think an exchange like this should be looked at from a valley-wide perspective.

Lastly, there are lands that must be protected for wildlife and open lands and should be free from inappropriate public access. Both the USFS and the BLM lands in the area provide adequate and appropriate access to our prized public lands near Mt. Sopris. Red Hill is used by 50,000 plus users each year. The West Crown provides access to our wild lands for 1000's of other users. There is access to Mount Sopris. The public is NOT being kept out of its public lands. Please respect the need for protection and wise management of wild places.

Sincerely,



Dorothea Farris



Dear BLM,

I am letting you know, that I strongly believe that you are totally not looking out for the public interest in the Wexner land swap in Carbondale.

Traiding some 1200-1400 acres for 600, just ~~so~~ Wexner can have a trophy ranch. He is holding county commissioners hostage and must be paying off some one to get this trade to go through! Do not sell public lands, we can not get it back!!  
Do the right thing and deny this request to take mil land

...to get-to special places we only ten the...  
...at these secret, hard-to-get-to fishing streams and lakes? All for sale? Where does it stop? Where do I get mine? Oh, I have mine, it's called public lands.

Keep all public lands and keep public lands useful; fully compensate the public legacy. I think it's safe to say the proponents can amply afford to be even-handed.

Then, essentially we are looking at a privately financed condemnation of public lands without full compensation. I'm not sure it has a legal basis given what Congress said about its own appraisal system. I do support private land rights and have argued successfully to financially support private ranchers all over the county and region in not developing their ranch lands for many good public reasons. They were compensated fully for what they gave up. I do not support this administrative loss of public land. If you do support this, ask yourself if you have a personal or familial gain that stands greater than the public trust.

Those are my findings to date, and so far the current proposal has changed very little in a genuine way. Certainly nowhere do we see value for public land expressed as the heritage or legacy we wish to pass on to our children's children. If you are one of these officials — be a public land steward. If you are an ordinary citizen like me — call or write your local and county officials, call your congressional representative, and call or write the BLM now. Public comment on the Wexner exchange is invited by the BLM through June 21. Write Steve Bennet, field manager, BLM, 2300 River Frontage Road, Silt, CO., 81652.

Franz Froelicher  
Carbondale



United States  
Department of  
Agriculture

Forest  
Service

White River  
National Forest

Supervisor's Office  
900 Grand Avenue  
Glenwood Spgs., CO 81601-3602  
(970)945-2521  
FAX (970)945-3266

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File Code: 5430

Date: June 20, 2012

Steve Bennett, Field Manager  
Colorado River Valley Field Office  
2300 River Frontage Rd  
Silt, CO 81652

Dear Mr. Bennett,

Please accept my comments on the Sutey Ranch Land Exchange. Although I do not have a specific position or recommendation I want to provide some clarification on a few issues that involve the White River National Forest (WRNF).

**Illegal trail clearing/construction:**

Over the past several weeks, it has been brought to my attention that trails on the WRNF south of the exchange parcel have been cleared and marked. This matter is currently under investigation by our Law Enforcement staff; however I want you to know these trails are not system trails. We recently completed our Travel management Plan and these particular trails are not part of our long-term trail system. We have no plans to add any trails or maintain existing bandit trails in this area.

**Potential inclusion of the BLM exchange parcel into the White River National Forest**

I have received several questions about the possibility of the Forest Service acquiring the BLM parcel. We have not considered this option as the lands are outside the proclaimed boundary of the Forest. Given these circumstances, acquiring these lands would require Congressional Subcommittee oversight and approval. We have no plans to seek this type of approval.

**Existing WRNF Forest Plan Direction**

If the exchange were to move forward, I do not see any conflict with our existing management direction. The proposed exchange would not significantly hinder public access to the WRNF and future uses of the land would not impact current management plans.

If you need any additional information, please don't hesitate to call me at 970-945-3200.

Sincerely,

SCOTT G. FITZWILLIAMS  
Forest Supervisor





EAGLE VALLEY LAND TRUST

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[www.evlt.org](http://www.evlt.org)



June 15, 2012

Steve Bennett  
Field Director, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Subject: Eagle Valley Land Trust Support for Sutey Ranch Land Exchange

Dear Mr. Bennett:

Steve, I would like to thank you for your continued communication regarding this wonderful exchange opportunity.

I want to update you that I am in the process of drafting a conservation easement for the Horse Mountain property. I'm thrilled to share that in the proposed easement, the development of houses, etc will be prohibited. There will be the reserved right for perpetuity that neighboring landowners will have the continued right of non-motorized access (horse, hike) to the land.

This project offers significant public benefit and I am thrilled to be a part of this vision. I look forward to moving this project forward.

Please let me know if I can provide any additional information to you that may be useful.

Thank you,

Kara Heide  
Executive Director

**JAMES AND CHELSEA BRUNDIGE  
1755 SNOWMASS CREEK ROAD  
SNOWMASS, COLORADO 81654**

June 19, 2012

Mr. Steve Bennett  
Filed Manager, U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Dear Steve,

We are writing in support of the Sutey Ranch Land Exchange. Through the long debate over this exchange, we have become convinced of the real public benefits that this exchange will bring to our community. As you are aware, the current proposal has been improved from the one that was before the Pitkin County BOCC with the addition 57 acres of new land and water rights at the Sutey Ranch, and the addition of the very important 112 acre West Crown parcel to access the Crown to the land going to BLM.

We are long time supporters of the Aspen Valley Land Trust and know that organization to be very professional. All lands received by the Wexners in the exchange will be placed under permanent conservation easement with the Aspen Valley Land Trust, and the terms of the easement will prevent any subdivision, housing or other significant development of the land. The conservation easements will augment more than 1,000 acres of adjacent conservation easements that already exist on Two Shoes Ranch. We are told by the Aspen Valley Land Trust that the easements have already been signed, and will be held in escrow until the exchange closing.

Importantly, the water rights to be conveyed with the Sutey Ranch are very significant, and a portion of them may be available for future used to augment stream flows in the nearby, and over-appropriated, Cattle Creek, as has been noted by the Aspen Valley Land Trust and others.

The BLM land at Two Shoes ranch is a long and narrow strip of property that lies between the upper and lower ranches. This strip is not particularly useful in public ownership because it has almost no public access. In addition, it is currently eligible for oil and gas leasing, and under the proposed exchange it would be forever off limits to mineral development.

We are aware that Pitkin County would like to run a recreational trail from the Prince Creek Road to the National Forest land to the south. However, Colorado Parks and Wildlife has indicated that such a trail would bring increased human use into an important wildlife

area. CDPW endorsed the exchange in a letter to you last fall because of the very important wildlife habitat protection it will afford at Sutey Ranch and in the Potato Bill Creek area. The area is also part of the Hidden Gems Wilderness proposal, which we strongly support...so it makes sense to keep human visitation in the area to a minimum.

Finally, we are happy that additional lands will be added to the Crown area. We live in Old Snowmass, not far from The Crown, and am very pleased that you will gain land in that area. It is very popular for public recreation and adding new public land to it will enhance the existing recreational use.

Lastly, public lands are to be managed for multiple uses and should address the needs of wildlife. There are places where public access is not appropriate. Both the USFS and the BLM lands in the area provide adequate and appropriate access to our prized public lands near Mt. Sopris. The public is NOT being kept out of its public lands. Please respect the need for protection and wise management of wild places.

Sincerely,

Chelsea Brundige

James Brundige

[Redacted signature area]



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TUCSON, ARIZONA

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SHERIDAN, WYOMING

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Subject: Comments on Sutey Ranch Land Exchange

Dear Steve,

The Sonoran Institute's mission is to inspire and enable community decisions and public policies that respect the land and people of western North America. Our work supports healthy landscapes, vibrant economies and livable communities. It is with that vision in mind that we write in support of the Sutey-Two Shoes land exchange. The proposed exchange promotes sound land use patterns while conserving important local values.

The Aspen Valley Land Trust has labeled it one of their top conservation priorities in the entire Roaring Fork valley. Moreover, according to Colorado Parks and Wildlife, the Sutey has extremely important elk and deer wintering range, and protection of those values is critical.

However, the area of Missouri Heights where the Sutey is located has seen significant development pressure in recent decades. The exchange provides conserves the 557 acre Sutey Ranch, which, under current Garfield County Zoning, could see significant development – approximately 60 units – that would likely result significant impacts to existing values and uses. The proposed exchange eliminates development pressure on the property.

In Pitkin County, the 1,269 acres the Wexners are seeking will be placed under permanent conservation easement, prohibiting development in perpetuity. The conditions of the easement require preparation of land management and grazing plans in cooperation with the Aspen Valley Land Trust and Colorado Parks and Wildlife, heightening the level of protection and stewardship on those lands.

In combination, the preservation of the 557 acre Sutey property and the conservation easement placed on the 1,269 acres the Wexners are seeking results in 1,826 acres of conserved land, which would be a tremendous accomplishment in this area, which has been among the state's fastest growing in the last decade (Garfield County ranked 4<sup>th</sup> fastest growing in the entire state between 2000 and 2010).

The 112 acre Crown parcel that has been added to the exchange will also be protected in BLM ownership, whereas if it remains private land, it can have homes built on it. In addition, the parcel will legitimize public access in the area and thereby accommodate the heavy trespass use that currently occurs.

In Eagle County, highly visible lands on Horse Mountain have been identified for disposal by BLM, and the exchange will protect those lands by conveying them to a ranch that will place them in a permanent conservation easement.

The issue of management is being addressed as well. The Wexners promised donation of \$1,100,000 for planning and management of the Sutey and West Crown areas is an important aspect of the exchange that will assure effective management of the conservation values the properties provide.

In summary, we believe the proposed land exchange is a good example of wise planning and conservation, and we join the Eagle County Commissioners, Garfield County Commissioners, Town of Carbondale, the Colorado Parks and Wildlife and other conservation organizations in their support of the exchange.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clark Anderson', with a long, sweeping horizontal stroke extending to the right.

Clark Anderson  
Colorado Program Director, Sonoran Institute



PO BOX 95545 SEATTLE, WA 98145 (206) 325-3503  
WESTERNLANDS.ORG

Bureau of Land Management-Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652  
Attn: Sutey Ranch Land Exchange

June 20, 2012

To whom it may concern:

The Western Lands Project is a non-profit, membership organization that conducts research, outreach and advocacy for reform in federal lands policy. We are writing today to comment on the scope of the environmental impacts analysis that will be prepared for the proposed Sutey Ranch land exchange.

The analysis must address the public access controversy surrounding the selected federal lands in Pitkin County. The BLM news release seeking public scoping comments described these lands as “extremely difficult for the public to access” and as receiving “little to no public use.” A few weeks later The Aspen Times published a story in which Pitkin County officials visited the selected federal lands by taking a trail that started on adjacent federal land. The story cast doubt on the BLM’s account of public access. Given the apparent difference of opinion, BLM must thoroughly discuss public access to and public use of the federal parcels in Pitkin County. Failing to do so will only lead to claims that the BLM is favoring the proponent at the expense of the public.

The analysis must address management of the offered Sutey Ranch parcels after the initial Wexner funding has been spent. The news release cites a \$1 million dollar donation for long-term management but needs to document how this money will be invested and whether it will be sufficient to serve as the sole source of funding the management of the Sutey Ranch lands for the foreseeable future. Given the likelihood of long-term declining Forest Service budgets, it is necessary to address whether the Forest Service will have the funding to actively manage Sutey Ranch and what impacts may occur if the agency is unable to do so.

The analysis should also address the appraised values for the various parcels and how those values were reached. The analysis should state whether the conservation easements were considered in deriving the appraised values of the selected parcels or

whether the conservation easements are being donated by the Two Shoes Ranch owners.

Thank you for the opportunity to comment on the scope of the environmental analysis for the proposed Sutey Ranch land exchange. Western Lands Project wishes to receive all future public documents pertaining to this proposal.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Krupp". The signature is written in a cursive, flowing style.

Christopher J. Krupp, Staff Attorney

# *The Crystal Valley Environmental Protection Association*

PO Box 921, Carbondale, CO 81623

June 20, 2012

Steve Bennett, Field Manager  
Colorado River Valley Field Office  
Bureau of Land Management, Dept. of Interior  
2300 River Frontage Road  
Silt, Colorado 81652

[Blm\\_co\\_si\\_cvfo\\_webmail@blm.gov](mailto:Blm_co_si_cvfo_webmail@blm.gov)

Dear Mr. Bennett,

This letter from the Crystal Valley Environmental Protection Association Inc. (CVEPA) is a comment on the proposed Sutey/Two Shoes land exchange. CVEPA is an organization more than 30 years old, has approximately 150 members throughout the Crystal River and Roaring Fork Valleys, and is governed by a nine member board of directors. The CVEPA Board and many of its members have closely followed the evolution of this proposal and are very aware of the widely divergent views regarding it. We seek a fair and equitable agreement that will preserve the public good.

Our organization advocates actions that are in the best interests of the ecological health of the Crystal River valley while also advocating actions that are for the common good of the citizens of this valley. While many of the proposed elements of the subject exchange help make this exchange to be equitable between the Wexners and the greater good of local citizenry, we believe that additional investigation into the value and proposed management of the subject BLM land is needed before entering into a final agreement. Several of our members have hiked to the subject BLM parcel and find its broad expanse to afford outstanding views of the valley below, including Carbondale, as well as providing habitat to a variety of wildlife. The present trail, while steep, could be improved to provide good public access to this beautiful and potentially very valuable site.

Federal public lands, which comprise about 83% of the Crystal River watershed, create a mosaic of extraordinary scenery, important wildlife habitat, recreation, clean air, water and natural resources. These lands, which include the subject BLM property, sustain recreation, help a tourist based economy, and provide immeasurable value to the health, welfare and values of CVEPA members.

Privatization of public land conflicts with the goals of our organization, unless this results in a truly equitable exchange when the public good is considered. We believe that disposal by way of exchange of BLM lands to private entities should be considered only where such lands do not contribute to the resource values we strive to protect: wildlife, scenery, agriculture, and recreation. We are in full agreement with the position of the Pitkin County Commissioners, published today in the Aspen Times. Regarding the proposed land exchange, in addition to comments in previous paragraphs, we recommend the following full analyses and disclosure for the subject BLM land, as a means of ensuring the continued management of lands for public benefit.

1.) Extend the comment period to allow the public to become familiarized with the 1269 acres of BLM that is proposed to be traded. Given the complexity and scale of the proposed exchange, we believe more time is necessary for the public to come up to speed and provide meaningful input,

2.) Utilize multiple appraisal techniques, including trophy ranch appraisals, to fully consider the value of the lands included in the exchange, including the assemblage value of the BLM lands to the exchange proponent. Allow a public review of all appraisals prior to final action on the proposed exchange,

3.) In order to adequately inform the public so that comments regarding disposal by way of exchange of public land may be based upon facts to the greatest extent possible - please develop, analyze and make available a complete baseline survey/inventory of current resource conditions on the BLM lands proposed for exchange. At a minimum, develop and disclose data regarding the following resources: habitat science; grazing history; hunting quality; existing trails including trails on properties to be traded, and trails that access the exchange property from adjacent public land; mineral rights; and water rights/quality including Thomas Creek and Potato Bill Creek. We request that further action be deferred until the adoption of the Resource Management Plan. Completion of the RMP would allow the BLM a better gauge of the future needs for grazing, hunting, and recreational resources by the public overall, and the impact of the exchange on those values. Given the complexity of this decision, we believe a full Environmental Impact Statement will be needed to adequately evaluate the alternatives and impacts of the proposed action.

4.) As required by BLM regulations, fully consider the *reservation* of public rights in the BLM parcels including grazing, hunting and other recreation.

5.) Recognizing that much of the analysis needed to evaluate the exchange is being funded privately by the exchange proponent, we request, under the Freedom of Information Act, that the BLM include public review that is adequate to ensure the adequacy and independence of all supporting analysis.

Finally, in a letter from us, dated December 21, 2011, we urged that a component of the exchange include granting an easement to Pitkin County of a section of an old county wagon road and former route of the Crystal River Railroad that lies between parcels of public land on the Crystal River, and was recently acquired by the Wexner family (the previous Sewell and Dodd properties), for the purpose of developing an extension of the Crystal River trail. This would provide a major benefit to the community and significantly enhance the overall value of the exchange to the public. We ask that the BLM include this trail easement in the exchange so that the old railroad grade can be preserved and made accessible to the public

Thank you for considering our comments as part of your administrative review of the proposed Sutey/Two Shoes Land Exchange.

Sincerely yours,

Peter Westcott,  
For the CVEPA Board

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Franz Woeliker e-mail: \_\_\_\_\_

Address: 2211 Dolores way  
Carbondale CO 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

Why isn't this a condemnation of  
public lands by a private entity?  
This land was never on the disposal list!

What is the line stream equalled  
on Sutey -

Why less than  $\frac{1}{2}$  the acreage?

(Continue on back) →

Comments may be mailed / hand-delivered to:

BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

Comments must be postmarked or received by June 20, 2012

Why so little value for public land?

"The Office of The GAO wrote:  
We also recommend that the  
Bureau immediately discontinue selling  
and buying land under its land  
exchange program."

from

Letter To Honorable George Miller  
Ranking Minority Member  
Committee on Resources

B-284579

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: LOUIS MEYER e-mail: \_\_\_\_\_

Address: 3648 COUNTY RD 113  
CHRISTINA CO.

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I AM VERY MUCH IN FAVOR FOR  
THE LAND EXCHANGE TO GO FORWARD.  
THE SUTEY RANCH IS ONE OF THE MOST  
OUTSTANDING WILDLIFE AREAS LEFT. I  
ALSO SUPPORT USING SOME OF THE WATER  
TO BE USED FOR IN STREAM WADERS  
IN CATTLE CREEK TO SUPPORT THE FISHERIES.

(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

WE ARE ONE VALLEY AND ONE  
WATERED. PL'S DON'T LET PITKIN  
COUNTY DIVIDE THE VALLEY. BY BEING  
AGAINST THIS.

ALL OF OUR DELEGATES SUPPORT THIS

THANK YOU

Jim Yea

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Tom Stevens e-mail: [REDACTED]

Address: 0155 Maroon Mesa Rd.  
Carbondale CO 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I have lived across 112 road from Sutey ranch  
for over 20 years. I support the land  
exchange primarily because it will eliminate  
residential development potential from the ranch.  
As an avid mountain biker, securing the Price  
Creek trails is absolutely imperative. As for  
Sutey ranch, the wildlife impacts should limit  
use to seasonal only and summer use should

(Continue on back) →

Comments may be mailed / hand-delivered to:

BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

be limited. Trail access to the Red Hill Recreation area would be an asset. While Tony Sutey was alive, I was allowed to ride his ranch road and connect to the North Side Loop of the Red Hill system. I would encourage summer hiking and biking to access the North side loop. If this materializes, PLEASE do not put in a parking lot or commercialize this area. The front side of Red Hill gets considerable use because of its proximity to town. Any redirection of auto traffic to 112 road would be a disaster.

As for the actual land exchange, the community will benefit substantially with the acquisition of Sutey and Prince Creek while giving up a piece of land very few people even know of.

1. Make the land exchange happen
2. keep Prince Creek as it is
3. Make minimal improvements to Sutey Ranch

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: John Seidel

e-mail: \_\_\_\_\_

Address: 721 Hartigo Loop, Carbondale, CO 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I am a former Wildlife Officer for the BLM  
I was the Carbondale Office from 1971-1978  
and the Area Supervisor for the Glenwood Springs Area  
From 1983-1990 - I am very familiar with  
all the parcels in this exchange. All the private  
land being acquired has great high wildlife  
values that will be enhanced by this exchange.  
The public lands being placed in private hands

(Continue on back)

Comments may be mailed / hand-delivered to:

BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

will be protected from development  
by the conservation agreements being placed  
on them in this process. The Horse But  
Property is & has been under immediate  
pressure to develop old mining claims.  
I am glad these old claims will finally  
be taken out of possible development.  
It was part of a Dow's efforts to prevent  
the upper Brush Cr from being turned  
into a mega ski resort. This exchange  
will help with those 40 years of effort.

I fully support this land exchange  
for these properties as proposed by  
the BLM.

Thank you for your  
support of this effort

John Doe

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Suzanne Stephens e-mail: \_\_\_\_\_

Address: Carbondale CO 81623

\_\_\_\_\_  
\_\_\_\_\_

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I am strongly in favor of this proposal as a win-win scenario for wildlife and conservation. The highly sensitive lands of Parata should be managed for wildlife and protected from development & mineral exploration under a conservation easement (not the least the Potato Bill & Lions Mane area w/ sensitive bighorn sheep habitat). In exchange, the Sutey Ranch is a gem that similarly deserves BLM's protection & management, which has been provided for in this exchange. →

(Continue on back)

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The extras thrown into this proposal, including management funding and the West Sopris Creek Parcel (which will provide public access) are all outstanding contributions and deserve our full support.

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Davis Ferrer e-mail: [REDACTED]

Address: 165 Basalt road  
Carbondale CO 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

Sutey Ranch provides an important addition to the Red Hill SPMA  
to allow expansion of recreation, open space, wildlife habitat and  
a close-by linkage to Foster Creek. It will protect the remote riparian  
values of the north side of Red Hill. The West Spring Creek (Haines) parcel  
is a critical connector to the Prince Creek area and is used  
by thousands of recreation users during the rec. season. The  
BLM 1,200 acre exchange parcel has minimal access and  
is used by few folks. The proposed conservation easement  
and other protections will preserve the existing values. (Continue on back)

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The overall public benefit of this exchange along with the \$100,000 study contribution and the \$1,000,000 endowment to manage the Lutes Pond in perpetuity make this exchange unique and a huge public benefit; we are fortunate to have this kind of public benefit opportunity. There is overwhelming public support for this exchange.

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Jane Kirk

e-mail: [REDACTED]

Address: PO Box 958  
Aspen, CO 81612

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( ) I have no comments at this time, however, please add me to the mailing list.

I feel this exchange sets the wrong precedent.  
However, if before any exchange is made,  
there should be a weed type closure to all trails on Sutey  
should be in place first on the Sutey  
parcel, since this smaller parcel is  
so critical to weed type. BLM should close  
off all trails to dogs, bikers & even hikers to  
allow weed type to regenerate & thrive.

No trails allowed on Sutey parcel to be opened to public

(Continue on back)

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Before any sale to take place a  
wildlife management system should  
be in place & guarantee NO trials  
opened to public at any time.

Protect The Wildlife. Public access  
is almost as bad as development (NOT  
quite.)

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: \_\_\_\_\_ e-mail: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I don't think its right for any one party to own everything in their path. I can live w/out the exchange of lands. Even if its a hard to reach + manage area BLM should not be pressured into exchanging lands as far away as Eagle county. Personally

(Continue on back)

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2300 River Frontage Road, Silt, CO 81652

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I don't hang out at Red Hill  
recreation area - but the few  
~~times~~ times I've been up there  
it hasn't been exactly clean  
of people + pet waste (i.e. poop).  
If BLM acquires more acreage  
up there then there's that  
change of more rubbish  
popping up everywhere.

And some parties are willing  
and able to utilize the small <sup>hard to</sup>  
reach parcel - they will hike

to where perhaps they want  
to hunt for subsistence.

(i.e. elk + deer). For that  
reason alone it should not  
be exchanged - we lose  
out on hunting grounds!

It was sacred to the Ute's  
of past + it should remain  
open for the public to access  
this hard to reach + manage  
land. We've already taken

everything away from the  
Natives - why take this  
away from the rest of  
the public. Mt Sopris is  
sacred let us keep some

of it open for us to enjoy -  
not just 2 people to own. (i.e. two shops

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: \_\_\_\_\_ e-mail: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

*My main concern is public hunting access. I've heard that the hikers and bikers would get something out of the exchange but what about hunters? I live in the lower Sewal tracts and have made the difficult hike to get into the 1200+ acre BLM*

(Continue on back)

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I would like to be able to continue to use this public land into the future. With the exchange my hunting there ends most likely.

I also wonder how managing elk & deer herds would be effected. I know a lot of hunters use the Dinkler lake side to hunt the public land to the south. Won't all the pressure on the public land push the animals into the huge chunk of private land that then becomes Wexner's own private hunting preserve where they can charge high prices to trophy hunters. I also feel that the Mt. Sopris area is a very prominent area in CO. The elevation change from valley floor to mountain top is I believe the greatest in the state. I don't think areas with such prominence should be privatized and closed off to the public. I also believe the true value of the 1269 acre BLM being added to Wexner's ranch is under valued. ~~priceless~~

Wexner is spending millions of dollars on this because making something like 4 or 5 sq. mi. of land at the base of Sopris his own private playground priceless

**Subject:** RE: Sutey land exchange comments/ editorial

[new@soprisun.com](mailto:new@soprisun.com), <http://apps.postindependent.com/utis/forms/index.php?formId=guestcolumn>,  
<http://www.aspendailynews.com/submit-letter-editor>

The 105<sup>th</sup> Congress- second session- march 28, 1998 included testimony from the top land exchange appraiser in the US , saying that the appraisal system is not functional in several areas even “ among reasonable people”, concluding that especially any “ contentious” ‘ exchanges were “political determinations” and not “ value based” equalizations. Examples were given in the million to tens of millions of dollars range.

This condition is clearly present in our case where private lands surrounding the exchange sold for \$ 17,000 / acre- compared to the current and adjacent public lands newly appraised at \$2,000/ acre. That is an 18 million dollar discrepancy. Ironically this higher price was derived from adjacent purchases by the very proponents of this exchange. The Sutey ranch at 6 million, plus two or three million in cash is still 9 to 10 million dollars short.

It has been highly contentious to even sell public lands but especially among those in the negotiation rooms in this case. So contentious that the proponents changed venues to the more favorable Administrative Land Exchange process from an unsuccessful bid in the Legislative Exchange process. Are the BLM Public Trustees to be trusted with these events? Let’s look at it. The ‘equalization of monies clause’ is only invoked if the appraisal of public lands are greater than the adjacent private land values. That is already a forgone public loss based on the provided appraisal. No help there.

The BLM is charged by congress, as stated by the Director of the Department of the Interior, to fulfill a” fiduciary responsibility” to the public. It is clear this is not happening or going to ever happen using the existing appraisal system. Local Elected Officials should also have the greater public responsibility at the soul of their decisions, however many are seemingly capitulating to this highly skewed Administrative proposal and they appear to be done with the fight for the public commons or equal values or equal acreages, I hope not, but it looks so.

Why would any public official, elected or not, agree to sell public lands- not on any disposal list, full of wild life and with plenty of hiking access, for half price ?

Let’s look at the access issue, in my mind one of the weakest criteria for lowering public land value. This is truly a mad way to look at land values. But that is exactly what the exchange lawyers argued because it is a trigger word for appraisers to scrub public land value. MT.Sopris is a much longer hike than the hike to this BLM public land. Should we sell the rest of Sopris to a frugal private bidder as well? What about Sievers peak, the Bells, Daily, Chair and the hard to get to special places we only tell friends about. What about those secret hard to get to fishing streams and lakes? All for sale? Where does it stop? Where does one get on this gravy train/? Oh... we do have lands, their called public lands! So why are these not for sale lands –for Sale??

Keep all public lands and keep public lands useful; fully compensate the public legacy. I think it's safe to say the proponents can amply afford to be even handed.

Then essentially we are looking at a privately financed condemnation of public lands without full compensation. I'm not sure it has a legal basis given what congress said about its own appraisal system. I do support private land rights and have argued successfully to financially support private Ranchers all over the County and Region in not developing their ranch lands for many good public reasons. They were compensated fully for what they gave up! I do not support this Administrative loss of public land. If you do support this- ask yourself if you have a personal or familial gain that stands greater than the public trust?

Those are my findings to date and so far the current proposal has changed very little in a genuine way. Certainly nowhere do we see value for public land expressed as the Heritage or Legacy we wish to pass to our children's children. If you are one of these officials- be a public land steward. If you are an ordinary citizen like me- Call or write your Local and County Officials , call your Congress, call or write the BLM now. (Public Comment on the Wexner Exchange is invited by the BLM through June 21. Write Steve Bennet, Steve Bennet Field Manager, BLM, 2300 River Frontage Road, Silt, CO 81652)

Franz Froelicher  
Carbondale Co

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Tom Yoder e-mail: [REDACTED]

Address: 1732 Hooks Spur  
Basalt, CO 81621

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( ) I have no comments at this time, however, please add me to the mailing list.

I am 100% for this Land Exchange!  
Over the years I have ridden my horses  
extensively around and through the area  
in addition, I am a ~~resident~~ resident of property  
bordering the north side of the BLM Crown.

From what I have observed, the Wexner's are  
exemplary stewards of the land, which is

(Continue on back)

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Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

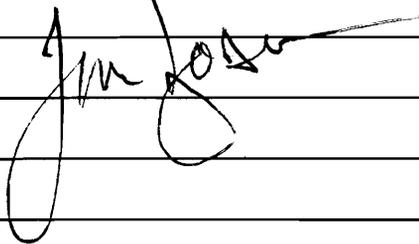
evident here in our Valley, and also in  
central Ohio

It seems that people sometimes associate  
"wealthy with evil" and this is simply unjust  
and unfair, especially regarding this land swap.

It would be a pleasure for me to support  
the land exchange and I would be proud  
to do so.

This exchange would be a positive step  
for the citizens of our Valley

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Jones". The signature is written in black ink on a lined background. The first name "Jim" is written in a large, stylized cursive font, and the last name "Jones" is written in a smaller, more compact cursive font. The signature is positioned below the word "Sincerely," and extends across several lines of the page.

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Tou Verny e-mail: [REDACTED]

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

My main concern is about the benefit  
to the public. I see two sides; a single individual  
and the tens of thousands of taxpayers on the other.  
Given that ratio. I think the current  
proposal seriously shorts the public. I  
understand one of the parcels the Wexner's will  
acquire is already under an agreement to be  
resold. The tax benefits of Wexner will greatly

*Lady Belle* →

(Continue on back)

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enhance the cost basis for the BLM parcel  
in between his two current ranches. ~~His~~  
These aspects have not been sufficiently  
publicized and greatly increase the benefit  
on the private side.

The benefit to the public should be  
overwhelming and I don't see it as  
ever being equitable at this point.

Thank you

- A better use of the Parcel A would be  
to trade/give to the Forest Service to  
increase the access to Mt. Sopris.
- After looking at Parcel 1, I don't see the value.  
Alternate access could be from CR113 (via  
a small parking/access easement) or simply building  
an alternate trail from the front side. Both  
would have significantly less maintenance costs.
- Lady Belle; after looking at the map for Parcel  
C, D, F, it seems the only point of this would  
be to facilitate the enlargement of another  
ranch. Give Parcel C to Co. State!

If the BLM is going to facilitate ranch building  
put these parcels on the open market to find the  
real value for the taxpayers!

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: RACHEL SCHMIDT e-mail [REDACTED]

Address: 217 COTTONWOOD LN  
ASPEN, CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I AM CONCERNED ABOUT EXCHANGING  
PRISTINE WILDERNESS CURRENTLY OWNED BY  
THE BLM FOR AGRICULTURAL LAND. I AM  
ALSO CONCERNED ABOUT LONG TERM WATER  
RIGHTS/MANAGEMENT/EXPIRATION OF RIGHTS FOR  
THE PROPOSED SUTHEY RANCH PROPERTY. DO THESE  
WATER RIGHTS EVER EXPIRE? I ALSO FEEL  
THE \$100,000 + THE \$1 MILLION DONATIONS

(Continue on back) →

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ARE INSUFFICIENT. \$1 MILLION SEEMS  
WAY SHY TO MANAGE 600+ NEW  
ACRES OF LAND THAT POTENTIALLY COULD  
SEE INCREASED USE BY THE RECREATING  
PUBLIC.

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange,

Name: Michael Stranahan e-mail [REDACTED]

Address: 148 Riverdown Dr.  
Aspen CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I FAVOR THE PROPOSED SUTEY RANCH  
LAND EXCHANGE BECAUSE IT WILL ALLOW  
MORE PEOPLE <sup>SUMMER</sup> ~~TO~~ ACCES ~~TO~~ WHAT WILL  
BE PRIME RECREATIONAL LAND: THE SUTEY RANCH.  
AND THE PROPOSED LAND EXCHANGE  
WILL ~~PROTECT~~ OFFER <sup>MUCH</sup> NEEDED PROTECTION  
FOR WILDLIFE (INCLUDING MOUNTAIN SHEEP)  
ON THE <sup>NORTH</sup> FLANK OF MT SOPRIS.

(Continue on back)

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AND THE PROPOSED LAND EXCHANGE  
WILL PROTECT <sup>CRITICAL</sup> VELVET <sup>WINTER</sup> HABITAT ON  
THE SUTTEY RANCH.

Sincerely,  
Michael Stranahan

P.S. I serve on the board of Wilderness  
Workshop, and I have visited both  
areas: the Suttey ranch and the flank  
of Mt. Sopris.

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Bill Hanks e-mail: \_\_\_\_\_

Address: 0073 Cherokee Ln  
Redstone, CO 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

The opposition by Pitkin Co to the land exchange proposed by the wexner's, is all about recreational trail development and the wishes of Pitco OST to expand within and out into the flanks of Mt. Sopris. The Crystal River Masterplan makes it clear that residents want recreational development limited to 2001-2002 amenities. 70% of residents have request that the Rural Character of the Valley be protected.

(Continue on back)

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Petro OST has developed many fine trail heads and trails in appropriate places. The problem with the recreational development they are requesting, by denial of the exchange, is that it intrudes upon critical deer, elk, and Becham water activity areas and Spring and Summer calving and lambing areas. By supporting the exchange I feel that trails should be placed only in appropriate places (within the established 133 Hwy ~~area~~ right-of-way). This is not the intention of the OST in the Crystal Valley.

William A. Hanks  
Redstone  
6/12/12

**From:** Blue Heron Forge [mailto: ]

**Sent:** Wednesday, June 13, 2012 4:43 PM

**To:** [steve\\_bennett@blm.gov](mailto:steve_bennett@blm.gov)

**Subject:** Authority to sell unlisted public lands /letter intended for delivery to BLM for 6 13 2012 public meeting input.

Dear Steve and BLM staffers,

After reading the following letter regarding the issues in the Land Exchange program from The General Accounting Office (GAO), I would like to know what laws or amendments have been passed to correct the issues since 2000. This letter was written 5 years after these problems were initially disclosed in the 105<sup>th</sup> congress in March of 1995. Obviously very little progress was made in that half decade in the eyes of the GAO. Also by what authority are unlisted public lands issued for sale and by what terms. Should these lands not be for sale to all people since there is public access at several points- None of which are allowed in your current feasibility study? I would expect that it would be difficult to earn support from elected officials or public given the state of the exchange program in 2000 and its pace of addressing the important public issues listed below; besides there being access

It seems the appraisal being used – even with its cash adjustment amendment- is so low that this is clearly one of those “lands in contention”.

**United States General Accounting Office**

**Washington, D.C. 20548**

**Resources, Community, and**

**Economic Development Division**

**B-284579**

**June 22, 2000**

**The Honorable George Miller**

**Ranking Minority Member**

**Committee on Resources**

**House of Representatives**

**Dear Mr. Miller:**

Land exchanges—trading federal lands for lands that are owned by corporations, individuals, or state or local governments who are willing to trade.. (generally work well)sic

.....( for lands in contention this is the GAO conclusion);

“In view of the many problems in both agencies’ land exchange programs and given the fundamental difficulties that underlie land exchanges when compared with cash-based transactions, we believe that the Congress may wish to consider directing the Service and the Bureau to discontinue their land exchange programs. Until such a fundamental action is taken and while the agencies continue to operate land exchange programs, we recommend that both agencies review and approve all proposed exchanges to ensure that they meet key statutory and regulatory requirements for land exchanges; that is, that they are appropriately valued, serve the public

interest well, and meet other exchange requirements. We also recommend that the Bureau immediately discontinue selling and buying land under its land exchange program—a practice that is not authorized under current law—and conduct an audit of financial records associated with these sales and purchases.”

( this is specifically why they want to close this exchange program) sic...

“The agencies did not ensure that the land being exchanged was appropriately valued or that exchanges served the public interest or met certain other exchange requirements. We found numerous problems with the exchanges we examined. In particular:

- The agencies have given more than fair market value for nonfederal land they acquired and accepted less than fair market value for federal land they conveyed because the appraisals used to estimate the lands’ values did not always meet federal standards.
- The agencies did not follow their requirements that help show that the public benefits of acquiring the nonfederal land in an exchange matched or exceeded the public benefits of retaining the federal land, raising doubts about whether these exchanges served the public interest. Furthermore, the Bureau did not always follow its regulations in preparing exchange initiation agreements.
- The Bureau—under the umbrella of its land exchange authority—sold federal land, deposited the sales proceeds into interest-bearing escrow accounts, and used these funds to acquire nonfederal land (or arranged with others to do so). Current law does not authorize the Bureau to retain or use proceeds from selling federal land; it instead requires the Bureau to deposit sale proceeds into the Treasury and to use

**B-284579**

**Page 5 GAO/RCED-00-73 Land Exchanges**

appropriations to acquire nonfederal land. In using these funds and the interest earned on them to purchase land, the Bureau augmented its appropriations. The Bureau also did not comply with its sale authority when it sold the land, and none of the funds retained in escrow accounts or used in this manner were tracked in the Bureau’s financial management system.

Sincerely,  
Francis C Froelicher  
Carbondale CO

Email secured by Check Point

OFFICE OF THE  
BOARD OF COMMISSIONERS  
970-328-8605  
FAX: 970-328-8629  
email: eagleadmin@eaglecounty.us  
www.eaglecounty.us



PETER F. RUNYON  
JON STAVNEY  
SARA J. FISHER

May 21, 2012

Steve Bennett  
Field Director, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652



Subject: Eagle County Support for Sutey Ranch Land Exchange

Dear Mr. Bennett:

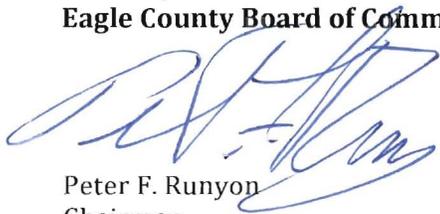
As Commissioner Stavney mentioned in an email to you several weeks ago, we are very pleased to see the BLM proceeding with the proposed Sutey Ranch land exchange. The portion of the exchange located in Eagle County will prevent possible development on Horse Mountain, which is highly visible from portions of the town of Eagle, and from much of the Brush Creek valley. All three of us have toured the Horse Mountain exchange lands and can imagine no better future than for them to be transferred to the Lady Belle Ranch and permanently protected by a conservation easement.

In March of 2009, we wrote you explaining why we felt it was inappropriate to grant a right-of-way through BLM land to access a potential subdivision on the mountain. A copy of that 2009 letter is attached, and all the reasons we stated therein are still valid today.

In summary, we hope you will proceed with the proposed exchange. We have discussed this with commissioners in Garfield County, who also strongly support the exchange, and with commissioners in Pitkin County, who are split on the matter. We realize that some of the Pitkin County commissioners object to "giving up" BLM land in Pitkin to achieve a gain of BLM land in Garfield County, but we have reminded them on several occasions that in 2004 we agreed to a land exchange that "gave up" National Forest land in Eagle County to benefit Forest Service acquisition of the Independence Townsite in Pitkin County. Thus, in our minds, it should not matter so much in which county land exchange acres are located, but rather, whether the proposed exchange benefits the greater public good.

We sincerely believe that the proposed Sutey Ranch land exchange is in the best public interest.

Sincerely,  
**Eagle County Board of Commissioners**



Peter F. Runyon  
Chairman



Jon Stavney  
Commissioner



Sara J. Fisher  
Commissioner

OFFICE OF THE  
BOARD OF COMMISSIONERS  
(970) 328-8605  
FAX: (970) 328-8629  
Email: eagleadmin@eaglecounty.us  
www.eaglecounty.us



SARA J. FISHER  
PETER F. RUNYON  
JON STAVNEY

March 9, 2009

Carole Huey, Realty Specialist  
U.S. Bureau of Land Management  
50629 U.S. Highway 6 & 24  
Glenwood Springs, CO 81601



Dear Ms. Huey:

We are writing in follow up to a January 9, 2009 email communication to you from our Planning Manager, Bob Narracci, concerning a road permit application that has been made to BLM by certain landowners on Horse Mountain above the Bruce and Salt Creek drainages southeast of Eagle.

All 3 county commissioners have recently toured the properties in question, and it is our unanimous opinion that the BLM lands on Horse Mountain should not be used to provide private access to the 8 Lady Belle mining patent properties. We take this position for the following reasons:

1. The 8 Lady Belle mining patent properties all have access via adjoining private land(s), and are not "surrounded" by public land to the point where BLM is required, or should, issue access to them. In particular, direct access to the 8 parcels is available through the Lady Belle #2 parcel, which straddles the Bruce Creek public road. While any access to the upper parcels would be expensive to construct, it is our opinion that using the BLM land to gain access to the upper parcels would be far more costly, and visually and environmentally disruptive, than would a road confined to the private land. A road on the BLM land would be highly visible from much of the Bruce Creek valley, whereas a road on the private land could be seen only from certain limited areas in the Bruce Creek drainage.
2. Issuing the requested road permit would not provide guaranteed access to any of the 7 upper private land parcels, because BLM does not have access to its own land without crossing the Lady Belle #2 or other intervening private land. Thus, a BLM permit would be ineffective at granting access without the cooperation of the Lady Belle #2 owner - and if that owner can grant access to BLM, he can also grant access to the 7 other owners without needing to utilize BLM land. In addition, if the BLM road were improved, it would end at the Lady Belle #4 private land, with no assurance that other landowners could gain access over #4. In our opinion, this is a matter that should be resolved by the various owners of the 8 private properties granting each other reciprocal access. There is no reason for public lands to be involved.
3. As was noted in Planning Manager Narracci's January 9<sup>th</sup> email to you, Mr. Calhoun and the other landowners opted to purchase properties that they knew, or should have known, had access issues. It should not be the County's, or BLM's, responsibility to resolve those issues, when it can be done on

private land between the private landowners. If they choose to cooperate among themselves, they can resolve the issue without BLM assistance, and without the adverse environmental and visual impacts that a road on the BLM land would entail. Even if they do not choose to cooperate with each other, there are likely legal avenues available to them to gain access without utilizing Federal land.

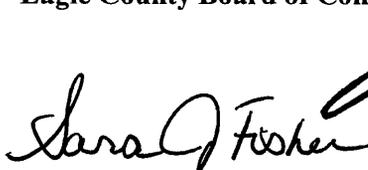
Our bottom line is that we would like to see the BLM land on Horse Mountain remain in its current natural state, without further road development or improvements. As you are aware, Horse Mountain was the site of intensive mining activity in the past, and has numerous surface and underground features (tunnels, adits, hazardous waste piles, etc.) that could present severe environmental risks if disturbed by significant development and/or road-building.

We support the BLM land on Horse Mountain being conveyed into the private ownership via a land exchange in which the acquiring party would place a permanent conservation easement on the entire acreage acquired from BLM. We believe that would best protect the fragile environment on Horse Mountain, and prevent adverse visual impacts in the Brush Creek Valley. We have been approached by a private party and conservation organization willing to do that, and they are also willing to allow continued foot access to the parcel by adjoining private landowners. They have also agreed to have the BLM land appraised without the conservation easement requirement, in order to insure that the U.S. receives full market value for it in the exchange.

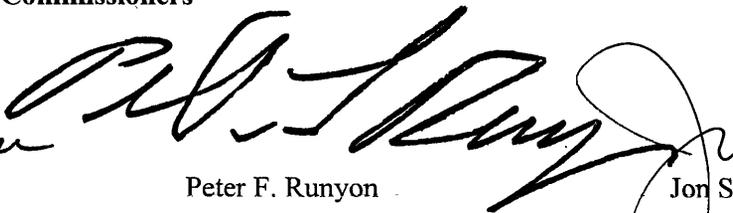
In summary, it is our opinion that your land on Horse Mountain should be preserved in its existing natural condition, with no new or improved roads allowed. We believe that the land exchange proposal outlined above would preserve the status quo on Horse Mountain and protect the landscape from further disruption. This is a highly fragile and visible area, and it would, in our opinion, be contrary to the public interest to see the BLM land developed further.

Sincerely,

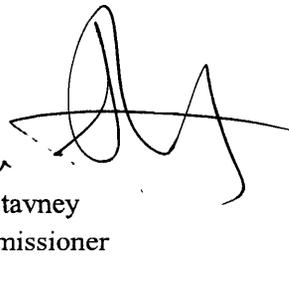
**Eagle County Board of Commissioners**



Sara J. Fisher  
Chairman



Peter F. Runyon  
Commissioner



Jon Stavney  
Commissioner

June 15, 2012

Mr. Steve Bennett  
BLM  
2300 River Frontage Road  
Silt, CO 81652

RE: Sutey Ranch Land Exchange

Dear Mr. Bennett,

The purpose of this letter is to comment on the Sutey/2 Shoes land exchange. First, thank you for allowing the public to weigh in on this issue. I live in Garfield County at 3648 County Road 113, (Cattle Creek Road). Our house is immediately across from the BLM Fisher Creek Trailhead. I am very aware of the details, pros and cons and the politics of the exchange. I am very much in favor of the exchanges and believe it is in the best interest of the public, wildlife and the BLM.

Our involvement with the Sutey property started long before the exchange was considered. My wife and I were very good friends with Tony Sutey during his last remaining years when his physical health had deteriorated yet his mental health was amazingly sharp. He welcomed neighbors and my wife and I to travel across his ranch. My wife and I rode horses from our house across his land to the far end of the Red Hill trail system many times. He knew us more by the horse we rode than our names. He gave us permission to hunt during the elk and deer season. As part of the entry into his property I spent long hours in his modest house and dining room table learning about the history of this area over a cup of coffee and pie we baked.

Tony recounted lore of homesteaders who would sustain themselves by fishing in Cattle Creek, the struggles of the Haff Family as they homesteaded the Haff Ranch (Now BLM Fisher Creek property), his trips via horseback to school in Carbondale, Cattle Drives up Cattle Creek to Basalt Mountain. He recounted stories of the many homestead families who are now buried in the Fisher Creek Cemetery. I wish I had taped our conversations.

Tony was extremely proud of his ranch. He hardly had indoor plumbing yet had the Wall Street Journal on his kitchen table. He knew the value of his property to the nearest penny yet he did not want to sell the ranch while he was alive. What else would he do with himself?. He had a vision that the public would experience the same joy that he had with his ranch. He understood the public wildlife value of the Ranch. He knew that the Ranch was unique as an example of land that was homesteaded yet still had strategic, and historic values the public would cherish such as wildlife, and as an example of how agriculture and wildlife could coexist. He lamented the encroaching residential development that turned many of his neighbor's ranches on Missouri Heights and the Crystal Springs area into high end homes. He understood that much of the real estate boom was fueled by the strict land use policy in Pitkin County.

During trips across Tony's land we witnessed first hand the unique wildlife value on this private ranch. One winter January morning with fresh snow on the ground I tracked one lone elk through the Pinions. I soon got a glimpse that it was a Bull Elk with an impressive rack. I soon heard many Elk out ahead, and finally came out to his middle field where that lone Elk was joined by 40 Elk, all Bulls, all with large racks, grazing in the Sutey pastures. Not a single Cow Elk was present. On other trips we encountered

thousands of Merriam's Turkeys, witnessed fresh Lion kills of Deer and Elk, with hundreds of Ravens, Coyotes, Bald Eagles and Golden Eagles feasting on the remains. These last few remaining winter wildlife refuges must be protected from encroaching subdivisions.

I have been a Board Member of the Aspen Valley Land Trust over the past 8 years. In 2012 my two terms ended. During my tenure, the Board and Staff would annually brainstorm which lands within Pitkin, Eagle and Garfield County that were most in need of protection. The Sutey Ranch would always rise to the very top of the list. Our Board was comprised of folks who know the "lay of the land" in Pitkin and Garfield County. The Board had equal representation from Pitkin and Garfield County. We considered ourselves members of the valley and not from political jurisdictions. I can not recall a single time in my association with AVLTT where political boundaries ever came up. We always made decisions that were in the best interest of the Valley. These discussions occurred long before the Sutey Ranch was purchased by the Wexners. In fact the Wexners purchase the Sutey Ranch in part because of AVLTT's interest in protecting the Ranch via land exchange.

The transfer of the Sutey Ranch to public lands through the BLM will connect the Town of Carbondale and the public with the Red Hill Trail system and eventually to the Fisher Creek Lands. What a great public amenity! This same linkage will provide Wildlife corridor protection. While I am grateful the Wexners' have offered money for a public management processes and an endowment, our first hand experience with the Fisher Creek area suggest very little oversight is required. Fisher Creek benefits the public and wildlife.

I believe the BLM also has the potential to dedicate a portion of the consumptive water rights associated with the Sutey Land for minimum in-stream purposes for Cattle Creek, allowing the Creek to return to conditions much as Tony Sutey described during the homesteading days. Cattle Creek can be returned to a gold medal quality stream. Cattle Creek water which is diverted through the Park Ditch does not return to the basin (transbasin diversion) and dries up the Creek during the irrigation season. Those diversions can be curtailed and then sheperded down the Creek to again benefit wildlife in cooperation with the CWCB and the Colorado Water Trust.

If the land exchange occurs, strict winter closures must be implemented on the Sutey Ranch much like the Sky Mountain Park in Pitkin County.

I am very disturbed by how the exchange has turned into a political battle from opposition in Pitkin County. I have personally discussed this with several Pitkin County Commissioners. They sited the main reason to oppose the exchange is due to Garfield County's lack of an open space program. The second reason they sited is that they would like to continue to "negotiate to extract additional pounds of flesh from the Wexners". In other words they are opposing the exchange for all the wrong reasons. They have conveniently brought forward a myriad of red herring issues to support their opposition. Pitkin County has benefited more than just about any county in the State from land exchanges by increasing its area of Forest Service and BLM public lands by hundreds of thousands of acres due to land exchanges. In fact most of the folks who have opposed the exchange in Pitkin County have not set foot on the Sutey Ranch.

I am also familiar with the 2 Shoes parcel. I am comfortable that the land will be protected via conservation easement for the protection of the critical wildlife habitat.

Finally I would point out that the exchange has the support of a very diverse group of the adjoining neighbors, Garfield County, Town of Carbondale, AVL, Red Hill Trail, Eagle Valley Land Trust, and folks in the Crystal Valley. Many of my neighbors who support the exchange work in Pitkin County and consider themselves members of the valley and find it childish and political that PITCO is not supporting the exchange.

Again, thanks for the opportunity to provide public comment. I would like to summarize that we are very much in favor of the exchange. Our neighbors are very much in favor of the exchange. The mid valley community is very much in favor of the exchange.

Thanks,

Louis Meyer  
President, SGM

June 19, 2012

Mr. Steve Bennett  
U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Subject: Sutey Ranch Land Exchange

Dear Steve,

I am a professional field biologist who routinely does field assessment work on conservation easements for the Aspen Valley Land Trust (AVLT), Pitkin County and others. I also live adjacent to the southwest corner of the Sutey Ranch and am very familiar with it, as well as with the BLM lands that the Wexners would acquire to block up their Two Shoes Ranch. I have been on, and next to, the BLM property many times in the course of field work for AVLT.

I strongly support the proposed land exchange for the following reasons:

- More than 200 elk spend the winter months on the Sutey Ranch. It is extremely important wildlife habitat by virtue of its relatively lower elevation and open fields, as well as its upper sagebrush and forested land. If it is not conserved, it WILL be developed someday. It has easy access from the paved County Road 112 and plenty of flat building sites. By far the best future scenario for the Sutey Ranch would be to add it to the Red Hill SMRA, thereby forming a total BLM ownership of approximately 3,600 acres of contiguous land that will be closed to wildlife during the critical winter months. We do not need to see yet another area of Missouri Heights craved up for subdivision;
- I know the BLM land at the Two Shoes well, by virtue of having performed field studies on conservation easements the Wexners already have on their adjacent land at the former Crystal Island Ranch. This BLM land is not appropriate for future trail development or use because any trail through it into Mt. Sopris would have to pass over the Lion's Mane, where there is one of the heaviest concentrations of bighorn sheep in our entire valley (see attached radio collar mapping of Lion's Mane area). In addition, once you cross the Lion's Mane you shortly enter into the Town of Carbondale's watershed in Nettle Creek. This is an area of heavy elk use and where the Forest Service recently decommissioned the only recognized trail in the area. Stated in its simplest terms, it is not an area that is appropriate for significant public use. Many hikers take dogs with them, and they can be extremely disruptive to wildlife. You will recall, that at the March 2, 2010 Carbondale town meeting, at which you answered questions, the Colorado Division of Wildlife strongly opposed Pitkin County plan to put a trail into the area. CDOW has sent several follow-up letters stressing the importance of protecting the Lion's Mane area.
- There are some acres of land where intensive recreation use is not in the best interests of wildlife. We do not need to have trails everywhere, and there is currently no shortage of

public trails in the Roaring Fork Valley. Most trails are not crowded, and there are plenty of existing trails to go around. On the other side of the equation, it is a biological fact that wildlife needs some areas where they can simply be left alone. In that regard, I think that BLM needs to be very careful about where it locates any future trails on the Sutey Ranch. At a minimum, the ranch needs to be closed in the winter similar to the SMRA, and the northwest corner, where many of the elk spend the winter, needs careful planning. Thankfully, the Wexners are providing \$1,100,000 to facilitate the planning and management, and I am, frankly, amazed that they have made such a large commitment to it. They have listened to the public on this and the other aspects of the exchange.

In summary, from the perspective of wildlife and land conservation, which is my professional specialty, I believe the proposed exchange could not be much better. It clearly serves the public interest.

Sincerely,



Dawn Barton  
2079 County Road 112  
Carbondale, CO 81623

Steve Bennett  
Manager, Colorado Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652



Permanently preserving open lands for agriculture,  
wildlife, scenic enjoyment and recreation

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*Office Manager*

**RE: Sutey Ranch/Two Shoes BLM Land Exchange**

Dear Mr. Bennett:

This letter is written to reiterate the strong support of Aspen Valley Land Trust for the Sutey Ranch/Two Shoes land exchange.

**BLM Parcel:** AVLT holds conservation easements on the private parcels to the east and west of the current Bureau of Land Management parcel, one of which has been in place since 1997. The BLM parcel provides a varied and rich native wildlife habitat, which is particularly critical for bighorn sheep and elk. The excellent condition of the parcel is the result of very limited public access and the fact that it has been managed as a part of the neighboring ranch for several decades through BLM grazing permits. After the exchange, those conditions will not change. A conservation easement on the parcel, to be held by AVLT, prohibits all development and subdivision, and provides for habitat management and grazing restrictions according to a management plan developed by qualified scientists approved by the Colorado Division of Parks and Wildlife. The BLM land is an "island" parcel not adjacent to other BLM holdings.

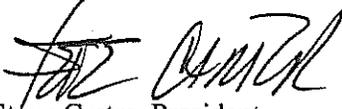
**Sutey Ranch:** AVLT is also very familiar with the Sutey Ranch and worked with the Sutey heirs for several years to try to conserve the property. Those attempts were unsuccessful and the ranch was sold. The Sutey Ranch, with its abundant water, lush meadows and surrounding forests, also provides critical wildlife habitat. The land exchange will protect the Sutey Ranch from development, which is important in the Missouri Heights/Red Hill area where development has fragmented and diminished wildlife habitat of all types. Sutey Ranch is adjacent to BLM land on the south and west, and will thereby consolidate BLM holdings. It will be managed as part of the BLM's Red Hill Special Management Area and the donation of \$1 million by the owners of Two Shoes Ranch helps assure that resources are available for BLM to provide new public recreational access while also enforcing the protections necessary to maintain the wildlife values.

**Haynes/West Crown parcel:** The Haynes/West Crown parcel is included in the exchange at the request of Pitkin County. This private land has been used heavily (and illegally) by the public to access the Crown for several years, as evidenced by numerous mountain bike trails, fire pits and debris, with substantial impact resulting to the land and wildlife habitat. If these trails are to remain open, however, it is best to resolve the conflict now occurring with public use of private land. The Haynes/West Crown parcel adjoins BLM property to the east and will further consolidate BLM holdings.

There are many reasons to support the Sutey Ranch/Two Shoes land exchange, but the bottom line is:

- Sutey Ranch will not be developed.
- The uses and condition of the BLM parcel will not change.
- Illegal use of private property will be resolved.
- Access to Mt. Sopris will not change.
- More than three square miles of critical, high-quality wildlife habitat will be permanently conserved at no cost to the public.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Carter". The signature is written in a cursive, somewhat stylized font.

Steve Carter, President

On behalf of Aspen Valley Land Trust Board of Directors

I am writing this email in support of the Sutey Ranch Land Exchange. The exchange will provide significant benefits to the residents of Pitkin, Eagle, Garfield, and Gunnison Counties. As you know, anyone who drives from Aspen to Redstone—a distance of just less than 50 miles—passes through the first three of those counties, and is within a few miles of the last one. Everyone in those counties will benefit from the exchange through access to the property on trails near the junction of Highways 133 and 82.

As a member of the Board of the Aspen Valley Land Trust, I would like to emphasize another perspective. Part of our mission is protection of habitat for wild creatures. As you know, the Sutey Ranch is winter habitat for elk and deer, and is calving habitat in the spring. Those animals are unaware that the Sutey Ranch is in Garfield County and are equally unaware that they may well migrate to and from Pitkin County. For them the benefit of the exchange is the same as it would be if the Sutey Ranch were in Pitkin County and the BLM parcel were in Garfield County.

We at AVLTL have had and hope to continue our longstanding and productive relationship with Pitkin County and Pitkin County Open Space and Trails. For many of us officials in Pitkin County are our friends, neighbors, and colleagues. Yet, on this issue we are firmly in opposite camps. One very unfortunate and unpleasant fact should not be left unsaid: If the Sutey Ranch were in Pitkin County and the BLM parcel were in Garfield County, Pitkin County officials would be the most ardent supporters of the exchange. And if Garfield County were to oppose it, Pitkin County officials would spare no energy in rebuttal. The same officials who now say that the larger BLM parcel is so valuable, and that the smaller Sutey Ranch is insufficient to offset the value of the BLM parcel would surely emphasize that the BLM parcel has no water rights, was never homesteaded, and until the dispute over the exchange was visited by next to no one.

Mr. and Mrs. Wexner purchased the Sutey Ranch offering the sellers a higher price than a competing bid by a real estate developer. They then began a process that, if successful, will permanently transfer the ranch to the BLM at no taxpayer expense and foreclose any opportunity for development. In addition they have provided significant funds to assist the BLM in managing the property. In exchange, they seek a BLM parcel on which they would place an easement that would forsake development. The land will be used for seasonal cattle grazing, as it has been used for decades. One shrugs in disbelief that such good fortune is not universally embraced.

DAVID H. MCCONAUGHY  
0515 COUNTY ROAD 167  
GLENWOOD SPRINGS, COLORADO 81601

June 19, 2012

Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652  
Attn: Sutey Ranch Land Exchange

Via email to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

Greetings:

I support the Sutey-2 Shoes land exchange and urge you to approve and complete the transaction. I have lived and worked in the Roaring Fork Valley for over 14 years and regularly enjoy both the Red Hill and Prince Creek recreation areas for hiking and mountain biking by myself and with my friends, children, and family.

Having these two prime recreation areas with developed trails provides a huge benefit to the region, including the local economy. Our valley depends on tourism and outdoor recreation opportunities to attract visitors, create jobs, and maintain our healthy lifestyle.

Adding the Sutey Ranch property to the Red Hill area would make the existing recreational opportunities even better, protect the property from development, and preserve wilderness. It will also provide a valuable link to other preserved areas such as Fisher Creek which will preserve wildlife corridors. The inclusion of 2.26 CFS in senior irrigation water rights adds additional value and creates many possible opportunities. The water could be used to maintain existing historic irrigation in meadows on the ranch, or a portion could be used to augment stream flows in Cattle Creek, which is massively over-appropriated.

The public lands to be transferred to private ownership would still preserve access to the "Crown" area near Prince Creek, and the land will remain protected from development thanks to conservation easements to be granted to the Aspen Valley Land Trust. The majority of the area, as far as I can tell, is largely inaccessible and certainly unvisited by me. Putting this area in private ownership with conservation easements will benefit me personally in the same way public ownership does now – I get to look at it and know that it is wilderness largely undisturbed by Man, including me. Meanwhile, I'll ride my bike through other lands with developed trails. Expansion of the Red Hill area towards Cattle Creek would open up a world of possibilities for mostly unpaved exploration from my own back yard and would provide even better opportunities for residents and visitors than exist now in our valley.

The proposed exchange is a "win-win" for all concerned. Thank you for your attention.

David McConaughy

June 20, 2012

Mr. Steve Bennett (via email: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov))  
Field Manager  
BLM, Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652



**RE: Sutey Ranch Land Exchange**

Dear Mr. Bennett:

This letter serves to offer the Hardscrabble Trails Coalition's (HTC) comments on the proposed Sutey Ranch Land Exchange. We are supportive of the principles of the land exchange that the BLM is reviewing.

HTC is a non-profit group comprised of Eagle, Colorado area residents, which focuses its efforts on sustaining, maintaining, and developing existing and future non-motorized local trails. This includes trails located within BLM, Forest Service, and Town of Eagle lands. Our intent is that future generations can enjoy similar high quality trail experiences as we enjoy today.

HTC is in support of the proposed Sutey Ranch Land Exchange for the following reasons:

- HTC has witnessed recreation areas that are near population centers receiving significant recreation traffic, including hiking, trail running, and mountain biking. These lands adjacent to population areas serve as important recreational character areas. Having more access points and available terrain allows the recreating public better opportunities to utilize these lands.
- The exchange will also facilitate legal access to the Crown area, and avoid the longstanding trespassing situation that currently occurs. HTC supports gaining legal access to all trail connections.
- The BLM and the local trail users benefit because the land exchange identifies the need for more public recreation access, and attempts to solve the issues by consolidating strategic privately owned parcels with BLM parcels that are valued for the recreational uses. In doing so, it opens up opportunities for further recreation amenities, cleans up legal access issues, and provides more accessibility to these popular areas. This includes more lands closer to population centers, better trail connectivity, and more opportunities for future trailheads.
- HTC identifies a similar situation in Eagle as to the BLM lands that surround Carbondale. Specifically, in Carbondale, with Red Hill to the north, and the Crown to the south, Carbondale has world class recreation right at its doorstep. Eagle is very similar to this, having Hardscrabble to the south and west, and the Bellyache/East Eagle area to the east. Having quick ease of access right from the center of town is a characteristic that is not shared by many places in Colorado, and provides a unique experience for both visitors and locals alike.

**HARDSCRABBLE TRAILS COALITION**

EAGLE, COLORADO | [HARDSCRABBLETRAILS.ORG](http://HARDSCRABBLETRAILS.ORG) | FACEBOOK: HARDSCRABBLE TRAILS COALITION

- Although HTC's prime focus is within the Eagle area, we support the efforts of other trail groups such as the Red Hill Council and the Roaring Fork Mountain Bike Association in their pursuit to further recreation opportunities in the surrounding Garfield, Pitkin, and Eagle county region. When each local recreation area is able to provide the best recreational amenities for its local residents and visitors, adjacent areas benefit in that the usage is spread out across the region, while still allowing people to visit other areas, but having each area serve its local population adequately. This minimizes overuse, trail damage and erosion, excessive trail traffic, and the usual issues associated with heavy user patterns.

We thank the BLM for having this opportunity to comment on the land exchange. If you have any further questions or comments, please do not hesitate to contact me by email at [REDACTED]

Sincerely,

Adam Palmer  
Hardscrabble Trails Coalition  
President

June 7, 2012

BLM  
2300 River Frontage Rd.  
Silt, CO 81652

RE: Sutey Ranch/Two Shoes Land Exchange

Dear BLM,

I support the Sutey Ranch Land Exchange between Two Shoes Ranch and the BLM. The Sutey Ranch is one of the last undisturbed, historic and undeveloped ranches in Garfield County. It is home to year around wildlife, the open space is winter elk and deer habitat, it serves as wildlife migration as it connects to BLM and other undeveloped open spaces in the Cattle Creek area and should be protected.

The preferred alternative would be:

- The land exchange is approved and the Sutey Ranch would be in permanent protection. The BLM and DOW would manage the Sutey Ranch.
- There would be no hunting allowed on the Sutey Ranch. There are many homes that surround the Sutey Ranch and the risk of accidents from stray bullets and other hunting activities would be enormous. My family can see the whole Sutey Ranch from our home and if we can see hunters, the hunters and their stray bullets would definitely find us.
- No camping, hunting or motorized vehicles should be allowed on the Sutey Ranch. Increased use of the Sutey Ranch that includes hunting, camping and motorized vehicles also dramatically increases the risk of wildfire. The pinion and cedar forests on the Sutey Ranch are very vulnerable to wildfire. There are many homes in the surrounding area of the Sutey Ranch that would be devastated by a wildfire.
- The Sutey Ranch provides winter habitat for wildlife and should be closed during the winter to all uses.
- The Sutey Ranch should not be commercialized and advertised for any uses that would be allowed on the ranch during certain summer months. Parking lots shouldn't be constructed as this invites additional usage. Increased activity of recreational uses will cause damage to the environment, disturb wildlife and overuse County Rd. 112 which is not able to handle additional traffic. An increase in traffic would happen if the Sutey Ranch was a labeled a "destination" recreation ranch.
- If the Sutey Ranch is not acquired by BLM, it would be eligible for subdivision and development under Garfield County zoning. Garfield County planning staff has indicated that it could likely receive development

approval for 55-92 homes. This would be devastating to wildlife and wildlife habitat, transportation issues on CR 112 that don't meet County standards, increased pollution for air and water, and visual and development impacts.

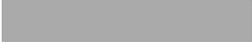
- The Sutey Ranch conveyance will be accompanied by 2.26 cfs of senior water and storage rights. This water can be used to maintain irrigated pasture on the ranch. Two Shoes has volunteered to assist BLM with Sutey irrigation management.
- The new exchange proposal adds: 1) 37 new acres and associated water rights at Sutey; plus 2) an entirely new 112 acre parcel along the Prince Creek Road in Pitkin County called the "West Crown" parcel. The West Crown parcel is traversed by unauthorized mountain bike trails and is heavily used to access the BLM's popular "Crown" area above Carbondale and West Sopris Creek. BLM acquisition of the West Crown will legitimize the existing unauthorized public use by making it public land, and will also address an unsafe parking situation on the Prince Creek Road. The new acres at Sutey are the meadows and woodlands on the left side as you enter the ranch from CR 112.
- In addition to the Sutey Ranch land and water right conveyance, Two Shoes will donate \$100,000 to BLM for planning, and \$1,000,000 for management of the Sutey and West Crown areas, as suggested by Pitkin County and others. This "endowment" is intended to develop a management plan that will give top priority to wildlife protection at Sutey, while allowing recreational access that is compatible with wildlife conservation.
- The potential exists to use the Sutey Ranch to provide a recreational link between BLM's Red Hill SMRA and nearby Fisher Creek lands. Any such link will be planned to minimize wildlife and recreational conflicts, and may include closures to avoid elk and deer winter range.

Thank you for this opportunity to submit comments.

Sincerely,



Laurie Lindberg Stevens  
0155 Maroon Mesa Rd.  
Carbondale, CO 81623



June 4, 2012

Mr. Steve Bennett  
Colorado River Valley Field Manager  
Bureau of Land Management  
Silt, Colorado

RE: Wexner Exchange

Dear Sir

This is to express my support for the land exchange involving the Sutey Ranch in Garfield County and various BLM parcels in Pitkin and Eagle Counties. I understand that the exchange would convey the Sutey Ranch and a parcel adjacent to Prince Creek Road in Pitkin County to the public and that the BLM would relinquish 1,268 acres on the flanks of Mt. Sopris and a 195 acre parcel in Eagle County to the trade proponents.

There are a number of compelling reasons to approve this trade, including:

- The Sutey Ranch and the Prince Creek parcel are far more valuable to the public than the land to be relinquished. The Sutey Ranch is an example of a typical homestead ranch with a variety of habitats (sagebrush, pinon/juniper, aspen & cottonwood, scrub oak, irrigated meadow) and excellent wildlife habitat. The recreational, environmental and educational potential of the Sutey Ranch is unlimited, which is one reason that it has been a top priority for acquisition by the Aspen Valley Land Trust for many years. By comparison, the major parcel to be relinquished in Pitkin County is difficult to access and with less variety in elevation and habitat. The proposed conservation easement on the parcel would preserve its wildlife value. While it is currently lightly used for recreation it will never have Sutey Ranch's potential for recreational access and multiple use. The fact is that the loss of the Mt. Sopris property to the public will be virtually unnoticeable except to those few individuals who recreate on this parcel while the gain of the Sutey Ranch could result in the development and availability of a significant new recreational and educational resource which would be available and used by far more local residents and visitors.
- Sutey Ranch is adjacent to the popular Red Hill biking and hiking area. This relatively small area has been the site of significant increases in trail development and usage over the past several years. Its proximity to Carbondale, ease of access and quick elevation gains make it a very popular hiking and mountain bike destination and expanding it to include some portions of the Sutey Ranch could improve both the overall outdoor experience and the ability to disperse and manage recreational usage on Red Hill. In addition, Sutey Ranch and the Prince Creek parcel have the potential to link public lands and transportation corridors in ways that the Mt. Sopris parcel cannot. The current usage of the Prince Creek parcel for biking access to the Crown and

Mt. Sopris is evidence of its value for such linkage and the Sutey Ranch has the potential to link Red Hill to Cattle Creek Road.

- The proponent's offer of \$100,000 towards planning and \$1 million to go towards future management of the Sutey Ranch is significant in that it would create an instant endowment towards realizing the full potential of the property as a recreational, habitat and educational resource. This would mean that Sutey Ranch would enter the public domain not as another closed and neglected public parcel but with a rational management plan and the funding in place to implement that plan. This adds value to the acquisition of the Sutey Ranch that should be incorporated into BLM's decision.
- The jurisdictional boundaries between Garfield and Pitkin Counties should have no bearing on the BLM's decision. BLM's responsibility is to the nation as a whole and, locally, to the people of the Roaring Fork Valley, most of whom regard the Valley as one entity in terms of their recreational choices and their regard for local open spaces and environmental quality. Land trades often cross local government boundaries so decision-making criteria must reflect a broad spectrum of public costs and benefits. In this case, the greatest good for the most people would be accomplished by approving the trade.

As a long-time resident of the Roaring Fork Valley with extensive involvement in land use and public land management issues, I have a good understanding of the issues and conflicts that BLM must consider when evaluating land trades. While it is reasonable to be concerned any time that public land is transferred to private hands, it must also be recognized that land trades are a common means of adjusting land boundaries, acquiring appropriate parcels for the public and advancing the Bureau's conservation, recreation and natural resource goals. This proposal meets those criteria and would be a significant long-term benefit to residents and visitors to the Roaring Fork Valley.

Sincerely,



Mark Fuller  
0238 Fawn Drive  
Carbondale, Co 81623



June 19, 2012

BLM  
2300 River Frontage Road  
Silt, CO 81652

Subject: Sutey/Two Shoes Ranch Land Exchange

To Whom It May Concern:

I am writing to express my support for the Sutey/Two Shoes Ranch land exchange. The land exchange has numerous public benefits and it would be to the detriment of the local community to not pursue the exchange. The land exchange ensures the protection of important recreation and open space areas, as well as wildlife habitat in the Roaring Fork Valley.

As an avid user of both the Red Hill and Prince Creek areas, I believe that it is of the utmost importance to protect these recreation areas through the proposed land exchange. The existing Sutey/Two Shoes Ranch could see the construction of 55 to 92 single-family homes if the property does not become BLM public lands through the exchange. Any development of the existing Sutey/Two Shoes Ranch property would substantially impact the recreational and wildlife values on the north side of Red Hill. In addition, the land exchange guarantees public access to trails in the Prince Creek West Crown area. Currently, access to some of the trails in this area requires that users cross private property. The property owners could choose to prohibit trail access at any time.

The BLM exchange property at the base of Sopris Mountain has been identified as important habitat for a variety of wildlife, as well as plant species. Protecting this property with a conservation easement ensures that the wildlife and plant species in this area are protected from any sort of negative human impacts. Moreover, opponents of the land exchange argue that the property at the base of Sopris Mountain is used by the public. To my knowledge this is inaccurate except for a very small number of folks that may occasionally access the area in the fall to hunt. Public access to the BLM property is very limited and the area is not a popular spot for recreational activities.

Finally, the Sutey/Two Shoes Ranch land exchange could offer additional, senior water rights to Cattle Creek. Cattle Creek is currently over appropriated, so any additional water will help.

I strongly urge the Bureau of Land Management to pursue the Sutey/Two Shoes Ranch land exchange. The land exchange provides the public with a number of important benefits and to not pursue the land exchange would be a disservice to both residents and visitors of the Roaring Fork Valley.

Sincerely,



Matt Farrar



June 5, 2012

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652  
Via Email: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

**Attn: Sutey-Wexner land exchange**

Dear Mr. Bennett,

I am writing to express the Roaring Fork Mountain Bike Association's continued support for the Sutey-Wexner land exchange, which has been made even better from a mountain biking perspective this time around with the addition of the West Crown parcel. As you may be aware, RFMBA has been a keen supporter of this exchange from the beginning because of the recreational benefits it offers in the Red Hill/Sutey Ranch/Fisher Creek areas. In particular, the Sutey Ranch offers an opportunity to connect BLM's Red Hill SMRA with County Road 112 and then it is only a short ride to your lands in the Fisher Creek area. Mountain bikers value loop trails and interconnected public lands deeply, and the Sutey Ranch offers both opportunities.

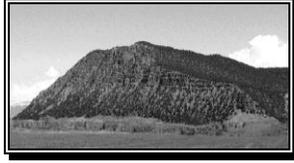
We realize that the Sutey Ranch is a haven for wildlife, particularly in the winter, and we look forward to working with you to develop a management plan that will be sensitive to wildlife needs. As Red Hill is already closed to biking during the peak wildlife use season in winter, I expect that developing a management plan that meets both wildlife and biking needs will be feasible. In addition, the \$1.1 million that the Wexners will donate to BLM for development of a plan and management of the Sutey and West Crown will be of genuine assistance to providing sound resource management.

We are extremely pleased that the 112 acre West Crown parcel has been added to the exchange, and commend the Wexners for going the extra mile to acquire it. This is simply the single most popular way for mountain bikers to access the west side of The Crown from Carbondale, and allowing the bike paths to continue on the land will mean that they do not have to use the Prince Creek Road. Also, the parcel has several heavily used mountain bike trails which we are very excited to see become public land. Lastly, BLM acquisition of the parcel will allow it to be used for a new parking area and trailhead and get the existing parking off the Prince Creek Road. This is a huge plus for the safety of all concerned.

In summary, this is one of the most positive developments to come along for the local mountain biking community in years. This deal strikes a tremendous gain for open space conservation and recreation, and we again urge you to support this exchange proposal.

Sincerely,

Mike Pritchard  
RFMBA, Board President



## Red Hill Council

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A Private Non-Profit Organization Supported by BLM, Town of Carbondale & Aspen Skiing Company Environment  
Foundation

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June 19, 2012

Mr. Steve Bennett  
BLM - 2300 River Frontage Road  
Silt, CO 81652  
Attn: Sutey Ranch Land Exchange  
Sent by e-mail: [BLM CO SI CRVFO Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

Dear Mr. Bennett,

I am writing this letter on behalf of the Red Hill Council in support of the Sutey/Two Shoes Ranch, BLM land exchange. The Red Hill Council previously sent a February 2009 letter in support of this exchange to Senators Udall and Bennett when the request was to be presented to Congress. We continue to support the proposal now that it is moving through BLM administrative review. As you know, the Red Hill Council is a 501(c)(3) private nonprofit organization that works closely with the Bureau of Land Management under a Memorandum of Understanding to plan, manage and care for the 3,000-acre Special Recreation Management Area known as Red Hill. This area adjacent to Carbondale, Colorado is an extremely popular and important non-motorized recreation site for Roaring Fork Valley residents and visitors with over 55,000 user days per year. Similarly, the privately owned 112 acres in Prince Creek known as the West Crown Parcel is used by thousands of recreationalists annually as an access to the Crown.

For over a decade, the Sutey Ranch has been identified as a private parcel with a critical relationship to the Red Hill area. The 557-acre Sutey property is surrounded on three sides by BLM lands. This beautiful undeveloped property has important wildlife values, quality habitat and protects the remote qualities of the north side of Red Hill. For years, BLM, Aspen Valley Land Trust and Red Hill Council have considered options to protect this ranch from development with little hope of success. The proposed land exchange finally offers a unique opportunity to achieve this goal. Without the land exchange, Sutey Ranch will likely become numerous high-end building sites. Development of the property will damage the values that exist on the ranch and adjoining public lands by putting residential development immediately adjacent to the most remote parts of Red Hill. Transferring the Sutey Ranch into public ownership will protect the unique qualities of the property, adjoining public land and will add a substantial acreage to this highly valued recreation area. The exchange will make available 2.26 CFS of senior water rights that can be used on the ranch for irrigation, wildlife watering and possibly could be used to augment flows in over-appropriated Cattle Creek.

The Sutey Ranch under BLM ownership protects an important wildlife linkage to public lands in adjacent Fisher Creek. This linkage will allow less disrupted migration routes for game to other undeveloped areas where harassment by humans and development is minimized. The proposed \$100,000 contribution from the exchange proponents will fund a needed management plan for the ranch to best determine how the property can be used to accommodate recreation, land use, wildlife, access and other demands as part of a sustainable management plan. The additional \$1,000,000 endowment provides sustainable funding for good management of all the lands that are to become public under this exchange.

As long as these funds are properly invested and their use remains on these lands, these dollars will ensure that there is financial support for good stewardship of the property.

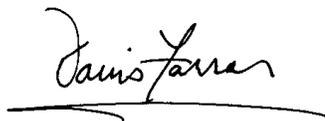
The BLM exchange property has been little used by the public over the years because it is landlocked on most of its perimeter. Ninety-five percent of the 10.5 mile exchange parcel boundary is bordered by private land. The small half-mile section that is bounded by public land is important habitat for Big Horn Sheep, elk calving, Peregrine Falcons, rare flowers and a variety of sensitive species. The recently adopted US Forest Service travel management plan decommissioned trails in this area. The Colorado Division of Parks and Wildlife is opposed to public access in this location because of adverse impacts from human activity. The adjoining property owner holds the grazing leases on the exchange parcel and is effectively the primary user of this land. The conservation easement that would be applied to this land as part of the exchange will preclude any residential development, mineral leases, and other activities that would degrade the property. Aspen Valley Land Trust would hold the conservation easement in perpetuity. They have an excellent record of managing properties under their conservation easements. This safeguard will maintain the property in its current condition as open space and wildlife habitat in perpetuity. For all practical purposes, the public will not notice a change from public to private ownership. The public and private lands included in this exchange along with the conservation easement will establish 1,938 acres (3+ square miles) of permanent open space in the Roaring Fork Valley.

It is our understanding that the preliminary appraisals completed on the public and private property subject to this exchange along with the \$1.1 million endowment, indicate that the value of the private lands is more than twice the value of the BLM land that will become private. We understand that the BLM exchange process will include an appraisal of the properties to ensure that the public will, at a minimum, remain whole. This is an important element of the exchange process, but we also believe that the other public benefits derived from preservation of the Sutey Ranch, protection of water rights, public ownership of the West Crown trail access, permanent open space, recreation opportunities and wildlife enhancement make this exchange an excellent value for the US public.

The Sutey/Two Shoes exchange is a very real opportunity to turn a long-term vision into reality. The numerous visitors to the area already appreciate the collaborative efforts between the Red Hill Council and BLM to manage and protect Red Hill. Broad-based community ownership, support and volunteer participation are hallmarks of the Red Hill Council's efforts. This exchange will receive strong support from that population.

The Red Hill Council fervently endorses Sutey/Two Shoes exchange because it offers substantial public benefits to future generations. The land exchange will add critical recreation values in the heart of the Roaring Fork Valley that will truly be a benefit to everyone. The Red Hill Council looks forward to working with BLM on this land exchange and would like to serve a major role in future planning and protection of these lands.

Sincerely,

A handwritten signature in cursive script, reading "Davis Farrar", written in black ink. The signature is positioned above a horizontal line that serves as a separator between the signature and the typed name below.

Davis Farrar  
President - Red Hill Council

June 13, 2012

Steve Bennett  
Manager, Colorado Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch Land Exchange

Dear Mr. Bennett:

We are writing you on behalf of the Roaring Fork Sierra Club Group, representing over 500 members in the Roaring Fork Valley and surrounding areas. We wish to reaffirm the Sierra Club's previous support for the Sutey Ranch land exchange. We feel that the new proposal has been considerably improved with the addition of new lands at the Sutey Ranch and west of the Crown.

In our view, the proposed land exchange is in full agreement with the Sierra Club's top priorities of protecting wild and natural habitats and protecting open space from commercial development.

We wish to note the following major advantages to the public that have gathered the support of the Roaring Fork Sierra Club Group:

1. The Sutey Ranch is a key open space parcel with extremely high wildlife and recreational values. Preserving its 557 acres in public ownership next to the popular Red Hills SMRA will ensure that an area of Missouri Heights will forever be protected as open space.
2. Protecting the historic water rights to be conveyed with the Sutey Ranch parcel is of major importance in this exchange, in that they may be used in the future to help augment stream flows in the depleted and over-appropriated nearby Cattle Creek.
3. The 112 acre West Crown parcel will be a valuable addition to public lands. This will legitimize public use of a popular mountain bike trail into the Crown from Carbondale, and allow for appropriate management of this area.
4. The conservation easement to be placed on the 1,268 acres that the Wexners will acquire will give permanent protection from oil and gas development and from subdivision and housing development. This will assure that this land will stay as open space and be used only for ranching, scenic protection, and wildlife conservation.
5. It is highly significant that the Wexners will be donating \$1.1 million to the BLM for developing a site-specific and long-term management plan for the newly acquired Sutey

and West Crown lands. This is an extremely generous offer that the Roaring Fork Group highly supports for ensuring future protection of these areas.

For these reasons, and for the overarching protection of open lands and wildlife habitat this proposal supports, The Roaring Fork Sierra Club Group strongly urges you to approve the Sutey Ranch land exchange.

Sincerely,

Maggie Pedersen, Chair  
Bob Millette, Conservation Chair  
Roaring Fork Sierra Club Group  
0116 Deer Park Ct.  
Glenwood Springs, CO 81601  
970-947-9613  
peregrine@rof.net

Mr. Steve Bennett  
U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

June 19, 2012

Subject: Sutey Ranch Land Exchange Support

Dear Steve,

It was good to meet you at the Carbondale open house on May 31st, and I commend you for moving forward with the Sutey Ranch exchange. I am running for the Pitkin County Commissioner seat being vacated by retiring Commissioner Jack Hatfield, and I agree with Jack in his support of the exchange. While I understand some of the Commissioners reluctance to surrender public land acres in Pitkin County, I do note that the important West Crown parcel is in Pitkin County and will legitimize the most popular route used by the bikers to access the west side of the Crown. Public acquisition of the parcel makes even more sense now that Pitkin County has reached agreement for a recreational trail on the adjacent Tybar Ranch, as that trail could tie directly into the trail network on the West Crown parcel you are acquiring in the exchange.

I also support the exchange because I believe that the concern over county lines is misfounded. Except for the land in Eagle County, all of the lands in the proposed exchange are located within a few miles of each other, and will be used by and benefit residents of Pitkin, Eagle, and Garfield Counties. What should be of significance in analyzing the exchange is what it will do for wildlife conservation and future public use. In that regard, I note that the exchange will have the following significant public benefits:

- the extremely valuable wildlife habitat on the Sutey Ranch will become public, whereas without the exchange, it can be developed with multiple houses which would tremendously degrade the wildlife habitat.

-the BLM land at Two Shoes will be put into permanent conservation easement status which will ban any housing or oil and gas development. Removing the threat of future oil and gas activity is a major benefit of the exchange. We certainly don't need another controversy like the Thompson Divide dispute to erupt on the east side of the Crystal River;

-according to the Aspen Valley Land Trust, there is an opportunity to utilize some of the Sutey Ranch's significant water rights to benefit increased stream flows in nearby Cattle Creek which is perennially short on water.

As the Colorado Division of Parks and Wildlife and others have noted, the conservation easement that will be put into place at Two Shoes will provide long term protection for the very important bighorn sheep herd on the Lion's Mane by minimizing human use in the area. Indeed, I think that the bighorn sheep population will be better protected by being on private land with a good conservation easement in place, rather than by remaining in public hands with the possibility of gas leasing and a public trail running through the range.

That wording and management of the conservation easement should insure that approved wildlife-friendly fences are built in the future, that gas drilling and any other development besides livestock grazing are precluded, and that state of the art livestock grazing practices are used to protect the range values.

I am aware that CDOW testified several years ago that they did not like a plan approved by the Pitkin BOCC to put a new trail in the area, and I am distressed that some members of the Pitkin Open Space and Trails Commission have recently been promoting new trail access there. In matters such as this, the concerns of CDOW about protecting wildlife habitat should be paramount.

Lastly, I serve on the Board of the Snowmass/Capitol Creeks Caucus and believe that you should give strong consideration to the recommendations of local caucuses, which are Pitkin County's land use advisory panels. In that regard, I note that our companion caucus, the Crystal River Caucus, voted 36-6 in 2010 to endorse the Sutey Ranch exchange.

Sincerely,  
Steve Child  
5050 Capitol Creek Road  
Snowmass, CO 81654



## COLORADO PARKS & WILDLIFE

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Northwest Regional Service Center  
711 Independent Ave., Grand Junction, CO 81505  
Phone (970)255-6100 • FAX (970)255-6111  
wildlife.state.co.us • parks.state.co.us

June 20, 2012

Steve Bennett  
Area Field Manager  
Colorado River Field Office  
Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

**RE: Sutey-Two Shoes/BLM Land Exchange**

*Steve*  
Dear Mr. Bennett:

Thank you for the opportunity to provide comments on the proposed Sutey-Two Shoes/BLM land exchange. Colorado Parks and Wildlife (CPW) has been closely following this land exchange as it has taken several different forms over the past 3 years. During that time CPW staff has evaluated this proposal objectively and made recommendations for the benefit of wildlife and sportsmen. After careful consideration of the current proposal, CPW supports this land exchange for the many positive benefits it would provide for wildlife habitat and hunting access for sportsmen.

The current proposal will permanently protect the 1268 acres of current BLM land adjacent to the Two Shoes Ranch with a conservation easement which will eliminate any future development rights while preserving the important wildlife habitat that exists there. Of equal importance, the proposal protects the 557 acres of critical deer and elk winter range on the Sutey Ranch from subdivision and development. In addition, another 117 acres of privately-owned property would be transferred into BLM management adjacent to the "Crown" area south of Carbondale in Pitkin County.

The proposed land exchange would provide for significant additional hunting and recreational access in the Roaring Fork Valley with the addition of the Sutey Ranch and Haines (West Crown) parcel into BLM ownership. Access to the majority of the current BLM land identified in the exchange proposal is difficult due to limited access through private property and/or steep terrain and is presently utilized by the Two Shoes Ranch for cattle grazing. CPW applauds the Two Shoes Ranch for its participation in the Wounded Warriors hunting program and encourages the ranch to work with CPW to develop a wildlife management plan for the ranch that includes annual harvest objectives. The inclusion of these aspects will allow more hunting access to the Two Shoes Ranch than previously permitted and will help reduce the refuge effect and thereby provide better access to big game in the general area.

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources  
Rick D. Cables, Director, Colorado Parks and Wildlife  
Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian  
Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Pericone • Jim Pribyl • John Singletary  
Mark Smith, Secretary • Robert Streeter • Lenna Watson • Dean Wingfield  
Ex Officio Members: Mike King and John Salazar

The proposed land exchange also has positive benefits for general recreationists in the Roaring Fork Valley. The transfer of the Haines (West Crown) parcel to BLM management will eliminate issues of the illegally-built mountain bike trail across it and could allow it to be open for the benefit of the public. The addition of the Sutey Ranch adjacent to the Red Hill SRMA also has positive benefits for hikers and mountain bikers. However, CPW does feel strongly that the Sutey Ranch should not be managed as an SRMA and any extension of trails onto the Sutey Ranch be managed in a wildlife sensitive manner with coordination with CPW.

CPW is disappointed in the decision to remove the Potato Bill parcel from a conservation easement as offered earlier by the Two Shoes Ranch. This is a very important parcel for wintering deer, elk and especially bighorn sheep. We strongly encourage the Two Shoes Ranch to re-consider placing a conservation easement on this parcel. Local CPW staff offers to assist the Two Shoes Ranch in the development of a suitable agreement in the future if one cannot be incorporated or completed prior to the completion of this land exchange process.

CPW shares concerns previously raised by Pitkin County that CPW be involved in the ongoing management of the Sutey Ranch. CPW would welcome the opportunity to be involved in the management plan for the Sutey Ranch, including the ongoing oversight and management of the ranch for the benefit of wildlife and outdoor recreation.

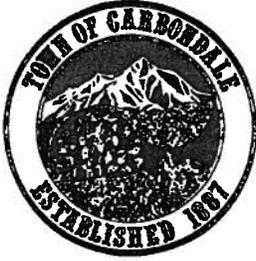
In summary, CPW believes that the positive benefits to wildlife conservation and to sportsmen would significantly outweigh any negative aspects from this land exchange. If you have any questions please contact John Groves, District Wildlife Manager, at 970-947-2933.

Sincerely,



Ron Velarde  
Northwest Regional Manager

cc: Perry Will, Area Wildlife Manager  
Rick Cables, Director Colorado Parks and Wildlife



## TOWN OF CARBONDALE

511 Colorado Avenue  
Carbondale, CO 81623  
[www.carbondalegov.org](http://www.carbondalegov.org)

(970) 963-2733 Fax: (970) 963-9140

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February 28, 2011

Mr. Steve Bennett  
Field Manager  
Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Re: Support for Sutey Ranch/Two Shoes Ranch & BLM Land Exchange

Dear Mr. Bennett:

I am writing on behalf of the Carbondale Board of Trustees in support of the revised Sutey Ranch/ Two Shoes Ranch, BLM land exchange to be considered through an administrative approval process by the Bureau of Land Management.

The 557-acre Sutey Ranch land is adjoined by BLM land on three sides and the 3000-acre Red Hill Special Recreation Management Area north of Carbondale. The Red Hill Recreation Management Area is an extremely popular non-motorized recreation site with over 55,000 user days per year. It is under the stewardship of the Red Hill Council – a nonprofit organization that works closely with the BLM through a Memorandum of Understanding to plan, manage and care for the area.

We feel the recently added acreage on the Sutey Ranch and the Haynes property acquisition on the north side of Prince Creek road further enhances the value of this exchange. The Haynes property is the most popular route for the BLM to access the Crown area from downtown Carbondale, and is especially popular due to the relatively gentle terrain of the access route.

The Town of Carbondale Board of Trustees voted unanimously on February 15, 2011 to reaffirm their support for the exchange, and strongly encourages the BLM to support this land exchange which will offer significant public benefits to

Mr. Steve Bennett  
February 28, 2011  
Page Two

future generations. Transferring the entire Sutey Ranch (together with its important wildlife habitat) into public ownership will protect the unique qualities of this property, create a contiguous public land area for non-motorized recreation, and provide for improved wildlife management. Similar values are associated with the Haynes property adjacent to the Crown. The local community of Carbondale citizens and the Red Hill Council will actively participate with the BLM in the stewardship of this land.

Sincerely,

A handwritten signature in black ink, appearing to read "Stacey Bernot". The signature is written in a cursive, flowing style.

Stacey Bernot  
Mayor

cc: Pitkin County Commissioners  
Garfield County Commissioners  
Aspen Valley Land Trust  
Red Hill Council  
US Senator Bennet  
US Senator Udall  
US Congressman Tipton



TOWN OF CARBONDALE  
511 COLORADO AVENUE  
CARBONDALE, CO 81623

March 9, 2010

Honorable Mark Udall  
United States Senate  
40 E Dirksen Senate Office Building  
Washington, D.C. 20510

Honorable Michael Bennett  
United States Senate  
702 Hart Senate Office Building  
Washington, D.C. 20510

Congressman John Salazar  
326 Cannon House Office Building  
Washington, D.C. 20515

Re: Support for Sutey Ranch/Two Shoes Ranch & BLM Land Exchange

Dear Congressmen:

I am writing on behalf of the Carbondale Board of Trustees in support the Sutey Ranch/ Two Shoes Ranch, BLM land exchange.

As you may know, the details of this proposed land exchange have evolved since our first letter to you in March of 2009, and on March 2, 2010 both the proponents and opponents of the land exchange made very detailed and extensive presentations to the Carbondale Board of Trustees and Carbondale Community about the pros and cons of the issue. At the end of the meeting, the Carbondale Board of Trustees voted six to one to reiterate their support for the land exchange, as proposed in the Wexner "Compromise Proposal", dated February 16, 2010.

Following is a brief summary of the Wexner "Compromise Proposal" for the various parcels involved:

BLM Exchange Parcel

- 1268 acres conveyed to Two Shoes Ranch
- Permanent conservation easement on land conveyed
- No oil, gas or other mineral development
- Wildfire mitigation plan
- Game management plan
- Wildlife enhancement plan

Sutey Ranch

- 520 acres conveyed to BLM
- BLM retains land in perpetuity
- No oil, gas or mineral development
- Seasonal closures and wildlife protection

(970) 963-2733

Fax: (970) 963-9140

- \$1,000,000 endowment to BLM for land management and wildlife enforcement
- \$100,000 donation to BLM for preparation of management plan
- Donation of staff for ditch maintenance and irrigation

#### Lower Two Shoes Ranch

- 10 approved houses eliminated (72,500 square feet of residential floor area)
- Indoor riding arena eliminated
- 2 approved agricultural buildings eliminated
- Virtually all irrigated lands preserved
- 7,500 square foot stable eliminated
- 40 acre conservation easement on land adjacent to Thomas Creek

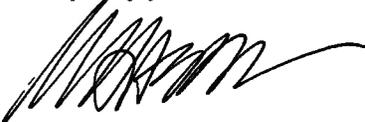
#### Additional Elements

- Provide easements for Prince Creek and Thomas Creek trails
- 230 acre conservation easement in Potato Bill Creek area

As you can see from the attached map, Carbondale is located between the parcels at issue in this exchange. In fact, much of the land in question lies within the Carbondale Three-Mile Planning Area.

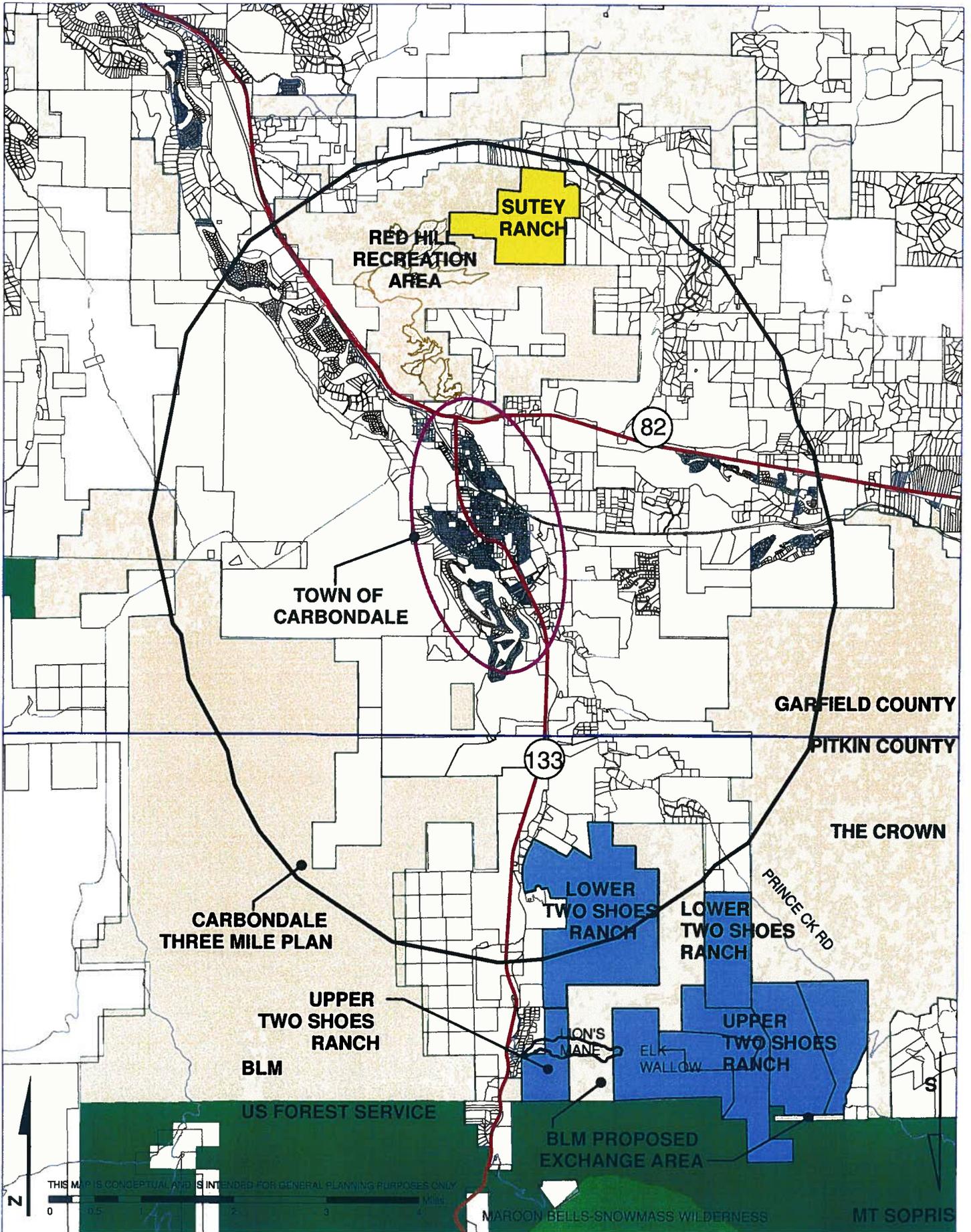
The Town of Carbondale strongly encourages you to support this land exchange which will offer significant public benefits to future generations. Transferring the Sutey Ranch into public ownership will protect the unique qualities of the property and the wildlife that populate the area. In fact, the wildlife and wildlife habitat protections and enhancements offered in the "Compromise Proposal" for the Sutey Ranch and the Potato Bill area were essential elements in retaining Carbondale's support.

Very truly yours,



Michael Hassig  
Mayor

cc: Aspen Valley Land Trust  
Red Hill Council  
Pitkin County Commissioners  
Garfield County Commissioners  
Gideon Kaufman, Wexner Representative



**Trési B. Houpt  
0048 Sun King Drive  
Glenwood Springs, CO 81601**

Mr. Steve Bennett  
U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

June 13, 2012

Subject: Sutey Ranch Land Exchange

Dear Steve,

As a Garfield County Commissioner in 2009 and 2010, I was involved in helping shape the proposed Sutey Ranch land exchange. I felt at the time that it was in the public interest, and believe that it has been improved even more with the addition of the West Crown parcel.

The greatest benefit in the exchange is BLM's acquisition of the Sutey Ranch to add to the Red Hill SMRA. As you may be aware, Garfield County zoning in the area is 1 home per two acres, meaning that it could be approved for more than 250 homes. Garfield County planners told the public at the time that a more likely approval might be 50-90 homes. However, even if it were approved for only a few homes, any development in the area could adversely impact the Sutey's critical winter range for elk and deer. Biologist Dawn Barton, who does field assessment work for the Aspen Valley Land Trust and others, has indicated that more than 200 elk use the Sutey for winter range. In addition, the proposed conveyance to BLM comes with 2.26 cfs of senior water rights, and I believe you had your water experts look at the water rights last year, and how some of the water might be used to benefit both wildlife and Cattle Creek.

I toured all the exchange lands with the Pitkin County BOCC in 2009, and one thing we suggested at the time was that the Wexners consider providing an endowment to help manage the Sutey in the future, and to protect its wildlife. I commend the Wexners for pledging \$1,100,000 to the BLM to address future management responsibilities.

On the Two Shoes side of the exchange, I have heard the Colorado Division of Wildlife indicate that the Potato Bill Creek/Nettle Creek area on the southern edge of Two Shoes ranch is a place where they want as little human intrusion as possible to protect the heavy bighorn sheep concentrations in the Lion's Mane area. This is a very remote corner of the BLM land strip and the adjacent White River National Forest, and the portion on the National Forest is part of the Town of Carbondale's municipal watershed. In general, this represents a municipal watershed area where human use should be avoided. The conservation easement the Wexners will put on the BLM land adjacent to Nettle Creek, and the other land they acquire too, will provide better protection for the bighorn sheep than exists today. I think very highly of the Aspen Valley Land Trust, which will hold the easement, and think their stewardship will give wildlife the protection and solitude it needs.

The addition of the West Crown parcel will be of real benefit to the public. It is an area that is currently occupied by several "user created" mountain bike and hiking trails, and as you know, they are trespass trails. Conveying this 112 acre piece to the BLM will legalize those trails and provide a superior legal access to the west/south end of the Crown. I also note that this parcel is in Pitkin County, thereby giving them some mitigation acres in the exchange, which has always been very important to them. However, I would like to point out that it is extremely important to recognize the regional benefit of the Sutey Ranch land exchange to the public living in Pitkin, Eagle and Garfield counties. County lines are less significant than measuring the far-reaching benefits.

Lastly, I have heard some say that Garfield County should buy the Sutey Ranch. While there is a Garfield County open space tax proposal coming on the ballot this fall, the amount it would raise annually is modest, assuming it passes, and several full years of revenue would have to be used to purchase the Sutey, leaving other meritorious projects on the back burner. In addition, the public would lose the \$1,100,000 the Wexners have pledged for the purpose of planning and managing the Sutey – a very significant loss indeed!

In summary, it is my hope that the BLM will support the Sutey Ranch land exchange, which I believe will serve the public well. Should you have any questions, please do not hesitate to contact me.

My Best,

Trési Houpt

## Charlotte Anderson

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**From:** Susan Murphy  
**Sent:** Monday, July 20, 2009 9:21 AM  
**To:** Charlotte Anderson  
**Subject:** FW: 2 Shoes/Sutey Exchange

*Thanks, Susan*

---

**From:** Bob Campbell [REDACTED]  
**Sent:** Saturday, July 18, 2009 12:19 PM  
**To:** Patti Clapper forward; county\_info  
**Subject:** 2 Shoes/Sutey Exchange

July 18, 2009

Pitkin County Commissioners  
530 E. Main St., Third Floor  
Aspen, Colorado 81611  
County\_info@co.pitkin.co.us  
[REDACTED]

Honorable Patti Clapper and Pitkin County Commissioners;

I am writing to request that you support the land exchange known as the 2 Shoes/Sutey Exchange proposed to the Bureau of Land Management. As you know, this swap includes BLM and Forest Service lands in Pitkin, Garfield, Eagle and Gunnison Counties. The two largest parcels (1,268 acres in Pitkin County and the 513-acre Sutey Ranch in Garfield County) lie in the heart of the Roaring Fork Valley near Carbondale. This land exchange offers incredible benefits to the residents of the Roaring Fork Valley that live in Pitkin, Eagle and Garfield counties.

The Sutey Ranch is one of the last remaining intact ranch properties in the valley. Public ownership of this land next to the very popular Red Hill Area is critical to protect wildlife, ranching heritage and recreation values. Private development of the Sutey Ranch will unquestionably destroy the remote character of Red Hill's North Side and seriously damage critical winter range for both deer and elk. Public ownership of the Sutey Ranch offers public access to Red Hill's North Side and a connection to nearby Fisher Creek (BLM).

The 2 Shoes BLM Parcel is remote, has limited/difficult public access and is not critical habitat. This property will be encumbered by a perpetual conservation easement that limits development to a single 3,000 square-foot house. One house on 1,268 acres is hardly an impact. The adjoining property owner essentially has exclusive control over access to and use of these lands.

The federal land appraisal process that Pitkin County used many times in will govern values on the exchange properties. The landowner has agreed to pay the cash difference between the BLM exchange property and the Sutey Ranch to ensure that the exchange is financially equitable.

The exchange support letters submitted by Garfield County, Eagle County, Town of Carbondale, Aspen Valley Land Trust, Eagle Valley Land Trust, Red Hill Council, Roaring Fork Mountain Bike Association, Hanging Valley Ranch, Holy Cross Energy, Prince Creek Homeowners, Redstone Community Association, and Udall Consulting show broad government and agency support for the exchange by folks that know and understand the proposal. Our Roaring Fork Valley local governments over the 25 years have made outstanding progress

towards working together for the common good of ALL Valley residents on housing, transportation, recreation, land-use and a host of other important issues. We are one Valley. I strongly urge you to join your neighboring elected officials and support this land exchange. Please do not step back to the times when the local governments in this Valley only operated to serve interests within their political boundaries. Please vote YES on the Sutey Ranch/2 Shoes land exchange.

Sincerely,

--  
Bob Campbell  
Glenwood Springs, CO





June 11, 2012

Mr. Steve Bennett  
U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652



***RE: Letter of Support for the Sutey Ranch - Bureau of Land Management Land Exchange***

Dear Mr. Bennett,

We are writing to reiterate Garfield County's continued support for the proposed Sutey Ranch land exchange. Previously, we wrote our Congressional delegation in July 2009 in support of the exchange; the new proposal on which you are seeking comment appears to be even more strongly aligned with the public interest.

As you are aware, the 557-acre Sutey Ranch, located in eastern Garfield County, is a beautiful property that has sustained long-time ranching activities as well as continues to serve as valuable wildlife habitat for elk and deer. Garfield County sees the conversion of this valuable ranch from private property to public lands as a unique opportunity to preserve the ranch's sensitive wildlife values while also being able to provide public access for carefully planned and managed recreation. More than that, it is an important piece of a public lands landscape that will protect the north side of Red Hill by preserving the remote and open character and the critical wildlife qualities. The Sutey Ranch will function as an important linkage between BLM lands in Fisher Creek and the Red Hill Special Recreation Management Area (SRMA) as noted in the BLM's Draft Resource Management Plan. This linkage offers an important wildlife corridor between two large areas of public lands.

Not only will this exchange result in a direct benefit for our local residents in Garfield, Pitkin, Eagle and Gunnison Counties, but it will also result in an added benefit to visitors to the State of Colorado interested in open space, our ranching heritage, and accessible hunting and outdoor recreation opportunities. While the County supports the conversion of the Sutey Ranch as a

benefit in Garfield County, we are equally supportive of the land to be converted to public lands in Pitkin County in Prince Creek area (the former Haines property - a.k.a. the Monte Carlo area - 112 acres) which would maintain access to large areas of the BLM "Crown" in Garfield County. This 112 acre piece is now referred to as the "West Crown" parcel and is an important amenity for open space, recreation, hunting and wildlife.

Our previous letter of support noted the Sutey Ranch wildlife values were to be protected. We are very pleased to understand that the current terms of the exchange include \$100,000 for BLM planning (including wildlife studies) and a \$1,000,000 endowment to BLM for long-term management of the properties that will become BLM. Wildlife protection should be a priority on the Sutey Ranch and recreation access must be compatible with wildlife conservation.

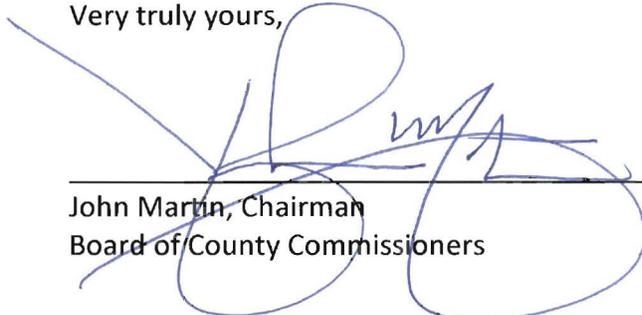
The County's recently completed Comprehensive Plan 2030 (the Plan) contains goals and policies that support the BLM's action to convert the ranch to public lands. These include ensuring public access to federal lands is preserved, providing opportunities for the tourism industry to utilize recreation resources as well as to preserve recreation resources for local access, and ensuring that natural, scenic, ecological, and critical wildlife habitat are protected and / impacts mitigated.

Garfield County supports the land exchange with the following principles in a management plan:

- 1) Protecting and enhancing wildlife and plant species as a top priority, including seasonal or other closures of all or portions of the parcel to public use as may be determined appropriate in the planning process to protect wildlife and plant communities;
- 2) Utilizing existing roads, ways or other areas on the parcel and to locate non-motorized trails to connect to adjacent or nearby public lands;
- 3) Utilizing the 2.26 CFS of senior water rights appurtenant to the parcel to benefit fish and wildlife species on the parcel as well as to possibly augment stream flows in over appropriated Cattle Creek which is only a short distance downstream; and
- 4) Assessing the historic significance and feasibility of preserving the historic nature of the Sutey cabin near the east end of the parcel.

Finally, we believe the inherent value of the private lands to be converted to public lands and the associated endowment as discussed above provide a multitude of public benefits that far outweigh the current value of the public lands to be converted to private land. Therefore, by these comments, Garfield County offers its continued support of the pending Sutey Ranch – Bureau of Land Management Land Exchange. This exchange would allow for a sensitive blend of increased public access to public lands while providing lasting wildlife habitat and rural lands protection from adverse development pressure of an historic ranch in Garfield County.

Very truly yours,



---

John Martin, Chairman  
Board of County Commissioners



---

Tom Jankovsky, Commissioner  
Board of County Commissioners



---

Mike Samson, Commissioner  
Board of County Commissioners

Cc *Andrew Gorgey, Garfield County Manager*  
*Fred A. Jarman, AICP, Director, Building & Planning Department*

**DENVER**  
1536 Wynkoop Street, #5C  
Denver, CO 80202  
303.534.7066

**GRAND JUNCTION**  
546 Main Street, #402  
Grand Junction, CO 81501  
970.243.0002

**CRAIG**  
529 Yampa Ave  
Craig, CO 81625  
970.824.5241

**COLORADO  
ENVIRONMENTAL  
COALITION**

May 31, 2012

Steve Bennett  
Field Director, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652



Subject: CEC Support for Sutey Ranch Land Exchange

Dear Mr. Bennett,

I am writing to express The Colorado Environmental Coalition's continued support for the proposed Sutey Ranch land exchange in Eagle, Garfield and Pitkin Counties. The exchange has many important public benefits, including:

-the disposal of isolated BLM lands on Horse Mountain outside of Eagle which have been identified for sale. The exchange will instead convey them to the Lady Belle Ranch which will protect them with a permanent conservation easement. I believe the Eagle County Commissioners have written you in support of the exchange, and would note that putting them in Lady Belle's hands will thwart an attempt by an adjacent landowner to gain access through them for a possible future subdivision, which would be highly visible, and undesirable, in the beautiful Brush Creek Valley;

-public acquisition of the 557 acre Sutey Ranch adjacent to BLM's Red Hill SMRA. As both the Aspen Valley Land Trust and Colorado Parks and Wildlife have noted, the Sutey Ranch has exceptional elk and deer winter range, but is eligible for subdivision into dozens of home sites if it is not permanently protected. BLM's acquisition of the area will be enhanced by the Wexner family donating \$1,100,000 to BLM to develop a management plan for the ranch, and an endowment fund for its permanent management;

-the 2.26 CFS of water rights that accompany the Sutey Ranch may be used in the future to augment stream flows in nearby Cattle Creek, which according to the Aspen Valley Land Trust and others, is a heavily over-appropriated stream;

-the new addition of 122 acres to access the west Crown area is something that will benefit many recreationists in the Carbondale area; and

-the BLM lands conveyed to Two Shoes ranch, like the Lady Belle Ranch conveyance, will be protected by a permanent conservation easement preventing any development.

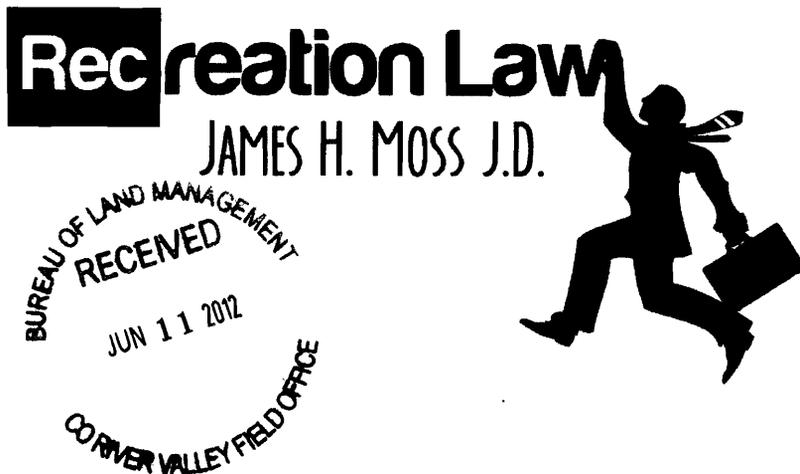
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In total, this exchange will protect more than 3 square miles of land as permanent open space that can currently either be developed or conveyed out of BLM ownership for possible development. It is hard to see how such an exchange could possibly be more of a “win-win” for all concerned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurt Kunkle', written in a cursive style.

Kurt Kunkle  
Wilderness Campaigns Coordinator



June 8, 2012

Steve Bennett, Field Manager  
Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Re: Two Shoes Ranch Land Exchange

Via Email: [Steve\\_Bennett@co.blm.gov](mailto:Steve_Bennett@co.blm.gov)

Dear Mr. Bennett:

I am writing to you with concerns over the proposed Two Shoes Ranch land exchange. Please take into consideration the following:

1. Please Extend the comment period to allow the public to be familiarized with the land to be traded, including a complete inventory of current conditions and- e.g. existing trails, habitat science, grazing history, hunting quality, etc. [Descriptive information provided by the BLM to date is sparse at best, and not adequate to reasonably inform public.]
2. Please Defer further action until the adoption of the Resource Management Plan. [The BLM has said no actions will be taken on other administrative decisions, such as any new trail connections on Light Hill, until the RMP is done; why grant a special exception for such a large land transfer??] Completion of the RMP would allow the BLM a better gauge of the future needs for grazing, hunting, and recreational resources by the public overall, and the impact of the exchange on those values.
3. Please complete formal consultations with the White River National Forest regarding the possible USFS administration of some or all of the Pitkin County BLM parcels. [BLM Assistant Field Manager stated last week that he "didn't know" whether any consultation with the USFS has occurred or whether they will comment. The BLM and USFS share over one mile of common boundary at the foot of Mount Sopris, one of the most wild and scenic locations in Pitkin County.]
4. Please fully consider environmental impact that is likely to result from the BLM's loss of ability to regulate grazing on two square miles which includes lands known to be critical habitat for big horn sheep. [The BLM's grazing experts recently agreed to impose grazing restrictions in this area- these

**PO Box 16743 Golden CO 80402**

**720 Edit Law (334-8529)**

**[jim@rec-law.us](mailto:jim@rec-law.us)**

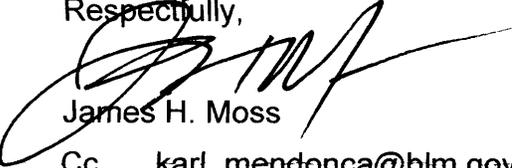
**[www.recreation-law.com](http://www.recreation-law.com)**

recent BLM actions will be rendered moot under the proposed exchange.]

5. As required by BLM regulations, please fully consider the reservation of public rights in the BLM parcels including hunting and other recreation. [Wexner has a side deal with the Prince Creek Homeowners allowing continuing access; why should one group have special rights?]

6. Please ensure that appraisals fully consider the "assemblage value" of the BLM lands to Two Shoes ranch, which to date has spent some \$84,470,000 to acquire 4790 acres of surrounding private lands. [The average price per acre works out to be \$17,634. If you multiply the 1280 acres of BLM land by that number, the resulting "full price" based on what was paid to neighbors would be about \$22.6 million; much more than the value of the private land the Wexners are offering the BLM in the exchange].

Respectfully,



James H. Moss

Cc karl\_mendonca@blm.gov

**PO Box 16743 Golden CO 80402**  
**720 Edit Law (334-8529)**  
**[jim@rec-law.us](mailto:jim@rec-law.us)**  
**[www.recreation-law.com](http://www.recreation-law.com)**

To: Bureau of Land Management, Colorado River Valley Field Office  
Re: Sutey Ranch land exchange  
Date: June 11, 2012

Dear land managers,

I strongly support the proposed land exchange. I have heard all the objections raised over the past few years, and don't think any of them are valid.

There has been much talk recently that the parcel which would be transferred to the Wexners is legally accessible to the public. I'm skeptical. I lived on Seven Oaks Road for many years, adjacent to the private land which now belongs to the Wexners. Many people, including me, have trespassed across this land and some of them have even reached the BLM land. If the BLM parcel becomes private, anyone who is capable of bushwhacking up Potato Bill Creek far enough to get to it will still be able to do so, without any more interference than they've ever encountered. But an easier option would be the 9000 acres of BLM land on the Crown: Wexner will make legal access to this area, as well as parking, easier by transferring to the public land he owns along Prince Creek Road.

The Sutey Ranch is beautiful. Preserving it, protecting it from development, and opening it to the public (with proper safeguards to protect the flora and fauna) will be a wonderful thing. I can see only benefit to all of us, whether we live in Carbondale, Garfield County, Pitkin County, or anywhere in the country, from this land exchange.

John B. Stewart 6/11/12

John B. Stewart  
27 Mesa Avenue  
Carbondale, Colorado



Dear BLM, I HAVE TO COMMENT ON  
THE WEXNER LAND EXCHANGE ON THE  
BASE OF SOPUS-MUT.

FIRST I FEEL THAT IT'S NOT THE  
VALUE OF THE LAND EXCHANGE THAT  
BOthers ME, WHAT BOthers ME IS  
THAT IF WE LET ONE WELL HEALED  
FAMILY START MAKING DEALS FOR OUR  
PUBLIC LANDS THEN WE ARE IN TROUBLE.  
IF THE PUBLIC DOES NOT WISH TO TRADE  
THEN THE BLM OFFICE SHOULD LISTEN TO  
THE PUBLIC, SINCE IT BELONGS TO THE PUBLIC!  
LAST BUT NOT LEAST IS ANYTIME A  
RICH MAN SAYS ITS GOOD FOR THE PUBLIC  
THEN WATCH OUT! SO I VOTE NO  
ON THE LAND EXCHANGE.

THANK YOU  
DAVE P. SIPE

---

BLM

2300 River Frontage Road

Silt, Colorado 81652

Subject: Sutey Ranch Land Exchange

Dear BLM,

I have been appointed by the Ce-Mar-Sam Co. LLLP , a family partnership whose members are either children or grandchildren of mine to speak their sentiments on the Sutey Ranch Land Exchange. Our family has owned land on 112 road nearly adjacent to the Sutey Ranch since 1966. We believe that the addition of the "Old Sutey Property" to the Red Hill area will provide wonderful recreational opportunities. It will also preserve a habitat for wildlife including deer, elk and wild turkey. I also believe the Wexners will donate in excess of one million dollars for management of this property. What a generous offer.

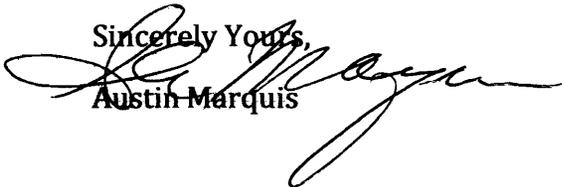
There is a feeling among some that this exchange will cause public lands to be "lost". This is not a correct conclusion because the exchange should have nothing to do with county lines since they run along arbitrary straight lines in our lower valley.

The BLM land that would go to the Wexners near Prince Creek are lightly used since there is no access from the North, East and West by the public. We hear that Pitkin county wants to open up access from the South. The Division of Wildlife has been opposed to his in the past. How can Pitkin County do this without Forest Service and BLM's prior approval? How would this affect the town of Carbondale's drinking water? How would access and pedestrian trails affect wildlife?

There is no merit to opponent's fear that this exchange would detrimentally affect access to Mt. Sopris The Wexner land has always been private and never provided access to Sopris The strip that the Wexners want to acquire provides no access because it is bordered by private land.

In conclusion we believe this exchange places recreation in the appropriate area, "The Sutey Ranch " and limits trails where they ae not appropriate. We are in favor of this exchange.

Sincerely Yours,  
Austin Marquis



437 THOMAS RD  
CARBONDALE CO  
81623

MR BENNETT (BLM)

THIS IS ONLY THE SECOND TIME WE HAVE EVER WRITTEN IN SUPPORT OF A LAND USE PROPOSAL OR EXCHANGE, THE FIRST BEING IN 2010 IN REGARDS TO THE SAME PROPOSAL. -

(SUTLEY - TWO SHOES LAND EXCHANGE)

WE ARE ENCLOSING A COPY OF THAT LETTER TO YOU FOR YOUR OFFICAL RECORD.

IT REFLECTS OUR CURRENT THINKING ON THE EXCHANGE.

WE KNOW THE BLM REALIZES HOW IMPORTANT PUBLIC LANDS ARE TO THE PEOPLE IN OUR COMMUNITIES, AND SEE THIS EXCHANGE AS A WIN, WIN FOR ALL OF US.

THANK YOU FOR COMMENTS IN THE ASPEN DAILY NEWS JUNE 9, 2012, IT HELPED MAKING OUR DECISION TO WRITE THIS LETTER MUCH EASIER

SINCERELY

BEN & MARY  
DORMAN



Ben and Mary Dorman  
437 Thomas Rd.  
Carbondale , Co. 81623

Board Of County Commissioners  
City of Aspen Pitkin County  
530 E Main St. 3rd floor  
Aspen Co. 81611

To Whom it may Concern,

I am writing this letter in support for the Two Shoes - Sutey Ranch Land Exchange.

My name is Ben Dorman, I have lived in the Roaring Fork, and Crystal River Valley's since July of 1966, with the last eighteen years here on Thomas Rd.

My wife Mary, and I have retired from the Aspen Skiing Co. after 29 and 25 years of employment.

This is the first time I have ever written a letter in support of a land use proposal or exchange, however I did serve 2 years on the County's Planing and Zoning Board , without distinction I might add, is that correct Jack !!

You as a commission, and previous commissions before you have my utmost respect. We as a community have been blessed from your tireless commitment to make this the most special place to live, as well as raise our children.

You have defended our quality of life, our quality of air, wildlife conservation, water conservation, and last but not lease defended us against the dreaded developer...As residents we are all beneficiaries of your efforts to keep this county special !!

However after attending Tuesdays meeting in Carbondale and listening to several hours of dialog I have come to the conclusion that the Wexner's newest proposal conserves even more than I thought possible..To conserve more than 2,000 acres of important habitat, an eliminate 10 domestic wells, as well as ten unsitely homes illuminating our view from highway 133, at no cost to us the taxpayers, you have done your jobs well..

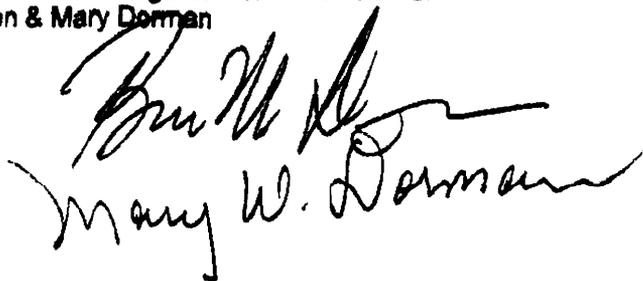
I have ridden to the 1,268 acres of BLM on horse back some years ago when Ashley Carruthers owned the then Crystal Island Ranch, and it is a rugged, dry parcel that does provide critical habitat for deer and elk, and I think would be well managed in the hands of the Wexner Family The Wexner family has owned the Two Shoes Ranch now for three years, and as far as I can tell are wonderfull neighbors, as well as good stewards of the land !!!

At least their not requesting 48 homes along with 48 mother in law units, just kidding Jack...

I urge you to welcome the Wexners, as preservers, not distroyers, of our beautiful dream of living here...In closing I again wish to thank you for efforts on our behalf, lets welcome the Wexner family and let share in the dream we have all been able to experience here in western Colorado.....

With Warm Regards from Thomas Rd.

Ben & Mary Dorman



The image shows two handwritten signatures in black ink. The top signature is 'Ben W. Dorman' and the bottom signature is 'Mary W. Dorman'. Both signatures are written in a cursive, flowing style.

BLM  
2300 River Frontage Road  
Silt, CO 81652

June 15,2012

Dear BLM,

I have been a supporter of the Sutey land exchange for many years. I support it because it would trade relatively inaccessible land for land that lies along county roads, and which also has superb wildlife habitat. We cannot afford to lose sight of the fact that if the exchange is thwarted, the Sutey Ranch will not become BLM land and added to the Red Hill SMRA, which it abuts. That would be a tragedy!

I am distressed that Pitkin County officials are now trying to promote public use in the Lion's Mane area, and in Nettle Creek, where the Wilderness Workshop and others have proposed Wilderness designation, in part, to limit human activity. The Colorado Division of Wildlife has also advocated limited human use. Not every acre of public land needs to be covered with trails! We should listen to the wildlife professionals.

I have no doubt that the BLM land has some beautiful areas in and around the Lion's Mane. I have no doubt that people can reach it via walking through the Nettle Creek area. However, there is no shortage of public land on, and near to, Mt. Sopris, including your 9000 Crown area, which has magnificent Sopris views. The Sutey and West Crown parcels ~~are~~ far more appropriate for public use...and majorly accessible, as compared to the Lion's Mane area. So, why would we go against the wishes of the wildlife professionals and encourage more use back there? It makes no sense.

Pitkin County officials seem to be taking the law into their own hands in trying to promote increased human use. Wilderness Workshop has noted that the Forest Service recently closed the only recognized trail in the area. Why go against their wishes too?

But mainly, I support doing what is best for wildlife. Elk, deer and bighorn sheep do not recognize county boundaries, so it shouldn't matter one iota that the Sutey Ranch is in Garfield County and the BLM land in Pitkin. Let's do what's best for the animals, not just encourage more trails everywhere.

Sincerely,



Mary Dominick  
P.O. Box 5082  
Aspen, CO 81612



## Tom Isaac

---

**From:** Tom Isaac  
**Sent:** Friday, June 15, 2012 10:36 AM  
**To:** 'BLM\_CO\_SI\_CRVFO\_Web-mail@blm.gov'  
**Subject:** FW: Sutey Ranch Land Exchange

Dear Steve Bennett,

I want to thank you again for talking with me yesterday at the open house in the Aspen City Hall. I appreciate you and your staff coming up here to take comments from our community. You told me that I did not need to write my opinion to you since we met personally, but there were so many people present, I want to be certain my vote counts.

I think the land trade that the Wieners have proposed is a fair and equitable offer. The residents of the Roaring Fork valley and the citizens are getting a good deal for the land they are giving up. Not only are we receiving a parcel that is more accessible, it has a much greater value as a recreation destination. The parcel that is being traded by the BLM is barely accessible for only the very fittest of citizens, the rest of us could never enjoy it. And the cash donation certainly helps your Department when it is suffering a tight budget like the rest of us.

The opponents to the trade are fundamentally opposed to giving up any lands without regard to the fact that we are getting a much better piece of land in the bargain. I am not in favor of the Federal Government pursuing a wholesale disposing of their priceless land holdings in the West, but in order to manage your properties for the betterment of the community, sometimes a disposition is appropriate. It would be unfortunate if the BLM did not take advantage of this opportunity. The opponents are also prejudiced by the fact that the Wexners are a wealthy family. I do not think that those feelings are an appropriate factor in the evaluation of this trade.

As I explained to you, I am the elected Pitkin County Assessor, but these opinions are my own and do not reflect either my office or the County government. I have been a Registered Appraiser in Colorado for over twenty years and an elected official in the valley for almost thirty years, for what it's worth.

Again I thank you for taking our opinions and wish you success in making your decision.

Sincerely,  
Tom Isaac



# WILLIAM TAYLOR PHILLIPS

ATTORNEY AT LAW  
811 Blake Avenue  
Glenwood Springs, Colorado 81601

Telephone: (970) 945-4457

Fax: (970) 945-4981

Toll Free No: (800) 229-7238

June 15, 2012

BLM  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road  
Silt, CO 81652

Re: Sutey Ranch Land Exchange

I support the Sutey land swap. Everybody (except the Pitkin County Commissioners...for some ridiculous reason) supports the land swap. It only makes sense.

Sincerely,



William T. Phillips



A note from: Mr. Bernard Young

Sirs:

Yes, I am in favor of the  
exchange with the WENNER.

This is a win-win situation  
where we all gain!

Thank you.

B Young

PO Box 5039

Shannon Village, CO  
81415





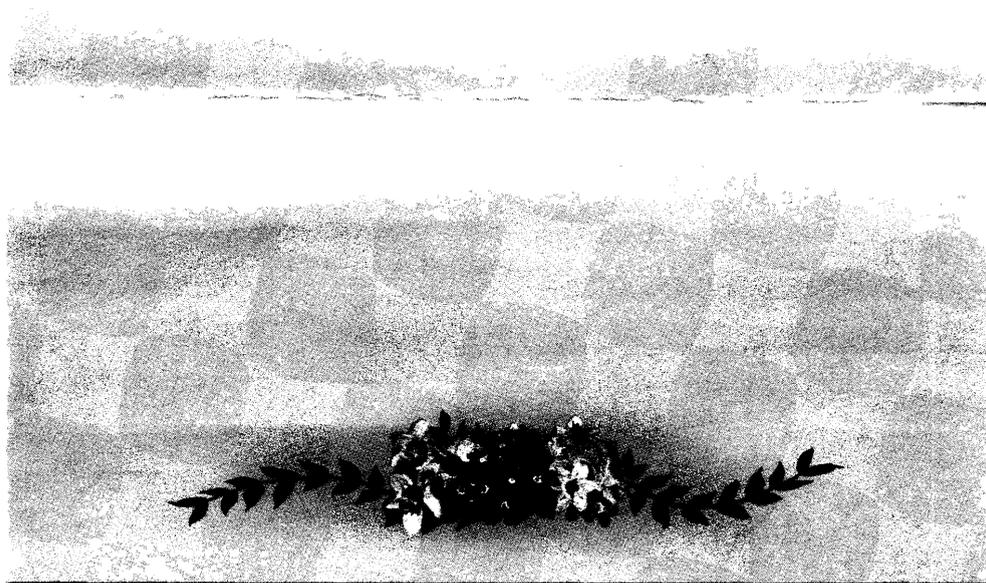
I SUPPORT THE SUTLEY  
RANCH LAND EXCHANGE.  
THE EXCHANGE WILL  
HELP PREVENT THE  
FORCING OF A BIKE PATH  
DOWN THRU CRITICAL  
WILDLIFE HABITAT AND  
ALONG THE EAST SIDE OF  
THE CRYSTAL RIVER THRU  
PRIVATE PROPERTY AND





SENSITIVE ENVIRONMENTAL  
AREAS.

THANKS  
MIKE FERGUSON



## **Mendonca, Karl R**

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**From:** Jake Sakson [REDACTED]  
**Sent:** Monday, June 18, 2012 1:53 PM  
**To:** Mendonca, Karl R  
**Subject:** Sutey Land Exchange!

I'm emailing to express my concern over the Sutey land giveaway. The wexners already own a huge amount of the access to Mt Sopris. And certainly already inhibit public access to this area. Mt Sopris is the quintessential mtn area and closest to carbondale. I grew up playing in and around this area and it would be a shame to see more land taken over.

As citizens we have rights of recreational access to these areas, which would be lost in the land exchange. As the proposed exchange includes lands less intriguing for recreation, half the size and will potentially need to be restricted for conservation. Also Wexner has a side deal with Prince Creek Homeowners to allow them access to these acquired lands. Wexner is clearly trying to turn what should be public access lands into a private "country club." Why should one group have special rights?

Also, the Wexners spent \$84,470,000 to acquire 4790 acres of surrounding private lands. The average price per acre works out to be \$17,634. If you multiply the 1280 acres of BLM land by that number, the resulting "full price" based on what was paid to neighbors would be about \$22.6 million; much more than the value of the private land the Wexners are offering the BLM in the exchange.

This land exchange also relinquishes the BLM's ability to manage hunting and grazing in this area. The size of this parcel - over 2 square miles makes this loss have a huge impact.

Please extend the comment period for this issue, in order for the public to become more familiar with landed to be traded. The public should be informed of existing trails, habitat, grazing history and hunting quality. Information regarding this is sparse at best, many people are misinformed about a lack of public access!!

Thank you  
Jake Sakson

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Ray Pojman e-mail: [REDACTED]

Address: 0170 Crystal Circle  
Carbondale, CO 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

Since 2000, Pitkin County Open Space has been trying to promote recreation development in the Crystal Valley. The public line has always been that “they” have no plans and yet the county has actively purchased property east of the Crystal River for the purpose of unrestrained recreational access. The history of this and its documentation is extensive and cannot be reasonably detailed here. However the Crystal Caucus survey does document majority opposition to further recreational development and all its impacts that it would generate. Many of the property owners in the Crystal Valley were not able to save Filoha Meadows from public access and are worried that Janeway will be the next area that Open Space will try to access for recreational development. This land exchange will preserve this area of the Crystal Valley from development for public use and its accumulative impacts. As for the argument that the Director of Open Space submits that Pitkin County does not give up property, this is not true. The Sustainable Settings fiasco sold off, at a lost to taxpayers, almost [400] acres. Thirteen of which were given to a former Open Space Board member. In addition, the claim of historical public access cannot (Continue on back) be documented.

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

**Dale Will**

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**From:** Maura Masters [REDACTED]  
**Sent:** Wednesday, June 20, 2012 9:16 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail@blm.gov  
**Subject:** Sutey Ranch Land Exchange

The Windstar Land Conservancy (WLC), 2317 Snowmass Creek Road, Snowmass, CO, is evidently planning to sell it's 900+ acres of protected land in the near future.  
<http://www.wstar.org/windstar/LandConservancy/wlands.htm>

I suggest that the Sutey Ranch land exchange include the WLC, and that Western Land Group (WLG), on behalf of Mr. Wexner, agree to buy and steward this land for Pitkin County which will substantially increase public benefit.

Although this proposal is not necessarily based on a acre-for-acre exchange, and the BLM may not consider the addition of acreage to this proposal ([http://www.blm.gov/co/st/en/fo/crvfo/sutey\\_ranch\\_land\\_exchange.html](http://www.blm.gov/co/st/en/fo/crvfo/sutey_ranch_land_exchange.html)), right now, as I understand it, the WLG will buy 870 acres (with water rights and a financial donation to manage the lands) in both Garfield and Pitkin counties from the BLM, and in exchange, the WLG will receive from the BLM 1,269 acres of private land to expand its existing Two Shoes and Lady Belle ranches.

The addition of another 900+ acres to this proposal would not only make the acreage and subsequent value more equal, but also provide Pitkin County with a guarantee that the WLC is protected in perpetuity as part of its Open Space Program.

If necessary, the 201 acres on Horse Mountain in Eagle (with little public access) could be eliminated from this proposal so the WLC could be included. I believe that the Wexner property is very close to the neighboring WLC property on the east side of Mt. Sopris?

Including the WLC in the proposal vs. Horse Mountain would therefore make more sense for the WLG in relation to its current land holdings. It would have BLM land (that it purchased) neighboring its ranch -- all in Pitkin County.

The WLC is now open daily to the public for recreation use including horseback riding by SnowCap caucus members, other neighbors and valley-wide residents, hiking, bike riding, and youth summer camps.

The property was put into conservancy easement with the help of PitCo Open Space & Trails board in 1996, and is currently being stewarded via the Rocky Mountain Institute which evidently plans to move its offices from Snowmass to Basalt within two years -- which fits into the BLM's decision-making time line.

In the interest of increased public benefit and in ensuring the continued health and use of our already conserved and active lands, I urge the BLM to consider the addition of the WLC property in the Sutey Ranch land exchange proposal.

Thank you for your consideration,  
MAURA MASTERS  
Carbondale, CO

**Dale Will**

---

**From:** John Stokes [REDACTED]  
**Sent:** Wednesday, June 20, 2012 2:14 PM  
**To:** sbennett@co.blm.gov; kmendonc@co.blm.gov  
**Cc:** Gale Stokes; Roberta Stokes  
**Subject:** sutey/two shoes proposed blm land exchange

Dear Mr. Bennett,

I am writing to urge the BLM to table or abandon the Sutey/Two Shoes exchange. While I live in Fort Collins, Colorado, my family owns a home in Redstone and we hike, hunt, fish, and enjoy public lands in this area. While the BLM appears to believe this exchange will be a net gain, I disagree. The exchange should not be considered an either/or proposition; i.e., the Sutey property could be conserved while at the same time leaving the Two Shoes property in public ownership. Further, the Two Shoes area is an integral part of the Mount Sopris landscape/ecosystem as well as the public lands matrix around it and it should continue to be managed for multiple uses and benefits; not for private uses exclusively. BLM also appears to believe that the Sutey Ranch will provide better recreation opportunities than Two Shoes. While recreation is important - it should not be the primary driver of any exchange decision. Moreover, it appears that, contrary to BLM assertions, there is public access to Two Shoes.

Thank you for considering my views,

Sincerely,

John Stokes

Email secured by Check Point

**Dale Will**

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**From:** John Fielder [REDACTED]  
**Sent:** Wednesday, June 20, 2012 11:09 AM  
**To:** Dale Will  
**Subject:** Fwd: Sutey Ranch Land Exchange Carbondale Colorado

Hi Dale...note that 2 of the emails did not work...no issue looks like the 2 that count did...John

----- Forwarded message -----

**From:** John Fielder <[REDACTED]>  
**Date:** Wed, Jun 20, 2012 at 11:06 AM  
**Subject:** Sutey Ranch Land Exchange Carbondale Colorado  
**To:** [Sbennett@co.blm.gov](mailto:Sbennett@co.blm.gov), [Kmendonc@co.blm.gov](mailto:Kmendonc@co.blm.gov), [Blm\\_co\\_si\\_crvfo\\_webmail@blm.gov](mailto:Blm_co_si_crvfo_webmail@blm.gov),  
[OfficeoftheSecretary@ios.doi.gov](mailto:OfficeoftheSecretary@ios.doi.gov)

Dear Sirs and Secretary Salazar:

I know the properties involved in this proposed land exchange from hiking and photographing the area, like I do so many BLM lands in Colorado. I do not believe this is a fair trade. The Sutey property is not even close to the value of the BLM land in between Two Shoes Ranch, not in pure acreage, and especially not in human values such as viewshed and outdoor recreation, and natural values such as wildlife habitat and bioiversity. I recommend that you cancel consideration of the trade, or at the very least, that you extend the time needed for the public to truly evaluate the trade and make more comments about it so that BLM can do what it right.

Thank you, John Fielder, Nature Photographer, Summit County

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Visit [www.johnfielder.com/workshops.php](http://www.johnfielder.com/workshops.php) for info about my 2012 Photography Workshops!

Email secured by Check Point

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**Dale Will**

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**Subject:** FW: Wexner Exchange -- I Oppose this Exchange.

-----Original Message-----

From: George Trantow

Sent: Wednesday, June 20, 2012 9:21 AM

To: 'Sbennett@co.blm.gov'; 'Kmendonc@co.blm.gov'; 'Blm\_co\_si\_crvfo\_webmail@blm.gov'

Subject: Wexner Exchange -- I Oppose this Exchange.

Steve Bennett, Field Manager  
Colorado River Valley Field Office  
Bureau of Land Management  
Department of the Interior  
2300 River Frontage Road  
Silt, Colorado 81652

[Sbennett@co.blm.gov](mailto:Sbennett@co.blm.gov)

[Kmendonc@co.blm.gov](mailto:Kmendonc@co.blm.gov)

[Blm\\_co\\_si\\_crvfo\\_webmail@blm.gov](mailto:Blm_co_si_crvfo_webmail@blm.gov)

Steve:

I respectfully oppose the exchange proposed by the Wexners for Sutey exchange. I have hunted this area and would like to continue to have access to these lands. According to a reputable source, this exchange is highly tainted by Wexner manipulation of both public and private parties. These points are well outlined at <http://www.wildsnow.com/7584/blm-sopris-wexner-sutey-exchange/>. If any of these points are true then approving this exchange will open up more public lands to manipulation and erode public trust in the BLM.

Sincerely,

George

George D. Trantow, MHA  
Executive Director

ASPEN ORTHOPAEDIC ASSOCIATES  
1450 East Valley Rd. (201)  
Basalt, CO 81621  
T: 970.927.8611  
F: 970.927.8633  
[www.orthop.com](http://www.orthop.com)  
[gtrantow@orthop.com](mailto:gtrantow@orthop.com)

Email secured by Check Point

**Dale Will**

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**From:** Robert Shettel [REDACTED]  
**Sent:** Wednesday, June 20, 2012 11:23 AM  
**To:** Sbennett@co.blm.gov  
**Subject:** Wexner-Sutey land exchange

Mr. Bennett,

I'm writing to express my opposition to this land exchange as it is currently set up. Every few years, I get to hunt this same area, and it is prime big game habitat. I really hate to see this area be lost to the public forever.

I ask that you delay the cutoff of public comments and look at some more realistic exchange, or better yet, scratch this one sided and ill advised exchange altogether.

Please consider the benefits this land is to Colorado and national sportsmen.

Bob Shettel  
Back Country Hunters and Anglers

Sent from my iPhone

Email secured by Check Point

To: Bureau of Land Management  
Re: Sutey Ranch land exchange  
Date: June 15, 2012



Dear land managers,

Thank you for considering public opinion in your review of this land exchange proposal. I believe it will be an excellent deal for the taxpayer. Putting the Sutey Ranch into public hands has many benefits which far outweigh the cost of putting the BLM parcel on the north slope of Mount Sopris into private hands.

The Sutey Ranch is beautiful, and will add greatly to the value of the Red Hill Special Recreation Area. The public will also benefit when this land is preserved and protected from development. Although it will take some effort to prevent the public from loving it to death, this will be possible because of the endowment the Wexners would fund.

The objections which have been raised against the exchange seem baseless to me. Two years ago, I attended a public forum at which the Pitkin County Open Space and Trails Board showed a photo of the Crown and the north slope of Mount Sopris, with the BLM parcel which would be exchanged outlined in red. The audience was supposed to be horrified by how our beloved view would be forever marred by the loss of this public land. To me, it all looked pretty darn beautiful, with absolutely no discernable difference between the acres now owned by the Wexners and those owned by the public.

The BLM parcel is almost completely surrounded (over 95% of its boundary) by private land. Although it is bordered on the south by the White River National Forest, the only way to access the BLM parcel across the National Forest is from the Nettle Creek Road. Because there is no place to park a vehicle legally on that road, few people would be able to use the Nettle Creek Road for access, other than those who own property there or work at the Town's water plant. And even if you did get to the Nettle Creek Road on foot or bike, you'd need to cross the Town of Carbondale's Nettle Creek watershed to get to the BLM land. As someone who drinks that high quality water, I don't want to encourage people or hunters with pack animals to be on that land.

Opponents of this exchange seem to feel that if this land stays in public hands, it will be intrinsically better than if it slips into private hands. I believe that just the opposite is true. The current opposition to the Hidden Gems proposal shows how many people think that they should be able to do whatever they want, using whatever vehicle they choose, on public land. As you know all too well, the BLM lacks the resources to prevent 4-wheelers from tearing up public land all over the West. If a landowner in the Prince Creek subdivision granted vehicular access across his property into this BLM land, it would be an expensive headache for the BLM to police the land.

I recently inherited 117 acres of prime forest land in western Massachusetts which has been abused by 4WD trespassers for years, because an adjacent landowner allowed access across her land. Last year, it cost \$8.8 million (including \$5m from the USFS and \$3m from the State of Massachusetts) to buy a conservation restriction on her land which will finally put an end to this depredation.

In this case, the conservation easement on the Two Shoes ranch won't cost the taxpayers a dime, plus we will get the Sutey Ranch and the 112 acres abutting the BLM Crown area thrown in for free! This strikes me as an incredible opportunity to preserve many acres of land, and it would be a terrible shame if the BLM did not take advantage of it.

Thank you for all the work you are putting into reviewing this.

A handwritten signature in black ink, appearing to read "Nancy V.A. Smith". The signature is fluid and cursive, with a long, sweeping underline.

Nancy V.A. Smith, 27 Mesa Avenue, Carbondale, Colorado, [REDACTED] [REDACTED]

Steve Bennet  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652



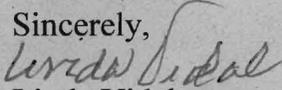
Subject: Comments on Sutey Ranch Land Exchange

Dear Mr. Bennett,

I am writing on behalf of Roaring Fork Audubon to urge your approval of the Sutey Ranch Land exchange. As I noted in a 2009 letter to the Pitkin County Commissioners, we support this proposal because it would protect almost 2,000 acres of land with either permanent conservation easements that benefit wildlife, or via BLM acquisition of land that is threatened by subdivision and development. Indeed, the Sutey Ranch can be developed into as many as 250 homes if nothing is done, and that is why the Aspen Valley Land Trust identified it as their foremost conservation priority in the Roaring Fork Valley in 2009. I'm wondering why there has been no public meeting of this issue. It seems to me that would be an important venue for comments that would focus on support on this issue.

Unfortunately, Pitkin County has continued to resist the exchange because it would give up public land acres in Pitkin County to benefit lands in Garfield County. Roaring Fork Audubon believes that county lines should not matter. All the BLM lands being transferred to the Werner's will be protected by a conservation easement with AVLT, AND that conservation easement will prohibit oil and gas leasing and development in the area. As I noted in 2009, the area at Two Shoes has little public access at present and that is of great benefit to wildlife. All told, if the exchange is completed, the entire area on and around the Lion's Mane will be better protected than it is today, and that is of significance to the bighorn sheep population.

On balance, therefore, the proposed exchange is in the best interests of wildlife, and that is why we are lending it our support.

Sincerely,  
  
Linda Vidal  
Roaring fork Audubon.



**Anne Trede**

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**From:** "Anne Trede" <[REDACTED]>  
**Date:** Monday, June 18, 2012 8:05 PM  
**To:** <BLM\_CO\_SI\_CRVO\_webmail@blm.gov>  
**Subject:** Sutey Ranch land exchange

I am opposed to the Sutey Ranch Land exchange.

As a hiker who enjoys less crowded places, the BLM parcel by Two Shoes is a treasure. It is invaluable. It offers peaceful solitude and valley wide vistas from the Sopris side of things.

The Sutey Ranch, on the other hand, will probably end up being over-managed and hyper-restricted for the sake of wildlife, and will never replace the recreational opportunity that currently exists on the 1267 acre blm parcel. Mt. Sopris is iconic and it is sacred to us valley locals. Say NO to the Wexners. Tell them not to be so greedy!

Keep the public land as it is, public. That way everyone can use it. The Wexners can get grazing permits. The friends and neighbors can continue to access and use their trails. And, individuals like me can still find a legal way to go for a hike up there and enjoy the flowers and the views.

If you are worried about the wildlife, just regulate dogs and fences. You don't have to privatize the land to make it wildlife friendly. The integrity of the wildlife officials and experts is subject to the influence of the Wexners who stand to gain a lot if this transaction goes through.

I understand that the \$1.1 million donation to the BLM is also a major consideration in this exchange. I hope it is not a done deal already. I don't believe that we, the valley locals, the US Public, are getting enough recreation potential out of this exchange.

The 2 for 1 acreage exchange rate is not acceptable either. Its definitely not in the best interest of the majority of the public. Also, it is possible that in the future, access from Prince Creek could open up. That could benefit the Carbondale Water Facility on the Nettle Creek side. Keep the exemption from gas drilling and fracking either way.

I don't even care about the 112 acre mountain bike parcel. I don't like that it is crowded and trashed.

Anne Trede  
PO BOX 6743  
S.V. Co 81615



6/18/2012

[REDACTED]

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**From:** Lisa Dawson <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 10:36 AM  
**To:** Bennett, Steven G  
**Subject:** Two Shoes land exchange

Hi Steve,  
I am a resident of Garfield County, Colorado and I oppose the land exchange proposed by Leslie Wexner for the two BLM parcels by his Two Shoes ranch. Please do not proceed with this land exchange.  
Thank you,  
Lisa

--  
Lisa Dawson  
[REDACTED]

[REDACTED]

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**From:** Stephen Pavone <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 10:58 AM  
**To:** Bennett, Steven G; Mendonca, Karl R  
**Subject:** Mt. Sopris Land Exchange

Mr. Bennett,

This land exchange is simply not in the public's best interest. As a public employee I hope that you will do all in your power to protect the interests of your fellow Coloradans. Please push for better terms, because once this land is turned private, we will never get it back.

Regards,

Stephen Pavone

[REDACTED]

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**From:** Charlie Hagedorn <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 3:02 PM  
**To:** Bennett, Steven G  
**Subject:** Sopris / Wexner / Two Shoes / Sutey land swap

Hi!

I'm presently a resident of Seattle, WA, but our family farm resides in Colorado, and I've spent part of almost all of the last thirty summers in Colorado. Many of the hiking, backcountry skiing, and climbing routes we use in Colorado cross BLM lands.

When someone approaches the government with a plan, it's usually to that person's benefit. The job, for Federal officials, is to decide whether or not the benefits, for the citizens of the United States, outweigh the costs.

I am not personally expert in the details of the proposed land swap by Wexner on the slopes of Mt. Sopris. I have, however, spent much of a lifetime following Lou Dawson's guidebooks. I have found them to be quite accurate in their descriptions of mountains and routes to reach them. On his blog, [wildsnow.com](http://wildsnow.com), Dawson clearly states that he believes that the land swap is a net loss for Pitkin County and the United States. His arguments are backed up by data not unlike his guidebooks. If you have not done so, please consult his blog posts on the subject:

<http://www.wildsnow.com/7584/blm-sopris-wexner-sutey-exchange/>  
and <http://www.wildsnow.com/3512/backcountry-land-exchange/>

Like Dawson, I'm not inherently opposed to land swaps. But, the exchange of 1500 acres of sub-alpine terrain for 700 acres of forest is, on its face, a deal worthy of considerable scrutiny. Given the administrative costs of considering a land swap like this one, the American public should come out as the obvious net winner in a ranch consolidation swap.

Also - if you haven't yet personally visited and explored the parcels in question, please do. Direct observation is the only way we can really learn what's true.

Thank you! Ultimately, you, and BLM, are our representatives.

Charles Hagedorn

[REDACTED]

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**From:** Markus Riders <[REDACTED]>  
**Sent:** Wednesday, June 13, 2012 10:50 PM  
**To:** Bennett, Steven G  
**Subject:** Carbondale land exchange

Dear Sirs

Please allow more time for the Wexner land exchange to be reviewed. It appears as though much disinformation has been used to sway public opinion on this matter. We can no longer stand to lose our invaluable public lands to wealthy land owners who, in the end use public money in terms of tax credits to bar us from access to our thimble full of wild places remaining. Stop giving away our few treasures!!!!

Sincerely  
Markus Riders

Sent from my iPhone

**From:** Chris Dobbins <[REDACTED]>  
**Sent:** Thursday, June 14, 2012 8:55 AM  
**To:** Bennett, Steven G  
**Subject:** Wexner

I strongly appose the Wexner land exchange up around Mt. Sopris. These are evil, greedy, easterners that I have had the unfortunate displeasure in meeting in the past. These super rich people are the epitome of greed and avarice, at the expense of the Colorado public. Doesn't this wealthy family have enough!!? Ever been to their Aspen home, a place that has caused a lot of trouble for the Town of Aspen for years. Stop the land exchange at once!!!

[REDACTED] [REDACTED]

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**From:** Tripp Sutro <[REDACTED]>  
**Sent:** Friday, June 15, 2012 2:25 PM  
**To:** Bennett, Steven G  
**Subject:** Sutey exchange

Bureau Of Land Management Official,

I am writing to express my opinion against the proposed Wexner/Sutey land exchange. I am a resident of Carbondale, and have spent the last 27 years enjoying the land around Mt Sopris. As a hiker and mtn. biker I have seen accessibility to this area grow, even in the face of more restrictive efforts by area land owners. Allowing this piece of land to become part of the Wexner domain (fences, threatening signs, and cameras) would be a tremendous loss for those of us who still see the value and satisfaction in exploration of our natural surroundings. I am a firm believer that public land should remain that way.

Thank you for considering my input,

Tripp



Gunnison County Trails Commission  
195 Basin Park Road, Gunnison, Colorado 81230  
195 Basin Park Road, Gunnison, CO 81230

Steve Bennett Or Two Shoes LEX project manager  
BLM, Manager Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Dear Manager;

June 16, 2012

The Gunnison County Trails Commission is an advisory board to Gunnison County Board of Commissioners, and we represent hikers, equestrian, cyclists, and motorized trail users.

We would like to support Pitkin County Open Space and Trails request for a trail easement on the east banks of the Crystal River from Nettle Creek Bridge to the former BLM parcel #79. This easement was identified as the priority route in a the Crested Butte to Carbondale Trail Feasibility Study by Tom Newland in 2004. This trail is a legacy project of both the Gunnison County Trails Commission and Pitkin County Open Space and Trails.

The alternative to sending trail users along the Highway 133 right-of-way is unexceptionable for a safe route. The intension of this trail experience is to provide users a safe and pleasurable route that showcases their surroundings and encourages use.

Thank you,  
Joellen Fonken

  
Gunnison County Trails Commission



**NEILEY & ALDER  
ATTORNEYS**

6800 Highway 82, Suite 1  
Glenwood Springs  
Colorado 81601  
(970) 928-9393  
Fax (970) 928-9399  
[jfn@neileyalder.com](mailto:jfn@neileyalder.com)

Richard Y. Neiley, Jr.  
John F. Neiley

---

Eugene M. Alder  
1958-2012

June 1, 2012

David Boyd, Public Affairs Specialist  
Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

RE: Sutey Ranch Land Exchange

Dear Mr. Boyd:

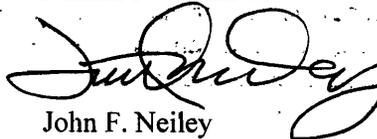
Please accept this letter of strong support for the proposed Sutey Land Exchange. As an avid mountain biker and hiker, I frequently use the Red Hill Special Recreation Area and Prince Creek. The proposed exchange would be an invaluable addition to the recreational activities at both areas. Currently, the northernmost trails in the Red Hill area are accessible only along the Elk Traverse Trail, which is steep and technical. As a result, much of the area is not readily accessible by novice or intermediate riders and hikers. The Sutey Ranch access would open up much of the northern area of Red Hill, effectively disperse the current users of the area, and lessen the heavy impacts on the existing access at Highway 133 and Highway 82. Presumably the BLM would continue the existing winter closure of the areas adjacent to the Ranch to maintain and protect wildlife. The addition of The Crown parcel would also be a great public benefit, providing valuable access to the trail system that is developed there.

The proposed exchange expands public access on lands that are extremely popular, already historically developed for human activities, and highly scenic. In contrast, the lands that would be exchanged into private ownership are remote, lightly used, and of significantly lesser value for recreation. By restricting the land with conservation easements and placing them in private ownership, their value as wildlife habitat would actually be enhanced. In my opinion, this is the highest and best use for these exchange lands. The exchange would actually promote their preservation for wildlife habitat and lessen human impacts.

Finally, the Wexner's proposal to donate \$1.1 million to the future management of the exchange parcels will ensure that the newly acquired public land will be well managed far into the future. In my opinion this proposal is an absolute "win win" for everyone involved. No trade is ever perfect, but this one comes as close as I have ever seen. Please do not let the narrow interests of Pitkin County spoil this great opportunity. Don't let the perfect be the enemy of the good. I urge you to move this proposal forward and thank you for the opportunity to provide public comment.

Sincerely,

NEILEY & ALDER



John F. Neiley



**MaryLou**

---

**From:** "MaryLou" <[REDACTED]>  
**To:** <[REDACTED]>  
**Sent:** Friday, June 01, 2012 1:25 PM  
**Subject:** Wexner Land Trade

To all of the MEN on the BLM board:

Who is going to teach your children how to survive-you or the Wexners ????

The short version of our story is that I came to this valley in 1961 with three little boys ages 5-3-2. We ended up buying a little homestead with a wood cookstove and pot-bellied stove for heat. I grew up in Appalachia in the Depression and knew what self-sufficiency means. I was determined to pass those values on. A nice redneck man who we met later became the backbone of our family.

Those little boys learned to fish in nice safe Dinkle lake. They also learned to clean the fish and cook them when we got home. Same story later with deer and elk. They learned how to gut them and hang them and cut them up and wrap and freeze them. We had a big garden and fruit trees. We had chickens, rabbits and a milk cow. Sheep & goats & horses. They learned how to work. They earned scholarships to the University of Colorado from tiny little Basalt High School. They are all fine men with responsible jobs.

One of them took his young son up to Dinkle Lake last summer and there was a chain across the road. They have all climbed and hiked to the top of Mount Sopris many times to put their names in the book at the top. The 4-H club used to trail ride to Thomas Lake. 4-H was invaluable-one had a Reserve Champion Steer. I doubt if the Wexners even know what 4-H is. Sadly this generation is so pitifully unprepared to survive. I don't think the secrets in Victoria's Secrets are what Real Men need.

I submit to you that the printed paper money will crumble and blow away but Mount Sopris will be there forever. PLEASE PROTECT IT!

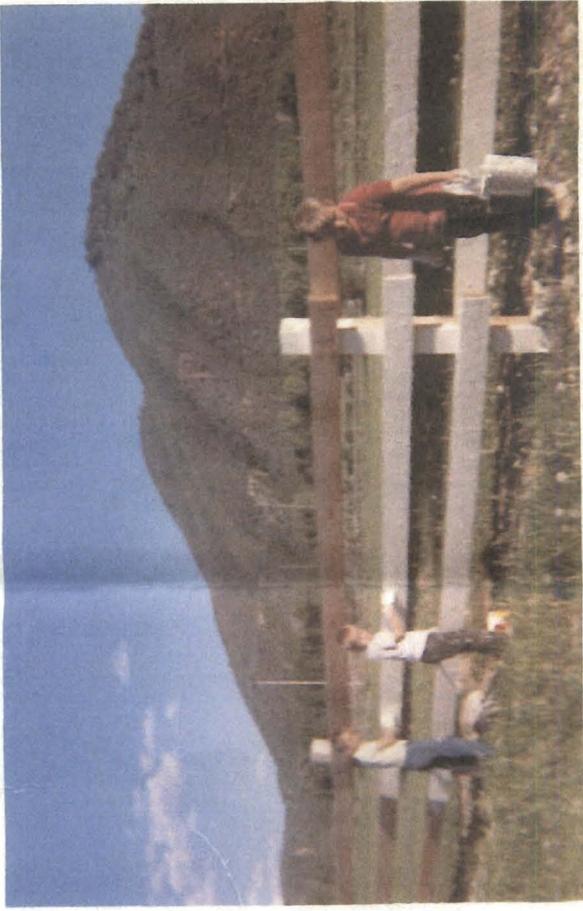
Respectfully,

*Mary Lou Fite Zordel*

Mary Lou Fite Zordel  
2250 Emma Road  
P.O. Box 164  
Basalt, Co. 81621  
[REDACTED]



6/1/2012



FIVE BROTHERS MAID 1960S  
2250 EMMA ROAD  
BASALT, CO. 81621

Heath Bullock  
P.O. Box 1268  
Basalt, CO 81621



June 5, 2012

BLM  
Attn: Sutey Ranch  
2300 River Frontage Road  
Silt, CO 81652

Dear BLM,

Please accept the attached letter which I sent 3 years ago for your current record on the exchange. I am an avid sportsman and want to see the Sutey Ranch protected. My parents and I both live very close by and it would be a shame to see the Sutey developed.

Sincerely,

A handwritten signature in black ink that reads "Heath Bullock". The signature is written in a cursive style with a large, stylized initial "H".

Heath Bullock

RECEIVED  
JUL 15 2009  
BOCC OFFICE

June 28, 2009

Pitkin County Commissioners  
530 East Main Street, 3<sup>rd</sup> Floor  
Aspen, CO 81611

Dear Commissioners,

I was born and raised in Carbondale and currently live above Planted Earth on the flanks of Red Hill. I am writing to ask for your vote in favor of the Sutey Ranch land exchange. I have been familiar with the area all my life.

Above all, I am an avid hunter and outdoorsman, and would like to see the wildlife values of the Sutey Ranch conserved. The County boundaries in this part of the Roaring Fork valley run along straight lines, and make little sense other than they were easy to draw in the old days. Wildlife has no knowledge of county lines, but depends very heavily on undisturbed habitat for its survival. The more that habitat is fragmented, the more wildlife is pushed away. It's that simple.

This part of Missouri Heights is being gobbled up by subdivisions and ranchettes faster than you can imagine. The BLM land on Red Hill provides one of the few remaining havens for wildlife close to Carbondale, and is seasonally closed to protect elk, deer and other species. It's winter range is especially important to elk and deer. I read you toured the Sutey Ranch, and think you understand that it is a critical piece of the puzzle that can round out BLM's ownership in the area. We cannot afford to lose the opportunity.

For all these reasons, I ask that you approve the exchange. I have been told that some have said there isn't much in the exchange for Pitkin County, but hope you will agree that County issues are secondary to the needs of wildlife. If the Sutey isn't conserved, it will surely be developed and another wildlife refuge area will be lost. So, please help us out.

Thank you for listening,



Heath Bollock

June 3, 2012

Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652



Subject: Support for Sutey Ranch Land Exchange

Dear BLM,

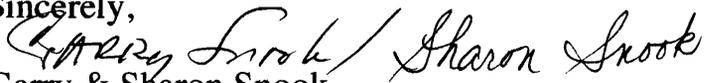
We own the Hanging Valley Ranch in the Nettle Creek drainage just south of BLM land which is proposed for transfer to the Two Shoes Ranch in the Sutey Ranch exchange. As such, we are the closest neighbor to Two Shoes on its south side, and are supporters of the proposed land exchange. The Nettle Creek drainage and adjoining land in the Potato Bill/Lions Mane areas is one of the best wildlife sanctuaries in the entire Crystal river valley, and is an area that has been proposed as an addition to the Maroon Bells-Snowmass Wilderness. Particularly important are the populations of bighorn sheep and elk that spend a great deal of time in the area, as well as the high water quality and solitude that exists on the west flank of Mt. Sopris.

As the CDOW has noted at several recent public meetings, this is an area where new recreational trails and other increased human activity is ill advised, and the proposed land exchange furthers the goal of maintaining the area's wild and undeveloped status quo. The Aspen Valley Land Trust already holds several existing conservation easements on Two Shoes, and the proposed conservation easement on the 1,240 acre parcel adds to the protection of the area. Another important factor to consider is that the conservation easement will prohibit oil, gas or other mineral development, whereas leasing could occur in the future if the land remains in BLM hands (witness the current controversy across the valley in the Thompson Divide).

Finally, in deciding whether to support the exchange, we needed to decide if the public is better or worse off with the exchange. During the past thirteen years, we have hiked many hundreds of miles on this BLM land and the adjacent Forest Service land. We can count on two hands the number of people we have seen, most during hunting season. Whereas, the land Two Shoes Ranch wants to give to the public has very high recreational value, so to us, it seems the public benefits from the exchange.

In summary, the proposed exchange appears to further wise land use by promoting new recreational opportunities in locations where new use is appropriate, while at the same time preserving wild lands in the Crystal River Valley from development and possible future oil and gas development. We request that you give the exchange your approval.

Sincerely,

  
Garry & Sharon Snook

June 4, 2012

Mr. Steve Bennett  
Field Manager, U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Dear Steve,

Our family owns a ranch in Coulter Creek valley about 10 minutes from the Sutey Ranch. We are writing to support the current land exchange proposal for the Sutey Ranch Land Exchange. This is a great opportunity for the entire Roaring Fork valley community to conserve important open space, protect wildlife habitat and expand recreational opportunities during appropriate seasons in designated areas.

This proposed exchange will conserve 1937 acres of land for protection of important wildlife habitat. The 557 acre Sutey Ranch with senior water rights which is located next to Carbondale's Red Hill recreational area will be protected from development and yet be open to seasonal public use while protecting critical winter habitat for wildlife. It has been noted that the Red Hill land adjacent to the Sutey Ranch has 50,000+ users per year including residents and workers from Pitkin and Garfield Counties.

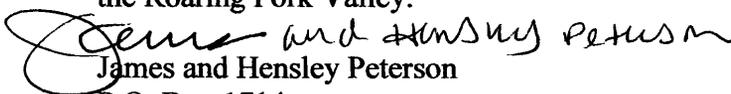
The addition of 112 acres West Crown parcel along Prince Creek Road will allow for proper management and legitimize public use of a very popular mountain bike trail into the Crown from Carbondale.

In addition, the BLM will receive \$100,000 to develop a management plan for the Sutey Ranch and the 112 acre West Crown land, as well as a generous donation of a \$1 million endowment (which was suggested by the Pitkin County and Garfield County BOCC's) to support planning and management of the ranch and West Crown land over the long-term.

The 1268 acres on Two Shoes, which is being put under conservation easement as part of the BLM exchange, will be added to more than 1000 acres of adjacent conservation easements that already exist on Two Shoes Ranch. This will create a permanent 2268 acre wildlife "safe zone" and will help to protect the Crystal Valley's big horn sheep herd as well as major elk and deer herds on the slopes of Mt. Sopris.

It appears there is wide support in the Roaring Fork community for the Sutey Land Exchange including that of the Aspen Valley Land Trust, Eagle County BOCC, Garfield County BOCC, the Colorado Division of Wildlife, the Carbondale Town Council, the R.F. Valley Sierra Club, R.F. Audubon, and the Crystal River Caucus, among others.

We support this land exchange because we see it as a net benefit to the residents and wildlife of the Roaring Fork Valley.

  
James and Hensley Peterson

P.O. Box 1714

Aspen, Colorado 81612

This letter is for BLM files only and not to be released to media.





Hawk Greenway [REDACTED]  
P.O. Box 12334 Aspen Colorado 81612  
[REDACTED]

6-15-2012

Regarding the Wexner Land Exchange (Sutey –Two Shoes).

1. The Wexner proposed land exchange is not needed to support their agricultural operation. They already own the exclusive grazing rights on this property. If the exchange did not go through their interests would not be harmed in any way, it would simply continue the “status quo”, business as usual. This would be in support of the desired social outcome in the 2007 BLM Community Assessment Report. So why not retain the public lands?
2. The Proponents, and BLM staff (some in public editorials) have repeatedly stated that the land is in-accessible to the public. This is not true. The land is accessible to any who wish to visit it, as many hunters have, as hikers do today, both from the North where neighbors have legal access, and from the South where there are well-trod horse and hiking trails, many of them visible from Space as documented by Google Earth. Publicly accessible lands in an area of high recreational demand should remain in the public domain.
3. There has been no analysis of long term recreational requirements in this area. The proposal acknowledges intense recreational demands on adjacent areas “the Crown”, and the Red Hill area. The population trend in this valley is clearly one of an increasing population. The local economy is increasingly driven by recreation on the adjacent public lands. Nowhere do we see a long range recreational demand analysis. This proposed reduction in the public land inventory is premature without a recreational demand and inventory analysis.
4. The lands proposed to be exchanged need to have a complete inventory of the current conditions, including the existing trails and road network, fences, wildlife habitat, grazing history, hunting history and quality. The public has not had an opportunity to see this inventory, if it has been done. The current conditions inventory has been inadequate, or, if done, inadequately published. The public is unaware of the existence of roads, trails and live riparian zones on the Parcel “A”. The maps used in the BLM open house discussions are in-adequate and have been very careful not to show the extensive road and trail networks on the proposed exchange parcel.
5. The land may change hands, the free-roaming wildlife do not. The State will remain responsible for the wildlife, and will continue to issue deer, elk, turkey, and bear tags to the general public in this hunting unit. This area is accessed today by hunters, as acknowledged in the BLM document “Thomas Allotment Grazing Permit Renewal EA (# DOI-BLM-CO-040-2012-0014 EA). This EA cites, in part, a 2007 Community assessment report, “Desired Social Outcomes”, the importance to the local communities of “Rural and Western” lifestyles, primarily livestock raising but also **including hunting**. Additionally, closing the land to the public has the potential to create a refuge effect, negatively affecting the habitat. It will un-necessarily reduce the hunting opportunity available to the public. This hunting access is a potential lost benefit the public enjoys today. The proposed

exchange does not fully take into account this lost hunting opportunity, nor does it adequately assess or retain the historic hunting patterns of the public. The BLM can retain public access for the purpose of exercising hunting rights. It should retain these rights. Requiring the hunting public to request permission from a large landowner to hunt on lands they have previously been allowed to hunt by right, as free Americans, flies in the face of over two hundred years of American history and successful wildlife management. Requiring people to seek permission to hunt where they have had the right to before will not work. The hunting rights are very valuable, with wealthy hunters today paying tens of thousands of dollars for private land hunts. Special donated hunts for special needs hunters is all well and good, but the proposal does not guarantee such programs will continue. Proposing, as the Proponents do, that wildlife is better managed by private interests is short sighted and also flies in the face of all the positive efforts made by sportsmen and paid for by their license fees and taxes. For wildlife to survive in this day and age we must maintain public interest and support of wildlife; we do this by retaining sound, respectful relationships with wildlife, including hunting (and paying for wildlife management through license fees). This American Model, where Wildlife remain in the public domain, is the world's single most successful wildlife management/survival story. The BLM has the option of retaining public access for hunting. IF this exchange is to go through, the hunting rights should be retained in the public ownership.

6. The proposed privatization of public lands by the BLM exchange process includes land adjacent to and possibly within the White River National Forest. This land should be offered first to the WRNF to reduce the number of "inholdings". The BLM personnel attending the public open house on the proposed land exchange were unable to answer the question "Was this land first offered to the WRNF?" Has the WRNF declined to include this acreage in the WRNF, despite it being within the NF boundary? Publish the surveys and allow adequate time to assess and comment on them. The proponents proposal states that the 28 acre parcel in the National Forest is "almost surrounded" by the proponents private land. Certain maps show the opposite, where the parcel has three sides surrounded by the national forest. Which is it? Again, to adequately assess the appropriateness of this parcel being exchanged it would have to be surveyed, the surveys published, and comment period extended.
7. The BLM web page describing this land exchange claims the lands involved have been surveyed. This survey is not provided to the public, and it should be prior to the closing of the public comment period. On the parcel "A" in question there are many fences that are not on the public/private boundaries. Some of these fences are posted "NO Trespassing" in error, reducing the likelihood of public inspection of public land. Publishing the surveys needs to be done so the public can fully assess the proposed exchange and determine where these no trespassing signs are in error. The public comment period should be extended to allow adequate time to assess the lands in question. What penalties exist for such erroneous posting of public lands? Shouldn't the proposed exchange lands be identified for ON THE GROUND inspection? There are no signs of a recent survey, no flags, no cadastral survey markers to identify the lands in question.

8. The land exchange proposes to accept irrigation water rights on the Sutey ranch, as a part of the value of the exchange. The BLM personnel at the May 31<sup>st</sup> 2012 open house could not determine if the BLM has ever operated irrigation on any of the properties they currently own. They announced that there was a current water rights report written by BLM engineers outlining potential disposition scenarios of those water rights. How can the public assess the value of this exchange without the water rights report being made public? I would ask the water rights report to be made public with adequate time to analyze the potential options before the end of the comment period.
9. One of the proposed changes to the Sutey portion of this land exchange, according to BLM personnel at the May 31<sup>st</sup> 2012 open house held in Carbondale, is to change the water rights to in-stream flow, essentially giving that water to the next downstream adjudicated user, as Cattle creek is an “over-allocated” stream and watershed. The next downstream legal water claimant would have the water. This has two negative effects: First, it is a transfer of value out of the public’s hands and into the private sector without compensation. Second, the primary value to wildlife of the Sutey private land is as an irrigated field, and accepting it into public ownership that proposes to dry it up will be a loss to the public of that value. The BLM cannot point to a single other instance where they own and operate irrigated fields for wildlife benefit.
10. There is public support for expanded bicycle trails on the Sutey ranch, but no management plans are in place to assure the public that expanding the bike trail network will occur without substantial wildlife closures, as the property is also coveted by Colorado Parks and Wildlife for wildlife habitat. There may be an expanded bike trail network that is closed during critical wildlife habitat use times. The Public may think they are getting expanded riding opportunities only to find they are facing more closures. Without a draft management plan for the exchanged lands it is premature to consider the value to the public, or ask them to assess the appropriateness of the exchange. Publish a draft management plan and allow adequate time for the public to assess the proposal.
11. The proposal specifies that there will be no development rights on the newly acquired private properties because they will be subject to a conservation easement. The easements have been drafted but not publicized. All conservation easements are not equal, and to assess the adequacy of these easements they should be published with adequate time to analyze and comment upon it. It must be made public prior to any appraisal of it.
12. The proposed exchange promises that “upon completion of the exchange, Proponent has indicated that the parcels A and B will be included in Conservation Easements granted to AVLT to limit permitted uses to historic grazing”. Does that mean no other uses will be permitted? No hunting, drilling, snowmobile riding, motorcycles, bicycles, or recreational uses? Under section 4.0 (Values), of the land exchange feasibility analysis, it states “When determining the value of the federal parcels, no consideration will be given to the proposed Conservation Easements that will be granted to third parties on the completion of the exchange. This is problematic on a number of fronts. First, it allows the proponents to take federal tax deductions for the potential substantial reduction in value associated

with the placement of conservation easements on these properties. There is no time period specified for placement of the promised easements. The time period could be years. After the exchange, the Lands will be appraised by the landowners WITH vehicular access and development rights (because the proponents now own all private lands around the properties and currently control vehicular access). The proposed granting of conservation easements, as structured by the exchange language, will not be a “quid pro quo”, but in fact retains to the Proponent all the value of the “gift” according to IRS regulations. The proponents will take very large (estimated at 15 to 20 million dollars) tax deductions for the promised “donation” of conservation easements. Furthermore, and as troubling, the State of Colorado will grant Colorado tax credits for a portion of the “gift”. I see nothing in the language of this proposed exchange that will create a “quid pro quo” situation, actually requiring the immediate placement of these “promised” conservation easements. The public will actually handsomely PAY the proponents millions of dollars in tax benefits to take these public lands private. The exchange, if it goes forward, should REQUIRE the immediate placement of the “promised” easements, removing the proponent’s ability to take federal and state tax deductions. And prior to the decision, the BLM should publish the proposed easements with adequate time for the public to assess them.

13. The proposal proposes to transfer the mineral rights to the Wexners. They then promise they will protect the landscape through conservation easements. Conservation easements do not extinguish mineral rights, but typically only limit surface access. The valuable mineral rights could still be accessible, yet undervalued in the exchange appraisal. If this exchange should go through, the federal government should retain the mineral rights. Many conservation easements allow limited surface development of drill pads and required infrastructure. The mineral rights must be adequately appraised if they are included in the exchange.
14. The proposal as written is to appraise the property AFTER the exchange has been agreed to. What sort of backwards deal is that? The valuation of the properties involved is a key part of determining whether this exchange is in the public interest. Publish the appraisal prior to the decision, and allow public comment on the appraisals. The appraisal must reflect the “assemblage value” of the entire assembled properties. Eliminating the public from this parcel will substantially change the overall value of the surrounding lands. The appraisal should also reflect the substantial value of the hunting rights, and the assembled value to the Ranch business of exclusive hunting rights, and the mineral rights as if they will be exploited.
15. The Eagle valley portion of this exchange closes off public access to public lands from two different access points. The Proponents claim the land is in-accessible, yet it is adjacent to publicly owned land held by the State of Colorado. Publish the surveys.
16. Please extend the comment period until after you have at least one more open house. You have never hosted an open house on the parcel in question, citing it as “too difficult to access”. The public should know what they are trading away and the proponents should allow for an open house on ALL the trade parcels. With this letter I respectfully request the additional open house meeting.

17. The reservation of certain public rights on this land is within the purview of the BLM managers, in fact required by BLM regulations. The proponents have agreed to allow the neighboring public in a private side agreement with the Prince Creek Homeowners Association to access the northern portion of this exchange (This signed legal agreement materially affects the valuation of the exchange, impacts the public, and must be published as a part of the exchange record, with adequate time for the public to assess its impact on the value of the exchange. Publish this agreement.). Why only the neighbors? Why trade that portion to them at all if it is to be subject to partial public access? Why not also retain in public ownership AT the very LEAST the Potato Bill drainage and the South slope of the Lions Mane, easily accessible from the adjacent National Forest (and listed as critical winter Bighorn Sheep habitat by the Proponents own wildlife reports)? Retain for the public the hunting and access rights on AT LEAST the southernmost 80 acres of this exchange. Retain winter ski touring access/egress from Mt Sopris. These options should be fully evaluated, and to date have not been adequately considered.
18. The proposal states that there is “NO LEGAL ACCESS” to the proposed exchange parcel “A”, “except along the southern border with a shared boundary with the national forest where the topography is very steep and there are no designated roads or trails in the vicinity”. In fact, the topography is not too steep there for horse, and hiking access, and designated trails do exist there. The trails that exist are visible on Google earth from the satellite perspective. They are acknowledged in the forest service travel management plan, if only to be listed as abandoned. The trails are horse friendly, and have been used by outfitters, are currently being used by neighboring horse owners, and have been continuously used by hunters. Many of these trails may have been constructed by the previous Two Shoes landowners as a part of their outfitting business for hunting and or ranching purposes. They are legal to access, and they have not been “closed” by the forest travel management plan, simply un-maintained. The use of the National Forest and this parcel of BLM land by hunters and hikers is unquestioned. They DO have legal access to the parcel. To repeatedly claim otherwise does not reflect reality.
19. The Potato Bill creek canyon, and the Lion’s Mane area, is listed as critical winter habitat for Bighorn Sheep. If this property is allowed to go to private ownership it will not be managed by the public agencies currently managing the habitat. There will be nothing to prevent subsequent private operators from managing the property as a private sheep range (or any other private use), to the detriment of the bighorn population. Retain responsible public management of the critical wildlife habitat.
20. The Two shoes/Sopris parcel “A” is not on the BLM Disposal list. It does not, and has never qualified under the BLM's own current regulations for disposal. The BLM are operating under the 1988 GWS Resource Management Plan, as the new RMP is still in draft form and not adopted as of yet. There are three criteria for disposal of BLM lands under the GWS RMP (1988), which is still in effect. 1. disposal is allowed of **small** parcels that are(2) **without legal** access and are (3)

**difficult to manage.** The parcel "A" fails on all three counts. Size = 1200 acres is not small. Access is assured from adjacent 1/2 mile National Forest Boundary. The Thomas allotment was just renewed in 2012 (Thomas Allotment Grazing Permit Renewal EA (# DOI-BLM-CO-040-2012-0014 EA), and has been under trouble-free BLM management for generations, and through successive adjacent landowners. No mention was made in the recent renewal process of the "difficult to manage" nature of the allotment. Mention WAS made of the affected public hunters (during pond construction) so the timing of pond construction was limited to periods outside of hunting season. This is evidence that, despite adjacent landowner dissatisfaction with public access, the Allotment management plan renewal analysis verified public access to the land.

21. Field Manager Steve Bennet has repeatedly stated in Published editorials that even the BLM personnel must ask for permission to access the BLM lands. BLM Staff at the June 13<sup>th</sup>, 2012 open house in Aspen Colorado stated that the Thomas Allotment was accessed through "administrative easements". Do these easements require permission or notification to the surrounding landowner? There is also a fenced corridor from the BLM Thomas allotment to the Prince Creek Road, with evidence of heavy livestock use. Was this fenced corridor ever retained or listed as a "stock driveway" in the BLM archives", or as an access point or managerial part of the Thomas Allotment?

I am opposed to this proposed land exchange and believe that it is not in the public's interest. Please extend the comment period by 90 days, and hold a well published, adequately noticed open house on the properties in question. Open space is very valuable now, and it will simply become more valuable as the population of this nation increases. Prudent planning for future demands upon our national heritage lands requires adequate analysis, not rapid privatization.

Thank you for the opportunity to comment.

Hawk Greenway

A handwritten signature in black ink, appearing to read "Hawk Greenway", with a long, sweeping underline that extends to the right.

Jacky Amichaux  
402 23 St.  
Glenwood Springs  
Co 81601

Dear Sirs,  
I am writing to express  
my opinion on the land swap  
between Nexner property and the  
Jacky land.

I feel very strongly  
that this should not be done  
So count me on the list of people  
against this. I say No No and No  
Respectfully  
Jacky Amichaux



Charlie Eckart  
119 Maple Lane  
Aspen, CO 81611  
(tel: [REDACTED])



May 24, 2012

Dear BLM,

Attached is a copy of a letter I sent to the Pitkin Commissioners in 2009 supporting the Sutey Ranch land exchange. All the reasons I gave then for my support still hold true except that the Sutey Ranch parcel has been expanded by 37 acres, and the critical (to mountain bikers) West Crown parcel has been added to the exchange.

This is really a great opportunity to promote good land use and open space in our valley...and of real benefit to mountain bikers. Please move it forward as quickly as possible.

Sincerest thanks,

A handwritten signature in black ink, appearing to be "Charlie Eckart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Charlie Eckart  
Board Member, Roaring Fork Mtn. Bike Association

## Susan Murphy

---

**From:** Charlie Eckart [REDACTED]  
**Sent:** Tuesday, June 30, 2009 10:37 AM  
**To:** county\_info  
**Cc:** Patti Clapper forward  
**Subject:** Sutey Land Exchange

Dear Commissioners,  
Please support the Sutey land exchange for the following reasons. Thank you for your support.

- \* The exchange will trade remote BLM lands that are virtually inaccessible to the public, for the Sutey Ranch in the popular Red Hill area. This is a great gain for public access and use in an extremely beautiful area.
- \* The BLM land traded away will be protected by a permanent conservation easement, so there is no loss of open space. There is a gain of 500+ acres.
- \* It shouldn't make a difference what County the exchange lands are in. This is all one valley. Please support valley-wide cooperation.
- \* Mountain bikers agree that the Sutey Ranch is a very important area for wildlife, and agree to seasonal closures of the Sutey similar to the existing closures in Red Hill.
- \* The valley cannot afford to lose the Sutey Ranch to development. It is too important to our recreational future.

Charlie Eckart  
Roaring Fork Mountain Bike Association

Editor: Am I the only one feeling the potential loss? Let me add my two cents about the Wexner family purchasing 1300 Acres of Public land surrounded by their private ranch (subdivision). People stop encourage them, someone tell them no! This exclusive public BLM land offers a 3 mile hike at low elevation from the outskirts of the town of Carbondale up to the trails high on Mount Sopris. Our public trustees @ Garfield&Pitken county,Town of Carbondale,BLM,DOW, and United States Congress are being asked to sell and trade this valuable property away! This property contains 2 peaks and 3 valleys that lead up Mt. Sopris from Princecreek rd. and Carbondale (look at a map). Ask yourself if Pitken County or the Roaring Fork Valley can afford to lose 3 of its publicly held valleys? I say No! No way, so why do governments and N.G.O's back this deal? Money, a lack of perceived land value, and these agencies current economic distresses. The folks that want this deal have been and will be paid by the Wexner family. Simply and legally! They the Wexners have been purchasing the players and surrounding properties for years with this goal of owning this public wilderness property. I believe we need to add to our public lands not lose them. We want greater access to them not sell them to the .1%. Fewer than 1% can afford to purchase such a large piece of public land just to shut out the 99.9% of the public that could use it. They then can sell off their surrounding properties as exclusive subdivision lots. Good job people keeping our countries land inheritance in the family, the Wexner family! Glenn Auerbacher W.Sopriscreek Rd. Basalt



May 30, 2012

Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch Land Exchange

To Whom It May Concern:

We are property owners and residents of Garfield County, CO and we urge you to support the Two-Shoes – Shutey Ranch Land Exchange.

This agreement will benefit the entire Roaring Fork Valley by increasing public access to open space, by not impinging on wildlife breeding and migration, and by reducing potential residential density. BLM ownership of the Sutey Ranch adjoining Red Hill will expand one of the most popular trail systems in Garfield County. This will be a welcomed asset to the Roaring Fork community.

Although the BLM property which would become part of the Two Shoes Ranch (which is not publicly accessible) would no longer be federal open space, it's protection from development would improve under Two Shoes management because the proposed exchange agreement includes a conservation easement precluding mineral development. This we support.

The Two Shoes – Sutey Ranch Land Exchange is a generous and fair offer by the Wexner family and a rare opportunity for the residents of the Roaring Fork Valley (not just Garfield County). Please acknowledge it as such and support the land exchange by allowing it to proceed smoothly and efficiently.

Thank you in advance for your consideration and support.

Sincerely,

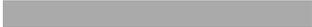


Heidi McGuire & Chuck Knuth  
1215 County Road 112  
Carbondale, CO 81623

[Redacted]  
[Redacted]



Anne Rickenbaugh  
PO Box 2342  
Aspen, CO 81612



June 19, 2012

Mr. Steve Bennett, Field Manager  
Colorado River Valley Field Office  
Bureau of Land Management, Department of the Interior  
2300 River Frontage Road  
Silt, CO 81652  
[Sbennett@co.blm.gov](mailto:Sbennett@co.blm.gov)  
[Blm\\_co\\_si\\_crvfo\\_webmail@blm.gov](mailto:Blm_co_si_crvfo_webmail@blm.gov)

Dear Mr. Bennett,

I would like to begin by stating that I do not feel that the proposed Sutey Land Exchange is in the public interest for the following reasons:

- 1.) The status quo offers simpler management than the scenario which would result from the exchange. Under the status quo, the BLM's obligations on Parcel A (the largest parcel in the exchange) are substantially fewer than they would be on the Sutey Ranch were it to change to public ownership. The current use on Parcel A is limited to some hiking, hunting and one grazing lease. On the other hand, the Red Hill area which the Sutey acquisition would expand experiences several thousand visitor days every year, partly due to the fact that it is surrounded by residential subdivisions. Managing those visitors will involve, at the very least, new trails and maintenance, parking and traffic management, sanitation facilities, and pet control. Both the Department of Parks and Wildlife and the BLM have acknowledged the superior wildlife habitat on Sutey, much of which is sustained by the 90 acres of irrigated lands on the property. So, in addition to managing recreators, your agency will now have to become irrigators in order to maintain the water rights on the property which sustain the wildlife. Add to that the constant monitoring necessary to determine the new management scheme's impact on wildlife and you have yet another management obligation. Finally, the million dollar "endowment" which the proponents have offered has a limited lifespan, and the BLM appears to have no plan for what to do when the money runs out.
- 2.) The exchange is contrary to the management goals of reducing fragmentation and enhancing wildlife habitat. The BLM asserts that this exchange will help to reduce fragmentation, when in fact, this exchange does exactly the opposite. The acquisition of Sutey would expand an island of public land that connects to no other public land while retention of Parcel A would maintain the public ownership, and therefore protection of thousands of acres of habitat, hunting and recreational opportunities. I fail to understand the argument that privatization of the critical wildlife habitat on Parcel A is preferable to public ownership with all of the appurtenant management and enforcement tools, should the managing agency choose to use them. Think of

this in contrast to a single annual monitoring visit by a land trust and litigation being the land trust's only real enforcement tool.

- 3.) Disposal of Public land should be done as part of an overall plan, not in the piecemeal fashion resulting from many unplanned transactions such as land exchanges initiated by outside parties. The agency is currently in the midst of a Resource Management Planning process that has taken several years to conduct and has elicited thousands of hours of thought, discussion and public input and planning. This exchange should not proceed unless and until the new RMP shows public support and logic for including such a "land tenure adjustment". As part of a larger plan, the BLM should be able to demonstrate that they have consulted with adjacent public land management agencies to determine whether management of the lands in questions couldn't be undertaken efficiently by one of those other public agencies. The BLM has been unable to answer questions about whether they ever consulted the Forest Service about parcels A and B, and Pitkin County has requested in its comments on the current RMP that the BLM undertake such consultation with the county regarding the future disposal of BLM lands.
- 4.) There are real public values on Parcel A which are not replicated on the Parcels 1 and 2, including quality hiking and hunting, livestock grazing, spectacular views, and a variety of ecosystems and habitat supported by two watersheds. While access is not drive up access from a county road, it does exist through an extensive and easily navigable trail system connecting the Crystal River corridor to thousands of acres of adjacent USFS lands. Additionally, there is evidence of a cattle lane from Prince Creek Road on to the BLM parcel; if this were designated in the Taylor Grazing Act as an intentionally designated access, wouldn't that suggest historic access? The exchange benefits a single user group, the mountain bikes; all other user groups, including wildlife will lose unless the BLM reserves the public rights associated with the 1260 acres between the Two Shoes.
- 5.) The following sentence in the feasibility analysis is contrary to the public interest: "The value of non-federal parcels in this exchange is expected to exceed the value of the federal lands". It causes questions about the validity of the appraisal process and whether the process will result in a fair financial analysis of the exchange. If the purpose of the ensuing environmental and financial evaluation process is to actually determine whether this exchange is in the public interest, there should be no pre-suppositions about how the valuation will turn out. Appraisals should be rigorous and objective and take into account the unique real estate market which exists in Pitkin County. It should also account for the potential increase in value that assembling Parcel A with the thousands of acres of adjacent property and adding vehicular access from a county road would create. The BLM should make appraisals and supporting documentation available for public scrutiny and comment before the agency begins the Record of Decision. Additionally, if the private beneficiaries of the exchange are going to take tax deductions for the conservation easements they propose, the public has a right to know that; if they are not planning to do so, there should be consideration of a mechanism to prevent them from having a change of heart, as that tax deduction is worth a substantial amount of money to the U.S. Treasury.
- 6.) The outsourcing of all of the expert work that will be necessary for evaluating this exchange has the potential to influence the analysis in a manner that is detrimental to the public. The argument is that the proponents are generating extra work and expense and therefore they should bear the costs of that. While in a perfect world this would be true, this practice brings to mind the accepted practice of large corporations paying the ratings agencies which generate their bond

ratings. If the proponent is paying for the work, it makes the proponent the client, whereas the BLM has an obligation to make the public the client. At the very least, all of the work product generated by this exchange should be available for public scrutiny prior to the BLM undertaking an ROD and there should be consideration of independent evaluation by a neutral third party.

Since I understand the purpose of this comment period is both to determine whether this exchange is in the public interest and to undertake scoping for the ensuing evaluation, I suggest the following as part of scoping:

- This exchange should be evaluated through an EIS, not an EA. This is a very complicated exchange involving several parcels in multiple counties and would result in public ownership of a completely different set of assets with completely different management requirements. The public deserves as much information about this transaction as it can possibly get.
- Before allowing the privatization of public lands so close to a population center, the BLM should conduct an analysis of present recreational use on the parcels in question, as well as projections of future needs for an expanding community. The agency should show some commitment to a real planning and visioning process.
- There should be a baseline survey of all the public resources on the federal parcels including wildlife, water quantity and quality, cultural resources, historic and current use and associated infrastructure including trails, and mineral rights. Did the 1916 Grazing Act designate any access to any of the “disposal” parcels?
- The evaluation process should include a careful analysis of the water resources on all properties including their monetary value, what maintaining the appurtenant water rights would entail and what abandonment might cost the public and the wildlife
- The evaluation process should provide a comparison of the management obligations generated by the collected parcels slated for disposal and the future obligations for the Sutey property. This analysis should include evidence of thought about realistic budget obligations. It should also include analysis of alternative ways to make the desired private properties available to the public, including purchase with Land and Water Conservation Funds or purchase by another public entity. Finally, there should be discussions with other public entities (including the State Land Board) about whether the public might be better served through conveyance of the “disposal” properties to one of them.
- Finally, please ensure that, during the comment period for the next stage, you provide reliable contact information and that people’s attempts to submit comments via e-mail don’t bounce back because they are going to the wrong address (that you published)!

I hope you find these comments constructive, and I thank you for your consideration.

Regards,

Anne Rickenbaugh

## Lyles, Kelvin K

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**From:** Lou Dawson <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 10:52 AM  
**To:** Bennett, Steven G  
**Cc:** Mendonca, Karl R  
**Subject:** Sutey Ranch Land Exchange public comment, in opposition

Dear Mr. Bennett and BLM,

This is a public comment in opposition to what is commonly called the Sutey Ranch Land Exchange, proposed in Pitkin and Garfield counties, Colorado.

I am opposed to this for a number of reasons:

1. There is absolutely NO net public benefit in this land exchange.

The acreage proposed to be privatized on Mount Sopris, 1,279 acres, is a superb backcountry region that could easily combine recreation with wildlife management. In turn, if this exchange is done, the Sutey ranch is much smaller, and DOW has stated it's unlikely it will be managed for much if any recreation, and will instead be managed for wildlife. If anything, the exchange as proposed has a net detriment to the public in terms of recreation, and obviously no net gain in wildlife management.

2. I have become aware that the proponents of the exchange, the Wexners, have spread an enormous amount of money around in what appears to be an attempt to influence this exchange decision. For example, it's common knowledge that they bought various parcels of property in the Prince Creek area, obviously to block possible public access to the Mount Sopris acreage, and thus support the false claim that this property is virtually land locked.

3. False information has been promulgated about this land exchange.

For example, the BLM fact sheet states, "Three parcels totaling 1,269 acres in Pitkin County south of Carbondale. These parcels are mostly or entirely surrounded by private land and extremely difficult for the public to access." This is false, as the larger of these parcels is by normal standards quite easily accessed by hikers and horseback riders, and has been in use for horseback riding and hiking by nearby locals as well as the general public. It is also a well known hunting spot. Yes, the larger BLM parcel bordering Two Shoes Ranch has not been a popular destination, but that's not germane to the decision. Lots of places on public land are not presently popular destinations, but that doesn't mean they should be privatized. If nothing else, we need more places where the public can go as recreation needs increase. Having such places in reserve is a good thing, a thing that provides public benefit.

4. I'm concerned about environmental impact that will result from the BLM not being able to manage grazing and ranch use of the larger parcel on Mount Sopris. This parcel is presently crisscrossed by ranch roads, drift fences, well used wildlife trails, and at least one well used human trail. While BLM owns the land, all that can be managed to balance human use with wildlife use. If the land is privatized, with or without a conservation easement, it essentially becomes the private plaything of nearby homeowners, with a likely increase in mechanized ATV use, ranching, hunting pressure, and more.

5. It is known that Wexner has a deal with Prince Creek Subdivision to allow them to access parts of the exchange parcel, even after it becomes privatized, and to not allow the public to use their land for access to the BLM lands. This alone proves that land has value to the public. Only if the deal goes through, no more public rights to use it, only those with a special deal can access it.

6. Existing appraisals do NOT consider the assemblage value of these lands to the Two Shoes ranch. If these lands are added to the ranch, it becomes the largest ranch in Pitkin county and immensely valuable.

In other words, we the public are being asked to provide public property so a private individual can make a huge addition to their net worth, while giving much less in exchange.

7. While Wexner and the Prince Creek Homeowners have succeeded in blocking what could be easy access to the BLM Mount Sopris parcel from Prince Creek, it is still entirely possible that access could be easily created. Either by a private land purchase, purchase of easements, or condemnation. The fact that the BLM lands are so close to a public road (a few hundred feet) is reason alone to consider this exchange as being NOT in the public interest, because it takes potentially accessible land away from public ownership.

Respectfully,  
Louis Dawson  
195 South Third Street  
Carbondale Colorado



June 19, 2012

Mr. Steve Bennett, Field Manager  
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Silt, Colorado 81652  
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RE: Pitkin County Comments on the Proposed Sutey Land Exchange

June 19, 2012

Federal public lands, comprising some 83% of Pitkin County, are one of the strong underpinnings of our local economy. They create a mosaic of extraordinary scenery, habitat, recreation, clean air, water and natural resources that sustains our recreation, tourist based economy, and is of immeasurable value to the health, welfare and enjoyment of Pitkin County residents and visitors. While public access to Pitkin County's Federal public lands is of immeasurable value to our residents and visitors, at least 53% or more of our local resort, recreational, tourist economy is heavily dependent upon active and passive recreational use of local, state and federal public lands. Any loss of these Federal public lands or of public access thereto is a serious concern for Pitkin County, representing the loss of a resource that is irreplaceable.

Privatization of public land conflicts with the goals, economic health and needs of our community. Disposal of public land by way of exchange should only be condoned as a last resort, after careful circumspection of all alternatives to preserve public land and after there is a determination that there is no recognizable use or need in the future for the public land that is to be lost.

*Consider Future Demand* The Colorado Department of Local Affairs forecasts continued population growth for the Roaring Fork Valley. With that growth will be increased demand for public land and increased demands upon existing public lands for a variety of recreational and economic needs. Consequently, analysis of the Sutey Land Exchange must consider the anticipated level of future demand upon public lands, and the consequences of loss of existing resources to the citizens and visitors of our valley. The explosion in demand for all forms of recreational opportunities on the Crown Mountain

Property in the mid-valley, is an example of how increasing recreational demand may lead to a reduction in both resource quality and the quality of experience for users. This furthers the argument for maintaining existing public lands that may function as relief valves for areas that receive extensive use, particularly within close proximity to residential communities rather than disposing of them by way of exchange.

*Cooperative Management of Federal and Local Public Lands* Since its inception in 1990, the Pitkin County Open Space and Trails program has invested more than \$82 million to secure over 18,700 acres of conserved private lands for the benefit of Pitkin County's residents and visitors. Where local and federal public lands abut, we support a coordinated approach to management of resources as a means of sustaining a quality, seamless experience for those accessing and using the land. To that end, the County has attempted to purchase property interests that would provide access to, and linkages between local, State and Federal public lands within the region. Such coordination is intended to accommodate a range of activities, including motorized recreation, mountain biking, hunting, preservation of wildlife and wildlife habitat and the preservation of quiet and undisturbed public lands. Ultimately, loss of Federal public land, including the Sutey Exchange parcel, may undermine the value of the County's ongoing investment in its Open Space and Trails Program.

*Specific Recommendations* Disposal of BLM lands by way of exchange to private entities should be considered only where such lands do not contribute to the resource values we strive to protect: wildlife, scenery, agriculture, and recreation. Regarding the Sutey Land Exchange, in addition to comments in previous paragraphs, we recommend the following full analyses and disclosure as a means of ensuring the continued management of lands for public benefit:

1. Extend the comment period to allow the public to become familiarized with the land to be traded. As the BLM web page regarding the Sutey Land Exchange notes, "Public comment is a critical piece of evaluating whether the exchange is a benefit to the public." Given the complexity and scale of the proposed exchange, we believe more time is necessary for the public to come up to speed and provide meaningful input.

Furthermore, we have learned that the email contact information presented to the public has been inoperative, and citizens have reported to us that they were unable to successfully submit comments. The significance of this flaw cannot be understated, and certainly warrants not only an extension of the comment period, but renewed outreach to ensure that the public has accurate facts regarding submittal contact information.

2. In order to adequately inform the public so that comments regarding disposal of public land by way of exchange may be based upon facts to the greatest extent possible - please develop, analyze and make available a complete baseline survey/inventory of current resource conditions on the BLM lands proposed for exchange. At a minimum, develop and disclose data regarding the following resources:
  - a. habitat science;
  - b. grazing history;

- c. hunting quality;
- d. existing trails including trails on properties to be traded, and trails that access the exchange property from adjacent public land;
- e. mineral rights; and
- f. water rights/quality including Thomas Creek and Potato Bill Creek

Descriptive information provided by the BLM to date regarding these resources is not adequate to reasonably inform the public.

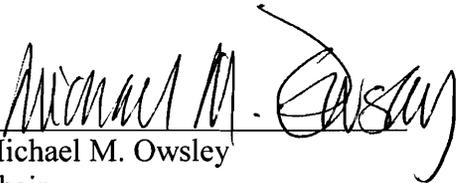
3. Defer further action until the adoption of the Resource Management Plan. [The BLM has told Pitkin County that no actions will be taken on *other* administrative decisions, such as any new trail connections on Light Hill, until the RMP is done; why grant a special exception for such a large land transfer?] Completion of the RMP would allow the BLM a better gauge of the future needs for grazing, hunting, and recreational resources by the public overall, and the impact of the exchange on those values.
4. Consider impacts of the proposed public land disposal by way of exchange in the context of the projected need for public land for hunting and other forms of recreation into the future, (given Department of Local Affairs projections for an increasing population in the Roaring Fork Valley - ) as well as increased demand on other public land as a result of the proposed exchange.
5. As required by BLM regulations, fully consider the *reservation* of public rights in the BLM parcels including grazing, hunting and other recreation. Two Shoes negotiated the attached side agreement with the Prince Creek Homeowners allowing continuing access. We don't believe that this reservation of recreational access should be limited to a discreet group, but should be available to the general public.
6. Given the complexity of this decision, we believe a full Environmental Impact Statement will be needed to adequately evaluate the alternatives and impacts of the proposed action.
7. In order to adequately analyze reasonable alternatives to the proposed exchange, complete and/or disclose formal consultations with the U.S. Dept. of Agriculture/White River National Forest regarding the possible USFS administration of some or all of the Pitkin County BLM parcels. The BLM and USFS share over one mile of common boundary at the foot of Mount Sopris, one of the most scenic locations in Pitkin County.
8. In order to adequately analyze reasonable alternatives to the proposed exchange, analyze and disclose the following information as it relates to public benefit:
  - a. The potential feasibility and benefit of acquisition of the Sutey Ranch parcel by public interests other than BLM;
  - b. Alternatives for protection and management of resources on the subject properties to gain the same benefits;

9. Fully consider environmental impact that is likely to result from the BLM's loss of ability to regulate grazing. On April 3, 2012 the BLM limited grazing on the Thomas permit, reducing the season from nearly three months to only thirteen days (5/16-7/10 and 10/10-11/10 to 6/13-6/27) and reduced AUMs by 29%. Several other conditions were placed on the permit, including ongoing measurement of new growth on grasses prior to annual stocking and maintenance of range improvements. ) See EA Number DOI-BLM-CO-040-2012-0014 We do understand that if privatized, the lands now subject to these federal grazing restrictions will become subject to a conservation easement held by the a private land conservation organization. However, to date, although a draft of this document is apparently being circulated between the Wexners, the BLM, and the private land conservation organization, it has not been made available to the public notwithstanding a request for the same made by Dale Will at the BLM meeting in Carbondale on June 1, 2012. In our experience, conservation easements offer significantly less opportunity for effective range management than would continued public administration and oversight (See See EA Number DOI-BLM-CO-040-2012-0014) . While we believe conservation easements work well to prevent residential development, they cannot replace the BLM's policies, regulations, and expertise in regard to the adaptive grazing monitoring and regulation presently in place. Conservation Easements generally rely on a single annual visit whereas the current permit relies on continuous oversight. For a general sense of conservation easements as grazing management tools, the book "Saving the Ranch" is instructive, and provides a Q & A as follows "Will the easement interfere with ranch management? Won't the land trust become a nuisance in day to day ranch management? A: If you donate an easement to a group you know and trust, such nuisances will not occur. Easement holders have a responsibility to visit the property at least once a year to assure that houses have not been built where you promised they wouldn't be built. **Ranch conservation easements essentially leave grazing, fencing, irrigation, and weed and predator control up to the landowner.**" See "Saving the Ranch; Conservation Easement Design in the American West" 2004 Anthony Anella and John B. Wright. (emphasis added). A conservation easement creates a permanent division of rights, and is therefore not well suited to the "adaptive management" prescribed by the current permit, where the BLM has the right to modify or discontinue agricultural uses if the monitoring indicates. Therefore, significant environmental impacts are likely to result from the elimination of BLM oversight of grazing on the subject lands and the substitution of a conservation easement. This impact should be fully evaluated in an Environmental Impact Report.
10. Ensure that appraisals utilize multiple techniques to fully consider the value of the lands included in the exchange, including but not limited to the assemblage value of the BLM lands to the exchange proponent. As documented in appraisal literature, Trophy Ranch appraisals require specialized expertise and review. See, e.g. Trophy Property Valuation; A Ranch Case Study, (2003) by Bill Mundy (enclosed).
11. Allow a public review of all appraisals prior to final action on the proposed exchange.

12. If it is ultimately determined that there is an overriding public benefit to conveyance of the land, we recommend that the land first be offered to all other public agencies through the Recreation and Public Purposes Act (R&PP), or for sale at fair market value if R&PP is not applicable, or for land exchange amongst public agencies to consolidate administration. Pitkin County Open Space and Trails stresses the benefits of coordinated efforts between public agencies and/or conservation organizations to acquire and preserve available private lands that abut public lands to protect wildlife habitat and create access for public enjoyment. Pitkin County has worked effectively with federal agencies in the past to complete land exchanges that protect the public benefit of those lands, or, in some cases, to meet other public needs, such as infrastructure.
13. Potential benefits of land exchanges should be measured locally, so that lands of benefit to Pitkin County are not depleted for outside objectives. As the proposed conveyance of public property is within Pitkin County, include and disclose analysis to determine that there is no net loss of cumulative public benefit or public access for the citizens of Pitkin County.
14. Any exchange should acknowledge that Pitkin County does not recognize a development right for lands leaving public ownership.
15. Consider alternative actions for preserving the properties in the exchange and maintaining their availability to the public other than the proposed conveyance - such as acquisition of the Sutey Ranch by a public entity.
16. Identify the problems with maintaining public ownership of the BLM parcel adjacent to Two Shoes Ranch that would not be present for public ownership of Sutey Ranch.
17. We are informed that much of the analysis needed to evaluate the exchange is being funded privately by the exchange proponent, and we therefore request the BLM include public review that is adequate to ensure the adequacy and independence of supporting analysis, including but not limited to appraisals, ecological assessments, cultural assessments, and the like.
18. Provide for public review all boundary survey information held by the BLM.
19. Provide for public review of all water rights analysis completed to date.
20. Provide for public review information regarding the history of public stock ways as provided in the 1916 Grazing Act, on any of the BLM disposal by way of exchange parcels.

Thank you for considering our comments as part of your administrative review of the proposed Sutey Land Exchange.

Regards,

  
Michael M. Owsley  
Chair,  
Pitkin County  
Board of County Commissioners

  
Howie Mallory  
Chair,  
Pitkin County  
Open Space & Trails Board of Trustees

**Agreement  
between  
Two Shoes Ranch and Prince Creek Subdivision  
Landowners**

This Agreement is hereby made this 27<sup>th</sup> day of JANUARY, 2008, between the Two Shoes Ranch (hereinafter referred to as the "Grantor") and certain Prince Creek Subdivision Landowners (hereinafter referred to as "Grantee" or "Grantees") in Pitkin County, Colorado:

WHEREAS, the Grantor intends to undertake and complete a land exchange with the United States to acquire approximately 1,240 acres of Federal Land (hereinafter referred to as the "Federal Land") currently administered by the U.S. Bureau of Land Management (BLM), in exchange for BLM acquiring certain private lands owned by Grantor with significant wildlife and public recreational values;

WHEREAS, the Federal Land sought for acquisition by Grantor is currently leased to the Grantor by BLM for livestock grazing, and is almost entirely surrounded by private land currently owned or controlled by Grantor;

WHEREAS, Grantor wishes to acquire the Federal Land for purposes of consolidated land ownership and more efficient ranch management;

WHEREAS, the Federal Land abuts and adjoins certain privately owned Lots in the Prince Creek Subdivision (as noted in the signature lines of the Grantees hereto), and certain landowners in the Subdivision (the "Grantees"), currently have legal access to the Federal Land (which otherwise lacks practicable public access);

WHEREAS, the Grantees desire to have continued legal access to a portion of the Federal Land for certain recreational purposes as set forth below, and to receive other assurances on future use of the entire Federal Land parcel after it becomes private land; and

WHEREAS, Grantor understands the concerns of the Grantees and wishes to reasonably accommodate their concerns; and

WHEREAS, Grantor agrees to grant a recreational easement to Grantees to allow continued legal access and use of a portion of the Federal Land in return for the promises of the Grantees made in this Agreement;

NOW, THEREFORE, in consideration of the commitments and obligations of Grantor and Grantees set forth in this Agreement, and other valuable consideration, the sufficiency of which is hereby acknowledged, Grantor and Grantees hereby agree, and enter into, this Agreement as follows:

1. If and when the Federal Land is acquired by Grantor, Grantor shall, simultaneously upon such acquisition place the Federal Land under a permanent conservation easement to be held and administered by either: 1) the Aspen Valley Land Trust; 2) Pitkin County; or 3) such

other qualified unit of government, land trust or qualified entity as defined in section 170(h) of the Internal Revenue Code of 1986 as may be selected by Grantor in consultation with Pitkin County.

2. If the land exchange for the Federal Land is authorized by the Congress, Grantor shall request that this conservation easement agreement be referenced by the Congressional legislation.
3. The terms of the conservation easement on the Federal Land parcel shall specify the following:
  - (a). the conservation easement shall be in perpetuity;
  - (b). the conservation easement shall prohibit subdivision or development of the Federal Land, except for the construction of one (1) dwelling unit not to exceed 3,000 square feet of floor area (FAR) as defined by Pitkin County Land Use Code (which size may not be increased by the use of transferable development rights (TDRs)), and not more than 3,000 square feet of ancillary buildings or structures as may be permitted by Pitkin County, Colorado;
  - (c). the dwelling and any ancillary buildings/structures referenced in paragraph (b), and/or any new access roads or utility lines, and direct lighting, and any newly constructed ranch roads or facilities other than fencing shall not be within view of Grantees' lands. To fully achieve such objective of non-visibility from the Grantees' land, any dwelling unit, new access road thereto, and all other facilities or structures associated with the dwelling and ranching operation (other than fencing) will be located within the "permissible dwelling area" in the Thomas Creek watershed or southerly thereof shown on the map attached as Exhibit A to this Agreement;
  - (d). the Federal Land and any mineral rights acquired by Grantor shall be permanently restricted against mining, mineral leasing, and oil and gas and other mineral development; Provided however, that limited geothermal development may be permitted for domestic heating, cooling or other purposes associated with the dwelling unit and any ancillary buildings or structures;
  - (e). in addition to the uses specified in subparagraph (b), the Federal Land may be used by Grantor for agricultural or ranching operations, open space and wildlife conservation and management, recreation, micro-hydro and such other uses as do not significantly impact its current agricultural, ranching, open space and pastoral values;
  - (f). the "foot travel area - Prince Creek Landowners" shown on the map attached as Exhibit A to this Agreement shall be managed by Grantor in accordance with subparagraph (e), and in a manner that does not significantly alter the current vegetative regime in the area, except as may be determined desirable or necessary by Grantor in the control of fire, insects, or disease, or to conserve or improve habitat for fish and wildlife species. Any new fencing in the area shall be ranch-like in nature and similar to the perimeter fencing

which currently exists in the area and shall comply with the fencing requirements of the Pitkin County Land Use Code for operating ranches;

(g). Grantor shall maintain fences along the boundary between the Federal Land and the Prince Creek subdivision at Grantor's expense so as to prevent encroachment of livestock from the Federal Land onto Grantees' properties. Any fencing in the "foot travel area – Prince Creek landowners" area (as depicted in Exhibit A) shall be for agricultural or ranching purposes only; and

(h) The conservation easement may include such other terms and conditions as are not inconsistent with this Agreement and as may be agreed to by Grantor and the conservation easement grantee.

5. In addition to the Conservation Easement specified above, upon acquisition of the Federal Land, Grantor shall simultaneously execute and deliver to the Grantees a Recreational Easement which provides that the "foot travel area - Prince Creek Landowners" (shown on the map attached as Exhibit A of this Agreement) may be used by Grantees for the purposes set forth in this paragraph. . The grant of the Recreational Easement shall be on a hold harmless basis to the current and future landowners of any land/lots in the Prince Creek Subdivision which are contiguous to the Federal Land, and who sign this Agreement, and shall be used solely for daytime hiking, running or other travel by foot only by the Grantees and their families and/or house guests. (As used herein, the term "house guest" shall mean a person or persons: (1) staying at or visiting a Grantee's home for social or other purposes; or (ii) accompanied by a Grantee during use of the foot travel area. Except as provided in (i)-(ii) of this Paragraph, a Grantee may not authorize a member of the public or a neighbor who does not abut the Federal Land to utilize the "foot travel area"). The use of motorized or mechanized transportation in the foot travel area shall be prohibited, as shall hunting, unless approved by Grantor by individual specific advance request, which Grantor shall have the right to approve or disapprove in its sole discretion.

Violation of the restrictions on usage outlined in this paragraph may, after written notification by Grantor to the Grantee concerned at Grantee's address listed in this Agreement, result in a loss of the privileges afforded by the Recreational Easement to the Grantee concerned upon a second or subsequent violation. The Grantees' rights to utilize the Recreational Easement area shall mature simultaneous with transfer of the Federal Land to the Grantor, and the recreational easement shall be recorded by Grantor in the real property records of Pitkin County, Colorado. The terms of the Recreational Easement shall be binding upon and inure to the benefit of the parties, their successors and assigns, with the intent that the Recreational Easement shall run with the title to the foot travel area and the Grantees' Lots.

6. Not later than 30 days after Congressional legislation authorizing the Grantor land exchange is signed into law, upon terms which are acceptable to Grantor:

(i) Grantor shall deposit with the Prince Creek Homeowners Association (PCHA), or such entity as PCHA may designate, the sum of \$75,000.00 (seventy-five thousand dollars) for use by PCHA to augment PCHA's water supply as PCHA sees fit.

(ii) The parties also recognize that that PCHA is concerned about possible future production from the Jaffee well on land already controlled by Grantor, and its possible impacts to PCHA's water supply.

The parties further recognize that the Jaffee well is an exempt well with an allowable production rate of 15 gallons per minute, and will be operated in accordance with its permit conditions. In addition, in order to resolve PCHA's concerns with production from the well, Grantor agrees to limit well pumping to a maximum to 8 gallons per minute for its use. In order to monitor and enforce this agreement, Grantor agrees that any pump installed on the Jaffee well will be limited to a maximum production rate of 8 g.p.m., and that the well will be equipped at Grantor's expense with a "totalizing flow" meter to measure well diversions. Grantor also agrees that it will not utilize water from the Jaffee well for its ranching operations.

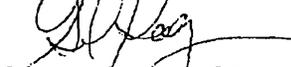
7. If and when requested by Grantor, the undersigned Grantees, or their designated representative, shall expeditiously prepare and send to the U.S. Bureau of Land Management, the Pitkin County Commissioners and Pitkin County's U.S. Senators and Congressman a letter of support for the Grantor land exchange, and shall support the land exchange as long as the exchange is carried out in accordance with this Agreement.

8. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The Parties hereby agree that facsimile signatures of the Parties and facsimile copies of this Agreement shall be valid and binding upon the Parties for all purposes. Upon request of any Party, original signatures may be supplied to replace the facsimile signatures or copies hereof.

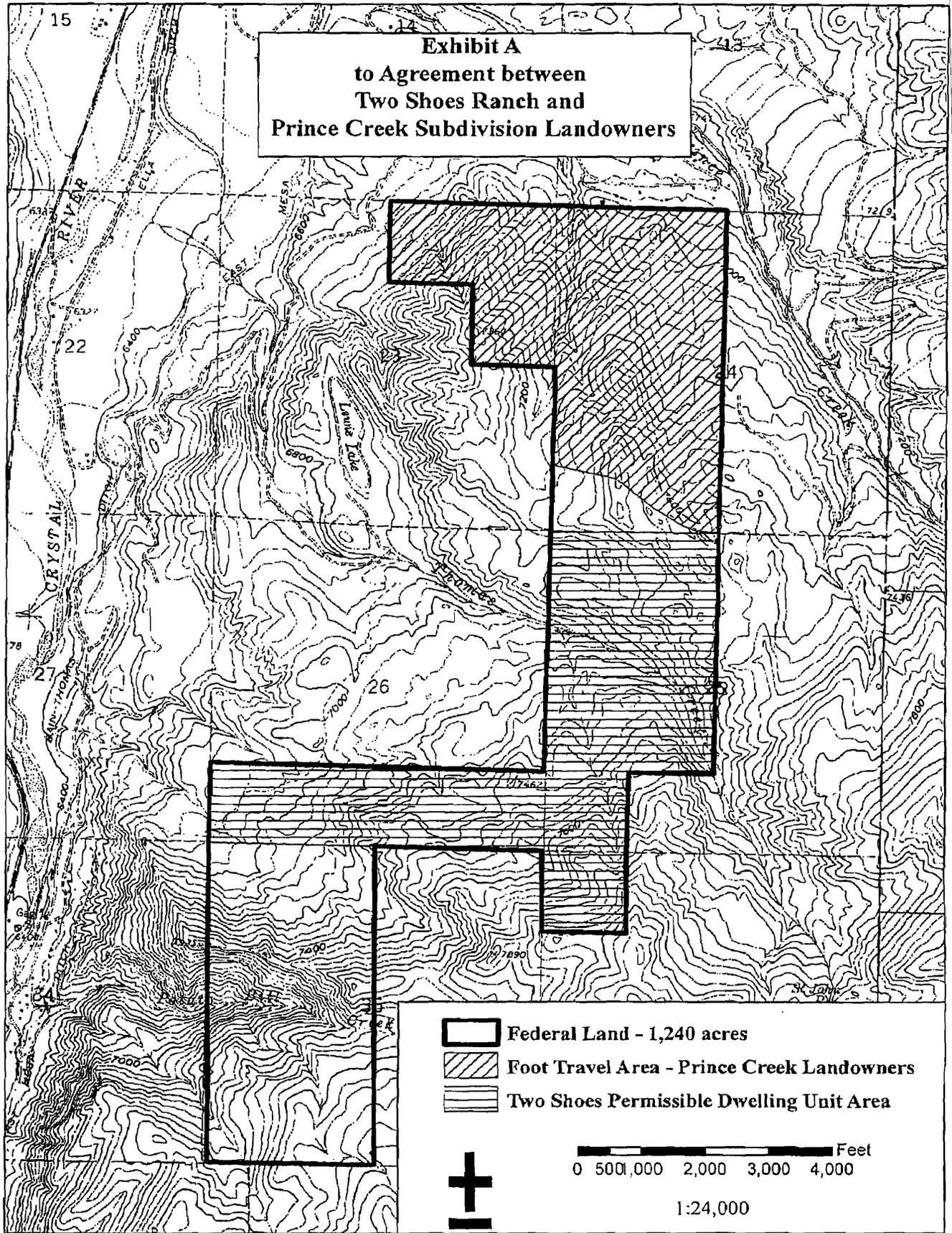
9. Each provision of this Agreement shall be considered separable, and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

10. This Agreement may only be recorded by Grantor or Grantee in the real property records of Pitkin County, Colorado if and when Grantor acquires the Federal Land.

Two Shoes Ranch



By: Gideon Kaufman  
Address: 315 East Hyman Avenue  
Suite 305  
Aspen, Colorado 81611  
Telephone: (970) 925-8166





# Trophy property valuation: A ranch case study. (Features).(preservation and conservation property market analysis)

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Mundy, Bill

abstract

This article deals with valuing a ranch trophy property. It is a case study that summarizes a market analysis and highest and best use analysis of several use options for a ranch. Based on a quantitative analysis, it concludes that the most productive (valuable) use would be as a Ranch Preservation Community. The article also addresses a topic appraisers frequently face in valuing a trophy property--identifying and quantifying the contributory value of key attributes.

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Wrapped up in the booming preservation and conservation property market is a finite supply of western ranches that still capture the imagination, representing a lifestyle that is rapidly becoming an anachronism. Marketing materials that advertise the offering for sale of a "trophy" ranch, or promote a family vacation at a dude ranch play off the theme of John Wayne on a horse, punching cattle with a beautiful mountain scene in the background.

Between 1990 and 2000 the amount of acreage owned outright or under conservation easements increased threefold, from 886,000 acres to 3.8 million acres--a whopping 15.8% annual increase. (1) Twenty years ago it was possible to buy a small piece of agricultural real estate in the Rocky Mountain States or eastern Oregon or northeastern California for \$300 to \$500 per acre, or \$20,000 for a 40-acre "ranchette." Today, that same forty acres would sell for anywhere from \$10,000 to \$20,000 per acre, or \$400,000 to \$800,000. Two countervailing forces--increasing demand and diminishing supply--are impacting the price for this type of property. That is why we see land appreciation rates approximating 20% per year. This figure is for a forty-acre parcel; think about the economics (demand, supply, price) and financial (return on investment) implications for a several thousand-acre property with a "John Wayne" setting.

These very unique properties create a substantial valuation problem for real estate appraisers. Because of the uniqueness of the property, data is limited. The markets for them are seldom local; rather they are national, even international, in scope. For example, a popular place for United States citizens to buy trophy ranch property is in the Patagonia region of Argentina. Sellers and buyers rely on national marketing sources such as the Wall Street Journal, Sotheby's International, Rocky Mountain Farm and Ranch, and Estates West: The Magazine of Luxurious Living, as well as national and international real estate brokerage firms. The market for data is likewise national in scope, rather than local.

Therefore, a trophy property is defined as an investment-grade property representing the top two to three percent of property in its particular land use category that is distinguished by special high quality attributes that will attract the financial resources, in cash, to purchase it. (2)

The People and the Property

The following are a few examples of the people and property that make up this market.

Ted Turner. With over 1.7 million acres in Montana, New Mexico, South Dakota, Nebraska, Kansas, and Florida, Mr. Turner is the largest individual landowner in the U.S. Most of his land holdings were acquired and are currently managed with the goal of protecting or restoring their natural ecological integrity. On his largest acquisition, the 580,000-acre Vermejo Park Ranch in New Mexico, Mr. Turner has removed hundreds of miles of fencing and replaced cattle herds with more environmentally gentle buffalo.

According to a Seattle Times news article, Turner is involved in similar enhancement or restoration projects on his other holdings and through the Turner Endangered Species Fund, aiding in the protection and reintroduction of numerous fish, bird, and mammal species in areas where their habitats are threatened. (3) Though clearly acting with an environmental ethic, Turner also purchases properties to generate income and for his own recreational enjoyment. Known to be a keen fisherman, he has bought riverfront acreage in Montana and as far away as Bariloche, Argentina for the premier fishing opportunities available on those sites.

Alan Cook, the Cook Ranch, Wyoming. This ranch is unique due to its size and variety of natural characteristics (biodiversity, according to environmentalists). It encompasses 117,000 acres with world-class paleontology, archaeology; biology (wildlife and plant communities), and geomorphology (rock arches, caves with petroglyphs); seventeen miles of river frontage with world-class native fish populations; and significant history (as headquarters of the old 3.5 million-acre Swan Land and Cattle Company). (4)

John Malone. Mr. Malone is a fine example of an astute investor who is aware of the economic realities of this type of property. He is the recent seller of TCI to AT&T and because of his significant wealth wanted to diversify his investment portfolio into a more "stable investment." He recently invested more than \$125 million in trophy ranch property. (5)

#### The "Typical" Trophy Ranch Property

The "subject" of this case began as a simple, but nice, ranch property appraisal. (6) The 2,560 deeded-acre property is a working ranch affected to a limited degree by urbanization pressures--principally second home and ranchette. (7) It is bordered by state and national forest and park on three sides and another ranch on the fourth side. It is rectangular in shape and has a good-sized stream that flows some six miles through it, then through the neighboring ranch, emptying into a river with a very good trout fishing reputation. It is partially forested, and there are numerous meadows and irrigated creek bottom areas.

The owner purchased the property some fifteen years ago, principally for its beauty and excellent fishing. There was a typical set of improvements on the property when purchased. The owners have added a four-bedroom 6,000-square-foot log and timber home with two guest suites and all the modern accoutrements.

#### Highest and Best Use Analysis

As with most appraisals, it appeared as if the highest and best use would be fairly cut-and-dried. The physically possible, legally permissible, financially feasible, and maximally productive criterion pointed toward ranching. After all, that is what was being practiced in the area. However, there were also some second home sites and ranchettes nearby.

A check at the county zoning and planning office and with a local land use planner revealed the subject could legally be subdivided into 25 separate 100-acre parcels. In fact, there was a Planned Unit Ordinance that would allow clustering to encourage open space. This could offer conservation easement possibilities, with accompanying tax benefits.

Therefore, sales of local area ranches as well as 100-acre second home sites were brought together and analyzed. The ranch comparable sales indicated a value of \$400 per acre. Second home/ranchette data was analyzed based on a retail and wholesale basis. Absorption, retail sales, selling costs, development costs, and developer's profit were analyzed on a cash flow basis (pro forma) and discounted back to a present value. This process indicated a value of \$1,500 to \$2,000 dollars per acre. Several similar sale properties in the region were found that had sold with the intent of subdivision. After adjusting for time and other substantive differences, the sales indicated a value for the subject property of \$2,000 per acre.

However, our market and value analysis of preservation, conservation, and trophy property suggested an alternative land use might be viable due to the strong amenities found on and within the vicinity of the subject property. This is what we have termed the Ranch Preservation Community (RPC). (8) An RPC is an "interest" in a trophy ranch. Typically, there are two interests--a fee interest and a common interest. The fee interest conveys fee simple title to a small tract of land, typically a "building envelope" on one to three acres for a home site, guest home, and minor ranch stead (or homestead) improvements. The common interest is an undivided interest in the remainder property, which may include the right to an easement donation.

The Ranch Preservation Community use was not an obvious highest and best use, therefore a market analysis was conducted to determine how and if this might compare with subdividing the property into 25 ranchette sites.

#### Market Analysis

There are numerous ways in which to conduct a market analysis. One of the most popular (in fact, the method taught in the Appraisal Institute's Course 520: Highest and Best Use and Market Analysis) is the observation method. That is, going into the marketplace, observing what the competition is doing, quantifying that, and arriving at conclusions regarding market acceptability. A second option is to use market research methods--specifically, survey research techniques such as those used where new products are being developed. In the following analysis we rely on the observation method.

Numerous sources were used to develop a database of RPCs, including marketing publications such as Sotheby's and Estates West; conversations with real estate brokers and appraisers familiar with this type of property; and, finally, our own resource base. Ten RPCs in the Rocky Mountain States were identified. Each was visited and relevant market data was developed. This data is shown in Table 1.

The material in Table 1 provides some clues regarding the important attributes of a trophy property and of an RPC. Consistently important trophy property attributes were:

\* Privacy

- \* Exclusivity
- \* Natural beauty
- \* Recreational opportunities (hunting, fishing, skiing, hiking)
- \* Scarce resources (archaeology)
- \* Resources of scientific interest (biodiversity)
- \* High quality improvements
- \* Urban service proximity (medical, retail conveniences, entertainment)

Attributes identified that were offered by RPCs but of lesser importance included:

- \* Equestrian facilities
- \* Ranch manager
- \* Natural resource manager
- \* Remote cabins
- \* Concierge
- \* Visitor/guest lodge
- \* Recreation facilities (pool, tennis, golf)
- \* Adjacency to large blocks of publicly owned land, such as wilderness areas

Some of the data from Table 1 is summarized in Table 2b, which is arrayed by average lot price. Several important relationships are summarized as follows:

- \* The developments that have fewer lots tend to have much higher lot selling prices.
- \* While the absorption of developments with a large number of lots that sell for less is greater, the absorption for smaller, higher-priced developments is still respectable at nearly one per month.
- \* Comparing the total number of acres per homestead indicates that they are nearly the same for developments with lower- and higher-priced lots. However, when comparing the number of deeded acres per homestead, the higher-priced developments have two times as many deeded acres (167 versus 83).
- \* The average homestead size was three times greater at the more expensive developments.
- \* Even though annual fees at the higher-priced RPCs are more than six times greater than the lower-priced communities, they still had an absorption of 10 homesteads per month, on average.

This data suggests that one might expect absorption of around one lot per month with a development that has a high ratio of land to home sites where the number of home sites is kept to a minimum (approximately 15) and where prices can be relatively high compared to the competition. In this analysis, we concluded prices should be greater than \$1.4 million but less than \$3.0 million, therefore falling in the lower end of the high lot price market segment.

Table 1 indicates that there are important attributes consistently found at the higher-priced RPCs, such as:

- \* Excellent fishing
- \* Trails
- \* Club house/lodge
- \* Remote facilities

\* Ranch manager

Attributes typically (frequently but not consistently) found include:

\* Shared (common) ownership

\* Hunting

\* Resource manager

\* Concierge service

Therefore, based on the analysis of RPCs, we conclude there would be demand for a land use at the subject of approximately 15 fee-owned sites approximately 10 acres in size, selling at approximately \$2.0 million per home site with an absorption of approximately five per year, and including the above attributes, all of which are either available or can be made available at the subject property. This use indicates a wholesale or net value of \$2,500 to \$2,700 per acre, as the following valuation analysis will demonstrate.

Consequently, we conclude that a Ranch Preservation Community represents the highest and best use of the subject property. (9)

#### Valuation Analysis

Two methods are used to estimate the value of the subject property--the income approach (subdivision method or retail method) and the sales comparison approach (wholesale method).

#### Income Approach

The income approach is based on the market analysis discussed above as well as market research with local contractors, the developers of other RPCs, and discount rates for developments with similar risk. This analysis leads us to the opinion that the subject property could achieve the following pro forma characteristics:

\* Homestead (lot) sales rate of approximately five per year

\* Marketing expenses (selling costs such as advertising and commissions, title and escrow fees, etc.) at 15% of gross sales

\* Construction costs as follows:

- Guest/main lodge: \$2,000,000

- Equestrian center: \$750,000

- Back country cabins (3): \$400,000

- Roads: \$3,900,000

- Power and phone: \$1,100,000

- Water and septic: \$850,000

- Cultural resource inventory/exhibits: \$100,000

- Resource enhancement: \$900,000

- Total construction costs: \$10,000,000

\* 80% of the development costs would be incurred in Year 1, the remaining in Year 2

\* Entrepreneurial profit requirement of 25% of gross margin

\* Discount rate of 20%

Table 3 shows the results of the above. It indicates a discounted present value of \$6,855,903, rounded to \$6.9 million, which is the value indicated by the income approach. (10)

#### Sales Comparison Approach

As a part of our market analysis we found five transactions that have characteristics similar to those of the subject property and that were subsequently developed into a use similar to that use we concluded would represent the highest and best use of the subject. Those transactions are shown in Table 4.

These five transactions were compared and contrasted to the subject. The sale properties are all typical of trophy properties: they are unique. There are few sales because of the limited supply, especially in the proximate area of the subject. They are all typical of investment grade properties--highly sought after (good demand), sold for cash, and possessing attributes, such as those described in the market analysis section, that attract buyers with the financial resources to make the transaction.

Because of the limited number of transactions, it is not possible to quantify value differences on an attribute-by-attribute basis as a part of this analysis. However, there are several techniques that can be used to quantify these differences. These include the use of multiple (hedonic) regression and conjoint measurement. Regression analysis is a statistical technique that requires a large number of sales transactions with good quantitative descriptive information on the attributes of each transaction. (11) Conjoint measurement is a survey research technique that develops utility (price) functions for attributes of a product. (12) Survey research also provides the opportunity to develop buyer socio-economic and demographic profiles.

Based on our inspection of the sales properties and the market analysis that provided us with insight regarding the relative importance of different property attributes, we have rated the sales as inferior, comparable, or superior to the subject.

#### Property Rating Based on Attribute Quality

Inferior	Comparable	Superior
Ranch 1 @	Ranch 3 @	Ranch 2 @
\$1,880/ac	\$2,443/ac	\$3,036/ac
Ranch 5 @	Ranch 4 @	
\$1,200/ac	\$4,729/ac	

This data indicates the value of the subject is most likely greater than \$1,900 per acre and less than \$3,000 per acre. Nestled near the middle of this range is Ranch 3, which was deemed comparable and sold for nearly \$2,500 per acre. Therefore, we conclude the sales comparison approach indicates a value of approximately \$2,500 per acre.

#### Reconciliation

The income approach indicates a value of \$2,700 per acre, while the sales comparison approach indicates a value of \$2,500 per acre. Each of the approaches has various strengths and weaknesses. Strengths, for example, are the market research on how the property should be developed and one good market transaction. Weaknesses, on the other hand, are the lack of support for a discount rate, lack of data upon which to make comparable sale adjustments and an inadequate number of market transactions of similar property. It is therefore concluded the market value of this property falls in a range of \$2,500 to \$2,700 per acre and is most likely \$2,600 per acre or \$6.65 million for the 2,560 acres.

#### Conclusion

The valuation analysis ends with the certification page and appropriate appendices. In summary, this case study of the process of valuing a property that, on the surface, might appear to be a typical ranch shows how carefully observing other property uses in the marketplace; bringing together supply, demand, and transaction (price) data on those properties; fully understanding the biological characteristics of the subject and sale properties; carefully analyzing that data to reach a conclusion regarding the highest and best use of the property to be valued; and then proceeding with appropriate techniques to value the property can produce a creditable and defensible valuation analysis.

The case study also provides insight regarding the characteristics of a trophy property, in particular a trophy ranch, and how a new market, the Preservation Ranch Community, is evolving.

Table 1

Ranch Preservation Community Market Data

Characteristics	Sale #1	Sale #2	Sale #3
Total size	2,380	1,063	1,700
Deeded acres	1,280	1,063	1,700
Permit acres	1,100	-	-
Common/preservation acres	-	793	1,400
# of homesteads	39	14	32
Homestead size (acres)	5 to 16	35 to 70	40 to 50
Building envelope (acres)	none	3 to 55	to 12
Shared ownership	yes	yes	equest.ctr only
Res/rec amenities			
Hunting	X		
Fishing	X	X	X
Trails	X	X	X
Winter sports	X	X	X
Other	X	X	
Developed amenities			
Equestrian	X	X	X
Visitor/guest lodge	X		
Club house/lodge	X	X	
Remote facilities	X		
Golf course			
Pool/tennis			
Other			
Management services			
General/ranch manager	X	X	X

Resource manager X X

Concierge service X

Price range/lot \$289,000 \$2,650,000 \$475,000

\$450,000 \$3,400,000 \$900,000

Average: \$365,000 \$3,025,000 \$687,500

Association fees \$1,200 \$30,000

Absorption

Lots sold/months (actual) 22 lots/12 lots/5 lots/

18-24 mos 8 mos 11 mos

Annual rate (to date) 12.51 15.5

Targeted annual rate 13

(full absorption)

Characteristics Sale #4 Sale #5 Sale #6 Sale #7

Total size 12,600 3,800 5,900 4,700

Deeded acres 5,600 3,800 5,900 1,200

Permit acres 7,000 - - 3,500

Common/preservation acres 4,200 3,550 1,770 1,600

# of homesteads 22 22 10 50

Homestead size (acres) 702 to 4 20 20

Building envelope (acres) 10 none none 1 to 1.5

Shared ownership yes yes no no

Res/rec amenities

Hunting X X X

Fishing X X X X

Trails X X X X

Winter sports X X

Other

Developed amenities

Equestrian X X X

Visitor/guest lodge X X

Club house/lodge X X X X

Remote facilities X X  
 Golf course X  
 Pool/tennis X X (hot tub)  
 Other X X  
 Management services  
 General/ranch manager X X X  
 Resource manager X  
 Concierge service X X X  
 Price range/lot \$2,500,000 \$3,000,000 \$72,500 \$400,000  
 \$5,100,000 \$500,000 \$775,000  
 Average: \$3,550,000 \$3,000,000 \$140,000 \$527,500  
 Association fees \$35,000 \$70,000 \$660  
 Absorption  
 Lots sold/months (actual) 5 lots/2 closed, 150 lots/210i \*/  
 5mos 3 10i \*36mos 6mos  
 Annual rate (to date) 12 50  
 Targeted annual rate 5.5 8.8 21 10  
 (full absorption)  
 Characteristics Sale #8 Sale #9 Sale #10  
 Total size 2,000 14,900 14,000  
 Deeded acres 2,000 4,900 14,000  
 Permit acres - 10,000 -  
 Common/preservation acres 4,750 22+  
 # of homesteads 55 15 85  
 Homestead size (acres) 4 to 11 8 to 10 160  
 Building envelope (acres) none 1 to 2 10  
 Shared ownership yes yes yes  
 Res/rec amenities  
 Hunting X  
 Fishing X X X  
 Trails X X X

Winter sports X  
 Other  
 Developed amenities  
 Equestrian X X X  
 Visitor/guest lodge X  
 Club house/lodgeXX  
 Remote facilities X X  
 Golf course  
 Pool/tennis  
 Other  
 Management services  
 General/ranch manager X X X  
 Resource manager X  
 Concierge serviceuser fee  
 Price range/lot\$290,000 \$169,400 \$1,200,000  
 \$367,000 \$840,000 \$1,650,000  
 Average: \$328,500 \$500,000 \$1,425,000  
 Association fees\$3,120 \$10,000 \$6,000  
 Absorption  
 Lots sold/months (actual) 12lots/ 15lots/42lots/  
 120mos18mos 36mos  
 Annual rate (to date)1.210 14  
 Targeted annual rate  
 (full absorption)

\* loi = letters of intent

Source: Mundy Associates LLC

Table 2a

Price: Homestead Data

Average

Sale Lot	Numbers	Annual	Annual	Deeded
#	Price Homesteads	Absorption	Fee Size	Acres
1	\$140,000	210	50.0 \$ 6605,900	5,900
2	\$330,000	55	1.3 \$ 3,120	2,000 2,000
3	\$365,000	39	12.5 \$ 1,200	2,380 1,280
4	\$500,000	15	10.0 \$18,000	14,900 4,900
5	\$600,000	52	NANA 4,700	1,200
6	\$700,000	32	3.3 NA 1,700	1,700
7	\$1,400,000	85	14.0 \$ 6,000	14,000 14,000
8	\$3,000,000	14	12.0 \$30,000	1,063 1,063
9	\$3,000,000	22	9.8 \$70,000	3,800 3,800
10	\$3,300,000	22	5.5 \$38,000	12,600 5,600

Deeded

Sale	Acres/	Acres/
#Homestead	Homestead	
128	28	
236	36	
361	33	
4	993327	
590	23	
653	53	
7	165165	
876	76	
9	173173	
10	573255	

Table 2b

Price: Homestead Relationship (Averages)

Value Range

\$140,000-\$1,400,000-

Variable\$700,000 \$3,300,000

Number of homesteads 67 36

Total acres per homestead (ac.) 210247

Deeded acres per homestead (ac.) 83167

Average homestead size (ac.) 20 70

Annual absorption (lots) 44 10

Annual fee \$5,745\$36,000

Source: Mundy Associates LLC

Table 3

Discounted Cash Flow Analysis

Year 1 Year 2

Lot Sales 56

Lot price \$1,900,000 \$1,900,000 \$1,900,000

Gross sale revenue \$9,500,000 \$11,400,000

Marketing expense 15.00% \$1,425,000 \$1,710,000

Sales income \$8,075,000 \$9,690,000

Construction costs\$10,000,000 \$8,000,000 \$2,000,000

Gross margin \$75,000 \$7,690,000

Entrepreneurial profit 25.00% \$18,750 \$1,922,500

Net income\$56,250 \$5,767,500

Discounted present value \$6,855,903

Discount rate 20.00%

Value/acre \$2,678

Year 3

Lot Sales 4

Lot price \$1,900,000

Gross sale revenue \$7,600,000

Marketing expense \$1,140,000

Sales income \$6,460,000

Construction costs \$0

Gross margin \$6,460,000

Entrepreneurial profit \$1,615,000

Net income \$4,845,000

Discounted present value

Discount rate

Value/acre

Table 4

Ranch Community Developments--Original Purchases

Attribute

Location Colorado Colorado Montana Montana

Seller 1 2 3 4

Buyer A B C D

Date Jan. 99 Apr. 99 Aug. 00 Dec. 00

Sale price \$2,218,000 \$17,000,000 \$8,325,000 \$5,674,600

Size (ac.) 1,180 5,600 3,408 1,200

Price per acre \$1,880 \$3,303 \$2,443 \$4,729

Overall Comparability Inferior Superior Comparable Superior

Location Montana

Seller 5

Buyer E

Date 1998

Sale price \$16,800,000

Size (ac.) 14,000

Price per acre \$1,200

Overall Comparability Inferior

#### Acknowledgement

This author respectfully acknowledges the work of several of his staff members in assembling data and providing insights regarding market evidence, as well as several reviewers for their constructive feedback.

(1.) Land Trust Alliance, [www.lta.org](http://www.lta.org), December 3, 2001.

(2.) Bill Mundy, MAI, PhD, "Defining a Trophy Property," *The Appraisal Journal* (October 2002): 377-379.

(3.) Barry Massey, "Ted Turner Turning Back Time in West," *The Seattle Times* (March 12, 2000): News Section.

(4.) Estates West (July 2000) and Mundy Associates LLC files

(5.) Conrad Elliot, "Trophy Ranches," *Estates West* (July 2000): 156.

(6.) Mundy Associates LLC bases this on an actual valuation analysis. Descriptive information has been altered so as not to disclose the property that was valued.

(7.) Deeded-acres are fee-owned acres belonging to the ranch owner, in contrast to a ranch with a combination of deeded plus leased or allotted or permitted acres owned by someone else, often the federal government.

(8.) Ranch Preservation community, or RPC, is a term coined by the staff at Mundy Associates LLC to denote a particular type of land use.

(9.) Market and value research indicates that, in certain cases, a higher and better use than an RPC may exist, which is the purchase of the property as a trophy property by a single buyer, as was discussed in "The People and the Property" section. There are situations, though, where the owner of a trophy property wants to retain an interest in the property, where several buyers purchase a property and sell interests in it or where there is not a likely single buyer.

(10.) The DCF in Table 3 is a significantly abbreviated analysis. Analysts would want to carefully analyze supply, demand, price, price appreciation/depreciation, changing costs, and rates of return variables with the possible employment of sensitivity analysis as a part of the income approach.

(11.) Gilbert A. Churchill, Jr., *Marketing Research: Methodological Foundations*, 5th ed. (Chicago: Dryden Press, 1990): 840.

(12.) *Ibid.*, 464.

Bill Mundy, MAI, PhD, CRE has over 37 years of experience in real estate market, economic and valuation research. Since establishing the Seattle-based firm of Mundy Associates LLC in 1976, Bill has pioneered methods of analysis for properties impacted by contamination and properties having outstanding natural resource characteristics. Bill has taught and designed curriculum for appraisal courses, is a frequent speaker and published author on valuation issues, and is a member of the Appraisal Institute, the Counselors of Real Estate, and Real Estate Counselors of America. He holds a bachelor's degree from Washington State University, a Master of Arts and Doctorate degrees in Urban Economics from the University of Washington. He is also a fellow at the Weimer School of Advanced Studies in Real Estate and Land Economics. Contact: [bill@mundyassoc.com](mailto:bill@mundyassoc.com)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Paul Sutro e-mail: [REDACTED]  
Address: P.O. Box 353  
Calumet  
CO 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

This swap seems like a no brainer.  
The fact that the acreage to be  
swapped is not equal makes no  
difference. We even offer to put  
more than a million dollars into  
the deal. Where else could you  
see such a sweet exchange.  
Go for it before it disappears.

(Continue on back)

Comments may be mailed / hand-delivered to:

BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

Comments must be postmarked or received by June 20, 2012

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Martha Cochran e-mail: [REDACTED]

Address: 1004 Palmer Ave.  
Glenwood Spg, CO 81601

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( ) I have no comments at this time, however, please add me to the mailing list.

Strongly support the land exchange  
1. Conserves two large parcels  
2. Keeps the Nettle Creek/boigorn  
habitat closed to human disturbance  
3. Leaves use of current BCM unchanged  
4. Sutey is a magnificent property -  
Please protect the wildlife!  
5. Solve the bandit trail/hresspans on  
West Sopris Creek.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Russ Criswell e-mail: [REDACTED]

Address: 837 Sopris Ave.  
Carbondale, CO. 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

If the Sutey Ranch land is added to the  
Red Hill Recreation land inventory, I feel this  
is a good deal. I think the water rights  
on the Sutey Ranch need to be kept attached  
and be a part of the Red Hill Recreation Area.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Laurie Guevara - Stone e-mail: \_\_\_\_\_

Address: 1319 West Ridge Ct.  
Carbondale

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( ) I have no comments at this time, however, please add me to the mailing list.

I am strongly in favor of this land exchange. The areas by Red Hill and by Prince Creek Rd. are used by many outdoor enthusiasts and we need to keep that area protected <sup>from</sup> development. Also, extra parking ~~by~~ along Prince Creek Rd. would be a great benefit. The public needs access to our pristine natural areas, ~~that~~ that are protected from vehicles and fossil fuel development. Thank you!

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: TODD FUGATE e-mail: \_\_\_\_\_

Address: PO BOX 352  
CARBONDALE, CO 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

EVEN THOUGH THE SWAP ISN'T EQUAL IN TERMS OF  
ACRES MY BELIEF IS IT'S A FAIR SWAP BASED ON  
PUBLIC USE VALUE, THE PARCEL WEXNER WANTS TO  
OBTAIN HAS LIMITED USE AND ACCESS WHEREAS THE  
PARCELS BES GIVING UP ARE VITAL FOR LOCAL PUBLIC  
USE AND RECREATION. MY VOTE IS TO APPROVE THE  
EXCHANGE.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: JOHN HOFFMANN e-mail: [REDACTED]

Address: 553 GARFIELD AVE  
COLE 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

PUBLIC PROPERTY IN THIS VALLEY IS A VERY  
VALUABLE PUBLIC ASSET. ASSESSMENT OF EQUAL AREAS  
OR VALUES EQUAL TO ADJACENT LANDS MUST BE CONSIDERED.  
FOR PUBLIC GOOD, ROUTES AROUND THE AMALGAMATED RANCH  
MUST BE PROVIDED FOR OR THE VALUES OF THOSE AREAS  
LOST TO THE PUBLIC SHOULD BE INCLUDED.  
THE PRICE OF RR GRADE BETWEEN THE BRB AND THE  
NETTLE CREEK BRIDGE SHOULD BE OFFERED TO THE  
PUBLIC TO ENSURE PUBLIC BENEFIT. (Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: ARON HUMPHREY e-mail: [REDACTED]

Address: 4341 CR 113  
CARBONDALE CO 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

I AM IN FAVOR OF THE 2 SHOES SUTEY  
LAND EXCHANGE. THIS WILL IMPROVE  
CYCLING OPPORTUNITIES FOR BOTH IMPROVED  
RECREATION AND LOCAL ECONOMIC IMPACTS

PLEASE APPROVE THE SWAP.

ALSO- SUTEY SHOULD BECOME PART OF RED HILL  
AT THE TIME OF THE SWAP.

(Continue on back)

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2300 River Frontage Road, Silt, CO 81652

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Proposed Sutey Ranch Land Exchange

Name: Mlyna Humphrey e-mail: [REDACTED]

Address: 4341 CR 113  
Carbondale CO 81623

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( ) I have no comments at this time, however, please add me to the mailing list.

I am in favor of the proposed land ~~swap~~ exchange.  
It opens up accessibility to more cycling and may  
lessen the impacts and distribute people use of  
recreation areas. It will also help the local economy.  
Please approve the land exchange.  
The Sutey Ranch next to Red Hill Rec Area should be joined  
to Red Hill Rec Area ~~along with~~ the same w/ crown area.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: KEN OLSON e-mail: [REDACTED]  
Address: 410 GARFIELD AVE  
CARBONDALE, CO. 81023

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( ) I have no comments at this time, however, please add me to the mailing list.

I AM IN FAVOR OF THIS LAND EXCHANGE  
DEVELOPABLE LAND (SUTHEY) WILL TRANSFER  
TO PUBLIC USE. FEDERAL LAND W/  
POOR PUBLIC ACCESS WILL CONVERT TO  
UNDEVELOPABLE PRIVATE USE. THIS IS A GOOD  
DEAL.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: DeLoren Ross e-mail: [REDACTED]

Address: PO Box 2825  
Glenwood Springs CO.

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( ) I have no comments at this time, however, please add me to the mailing list.

I think that for this to go forward the Wexners need to provide an additional 810 Acres in Pitkin County. If they propose Supply's land in a different County they need to up the acreage. I believe this to be an unjust trade.

(Continue on back)

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May 31, 2012

Ben Dorman  
437 N. Thomas Rd.  
Carbondale, CO 81623

To whom it may concern:

I am writing this letter in regards to the proposed Two Shoes-Sutey Ranch Exchange. Our family has lived in the Roaring Fork and Crystal River Valleys since 1966 with the last twenty years on Thomas Road.

During the 90's I served on the Pitkin County Planning and Zoning Commission for two years. During those years there were many applications for development, more development, and so on.

For the first time in my memory I can't recall a proposal that will preserve such a large amount of acreage without some type of development attached to it. The fact that the Wexner Family is willing to exchange the Sutey Ranch along with the funds to manage it is extraordinary, especially without any taxpayer help.

I have ridden on horseback the acreage they are proposing to acquire and can't believe they would trade the Sutey Ranch for that BLM property. This is a win-win opportunity for Garfield, Eagle, and Pitkin County residents that may not happen again.

I urge you to take this opportunity and grant this exchange as it will benefit us all for generations.

Sincerely,

  
Ben Dorman

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Marian Lansburgh e-mail: [REDACTED]

Address: 30 S. Willow Ct, Aspen Co.

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( ) I have no comments at this time, however, please add me to the mailing list.

Better for the public and open space -  
doesn't make sense to have ~~open~~ space  
in the middle of the ranch for BLM

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Jen Engel e-mail: 

Address: 630 East Hyman

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( ) I have no comments at this time, however, please add me to the mailing list.

makes more sense to have ranch open to the public for open space

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Lauren Garrity e-mail: [REDACTED]

Address: 630 East Hyman, Aspen

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( ) I have no comments at this time, however, please add me to the mailing list.

totally in favor of the Landswap-  
It makes sense!

(Continue on back)

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Proposed Sutey Ranch Land Exchange

Name: Jill Shae e-mail: [REDACTED]

Address: Hunter Creek -  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

In favor of land swap -  
\_\_\_\_\_  
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(Continue on back)

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Proposed Sutey Ranch Land Exchange

Name: Peter Loomis e-mail: \_\_\_\_\_

Address: 280 GLEN EAGLE DRIVE  
ASPEN, CO 81601

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( ) I have no comments at this time, however, please add me to the mailing list.

I have walked on both the BLM land being  
considered for exchange and the Sutey ranch. I  
believe the exchange will benefit the public. The  
recreational opportunities on the Sutey ranch will complement  
the existing activities in that area, while the protection  
the BLM proposed land would get as a conservation  
easement managed by AVLT with no construction on it  
would be a benefit to wildlife with no appreciable loss of  
possibilities for the public.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: DAN KOPPEL e-mail: [REDACTED]

Address: 1039 EAST COOPER AVE #  
ASPEN, CO. 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

As a second home owner, I support  
The Exchange, its good for wild life and  
Recreation

Dan Koppel

(Continue on back)

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Proposed Sutey Ranch Land Exchange

Name: Marilyn Koppel e-mail: [REDACTED]

Address: 1039 East Cooper Ave #33 - 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

As a second home owner, I support the exchange, it's good for wild life and recreation

Marilyn Koppel

(Continue on back)

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Proposed Sutey Ranch Land Exchange

Name: CHRIS CASPER

e-mail: [REDACTED]

Address: P.O. Box 11002 ASPEN CO 81612

112 ARDMANS DR ASPEN CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I STRONGLY SUPPORT THE PROPOSED LAND  
SWAP FOR BOTH THE WILDLIFE AND THE  
RESIDENTS OF THE ROARING FORK VALLEY.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: CAROL FRANKS e-mail: [REDACTED]

Address: 100 MEADOWS  
ASPEN, CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I support the land swap  
[Signature]

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Sarah Jodel e-mail: 

Address: 1610 Hueston Dr.

\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I support this land swap  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Chelsea Clark e-mail: \_\_\_\_\_

Address: 700 W. Hopkins #3, Aspen CO 81611  
PO Box 8282, Aspen CO 81612

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( ) I have no comments at this time, however, please add me to the mailing list.

I am in strong support of the land exchange  
between the BLM & the Wexners. Not only will  
the Sutey Ranch become a huge public benefit,  
I am very glad that the Wexners plan to  
protect the Wildlife - particularly the big horn  
sheep in Lions Mane Ridge - with a conservation  
 easement. Shame on Pitkin County for their  
greedy approach to the swap by focusing on  
acreage without considering the overall  
long term benefit. (Continue on back)

Comments may be mailed / hand-delivered to:

BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
Comments must be postmarked or received by June 20, 2012

Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: KIP KUMMER e-mail: [REDACTED]

Address: 684 PERRY RIDGE RD,  
CARBONDALE CO, 81623

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I SUPPORT THE EXCHANGE, ~~PLEASE~~  
~~ADD ME TO THE MAILING LIST~~

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(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Edward Sanditer mail: \_\_\_\_\_

Address: \_\_\_\_\_  
Aspen CO  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

It seems to me, that the government  
is getting much more in the exchange.  
The addition to current holdings of the  
government greatly increase the total  
value and usability. The concessions on  
development and use on the property  
going into private ownership is an  
additional benefit to the public.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Leonard Hansburg e-mail: \_\_\_\_\_

Address: 30 S. Willow Court  
Aspen CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I approve of the land swap. The  
government gets more than it is giving  
up. The fact that the Wexner family  
is ending up with adjacent  
land is irrelevant. Let's get on  
with it and stop wasting everyone's  
time with this issue

(Continue on back)

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Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Kelleigh Condon e-mail: \_\_\_\_\_

Address: 167 Willow Lane  
Carbondale, CO 81622

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I am for the land swap

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(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
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Comment Form  
Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: MARILYN MAULEY e-mail: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

I have lived in the valley for 32 years  
and support recreation and wildlife.  
I believe this exchange would support  
both in a very positive way. A win  
win situation. I support this exchange  
because of the great benefits it would  
offer this valley.

(Continue on back)

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2300 River Frontage Road, Silt, CO 81652

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Richard de Campo e-mail: [REDACTED]

Address: 309 Independence Pl.  
Aspen CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I support The Sutey Land Exchange.

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(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Shelley Suplee e-mail: \_\_\_\_\_

Address: P.O. Box 4863  
Aspen, CO 81612  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

\_\_\_\_\_

Even though the 3 parcels are not the most accessible and even though they may be more difficult for the BLM to manage, they are still of value to the public. I don't like the precedent that this potential exchange may set.

\_\_\_\_\_

(Continue on back)

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Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

Comments may also be emailed to: [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: BAYARD HOVDESVEN e-mail: \_\_\_\_\_

Address: BOX 413 WOODY CREEK, CO.  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I have lived in Pitkin County  
for over 40 years - I support  
this exchange as an enhancement  
of hiking and tubing and  
other recreational benefits

Gayard Hovdesven

(Continue on back)

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2300 River Frontage Road, Silt, CO 81652

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Comments must be postmarked or received by June 20, 2012

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: DEB CURTIS e-mail: \_\_\_\_\_

Address: 142 MAPLE LN  
ASPEN, CO 81611  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I AM AGAINST THE LAND EXCHANGE  
\_\_\_\_\_  
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(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Monty Thompson e-mail: [REDACTED]

Address: P.O. 4941 Aspen  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I believe that the exchange is a positive thing  
for the country & our lands / wildlife impacts  
could be minimize and adaptale. The party involved  
in the exchange has be a potive indlu on our country  
and seem to be very good stewards of the lands they have  
I feel this would be no difficut. I am in favor of the  
exchange.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Jimmy McManus e-mail: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

In favor of the exchange  
\_\_\_\_\_  
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(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Tamara Thurber e-mail: [REDACTED]

Address: PO Box 383  
Woody Creek CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

In favor of the BLM

(Continue on back)

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Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Mark Thurber e-mail: [REDACTED]

Address: 430 Stevens Street  
Aspen CO 81611

PO Box 383  
Woody Creek CO 81656

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

In favor of BLM Exchange

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(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley  
Attn: Sutey Ranch Land Exchange  
2300 River Frontage Road, Silt, CO 81652

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Jonathan Feldman e-mail: [REDACTED]

Address: 100 Obermeyer Place DR unit 102  
Aspen, CO 81611

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( ) I have no comments at this time, however, please add me to the mailing list.

I believe the exchange should be  
approved. If there are trespassing  
issues that could come up due to the  
current recreational trails I believe  
that should be resolved by exchanging  
for generally unused and inaccessible  
land.

(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Paul Noto e-mail: [REDACTED]

Address: 2101 Emma Road  
Bensalt, CO 81621

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( ) I have no comments at this time, however, please add me to the mailing list.

I support the proposed land exchange

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(Continue on back)

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Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: LEE ROSENSTEIN e-mail: \_\_\_\_\_

Address: 776 HILLCREST DR  
BASALT, CO  
\_\_\_\_\_  
\_\_\_\_\_

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( ) I have no comments at this time, however, please add me to the mailing list.

I support the Land Swap -  
\_\_\_\_\_  
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(Continue on back)

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Bureau of Land Management  
Colorado River Valley Field Office



Proposed Sutey Ranch Land Exchange

Name: Shellie Roy e-mail: [REDACTED]

Address: (Prior County Commissioner -  
Voted on Approvals for 20+ homes on  
Jellineck (now Werner Property)

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

( ) I have no comments at this time, however, please add me to the mailing list.

Land swap is a no brainer.  
Having a Ranch divided w/ BLM land and  
BLM having to manage isolated parcels; does  
not serve the public.

Please ignore Pitkin County on this. They mean  
well but are operating from fear that a billionaire  
might ~~benefit~~ get value from this. Silly this

(Continue on back)

Comments may be mailed / hand-delivered to: BLM Colorado River Valley Field Office  
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Comments must be postmarked or received by June 20, 2012

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Dave Munk <DMunk@resourceaction.com>  
**Sent:** Friday, June 15, 2012 12:39 PM  
**To:** 'blm\_co\_si\_crvfo\_webmail@blm.gov'  
**Subject:** Resubmission of Comments on Sutey Ranch Land Exchange

Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Dear BLM,

On May 29 I submitted comments in support of the Sutey Ranch exchange. Since that time I have (and continue to) learned more about the issue and as a result would like to withdraw the comments below. Not only are there significant questions regarding the relative value of the two parcels and the access and recreational values, but I am particularly concerned by the stance and tactics shown by the Wexners in pursuit of their wealth and control of valuable inholdings.

I am also upset by their actions in connection with the Crystal River Trail last year, where they outbid Pitkin County Open Space and then closed public access to a valuable and previously open trail (**Former Crystal River trail stays closed under Wexner Ownership**, by [Andrew Travers](#), Aspen Daily News Staff Writer Monday, November 14, 2011 <http://www.aspendailynews.com/section/home/150157>). Granted, the sellers had closed the trail which had previously been open, but this action shows how Wexners are playing with public land and public good as a means toward their own purposes. I'm strongly against that in principle, so for these and the imbalance in value reasons mentioned above, I am now opposed to the land exchange at this time, pending greater research into the proposal, which apparently has not been sufficiently brought to light.

Thank you for your consideration, and also for your patience with this change in position.

**Dave Munk**  
**970-963-7476 Office/Mobile/VM**  
970-963-4119 Fax  
2724 Upper Cattle Creek Road  
Carbondale, CO 81623  
[dmunk@resourceaction.com](mailto:dmunk@resourceaction.com)

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**From:** Dave Munk  
**Sent:** Tuesday, May 29, 2012 11:05 PM  
**To:** 'BLM\_CO\_SI\_CRVFO\_Webmail@blm.gov'  
**Subject:** Comments on Sutey Ranch Land Exchange

Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Dear BLM,

I have lived on Missouri Heights for 17 of my nearly 30 years as a valley resident. I am an active user of Red Hill area and I would like to urge your approval of the Sutey Ranch land exchange.

Adding the Sutey Ranch to your existing Red Hill SMRA will be a huge win for the public and also protect the valuable wildlife habitat that exists there. As you probably know, the Sutey also comes with significant senior water rights and those can be used to benefit wildlife, and perhaps also to help the low flows in Cattle Creek. Seasonal wildlife closures are fine by me, and to my knowledge have been respected by recreational users throughout the valley.

While I live in the Eagle County portion of Missouri Heights, I am close to the Garfield County line, and Pitkin County lies just across the valley. I don't accept any objections based on balancing the values to one county vs another, since we really are interconnected. The recreational and wildlife gains would more than offset the loss of unutilized or potential access. While I'm not wild about the notion of 'buying' and tying up public lands, these are in fact the times we live in, and the merits of this exchange or wildlife and recreation are significant. Hopefully you can create a reasonable value for each parcel so the public interest will be well represented and preserved – along with these very useful parcels!

Thank you for your consideration.

Respectfully submitted,

**Dave Munk**  
**970-963-7476 Office/Mobile/VM**  
970-963-4119 Fax  
2724 Upper Cattle Creek Road  
Carbondale, CO 81623  
[dmunk@resourceaction.com](mailto:dmunk@resourceaction.com)

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** John Galvin <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 8:55 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner/sutey land scam

As a Valley resident for the last 27 years, I oppose the wexner land deal. We have to many private landowners limiting access to the Forrest that we own. 2 acres to one, with no value added, what steal. I have hiked this area and believe this is another land grab and taking of public property with no fair trade off. JG, Basalt

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Doug Allen <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:43 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** I oppose the Sutey land swap

The proposed Sutey land swap is bad public policy.

Doug Allen  
Aspen

### Giving away the farm

by Doug Allen, Aspen Daily News Columnist  
Wednesday, June 20, 2012

The proposed Sutey Ranch land swap, in which the billionaire Wexner family proposes to trade 600-plus acres in exchange for more than 1,400 acres of public land, including a 1,200-acre parcel that connects two sections of their ranch, has gained support from Carbondale and a few residents who live near the Wexners. But what's in it for Pitkin County?

Nobody I know supports the land swap, so I attended the BLM open house at City Hall last Wednesday to see for myself what was being proposed and how it would benefit the community. I waded through tons of maps and written materials. I also met with representatives from the BLM and the Western Land Group, a for-profit company that strives to provide clients like the BLM with a "comprehensive approach to the public land acquisition and exchange process" according to their website.

I asked repeatedly how average citizens would benefit from the swap, and they kept saying nobody really uses the parcel because it's difficult to manage. Last week a new Facebook page appeared (<https://www.facebook.com/SuteyLandExchangeFacebook>) with information about the parcel, depicting well-worn trails, old ATV tires and other evidence of recreational use. It's a shame that the property is not used by the public. And BLM officials should be embarrassed for their "it's difficult to manage" excuse. It's not their job to manage public land, so not wanting to do their jobs isn't a valid argument to support purging public land into private ownership.

Some also argue that one small area the Wexners propose to swap has well-used mountain biking trails that are technically illegal because the swap would allow those trails to become "legal." But the trails existed before the Wexners bought that land and, as far as I know, only became "illegal" when they bought the parcel in order to offer it as a benefit of the exchange. Nauseating.

What bothered me most about the open house was the good ole boy mentality. The vibe in the room between reps for the BLM was that of foregone conclusion. Most disappointingly, the BLM staff I spoke to sounded more like marketing execs for the BLM than the objective professionals who make decisions based on what's best for the public interest.

BLM Colorado River Valley Field Manager Steve Bennett, the sole decision-maker of the swap, told me he'd received a lot of support from the community in favor of the deal. Carbondale might support it, but people in Aspen don't. The proposal is to swap public land in Pitkin County in order to gain a fraction of that in Garfield County. I've polled people in Aspen since the proposal was announced, including perfect strangers at the farmer's market, and still haven't found anyone who supports it, because it doesn't benefit Pitkin County residents.

This so-called swap would redefine the expression "Giving away the farm." Today is the last day the BLM is accepting comments during the scoping phase. Although I fear it won't make any difference, I encourage you to email the BLM by 5 p.m. today.

for snail mail) at [BLM CO SI CRVFO Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov). They want to hear if you support or oppose the exchange and the reasons why.

You can oppose the deplorable public policy of surrendering public land to private ownership at a rate of more than 2-to-1 with no credible public benefit, or mention that the parcel to be given away is utilized recreational acreage that should remain in public ownership. You can tell them you oppose the concept that billionaires can buy up land being eyed for public ownership at above-market prices in a sealed bid to land-grab twice as many acres for themselves, while simultaneously fencing the public out of nearly four square miles of Mount Sopris. You could also reprimand the BLM for getting into bed with a company that makes its profits by helping to privatize publicly-owned land.

\* \* \* \* \*

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Anna Naeser <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 11:43 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

Dear BLM representatives of the public interest,

I **OPPOSE** the Sutey Land Swap.

I do not believe that any private individual should be ever be allowed to bargain for public land to increase their private holdings.

I believe the sweet the offer of large donations and conservation easements is a bribe and am ashamed that BLM would even put it on the table. Oil & gas & mineral leasing issues should be decided on their own merits.

I believe all public land is equally valuable in the long term. That one portion is currently more heavily used does not make it more important.

There are enormous and ever increasing pressures being put on our precious public land, including tight budgets and the demand for specific kinds of recreation like biking.

I understand that BLM would prefer something easier and cheaper to manage, possibly with volunteer citizens, than the public land at the base of Mount Sopris.

I have no personal stake in any of the land in question. If it were all permanently closed to protect it for future citizens, I would not demur.

Sincerely,

Anna M Naeser

*"What would the world be,  
once bereft  
of wet and wildness...  
Long live the weeds  
and the wilderness yet."* -Gerard Manley Hopkins

[REDACTED]  
anna m naeser  
po box 2839  
basalt, co 81621

[REDACTED]  
~anna

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Anthony Durrett <adurrett@wdjglaw.com>  
**Sent:** Wednesday, June 20, 2012 12:13 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Exchange

Please register my [objection](#) to the proposed "Sutey Ranch Land Exchange."



***Anthony J. Durrett, Esq.***  
**Worrell, Durrett, Jaynes & Gavrell, P.C.**  
201 8th Street / P.O. Box 1089  
Glenwood Springs, CO 81602  
Ph: 970.945.0494; Fax: 970.945.8449  
[www.wdjglaw.com](http://www.wdjglaw.com)

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\* E-mail, phone, or letter contact does not create an attorney-client relationship. Similarly, a response to your inquiry does not bind representation of any person or any entity. Representation only begins after a written Fee Agreement is fully executed, the agreed-upon retainer is paid in full, and the retainer clears the Firm's trust account.  
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=====  
Email scanned by PC Tools - No viruses or spyware found.  
(Email Guard: 9.0.0.888, Virus/Spyware Database: 6.19950)  
<http://www.pctools.com>  
=====

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Adam Olson <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 1:10 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch/Two Shoes Ranch land swap

Dear BLM,

I am writing to express my objection to the Sutey/Two Shoes Ranch land swap. This land swap is wrong on many levels:

- 1) The land has been mis-represented as hard to access. The label of "hard to access" should not be a reason to privatize public land. In fact I beg to differ. The parcel for swap is very easy to access, it has been sold to the public, by the BLM and Wexners, as hard to access only to further there own agenda. Technology (Google Earth) clearly shows public access routes that are being used currently by the public to access the BLM land to be swapped.
- 2) The value of the land as a contingent part of Two Shoes Ranch has not been offered to the public. The Wexners have the number and are with holding it, again for their own gain. The value of the BLM land to be swapped is needs to be appraised with the sale of all other parcels in the area taken in to account. This is common appraisal practice but for some reason has been left out of this process. As this swap sits now the BLM parcel is dramatically under priced.
- 3) The spirit of the land swap goes against the public good. Parcels outside the county, as part of the trade, will go to private individuals. This by itself is wrong, coupled with this land swap reeks of cronyism. Every entity that has approved this swap has something to gain without putting anything out. Something for nothing. Pitkin County on the other hand loses everything, the land and trust of there constituency. The Wexners have used their power and influence to purchase acreage that the public currently uses. They purchased these lands with the intent of holding the public hostage, once again for there own gain. If they are truly concerned about the trespassing in the Crown area on their land they would have followed the appropriate protocol and had the land surveyed and closed. Because they have not done this since purchasing the land is will always be deemed public by the law.
- 4) The wildlife will be fine. I do not understand how trading critical winter habitat (Sutey Ranch) is any better than managing it privately. By there own admission wildlife is one of the motivating concerns of the Wexners. Trading away the critical habitat for much less critical habitat is not in the publics benefit. If this terrible swap is to, in the end, happen the public actually loses out because of the restrictions the Sutey Ranch has for critical winter habitat.
- 5) It is unfortunate that the BLM cannot see when they are being played by the 1%. You have fallen right into there trap and the public will forever lose out on the chance to be on there public land near the base of the Sopris. As a fifth generation Coloradoan I have witnessed this kind of poor management my whole life. This swap will only lead to more. Please pull the wool away from your eyes and take a deeper look.
- 6) This proposed land swap only raises legitimate questions that have not been answered in truth by the BLM or Wexner's. Because of the lack of honest info the swap should be denied.

I worked with Francisco Mendoza, of the BLM, about 13 years ago to establish the Red Hill Steering Council just outside of Carbondale. What a privilege! Francisco taught all of us how to work through difficult issues with the publics interest as a guide. I wish he were here now to mediate this debacle. Much has changed within the BLM since then. It seems like big money now is the guide.

Adam Olson  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Liz Newman <[REDACTED]>  
**Sent:** Monday, June 18, 2012 8:14 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** FW: Sutey Ranch Land Exchange

June 17, 2010

BLM  
2300 River Frontage Rd  
Silt, CO 81652

RE: Sutey Ranch Land Exchange

To Whom It May Concern:

One of the reasons I chose to live in Pitkin County was the vast expanse of government protected land surrounding the area, including lands owned by the US Forest Service, BLM and Colorado Division of Wildlife. It is so special to have these open lands all around us, protected from development, and free for us, the Citizens, to enjoy as we might, covered as they are with forests and mountains. This truly sets us apart from other states in our nation, as well as other counties in Colorado. In fact, Pitkin County voters agreed to establish an Open Space and Trails fund to add to these holdings.

This property was never on the BLM's disposal list, but now one wealthy neighbor wants it for his own and, for him, money is no object. Mr. Wexner's plan calls for placing this land in conservation: isn't it already basically in conservation, owned by the BLM? The rugged nature of the BLM land off Prince Creek Road has resulted in very little human disturbance over the years, simply because of its difficult access and topography. Yet, it still belongs to all of us. Hikers, hunters and horseback riders have used trails there for decades, and it remains one of the few areas where one can get away from the crowds on mountain bikes and motorized vehicles and find seclusion.

He is offering land in another county as compensation, threatening that it too faces development if the "swap" is not approved. Yet, he owns and controls that land, so why not place it under conservation to protect it instead? Then, both parcels would be protected and the people would not lose any public land.

Owning the BLM land will benefit Mr. Wexner's adjacent holdings to an immeasurable extent, but we Citizens will lose something we can never get back. Although mountain bikers and mechanized users would surely enjoy more trails on the Sutey Ranch, there are fewer and fewer places left in the valley that offer the seclusion of the BLM property Mr. Wexner wants. What he is offering in exchange is not just compensation. Please don't give it away.

Sincerely,

Elizabeth A. Newman  
1108 East Sopris Creek Rd  
Basalt, CO 81621

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Whittaker, Dean [DENSW] <Dean.Whittaker@united.com>  
**Sent:** Monday, June 18, 2012 4:09 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** Whittaker, Dean [DENSW]; Rebecca Whittaker  
**Subject:** Sutey Ranch Land Exchange (Eagle County)

To whom it may concern,

I am writing to voice my families opposition to the Land Exchange that is being proposed in Eagle County, specifically the 201 Acres listed as BLM property located on Horse Mountain. Over a 100 years ago, my family homesteaded the original Whittaker Ranch which is directly adjacent to this BLM property and we still hold 40 acres that has the only direct access to this property in question. Over the years, we, along with many others in Eagle have appreciated the opportunity to utilize this BLM land for hiking, wildlife viewing and in some cases for hunting purposes. It is very disappointing to hear that one owner (Lady Belle Ranch) would now have the only access and right to utilize this property. The Lady Belle Ranch does not have direct access (roadway) to this property, nor should they be given the first right to obtain this property before all others. This land should remain as BLM property so that all the residents of Eagle, and for that matter Colorado can continue to have the opportunity to enjoy its many beauties.

Thanks for your time and please feel free to contact me should you have any questions.

**Dean Whittaker**

General Partner, Whittaker Family Partnership  
2124 Bruce Creek Road, Box 253  
Eagle, CO  
81631  
720-339-6335  
[dean.whittaker@united.com](mailto:dean.whittaker@united.com)

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sue Schimmenti <[REDACTED]>  
**Sent:** Saturday, June 16, 2012 6:27 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Fwd: Delivery Status Notification (Failure)

----- Forwarded message -----

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Sat, Jun 16, 2012 at 6:25 PM  
**Subject:** Delivery Status Notification (Failure)  
**To:** [REDACTED]

Delivery to the following recipient failed permanently:

[BLM\\_CO\\_SI\\_CRVFO\\_Web-mail@blm.gov](mailto:BLM_CO_SI_CRVFO_Web-mail@blm.gov)

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the recipient domain. We recommend contacting the other email provider for further information about the cause of this error. The error that the other server returned was: 550 550 Mailbox unavailable or access denied - <[blm\\_co\\_si\\_crvfo\\_web-mail@blm.gov](mailto:blm_co_si_crvfo_web-mail@blm.gov)> (state 13).

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;  
d=[gmail.com](mailto:gmail.com); s=20120113;  
h=mime-version:date:message-id:subject:from:to:content-type;  
bh=h+RdKkyfrmpQC0Sy3ep1FTb6bvP2hynLjeywIr4c15Q=;  
b=RfqCIMEXuG1ZX/trtnpfj4HiZlmmD5zcuAmhc7kF1T8XINTXuQ2hd2/sPFnN6ECueA  
7PCQ17F1bPRv4eOIvQ5H9//nqifJXzaMGIDZOZw1T9GYmfL5HAzE9kcM5/EQmO6Ybu/S  
BoA1gTglKXf3vAXDTph/GJj+psNCvWR3B4rzStxDA40j7IjqFNI7rTno6tftpUeGjmA2k  
79pWG3XkO9jSL+Z8tYI3HeH2r1HsmgJD0SP1T3S14CjiMzsH/IetVHBbEuV+Fl+tCFiE  
dAvzmYROR5YzAqdibcCfYZNIEIK+6VvLhC6bmG81upkBCwkHPY5k0RXpyLKZnksnB/JY  
ksJw==

MIME-Version: 1.0

Received: by 10.50.181.232 with SMTP id dz8mr5364508igc.36.1339892725885; Sat,  
16 Jun 2012 17:25:25 -0700 (PDT)

Received: by 10.231.171.65 with HTTP; Sat, 16 Jun 2012 17:25:25 -0700 (PDT)

Date: Sat, 16 Jun 2012 18:25:25 -0600

Message-ID: <CAJ97ffeaxF7-nVRNBUPAvtGCDwMnb-y3Xf4[REDACTED]>

Subject: Wexner land swap

From: Sue Schimmenti <[REDACTED]>

To: [BLM\\_CO\\_SI\\_CRVFO\\_Web-mail@blm.gov](mailto:BLM_CO_SI_CRVFO_Web-mail@blm.gov)

Content-Type: multipart/alternative; boundary=14dae934064bf6aa5804c2a015d0

Enough already!! I'm sure the Wexner's never take NO for an answer, but I say NO DEAL!! NO, NO, NO!!

--

\*Sue Schimmenti  
Wild Rose Gardening



--

**Sue Schimmenti**  
**Wild Rose Gardening**



## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** John Armstrong <John.Armstrong@co.pitkin.co.us>  
**Sent:** Wednesday, June 20, 2012 3:40 PM  
**To:** Sbennett@co.blm.gov; Kmendonc@co.blm.gov; BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner Sutey Exchange

To whom it may concern:

I am ardently opposed to the land exchange. I feel that selling off or the trading of the People's Land to a private entity is inherently wrong. This property was not listed for disposal previous to the Wexner proposal and has clearly emanated from a desire by the Wexner's to expand and connect their two large ranches. The balance of value concerning the two ranches is very skewed in favor of the Wexner Family . Any loss of land from the Public Domain especially at this time when the population of the Roaring Fork Valley is burgeoning is not wise. Please reconsider leaving the public input time frame open so that the public may further educate themselves on what could be lost forever. Why rush into something with such long ranging consequences ?

I believe time will support my belief that the land exchange is not in the best interest of the public.

Thank you

*John B. Armstrong*  
*phone 970-618-9825*  
*fax 970-920-5374*

"Respect your fellow human beings, treat them fairly,  
disagree with them honestly,  
explore your thoughts about one another candidly,  
work together for a common goal and help one another achieve it."

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Julie Goldstein <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 5:41 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail; SBennett@co.blm.gov  
**Subject:** Comments Regarding Sutey Land Exchange

Dear Mr. Bennett:

I feel strongly that the proposed Sutey Land Exchange is not in the public's best interest at all. Here are my questions and concerns:

The Red Hill Area, which the Sutey Acquisition would expand, is by far more of a management issue than the current parcel of land (A) in the exchange. It will certainly require more dollars, as there will be thousands more visitors, thus leading to more required sanitation, pet, trail and wildlife control and management. Why would this be easier than keeping the current parcel of land managed by the BLM--the largest in the exchange--that is currently requiring nothing beyond simple status quo management?

The \$1.1 million dollar "endowment" which the proponents have offered to make the deal even more appealing, has a limited lifespan. What are the BLM's plans for management once this money runs out???

What kind of precedent does this set for future wealthy landowners?? I am concerned that people buying large parcels of land with "swaps" in mind, as the Wexners reportedly did, is not in the public's best interest. A large amount of time, money and energy has gone into this issue at hand, and in no way should be a precedent set for others who are setting out to enhance and expand their joining properties at the cost of the public losing valuable land. Furthermore, land "swapping" certainly shouldn't take place without all parties thoroughly researching how various public and private entities will work together in the new management plans set forth in the exchange.

There is real value in Parcel A that has been undermined in the information offered in this exchange. The public is at risk of losing a unique parcel of land that offers quality hiking, hunting, spectacular views, grazing for livestock, and various ecosystems supported by 2 watersheds. The trails are easily navigable and none of this should be privatized under the arguments that refer to fragmentation of this land as advantageous. Many times, just leaving a parcel of land alone can be more advantageous than private entities disrupting the wildlife, grazing and water available on the parcel in question.

I am concerned that the values assessed for the various parcels in question are not valid or fairly done. This issue has come up often in this comment period, and needs to be looked at more closely. If the exchange is indeed in the interest of the public, then there should be more information available to the public regarding fair and appropriate appraisals of the differing parcels of land in question.

In order to further explore whether this land exchange is in fact in the public's interest, there needs to be room for more public comment beyond today. This is a complicated and very delicate issue, as once we citizens lose these parcels they are gone forever!!!!

How can public land be bought so easily?????This concept is unsettling and very concerning.

Thanks for your consideration,

Julie Goldstein  
PO Box 4227  
Basalt, CO. 81621

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** [REDACTED]  
**Sent:** Wednesday, June 20, 2012 2:03 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

I have reviewed over and over again this land exchange and I still fail to find the proper equity in the Sutey Property versus the Two shoes piece. The Wexners paid 22 milion for the parcels they have in this area and want the Two Shoes to lock up the accessibility to the public lands south of their property. The BLM is surrendering public land at the rate of 2-1 when there's no public benefit. The parcel the Wexner's want is utilized recreational acreage that should remain public so we have access to the public lands south of Wexner's. I oppose the concept that billionaires can buy up land being eyed for public ownership at above market rates in a greEdy bid to landgrab twice as many acres for themselves, while simultaneously fencing the public of nearly four square miles of the base of Mount Sopris.

Now I have been informed that you bunch of Bureaucrats are in bed with Andy Wiessner, who is a consultant for the Western Land Group, Wexner's greedy lobbyists. YOUR JOB IS TO TAKE CARE OF THE WISHES OF ALL THE PEOPLE, NOT JUST A FEW WHO WEXNER GETS TO WRITE LETTERS. How much money is going into the pockets of the Beau Rec empolyees? The people of Aspen and Pitkin County are mostly opposed to this trade. I believe we need to vote on this matter. I am personally going to call for a Congressional Inquiry of the Bureau or Land Management and the Wexner group involved in this trade. I have watched with interest the activities of the BLM in it's dealings with Mr. Chapman in Gunnison County and in San Miguel County. You gave this pig anything he wanted in exchange for garbage land. It is high time you represent the people of the United States, not your personal interest. I was bothered at the open house in Aspen by the Good old boy mentality The vibe in the room between reps for the two groups was that of foregone conclusion. The BLM staff sounded like marketing execs for the Wexner's rather than objective professionals who make decisions based on what's best for the public interest.

BLM Colorado River Valley Field Manager Steve Bennett, the sole decision-maker of the swap, said he had received tremendous support from Carbondale. He is not trading their land. He is trading our land in PITKIN COUNTY. My father always put it in these words "giving away the farm" James A. Wingers PO box 1530, Aspen, Colorado

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** John Doyle <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:51 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Fwd: Sutey land swap

Sent from my iPhone

Begin forwarded message:

**From:** John Doyle <[REDACTED]>  
**Date:** June 20, 2012 10:11:13 AM MDT  
**To:** "[blm.co.si.crvfo.webmail@blm.gov](mailto:blm.co.si.crvfo.webmail@blm.gov)" <[blm.co.si.crvfo.webmail@blm.gov](mailto:blm.co.si.crvfo.webmail@blm.gov)>  
**Subject:** **Sutey land swap**

Dear Mr. Bennett,

I am against the Sutey Ranch land exchange. This swap is wrong on so many levels it is difficult to know where to begin.

My main issue is the privatization of lands that are currently public.

This is a black eye for the BLM and further erodes the already eroded trust the common citizen has for our federal government. This is not for the common good.

Sincerely, John Doyle

Box11213

Aspen, Colorado 81612

Sent from my iPhone

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** George Trantow <GTrantow@orthop.com>  
**Sent:** Wednesday, June 20, 2012 9:21 AM  
**To:** Sbennett@co.blm.gov; Kmendonc@co.blm.gov; BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner Exchange -- I Oppose this Exchange.

Steve Bennett, Field Manager  
Colorado River Valley Field Office  
Bureau of Land Management  
Department of the Interior  
2300 River Frontage Road  
Silt, Colorado 81652

[Sbennett@co.blm.gov](mailto:Sbennett@co.blm.gov)

[Kmendonc@co.blm.gov](mailto:Kmendonc@co.blm.gov)

[Blm\\_co\\_si\\_crvfo\\_webmail@blm.gov](mailto:Blm_co_si_crvfo_webmail@blm.gov)

Steve:

I respectfully oppose the exchange proposed by the Wexners for Sutey exchange. I have hunted this area and would like to continue to have access to these lands. According to a reputable source, this exchange is highly tainted by Wexner manipulation of both public and private parties. These points are well outlined at <http://www.wildsnow.com/7584/blm-sopris-wexner-sutey-exchange/>. If any of these points are true then approving this exchange will open up more public lands to manipulation and erode public trust in the BLM.

Sincerely,

George

George D. Trantow, MHA  
Executive Director

ASPEN ORTHOPAEDIC ASSOCIATES  
1450 East Valley Rd. (201)  
Basalt, CO 81621  
T: 970.927.8611  
F: 970.927.8633  
[www.orthop.com](http://www.orthop.com)  
[gtrantow@orthop.com](mailto:gtrantow@orthop.com)

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Nooney, Michael [REDACTED]  
**Sent:** Wednesday, June 20, 2012 12:37 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey land exchange comment

My name is Michael Nooney. I have lived and recreated in the valley for over 15 years. I am against this proposed land exchange for several reasons. This exchange is simply giving up too much land and not getting enough in return. The land being exchanged may be hard to access but that makes it all the more valuable in my eyes. The small parcels the public would get in return are not equal in size or value. I have mountain biked on the Prince Creek parcel and found it very degraded by cattle. The loss of this area would not be very great. I also feel as though the owners of the parcel are using its popularity among bikers to push this deal through, which I find distasteful. The question should be 'is the exchange equal?' and I have to say it is not. The untouched land has the most value for the public and always will. Several of the parcels being exchanged are quite far away and will never be used by anyone from this valley. I find it strange that the BLM is even considering this exchange. Thanks for your time.

Michael Nooney

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Tom Verry <[REDACTED]>  
**Sent:** Thursday, May 31, 2012 12:06 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange comment

Hello,

First off I believe allowing billionaires to carve private fiefdoms out of public lands is extremely inappropriate. There is a disturbing trend here in Colorado and elsewhere (Anshutz, Wexner, Koch etc..) of people with extreme amounts of money doing and spending whatever it takes to create their isolation from the people the land was originally protected for.

Specifically in Colorado it seems there is a trend to buy two ranches separated by public land then expecting us (the public) to give them the chunk in the middle. Both the Wexners and Kochs have and are trying to do this. It's like buying a house next to a horse farm and then expecting the horse farm to move, it's childish and unreasonable.

If this is allowed to go through then the public land in question should be put on the open market to find out what other billionaires would pay for it. That is the only way to truly determine the value of that property and is the way it is done in any other real estate business venture. If our public land management agencies do business the way the Wexners want them to they would be bankrupt in short time.

Thank you and please just say no.

Tom Verry, Aspen/Gunnison, CO

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** John Fielder <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 11:07 AM  
**To:** Sbennett@co.blm.gov; Kmendonc@co.blm.gov; BLM\_CO\_SI\_CRVFO\_Webmail; Office of the Secretary  
**Subject:** Sutey Ranch Land Exchange Carbondale Colorado

Dear Sirs and Secretary Salazar:

I know the properties involved in this proposed land exchange from hiking and photographing the area, like I do so many BLM lands in Colorado. I do not believe this is a fair trade. The Sutey property is not even close to the value of the BLM land in between Two Shoes Ranch, not in pure acreage, and especially not in human values such as viewshed and outdoor recreation, and natural values such as wildlife habitat and bioiversity. I recommend that you cancel consideration of the trade, or at the very least, that you extend the time needed for the public to truly evaluate the trade and make more comments about it so that BLM can do what it right.

Thank you, John Fielder, Nature Photographer, Summit County

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Janis Lindsey Huggins <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 12:11 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutney Land Exchange

This land exchange has just come to my attention. I hope you will seriously consider NOT privatizing this beautiful piece of public land that actually does have access and may not be used as much because of lack of awareness by the public. From what I have read, it does not seem that the lands being traded are equal in value to the public. In my mind, it would be a tragedy to let this happen. Please reconsider. Thank you, Janis Huggins

*Janis Lindsey Huggins*

*Botanist/Naturalist*

*Wild at Heart~Plants, Birds & Mammals of the CO Rocky Mountains*

[HighCountryWild.com](http://HighCountryWild.com)

*Keep a green tree in your heart and perhaps the singing bird will come · Chinese proverb*

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Anne Trede <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 6:47 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Fw: Proposed Sutey Ranch Land Exchange

**From:** [Anne Trede](#)  
**Sent:** Tuesday, June 19, 2012 7:41 PM  
**To:** [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)  
**Subject:** Proposed Sutey Ranch Land Exchange

I am opposed to the Sutey Ranch Land exchange.

As a hiker who enjoys less crowded places, the BLM parcel by Two Shoes is a treasure. It is invaluable. It offers peaceful solitude and valley wide vistas from the Sopris side of things.

The Sutey Ranch, on the other hand, will probably end up being over-managed and hyper-restricted for the sake of wildlife, and will never replace the recreational opportunity that currently exists on the 1267 acre blm parcel. Mt. Sopris is iconic and it is sacred to us valley locals. Say NO to the Wexners. Tell them not to be so greedy!

Keep the public land as it is, public. That way everyone can use it. The Wexners can get grazing permits. The friends and neighbors can continue to access and use their trails. And, individuals like me can still find a legal way to go for a hike up there and enjoy the flowers and the views.

If you are worried about the wildlife, just regulate dogs and fences. You don't have to privatize the land to make it wildlife friendly. The integrity of the wildlife officials and experts is subject to the influence of the Wexners who stand to gain a lot if this transaction goes through.

I understand that the \$1.1 million donation to the BLM is also a major consideration in this exchange. I hope it is not a done deal already. I don't believe that we, the valley locals, the US Public, are getting enough recreation potential out of this exchange.

The 2 for 1 acreage exchange rate is not acceptable either. Its definitely not in the best interest of the majority of the public. Also, it is possible that in the future, access from Prince Creek could open up. That could benefit the Carbondale Water Facility on the Nettle Creek side. Keep the exemption from gas drilling and fracking either way.

I don't even care about the 112 acre mountain bike parcel. I don't like that it is crowded and trashed.

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Lindsey Utter <[REDACTED]>  
**Sent:** Wednesday, June 06, 2012 9:11 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Against Sutey Land Exchange

I **do not support** the proposed Sutey Land Exchange. Mt Sopris is one of the most iconic, if not THE MOST iconic, features of the Roaring Fork Valley. No matter how many carrots you stack to make the exchange look like a palatable "win" for the public, the public will be losing a piece of one our most beloved places. Not to mention that the Sutey Ranch is mainly an IRRIGATED ranch property. I was unaware that the BLM was in the business of maintaining irrigated property. I understand that there will be a \$1,000,000 endowment to help manage this newly exchanged property. I understand that the BLM is a severely underfunded agency, but I think it is a mistake to create a situation for management that is outside the mission of the agency. This is something that would NEVER happen otherwise.

The most recent "carrot" of the corner of access to the Crown would be a benefit to the recreational users of the Crown, but it pales in comparison to the land that would be exchanged away. The Crown is not managed just for recreation and I think that if that corner were to be closed to Mountain Biking that another route of access on public ground could be developed.

I appreciate all of your work on this proposal and the time, energy and emotion that you have given and dealt with.....

Please do not give away a piece of one of my favorite places.

Thank you.  
Lindsey Utter

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** G Dean Derosier <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 10:45 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

BLM:

I am NOT in favor of the land exchange. As a mountain biker and hiker the Sutey Land would add very little in terms of public access for trails and use. IT may be easier access, but much more limited to recreation. The DOW will restrict the use of this area well beyond any benefits the public may see. The scenic value of the Sutey Ranch is very low, which is why the land swap is wanted by the land owner.

The only favorable portion of the land exchange is the badly needed parking area on the west side of the Crown. The other benefits of the exchange do not warrant the BLM to proceed with it

The purchase of land by Pitkin County for a Parking area is a great and perfect step for creating parking at the Crown in lieu of the Land Exchange

The Proposed land swap area in the Two Shoes Ranch has much better and more varied terrain to create a more extensive trail system, better layout for trails, few wildlife issues, and incredible scenic values.

Please do not proceed with the Land Swap it is a poor alternative for the public and a perfect example of the rich getting what they want.

G DEAN DEROSIER, PE  
Snowmass Village, Colorado

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Barbara McElnea <[REDACTED]>  
**Sent:** Thursday, May 31, 2012 9:41 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

I am writing to voice my extreme opposition to the Wexner family private acquisition of our public land!  
I expect BLM to take the moral highroad and deny this exploitation of public trust for private gain!

I view Mt Sopris from my ranch on Missouri Heights. I will be forever enraged if this public treasure  
is blocked from access by the rich, powerful, arrogant Wexner family!

How outrageous the Wexners are to say that they will seek Congressional influence to accomplish their insane quest to  
privatize our public land!

Barbara McElnea

Barbara McElnea Les Corbeaux Farm 6059 County Road 100 Carbondale, CO 81623

tel: [REDACTED] cel: [REDACTED] email: [REDACTED]

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Saturday, June 02, 2012 10:29 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey

Dear BLM,

I don't think the Sutey land exchange is fair at this point. If this is to happen I would suggest the Wexners include other land holdings such as their property up the Crystal to help insure a trail right of way along the river.

Sincerely,  
Bruce Gabow  
Frying Pan

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** phil nyland <[REDACTED]>  
**Sent:** Thursday, June 14, 2012 10:06 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Suety Ranch land exchange

I disagree with the proposal to exchange these BLM lands because of the unique position the Potato Bill Creek parcels have on the landscape as important winter range for big game and other wildlife. These lands contribute to the amount of wildlife habitat in public ownership in this particular area. The loss of these lands in public ownership would contribute to habitat loss for the elk and mule deer populations in this DAU. The recruitment of young to adult age classes for these populations are in decline. Further loss of habitat on public lands in this area would contribute to a worse situation for these wildlife.

The Suety parcels are smaller and do not serve as important a role to these wildlife, since elk in that DAU are doing better, overall. Thus, I dont see this as a net benefit to the public.

It is my understanding the Forest Service plans to improve habitat for wildlife adjacent to the BLM lands near Potato Bill Creek. After an exchange of BLM land, the BLM would not be able to cooperate with the Forest Service on future habitat improvements for this area. There is no such oppprtunities near Suety Ranch.

The BLM should not agree to this exchange.

Thanks for the opportunity to comment.

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Karen Kean-Hines <[REDACTED]>  
**Sent:** Saturday, June 02, 2012 8:08 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Land trade

I don't know if this is the site I can email re: my objection to the proposed land trade with the Wexners on Sopris Mountain. If this is not the correct location, please forward this is that my voice can be added.

I think it is outrageous that the trade involves so many acres of "public lands". Since when does something like 100 acres given for public use permit an overall ten fold acreage back??? I think this is so so very wrong and am in strong opposition to this .

Yes I live in Missouri Heights and yes I know the land in question and yes I grew up in Ohio where Wexner has made a not very pleasant presence despite owning large hunks of land there..

If you are looking for yeas and nays, I am a definite nay.

Sincerely  
Dr Kean-Hines

Sent from my iPhone

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** John Stokes <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 3:21 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey/two shoes blm exchange

Dear BLM,

I am writing to urge the BLM to table or abandon the Sutey/Two Shoes exchange. While I live in Fort Collins, Colorado, my family owns a home in Redstone and we hike, hunt, fish, and enjoy public lands in this area. While the BLM appears to believe this exchange will be a net gain, I disagree. The exchange should not be considered an either/or proposition; i.e., the Sutey property could be conserved while at the same time leaving the Two Shoes property in public ownership. Further, the Two Shoes area is an integral part of the Mount Sopris landscape/ecosystem as well as the public lands matrix around it and it should continue to be managed for multiple uses and benefits; not for private uses exclusively. BLM also appears to believe that the Sutey Ranch will provide better recreation opportunities than Two Shoes. While recreation is important - it should not be the primary driver of any exchange decision. Moreover, it appears that, contrary to BLM assertions, there is public access to Two Shoes.

Thank you for considering my views,

Sincerely,

John Stokes

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Junee Kirk <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 12:13 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange:

Dear members of BLM:

I am against this proposal for the following reasons:

1. It is not in the public interest to be selling off almost the equivalent of approximately 1470 acres in exchange for 667 acres so that the wealthy families can consolidate their holdings which only doubles or possibly triples their value as one continuous holding, and devalues what the public is left with. There should be several appraisals to fully consider this assemblage.

The average price per acre, as I understand it, is \$17,000. Therefore, the total assemblage for the Wexners would be about \$24,000,000. To enrich their holdings is hardly in the public interest and benefit. To give up this beautiful public land, crucial to big horn sheep and wildlife, beautiful to hike through for the views and the privacy would indeed be a huge mistake.

BLM should not be in the business of selling off our public lands to benefit rich landowners. There are several such trades which have already taken place.

1. If these beautiful areas are given up, they will be immediately fenced off by the land owner, **even with the conservation easement**, and thus prohibit the wildlife there from pursuing their needed migratory routes.

2. While the wildlife abounds in the Sutey Ranch, it will be open to bikers and recreationists and soon will gradually disappear with seasoned closings. This is no fair trade.

I urge the BLM to deny this public sell off of public lands for you are trading more than a 2 to 1 ratio of valuable public land for the aggrandizement of private land worth 3 times its present value. This is the wrong road to go down for BLM and our public lands.

Sincerely,

Junee Kirk

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** randall breeden <[REDACTED]>  
**Sent:** Thursday, May 10, 2012 7:49 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** land transfer

I urge the BLM to not approve the land transfers, its a net loss of public land for the United States Citizens. Also, any land transfer should NOT be based on land values, they should be an acre for an acre, period, so that there is no net loss of public land.

Even though some of the land may be surrounded by private land, the BLM should use the courts if necessary to procurr an easment to the land, just like and private person would do if their land was surrounded by public land. I worked for the US Forest Service, and its done all the time. So the BLM could do the same.

Again, I am totally against the land transfer, so please do NOT trade the public land unless it is an acre for an acre.

Randall Breeden

Prof, Geohydrologist

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Andrew McGregor <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 10:06 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land exchange

Dear mr. Bennett,

I believe the Sutey Ranch exchange is not in the public's best interest and should therefore be rejected. The analysis supporting the exchange undervalues the public benefits of the current public property on the Crown/flanks of Sopris and supports the exchanged parcels' values unreasonably. While Sutey may make an attractive recreational venue, it does not support the wide public values that the existing public land has such as wildlife, watershed, serenity and varied habitat.

Please reject this effort to privatize existing and extraordinary public lands. If Sutey Ranch is of high value, then let's use this as a poster child for a Garco Open Space program, not at the expense of existing public land.

Thanks for your efforts to make this a most inclusive process.

Andrew McGregor  
0048 Wildwood lane  
Glenwood Springs, CO 81601

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Alan Feder <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 12:42 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner Land Exchange

I am NOT in favor of this land exchange. I believe that federal lands should remain federal. This is a wealthy person's game of tit for tat. While there is some gain to the land's Mr. Wexner is giving up, the loss of lands by the public is a greater loss, in my opinion. Once it is lost, it is gone forever. If Mr. Wexner wants to do some good. He could donate his properties and discuss some sort of easement through federal lands to connect his properties. It just doesn't seem proper that a wealthy person can get away with something that the rest of us cannot. Keep public lands public. And, as I understand it these properties are not difficult to access... only difficult for motorized vehicles.

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** johnbender@jbsrealestatecompany.com  
**Sent:** Wednesday, June 20, 2012 8:56 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange Comments

Price: 30 million, plus Sutey Ranch, plus Crystal river property where they outbid the County. Use some of the money to demolish the El Jebel/Eagle county building, so the road can be relocated there instead of through Sopris Village and the Park. Use some of the money to put Marble and the rest of the valley into Garfield County, and move the eagle county stuff to pitkin and garfield from eagle counties. That El Jebel facility won't be needed if we realign the counties, and it will save money and improve services in the long run

Set up a maintenance fund and put the rest of the dough, if any into open space funds.

We are enriching the Wexners beyond what anyone is figuring, and they need to pay. Don't forget the cost of the process.

This land is the country's land, and any land exchanges should come from the country's benefit, not private individuals.

Thanks.

John Bender  
JBS Real Estate Company  
5 Dakota Ct.  
Carbondale CO 81623  
970 319 4051  
970 963 5913 FAX  
[www.jbsrealestatecompany.com](http://www.jbsrealestatecompany.com)

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Austin & Rebecca Weiss <[REDACTED]>  
**Sent:** Sunday, June 17, 2012 6:04 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sopris-Suty-Wexner proposed land swap

To the BLM:

I would like to submit my comment as a member of the public regarding the proposed Sopris-Wexner-Suty land exchange. I am a resident of Aspen. I oppose the proposed swap because it will further limit public access to the flanks of Sopris and is not in the best interest of the public, wildlife, or management of that parcel. Please do not carry out the swap.

Thank you. Sincerely, Rebecca Weiss  
Aspen, Colorado

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Fritz Grueter <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 2:09 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Opposed to Sutey Land Exchange

Hi, I am a resident of RF Valley. I am writing to express my opposition to the Sutey Land exchange. There will be a net loss of public lands and that is unacceptable. The reasoning that the parcel is inaccessible is not valid. Many of us like to go to places (public lands) that are inaccessible precisely because they are inaccessible and have fewer people. We need that to continue to be an option on the menu for the public and not just wealthy people with lots of influence and lawyers. Thanks for listening.

Fritz Grueter  
Woody Creek Colorado

FG

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Art Burrows <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 3:48 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Exchange public feedback

To: BLM

Re: Sutey land exchange.

After carefully reviewing the proposed Sutey land exchange a number of key issues that do not support the swap become clear.

After walking both parcels I noticed several key things that have not come to the public information process.

The 1269 acres of land adjacent to the Wexner property are actually much more desirable for hiking, biking, hunting and diversity in habitat and biology as well as having proximity to existing recreation along the roadway at Prince Creek than is being sold to the public in the papers. For the life of me I see no reason to trade approximately 2 acres of accessible, prime habitat and recreational opportunities for 1 acre of land that seems less desirable, less potential for for wildlife, less access to riparian for natural species and less recreational and hunting opportunities. Really?

It seems clear to me that this proposed swap would be a great way to fund needed management by the BLM at the expense of the owners of the lands, the taxpayers and the public (I understand the budget issues and the need for more BLM funding for better management, that is clear). But I don't support it after evaluating both parcels.

The other aspect of this is the previous purchase by the Wexners, somewhat under the radar, of the public and public land trusts who may have been interested too. They, the Wexners, will benefit greatly to have undisturbed lands surrounding future real estate developments on the other parcels. This seems like very generous tax payer "give away and subsidy" to the private owners who will likely profit generously from any future developments with on contiguous parcel. A payoff of 1 million dollars is a remarkably small price based on the size, quality and future opportunities the new owners will benefit from.

I cannot see how the public will benefit from this exchange in any reasonable way. I would rather pay an increased fee for BLM public use of lands or find alternate funding options for BLM management of lands than the Wexner proposal which once again subsidizes a very wealthy owner at the expense of the public and taxpayers.

Best regards,

Art Burrows  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Andre Schwegler <[REDACTED]>  
**Sent:** Friday, June 15, 2012 12:02 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner Sutey land exchange

Dear BLM:

Thank you for your consideration of my comments.

I am opposed to the proposed land exchange along the lines of the Aspen Daily News article dated June 14, 2012. I support the idea of having a day during which the public could visit the various parcels under consideration for the exchange to see more clearly what is at stake for the public. But it mostly likely would not change my view, as I am generally familiar with both areas and consider the land below Sopris to be more valuable and more meaningful from the standpoint of access and enjoyment to the public than the Sutey property.

Cordially,

Andre Schwegler  
310 Little Elk Creek Avenue  
Snowmass, CO 81654  
970-927-0390  
[REDACTED]

**BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Friday, May 11, 2012 4:33 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail

**BLM**  
**May 12, 2012**

The Wexner trade is really a poor idea. It is some of the most beautiful low level hiking open to the public near Carbondale. It almost touches Pince Creek Road and a short access easement would make it very popular with locals. It is the only public way starting low up to the base of Mount Sopris. All the other land from Sopris Mountin Ranch to Highway 133 is private. This land is also excellent hunting ground for those hunters who are willing to hike in and carry their game out unlike the Crown which has been over run with pickup trucks, jeeps and four wheelers. I and my hunting partner having been hiking and hunting this public land for 35 years. Finally the BLM spent a lot of money remaking this land suitable for winter habitat for deer and elk. Why would you want to trade it away now? Keep this parcel in public hands and under public control and secure that access easement from Prince Creek Road.

Respectfully yours,  
Paul Andersen  
301 Ponderosa Pass  
Carbondale, Colorado 81623

[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** [REDACTED]  
**Sent:** Friday, June 15, 2012 9:19 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey/BLM Land Swap

I write to urge you to give the public greater disclosure and time to deliberate the proposed Sutey Ranch swap with BLM land at the base of Mt. Sopris. There are so many reasons this deal favors overwhelmingly the Wexners. First, the Wexner's interests are clearly self-serving and they have the means to pursue this deal to their satisfaction with very little interest in the public's interest. Second, the disproportionate size of the lands to be exchanged should trigger greater inquiry into the merits of the exchange. Third, turning a Colorado landmark such as Mt. Sopris over to private hands seems unconscionable. One has only to drive by the miles and miles of Ralph Lauren's ranch which is used so seldom to understand the irreversible tragedy of sacrificing our wild and beautiful spaces to those who have less interest in the wild spaces than they do in simply possessing them for their occasional use.

Please re-consider this proposal and make certain that the public owners of this BLM property have ample time and the information necessary to make an informed decision.

Thank you,

Lisa Biro

Capital Tea

1450 S. Broadway

Denver, CO 80210

[REDACTED]  
[www.captea.com](http://www.captea.com)

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Chuck Restivo <[REDACTED]>  
**Sent:** Thursday, May 24, 2012 11:26 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** COMMENT - PROPOSED WEXNER LAND EXCHANGE

Am opposed to the proposed Wexner land exchange.

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Jessica Adams <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:29 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutety Land Exchange

To whom this may concern:

I Jessica Adams, part of the public interest would not exchange the public's land around the base of Mt. Sopris. The lands around the base of Sopris are spiritually special to many & should be shared with the public. I feel that the Wexner's have plenty of the private land (and can also use the public land) at the base of Sopris & the public has plenty of play ground on Red Hill. The land being offered for exchange does not have the water, minerals & wildlife that the base of Sopris has.

I hope that the public is able to keep the land that is already theirs.

Thanks,  
Jessica

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Michael Behrendt <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 4:23 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** land trade

Sirs:

Thank you for listening.

We deeply oppose the proposed land exchange because it is so unequal, both in quantity and, more important, Quality. The high basin lands will become more and more important in the future. With this trade that future won't come. I've been up there in the winter – skiing, and in the summer – using it as an “out” route when climbing. It is some of our loveliest and interesting intermediate country, for people and for wildlife. Please ask for much more and comparable land, if you must trade.

Sincerely,

Michael Behrendt  
334 W. Hyman  
Aspen, CO 81611

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Gail Otte <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 4:50 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey land exchange comments

Dear BLM,

I would like to comment on the Sutey Land Exchange.

I have lived in Aspen(ie-Pitkin county) since 1984 and spend a lot of my free time in our great outdoors. These are public lands and I do not appreciate that some wealthy person can BUY up PUBLIC lands. This IS utilized recreational acreage. There are well worn trails. What is my benefit in this exchange??? I would not spend any time on the Sutey parcel. This seems like a benefit for the Carbondale folks---what about us Aspen folks??? It seems like a case of greed/land grabbing and keeping the public out. I hope you come to your senses on this matter and DO not sell us (the public) out. Please do not forget that your job as our BLM is to conserve and PROTECT... You are to be a steward of the land and when something is public there is a reason---people use it. I see that there is a nice "donation" involved as well...please do not sell us out!.

In closing I oppose this exchange. Please MANAGE our lands and not dispose of it into the private sector. I expect you to work on behalf of the People.

Thank you for your time and efforts.

Kind Regards,  
Gail Otte

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** MaryLou <[REDACTED]>  
**Sent:** Wednesday, June 06, 2012 2:39 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Your article re: Sutey Ranch Deal

Dear Mr. Bennett,

I read with great interest and cut out and saved your article in Tuesday's Aspen Times. The part about "asking permission or trespassing" is the basis for my whole fear. Once the beautiful BLM land becomes private it is gone. Is there a way to access it today or in the future using something like Eminent Domain for the public good? I'm sure that the Sutey Ranch is lovely but have you ever seen a picture postcard of it at the Chamber of Commerce? Mount Sopris is special. Your job is agonizing and I wish you well.

Mary Lou Zordel  
2250 Emma Road  
Basalt, Co 81621

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Robert Shettel <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 11:26 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner-Sutey land exchange

Mr. Bennett,

I'm writing to express my opposition to this land exchange as it is currently set up. Every few years, I get to hunt this same area, and it is prime big game habitat. I really hate to see this area be lost to the public forever.

I ask that you delay the cutoff of public comments and look at some more realistic exchange, or better yet, scratch this one sided and ill advised exchange altogether.

Please consider the benefits this land is to Colorado and national sportsmen.

Bob Shettel  
Back Country Hunters and Anglers

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Joan Northrup <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 5:39 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

To BLM,

We are opposed to the Wexner land exchange. It is poor public policy to exchange public land and destroy the possibility of public access to public lands no matter the rewards.

Are the super wealthy forever going to dictate to the government who shall walk on public lands? Where are the guardians of the public's right to the access and use of public land now, and especially for future generations.

Gregory Durrett  
Joan Northrup  
Glenwood Springs, CO

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Wednesday, June 20, 2012 4:12 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner land exchange

I do not support this land exchange. I do not feel there is equal value being exchanged. It feels the Wexner's are paying for all the review and there is no third party review of the data. Public lands are too important to give away.

Sincerely,  
Gary Tennenbaum  
506 Kiln Ct  
Basalt, CO 81621

Sent from my iPhone

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** G S <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 9:13 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch land exchange

I am a resident of Carbondale, CO and I am against the proposed Sutey Ranch land exchange. The public does not need to be giving away our land. If anything, we need to be acquiring more public land, not reducing the public's holdings.

In my opinion, this is just another attempt to privatize more land that the public will never be able to access again. Let's not be swayed by wealthy landowners attempts to amass large swaths of land in the west.

Thank you.

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** edwin jenkins <[REDACTED]>  
**Sent:** Friday, June 01, 2012 3:59 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** land swap

Please do not make the two shoes/suttey land swap. I do not believe it is a fair trade for many reasons. THANK YOU.

Sincerely,  
Ed Jenkins

[REDACTED]

## Lyles, Kelvin K

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**From:** Charlotte Fox <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 8:36 AM  
**To:** Bennett, Steven G  
**Subject:** Wexner land exchange

I DO NOT support the land exchange in any way. Wexner is an evil, selfish man with a track record to prove it. DON'T let the exchange happen!  
Charlotte Fox

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Diane Kenney <[REDACTED]>  
**Sent:** Thursday, June 21, 2012 7:42 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Proposed Sutey Ranch Land Exchange

Hello Kent,

Here is a copy of the letter we sent on the 18th. I also re-sent our comments on the 20th to be sure you received them. I sent them to three different BLM addresses-how could no one have received these emails??

Thank you.

Diane Kenney

----- Original Message -----

**Subject:** Proposed Sutey Ranch Land Exchange

**Date:** Mon, 18 Jun 2012 19:01:10 -0600

**From:** Diane Kenney <[REDACTED]>

**To:** [BLM\\_CO\\_SI\\_CRVFO\\_Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

Dear Steve Bennett:

We are writing to express our deep concern and opposition to the proposed Sutey Land Exchange for the following reasons:

Once public land is gone it is gone. Wilderness and open space are precious commodities not to be traded away for short-term, recreational gains. Even if public land is difficult to access and maintain, its value lies in its very existence.

This two-for-one acreage exchange is not equitable, no matter how you figure the ever-changing monetary values.

This proposal, along with Wexner's multiple other property acquisitions in the Crystal Valley, severely decreases access to Mt Sopris. How can we let him do that? This is NOT in the public interest, although it appears to serve the special interests of a specific recreational group, not the public at large.

The fact that the proponents of this exchange are funding the processing for this transaction, illustrates that this is *not* for the general public good. Can public land be bought so easily?

While the Wexner family may be good stewards of the land, the fact remains that this precious wild space, at the base of Mt Sopris, will enter the private domain probably forever. This entire proposal is so short-sighted. Our long range vision appears to be blurred by short term, immediate recreational

rewards - and by money.

Why do proponents of this deal think that private property owners will do a better job than the BLM whose specific mission it is to protect land forever in the interest of the entire public, including wildlife?

Pitkin County has been called greedy for wanting to acquire more open space. We applaud Pitkin County for their efforts to acquire and protect as much public land as possible. Public land is true wealth.

Respectfully,  
John J. McCormick and Diane Kenney

0172 N Bill Creek Rd  
Carbondale, CO 81623  


No virus found in this message.

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Version: 2012.0.2180 / Virus Database: 2437/5084 - Release Date: 06/21/12

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Robert McKenzie <[REDACTED]>  
**Sent:** Monday, June 18, 2012 1:55 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange Endorsement

To whom it may concern at the BLM;

I write to offer my complete endorsement of the Sutey Ranch Exchange and in particular the portion that includes the Eagle County Parcels the exchange intends to convey to the Lady Belle Partnership. I am the landowner whose 123 acre property at 1496 Bruce Creek Road spans all the western border of Federal Parcels C and D with approximately 990 feet of common border to them.

The Federal Parcels C and D that comprise most of Horse Mountain are integral to the rural views and wildlife habitat that are valued by Eagle Town residents, Eagle County residents, and tourists using the Brush Creek Valley for recreation, homes, raising horses, ranching, and livestock. Since I have lived at our home beginning in 1986, there have been numerous efforts to gain use these two parcels for rights-of-way access to private holdings bent on development.

I am thankful that the Lady Belle Partnership has agreed to acquire these parcels C, D, and E and put them into a conservation easement(s) and to pay for them with private funds. The alternative to this scenario could be an uncertain, potentially expensive, and drawn out process whereby Eagle County or other public interests would somehow acquire the lands with taxpayer money. Worse, the parcels could be acquired for development.

The current proposal is the best of all scenarios by offering the safest assurance of allowing Horse Mountain to remain unspoiled for years to come.

I want to thank you at the BLM for pursuing this matter, and applaud you for your care in maintaining the unspoiled habitat of the Brush and Bruce Creek Valleys and adopting a plan that assures the same for the future.

My best regards,

Robert F McKenzie  
PO Box 3906  
1496 Bruce Creek Road  
Eagle, CO 81631-3906

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Trevor Cannon <[REDACTED]>  
**Sent:** Tuesday, June 05, 2012 12:34 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Exchange

To whom it may concern,

I am writing to voice my support for the land exchange. Please push for common sense, and not for inter-county bickering when making this decision. The exchange is of great recreational benefit to all types of users in the Roaring Fork Valley.

Thank you for the opportunity to comment.

Sincerely,

Trevor H Cannon



[www.umbrella-roofing.com](http://www.umbrella-roofing.com)

*The best place to find a helping hand is at the end of your own arm.*

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Farnum, Craig <[REDACTED]>  
**Sent:** Thursday, May 31, 2012 2:26 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

To Whom It May Concern:

As a new community member of Carbondale and the Roaring Fork Valley, a large factor in deciding to relocate to this area was the abundance of outdoor recreation opportunities. My family has been here for nearly a month and could not be happier!

I recently heard about the the Sutey Ranch Land Exchange and, after talking with long-term residents and fellow outdoor enthusiasts, strongly encourage the BLM to move forward on this exchange.

I realize the BLM property which would become part of the Two Shoes Ranch would no longer be federal open space (and not open to the public), it's protection from development would improve as the proposed exchange also includes a conservation easement precluding mineral development. This I support.

The Sutey Ranch Land Exchange is a rare opportunity for the residents of the Roaring Fork Valley (not just Garfield County). We support the exchange and hope that BLM will ensure that it happens soon.

Thank you in advance for your consideration and support.

Sincerely,

Craig Farnum, M.A., N.C.C.  
Colorado Mountain College  
Counselor, Carbondale  
(P) 970-963-2172  
(F) 970-963-2325



## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Penney Carruth <[REDACTED]>  
**Sent:** Tuesday, May 29, 2012 11:54 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land ...

To whom it may concern:

As a resident in the Missouri Heights neighborhood, may I add my name to the extensive list of supporters for preserving the Sutey Ranch. The connection between the Ranch and Red Hill lends itself to creating a legacy of prestigious and meaningful conservation lands.

I encourage all government entities and private parties involved to move forward on the proposed land trade and subsequent approvals and designations. This will benefit the land, the wildlife and we humans for generations.



Penney Evans Carruth  
601 Vista Hi Dr.  
Carbondale, CO 81623  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Taggart Howard <taggarthoward@me.com>  
**Sent:** Tuesday, May 22, 2012 4:34 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Horse Mountain-Sutey Ranch Exchange

Dear BLM,

I support the Horse Mountain-Sutey Ranch Exchange to protect 200 acres near Eagle in conjunction with the Eagle County Land Trust. This will protect a valuable piece of land as open space.

Sincerely,  
Taggart



**The Law Firm of Taggart H. Howard, P.C.**  
**TAGGART H. HOWARD, ESQ.**  
**ATTORNEY AND COUNSELOR AT LAW**  
**MAILING: POST OFFICE BOX 98, VAIL, CO, 81658**  
**OFFICE: 27 MAIN STREET, SUITE 103, EDWARDS, CO, 81632**  
**TEL: 970-926-6556**  
**FAX: 1-970-797-4929**  
**EMAIL: [TAGGARTHOWARD@ME.COM](mailto:TAGGARTHOWARD@ME.COM)**  
**WEB: [WWW.TAGGARTHOWARDLAW.COM](http://WWW.TAGGARTHOWARDLAW.COM)**

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## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Aaron Humphrey <aaron@alpenglowinc.com>  
**Sent:** Tuesday, May 08, 2012 6:42 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Racnh Land Swap

To Whom it May Concern,

I live adjacent to the parcel behind Red Hill near Carbondale that is being discussed for a land swap with the Wexner family. My property is in the Baby Beans Subdivision along County Road 113, approximately across the valley from one parcel. My own property is bounded on 3 sides by BLM land. The proposed land swap would remove many homesites and would aid in keeping traffic out of the area. Even though the loss of construction projects may impact my business, I am happy to see them removed from the local inventory.

Expanding Red Hill's trail network and space will allow more access to mountain biking, will relieve congestion on the trails, and will encourage more people to get out of their cars. I am pleased and fortunate to live in a place with ample road and mountain biking opportunities, and hope to see these expand.

The land at the base of Mt. Sopris is not accessible or of much use to trail users, but an expansion at Prince Creek would greatly benefit the community.

I am in firm support of the swap, although with one significant note: I have heard rumors that some land along the Highway 133 corridor currently planned for the bike path to McClure Pass may be taken away. I am not in favor of this land being held hostage for the primary swap, and want to make sure that the path is not blocked.

Sincerely,

Aaron Humphrey  
President  
Alpenglow Lighting Design, Inc.



## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** craig\_WORK <craig@rainydaydesigns.org>  
**Sent:** Wednesday, June 20, 2012 11:25 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Proposed Sutey Ranch Land Exchange

Dear BLM,

I am writing in support of the Sutey Land Exchange.

I think the collaborative efforts of private land owners creating conservation easements and BLM joining more public lands will benefit the population of humans while also benefiting animals and the environment.

As I understand, the Red Hill area will not necessarily become a larger recreation area with this land agreement but the option for future expansion is fantastic forward planning. Recreation is a large economic driver in this region and planning for its success is equally as important as conserving large parcels of land from development.

Sincerely,

Craig Wheeless

1522 Greystone Drive

Carbondale, colorado

81623

**Lyles, Kelvin K**

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**From:** Randy Brimm <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 4:34 PM  
**To:** Lyles, Kelvin K  
**Subject:** Fwd: Sutey Ranch Land Exchange letter

Begin forwarded message:

**From:** Randy Brimm <[REDACTED]>  
**Date:** June 20, 2012 4:30:46 PM MDT  
**To:** [BLM CO SI CRVO Webmail@blm.gov](mailto:BLM_CO_SI_CRVO_Webmail@blm.gov)  
**Subject:** Fwd: Sutey Ranch Land Exchange letter

Begin forwarded message:

**From:** Randy Brimm <[REDACTED]>  
**Date:** June 20, 2012 4:11:40 PM MDT  
**To:** [BLM CO SI CRVO Webmail@blm.gov](mailto:BLM_CO_SI_CRVO_Webmail@blm.gov)  
**Subject:** Sutey Ranch Land Exchange letter

**Subject: Sutey Ranch Land Exchange**

[BLM CO SI CRVFO Webmail@blm.gov](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)

June 20, 2012

To Whom It May Concern:

As an avid cyclist and nature lover who often enjoys the Prince Creek and Red Hill trails with their panoramic views, open space and accessible biking tracks, I, like the town of Carbondale and Garfield County, am in favor of the current Sutey Ranch Land Exchange proposed by the Bureau of Land Management.

As a concerned citizen and local resident I would also like to see as much open wild land preserved as possible. I believe the conservation of this space is crucial to the well being of my family, our wildlife and my community. This proposal will ensure public access to this land in perpetuity, which in turn, is important to the overall vitality of the Roaring Fork Valley, its citizens and visitors.

My wife and I hike and bike Prince Creek and Red Hill, including the fabulous mountain biking terrain of the West Crown/ Monte Carlo area, several times a week. In addition to being very beneficial to us, this area is a truly wonderful respite for our community -- providing important outdoor recreational opportunities that help with stress release in a beautiful setting. The West

Crown acreage is also an important amenity for visitors who look to this area for open space, recreation, hunting, and wildlife experiences.

We are well aware how fortunate we are to have this natural resource literally available out our back door. I have often encountered other cycling enthusiasts from around the valley and other counties as well as the Front Range -- and on one occasion, from Sweden -- who visit Carbondale expressly to enjoy the West Crown area. These visitors not only appreciate the unique outdoor opportunities offered here, but also add to the much needed sales tax revenue when they stay, shop, dine, or enjoy an evening of entertainment in town.

Most importantly, I support the Sutey Ranch Land Exchange proposal because I am very interested in the conservation of wildlife habitat and the preservation of our natural landscape. The promised BLM wildlife studies and stewardship of the Red Hill area as well as the linked wildlife corridor (between two large parcels of public land) provided by this exchange will forever guarantee protection of that wildlife space. Aspen Valley Land Trust will hold the private Two Shoes Ranch land in conservation easement for open space, ranching, and wildlife conservation only. The preservation of this public land will additionally protect against private development of the ranch, and the potential risk to wildlife.

With the Sutey Ranch becoming BLM public land and the Two Shoes Ranch held under conservation easement, almost 2,000 acres or 3 square miles will be preserved as permanent open space that, again, is important to the overall health of my family, my community, this valley, and the greater state of Colorado.

Thank you,  
Randy Brimm  
Carbondale, Colorado

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Bill Gray <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 4:06 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

I am strongly in support of the Two Shoes Ranch/Sutey Ranch land exchange as currently proposed. Opposition to this exchange has been created primarily by a blitz of misinformation orchestrated by an out-of-control county bureaucrat. A majority of valley residents, particularly those who live within ten miles of either of these properties, is enthusiastically supportive of the proposal. Thank you.

Bill Gray  
55 Wildwood Lane  
Glenwood Springs, CO 81601

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Tory Heinrich <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 2:20 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey land exchange

Dear BLM,

I favor the Sutey Ranch land exchange, and am particularly pleased that it will result in the Sutey Ranch going to your agency for permanent open space protection. Missouri Heights is under growing development pressure, and adding the Sutey Ranch to the Red Hill BLM area will expand the current protection to almost 3600 acres.

The Sutey is a very important wintering grounds for elk and deer, and it has lovely irrigated pastures that benefit wildlife in the summer. It would be a terrible shame to see it subdivided and developed with homes, as the Aspen Valley Land Trust and others have indicated. Garfield County planners have said that the Sutey might be approved for development of 50-90 homes, and all you have to do is look around the area to see how nearby lands have been developed. We can't keep slicing up wildlife habitat this way.

This whole issue cannot be considered without also mentioning that the Wexner's pledge to donate \$1,100,000 to BLM to help you manage the Sutey is a very rare opportunity indeed. With scarce tax dollars needed to manage lands elsewhere, this savings to the taxpayers is an added windfall.

Please give the exchange your approval and do not let Pitkin County stalling tactics delay things further. I was very disappointed to read in the paper this morning to see that they are requesting a delay for no good reason at all...except, I suppose, to be obstructionists. The Sutey Ranch is too important to delay any further.

Sincerely,  
Victoria Heinrich

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Jim Lindsay <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 2:16 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch/Two Shoes Land Swap

I am writing today to voice my support for the proposed land swap. As a longtime Roaring Fork Valley (+30 years) resident, I am in favor of this for a number of reasons.

Currently, my wife and I reside in the Crystal Springs area north of Carbondale, almost across the CR112 from the Sutey Ranch. From various places on our property, we can see portions of both parcels of land involved in the proposed swap. This exchange would ensure that these views would remain as they are today, with both parcels protected from future development.

Because of it's proximity to Hwy. 82 and the scenic rolling nature of the terrain, the Sutey Ranch would become a prime target for development without further protection. Garfield County Planning has indicated that approval would be likely for somewhere between 55-92 new homes. Not only is this density of development out of step with the existing homes in the area, the infrastructure to support this type of growth does not exist. Garfield County Road 112 is barely adequate for the traffic it must support currently, not to mention roads 103 and 113 which would be equally impacted.

The Aspen Valley Land trust has identified the Sutey Ranch as one of the most vulnerable pieces of land in the Roaring Fork Valley to development and has made it's protection one of their highest priorities.

The land at the base of Mt. Sopris to be exchanged would also be protected from any future development.

Numerous other local government agencies and citizen advisory groups are also in favor of this exchange including Garfield County, Eagle County, the town of Carbondale, the Colorado Division of Wildlife, Aspen Valley Land Trust, the Sierra Club, the Wilderness Society, Roaring Fork Audubon, the Red Hill Council, Roaring Fork Mountain Bike Association and the Crystal River Caucus, to name just a few.

It is difficult to imagine another proposal that could bring together the support of so many diverse groups.

Indeed it would appear that the only local governmental agency that does not seem to be supportive of the exchange as it exists today would appear to be the Pitkin County Board of Commisioners.

As a resident of the Roaring Fork Valley, I essentially live in three counties. We own a small business in the City of Aspen in Pitkin County, our residence is in Garfield County and to get from one place to the other we pass through a portion of Eagle county.

It is unfortunate that the Pitkin County BOCC is unable to look past their own boundaries and see the benefit to ALL residents of the area and not just count the acreage in their own fiefdom.

As a mountain biker, there are also many positive benefits to consider. A link connecting the current Red Hill area to Fisher Creek through the Sutey Ranch would provide a tremendous boost in recreational opportunities to the fifty thousand valley residents and others each year who currently utilize Red Hill. Further disperement of this number would decrease the impact on the area as a whole. The "front" or southside of Red Hill, as accessed from Hwy. 82 is

heavily used, whereas the north side is essentially underutilized, it is quite rare that I see anyone else in Fisher Creek at all.

The land along Prince Creek that is included in the exchange is already heavily used by people who have come to consider it public domain, making it so will allow for management of a situation that is currently without any.

Thus far, it would be fair to say that most of my reasons for supporting this land swap could be viewed as self serving. I live in the area and would be directly impacted by the inevitable development of the Sutey Ranch and many of the recreational activities I enjoy would stand to benefit from the exchange. Our quality of life here in Crystal Springs would improve and be protected.

There other reasons to support this than just my own personal gains. The elk and deer who used to winter at the bottom of Cattle Creek now spend the cold months primarily on the Sutey Ranch and in the surrounding areas. It also is prime habitat for wild turkeys, mountain lions, bobcats and numerous other species.

Wildlife doesn't get to vote and is unaware of county boundaries or acreage counts. They just need habitat. The recreational activities that this land could be used for in the warm months (hiking, biking, horseback riding) are not by their nature, feasible in the winter months and the areas would be largely undisturbed allowing for winter range.

The land at the base of Mt. Sopris will be protected from any type of development, and the easement will ensure that it remains as it is today.

As with any disposition of public property there are numerous factors to consider. Are there benefits to a majority of the population? Are there positive outcomes for the flora and fauna of the areas involved? Does this deal make good economic sense? Will we look back on this in 50 years and feel we have made the right decision?

From my perspective, the answer to each of these is an overwhelming "yes".

Thank you for the chance to add my opinion to this decision.

Jim Lindsay  
190 Sage Swale Rd.  
Carbondale, CO 81623  
970-963-1668

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sharon Boucher <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 1:59 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey land exchange

I wish to express my firm support for the Sutey land exchange.

I have followed this since the first application by the Wexners.

It has only become even more favorable to the citizens of all counties involved as the Wexners sweeten the pot and further assure that the lands will be managed and protected. Yes, they will end up with an amazing chunk of property, but this one piece they get isn't worth to us, what the exchange will mean to us. And the value, while not acre for acre, is equitable. How many times do we have to educate the public there is no way that acreage should be one for one nor can it be.

For all those that complain about the Wexners big money cheating the public, I see that Pitkin County Commissioners and Open Space are cheating the public.

Get over it and do the right thing. Enough Posturing!

Thank you, Sharon Boucher

Resident of Red Hill and member Red Hill Council

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Laura Featherston <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 11:08 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch LEX

I support the Sutey Ranch Land Exchange which has been studied and debated for years. This is a wonderful proposal for the public because it increases public access in areas that are already heavily used and will help disperse the use. The Colorado Division of Wildlife has said that it will have major wildlife benefits as well. Thank you for your time.

Laura Featherston

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Mark Rothman <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:44 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner exchange

I wish to express my support for the proposed Wexner-Sutey Ranch exchange. It seems clear to me that that the exchange is in the public interest since the public will receive land that is easily accessible to thousands of users and fits into adjacent land that will allow a substantial increase in usable public space, in exchange of land that is used by only a few hundred, at best. The fact that the Wexners get more land than they give up is irrelevant, most intelligent people know that not all acreage is equal in value. I am also ashamed of my fellow Aspenites who are selfishly saying that they oppose this deal because it will only benefit the people of Garfield County and not Pitken County. There is no doubt in my mind that they would be screaming if the people in Garfield County tried to block a deal that benefited Pitken County.

I believe the BLM is properly acting in the best interests of all the citizens. It is time to stop looking at what the Wexners get and look at what the people get.

Mark Rothman  
Aspen

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sharon Mulford <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:38 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** web\_open\_space@co.pitkin.co.us; jon.peacock@co.pitkin.co.us;  
susanm@co.pitkin.co.us  
**Subject:** Sutey Land Exchange

I support the Sutey land exchange in Garfield and Pitkin County. I believe that the objections by the Pitkin County Commissioners are unfounded.

I believe that you should also address the Pitkin County Open Space and Trails Federal Land Exchange Policy and ask the Commissioners to rescind this statement which would create an unnecessary and unwise non-federal overlay of review. In the future this policy will come back to bite them when an exchange they favor or want to do themselves will impede or prevent the deal (or more likely result in their ignoring their own policy). For example, if this policy had been applied to the El Jebel Tree Farm exchange between Pitkin and Eagle counties and the US Forest Service, that transaction would never have been approved.

With regard to my credentials to comment on these issues, in 1983-1984 I was a Fellow of the Natural Resources Law Center at the University of Colorado School of Law because of my expertise in handling Federal Land Exchanges. I have lectured and spoken at seminars on Federal Public Land Law on this topic. Also, I was a founder (along with Dan Pike, now president of Colorado Open Lands) of Western Land Exchange, Inc. which later became Western Land Group (an advisor to the Wexners). I have had no financial or other interest in that company since 1985 and I do not know nor have I been employed by the exchange proponents. In recent years I have been employed by The Wilderness Land Trust which has a long track record of assistance to the BLM and other federal agencies in securing important private lands for federal ownership, although my comments do not represent the view of TWLT (which may have separately commented on the Sutey exchange).

If I can be of any assistance to BLM with regard to these issues feel free to contact me at [REDACTED] I am in Carbondale and can meet with you at the Field Office, Area Manager's office or the State Office at your convenience.

Jon Mulford

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Version: 2012.0.2178 / Virus Database: 2437/5081 - Release Date: 06/20/12

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Patricia Batchelder <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:26 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Support for Sutey Ranch Land Exchange

I support the land exchange to protect the Sutey Ranch and west Crown parcels.  
I like hiking in the Crown and the addition along Prince Creek Road.

Thank you.

Sent from my iPad

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Karin Evans <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 10:25 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey/Two Shoes Support Letter

Hi

I have lived in Carbondale for 16 years. I am the mother of 4 and our family is very active and use Red Hill to run and hike at least three times a week. We bike and camp up Prince Creek as well. These are a few of the gems of our valley that are easy to access and gets our youth outside and I support the exchange 100%.

Under the proposal, the BLM would acquire the 557-acre Sutey Ranch adjacent to the popular Red Hill Special Recreation Area in Garfield County, including the historic water rights from the ranch. The BLM would also receive 112 acres in Pitkin County along Prince Creek Road adjacent to The Crown area. This private parcel is a highly popular area with mountain bikers and is used to access BLM roads and trails.

The BLM would exchange three parcels totaling 1,269 acres in Pitkin County south of Carbondale that are mostly surrounded by private land and are difficult for the public to access. These parcels would be transferred to the Two Shoes Ranch. In Eagle County, BLM would exchange three parcels totaling 201 acres on Horse Mountain southwest of Eagle which has limited public access. This parcel would be transferred to the Lady Belle Ranch.

Conservation easements that would prevent development from occurring on the lands that would become private would be placed simultaneously at closing by Two Shoes Ranch and Lady Belle Ranch. The BLM would also receive a \$1.1 million donation from the land exchange proponents – \$100,000 to cover BLM's cost to develop a site-specific management plan for the newly acquired parcels, and \$1 million for their long-term management.

"BLM will only go forward with a land exchange if it is in the public's interest. It is!

Kind regards,

*Karin J. Evans*

The Wilderness Land Trust  
P.O. Box 1420  
Carbondale, Colorado 81623  
970.963.6068  
[www.wildernesslandtrust.org](http://www.wildernesslandtrust.org)

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** George Bohmfalk <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 9:30 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

In light of the proposed land exchange, I recently hiked the Sopris slope parcels included in the 1,269 acres in Pitkin County south of Carbondale. Many have registered their concerns that the proposed exchange is not fair to the public, that the Wexners are "pulling a fast one," and that the public will lose in this deal.

I do not believe that the Wexners harbor any sinister motives in their efforts to obtain this property, beyond a natural desire to consolidate their holdings into a contiguous unit. Hiking these parcels was mildly pleasant, but there is nothing up there of great appeal to the public. With the conservation easements, we should be happy that no drilling or development will ever occur on these Sopris slopes, and that elk, mulies, and other wildlife can depend on this habitat forever. These acres hold little commercial value, which is fairly reflected in the proposal to give the Wexners more acres than they will trade to the public.

The exchange provides ample acreage for legal mountain bike trails where bikers currently ride on privately-owned "bandit" trails that could be closed at any minute. Transferring Sutey Ranch land into public hands further guarantees greater protection for both wildlife and human recreation.

I fully support the proposed exchange. We should be delighted that the Wexners are willing to trade some truly valuable acres for a large area of scrub brush that they have agreed to preserve in its natural condition.

George Bohmfalk  
85 Crystal Circle  
Carbondale CO 81623

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Dick Kesler <dkesler@slifer.net>  
**Sent:** Wednesday, June 20, 2012 8:00 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey BLM Exchange

To whom it may concern.

I am in favor of said exchange and it will benefit the public and private lands involved.

**RICHARD KESLER**

*Branch Broker*

Slifer Smith & Frampton Real Estate  
Mountain Ranch Properties  
1143 Capitol St. 101A  
Eagle, CO 81631

office (970) 328-1385  
mobile (970) 471-0214  
e-fax (866) 347-0095  
email [dkesler@slifer.net](mailto:dkesler@slifer.net)

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Kay Hagman <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 7:31 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey/Two Shoes

I am in support of the Sutey/Two Shoes land exchange.  
Kay Hagman  
Carbondale, Colorado

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** R Udall <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 6:22 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

June 20, 2012

U.S. Bureau of Land Management:

Seven homeowners in Prince Creek Subdivision, a few miles south of Carbondale, Colorado own land that abuts federal land that the U.S. Bureau of Land Management is considering trading in exchange for private land near Red Hill.

After considerable deliberation, the Prince Creek Homeowner's Association has decided to support the land exchange. Public access to the federal parcel in question has always been somewhat limited, and its value as big game wintering range and a wildlife sanctuary for deer, elk, and bighorn sheep figure prominently in our decision, as does the Colorado Department of Wildlife's support of the land exchange.

In any event, we support the proposed land exchange, and would like to see it successfully concluded in the near future.

James R. Udall  
President, Prince Creek Homeowner's Association  
512 Handy Drive  
Carbondale, CO 81623

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Mary Fox <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 9:10 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** 'Andy Wiessner'  
**Subject:** Sutey Exchange

To Whom it May Concern,

I am fairly outraged at the position being taken by the Pitkin County Commissioners regarding the Sutey Ranch land exchange. I would hope that our elected government officials would be considering what is in the best interest of the citizens of the greater valley instead of taking a possessive and jealous attitude. Yes, the public land is in Pitkin County and yes, it will become part of a parcel owned by a person of means **and** that person of means is the owner of a piece of property that is prime recreational property adjacent to prime recreational property that he is willing to give over as public land in trade. This will certainly benefit the public in much greater ways than the land he hopes to trade for. I believe we could coin this attitude as "government nimbyism". This exchange is good for the valley and should be allowed to happen without further delay.

Respectfully,  
Mary Fox

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Tuesday, June 19, 2012 8:37 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** kara@evlt.org  
**Subject:** Attn: Sutey Ranch Land Exchange

I would like to take this opportunity to express my support for the proposed Land Exchange that would protect and conserve Horse Mountain in Eagle County.

As a resident of Brush Creek, and within approximately two miles of Horse Mountain , I am aware of the importance of preserving this very important land mark in our valley. It has been threatened by development in the past, and as our remaining open spaces are being challenged, I am most pleased to see this opportunity to protect this important acreage. Any development would have been highly visible on its steep mountain sides and I hope this exchange is successful for everyone involved.

Most Sincerely,  
Rosalinda Shearwood  
9081 Brush Creek Rd.  
Eagle, Co., 81631

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Delia G Malone <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 8:31 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Fwd:

Re Sutey Ranch Land Exchange

----- Original Message -----

Subject:

From: Andy Wiessner <[REDACTED]>

To: 'Delia Malone' <[REDACTED]>

CC:

June 19, 2012

Mr. Steve Bennett

U.S. Bureau of Land Management

Colorado River Valley Field Office

2300 River Frontage Road

Silt, CO 81652

Subject: Sutey Ranch Land Exchange

Dear Mr. Bennett,

I writing as Chair of Pitkin County's Crystal River Caucus to express our continuing support for the proposed Sutey Ranch Land Exchange. The Crystal River Caucus is a volunteer advisory panel established pursuant to the Home Rule Charter of Pitkin County, Colorado, and has a recommendatory function to advise the County for all matters directly affecting the caucus area, including a recommendatory function for all land use and planning matters.

In accordance with our charter, we hold meetings several times a year, and in that capacity, on March 11, 2010, we held an open public meeting to discuss the proposed Sutey-Two Shoes land exchange. The meeting was attended by approximately 50-60 people and included presentations by Pitkin County Open Space and Trails staff, a Pitkin County Commissioner, and the land exchange proponents. The presentations were followed by a question and answer session, and the proposal was then put to a paper ballot vote by Caucus members in attendance. When the votes were tallied, the Caucus voted to recommend approval of the proposed land exchange by a margin of 36-6, with 2 members abstaining.

Since our 2010 vote of support for the exchange, I and other Caucus members have been actively involved in monitoring the exchange and providing additional comments on aspects of it. If I can briefly summarize why I believe our Caucus supports the exchange, it would be for the following primary reasons:

-the main 1,240 acre BLM parcel that would go to Two Shoes would appear to have a more secure future for open space and wildlife conservation under private ownership with a conservation easement on it than it would under continued BLM ownership. As you know, the parcel is rather awkwardly configured and juts out into private lands which limit the public access to it. As such, BLM might someday identify it for disposal under FLPMA. In addition, BLM could decide to lease it for oil and gas or other mineral development. In our view, both those results would be undesirable. Under the land exchange, however, the parcel will be permanently sterilized from any and all future housing or mineral development, and may only be used for agriculture, wildlife conservation, open space or limited recreational purposes. That is a desirable future for this particular piece of land.

-the Colorado Division of Wildlife has on many occasions indicated that it does not want to see intensive public recreation at the south end of the 1,240 acre parcel, and has specifically endorsed the land exchange for that reason, and for the wildlife benefits that will accrue at the Sutey Ranch. We are aware that some Pitkin County officials are now trying to promote public use in the Lion's Mane/Nettle Creek area where the CDOW would like to minimize public use, but we agree with the CDOW that public use there is ill advised, So, once again the exchange appears to be the best land use decision;

-the addition of the 112 acre West Crown land to the exchange will resolve a longstanding mountain bike and hiking trespass problem and will connect directly to the TyBar lands where Pitkin County is spending \$1.25 million for a new trailhead and trail along the Prince Creek Road. The two projects complement each other, and will significantly enhance the recreational experience in the Prince Creek area;

-while it is not in the Crystal River Valley, we are very supportive of the Sutey Ranch becoming public land to protect its superb wildlife habitat, and also because it has water rights that may be used to benefit other nearby areas; and

-there is one element of the former exchange proposal that we would like to see executed by private means. It involves a conservation easement on 270 acres of existing Two Shoes land, and thus is not within the scope of your BLM land exchange process. However, we are hopeful that Two Shoes and the Aspen Valley Land Trust will place a conservation easement on it by private means, similar to the "Jelenik" easements which already exist on approximately 1200 acres of adjacent land at the lower Two Shoes Ranch.

In summary, the Crystal River Caucus reaffirms its support for the proposed exchange and urges you to see it through to completion,

Delia Malone

Chair, Crystal River Caucus

111 Mountain Lion Drive

Redstone, CO 81623

970-963-2143

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** tim barca <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 6:55 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange Endorsement

To whom it may concern at the BLM;

I just want to say that I am in full support of the Sutey Ranch Exchange proposal, and I am especially interested in the portion that intends to convey lands to the Lady Belle Partnership. I live on Bruce Creek Road, with a full and direct view of Horse Mountain, and I am extremely excited at the prospect that Horse Mountain may be spared the development that has been proposed over the past few years. I have lived on Bruce Creek since 1989, and have seen a tremendous amount of development around my house, and Brush Creek Valley in particular, it would be nice to have a mountain as visible as Horse Mountain to remain relatively unspoiled. Most of the signs of active mining in the early 1900's have dissappeared, and I certainly wasn't looking forward to seeing more roads being built with houses, traffic and noise sure to follow on such a prominent land mark.

I think it is very fortunate that the Lady Belle Partnership using private funding wants to put the Federal Parcels C, D and E into a conservation easement. I feel that this a truly rare scenario and should be taken advantage of without any delay. I appreciate the BLM actively being involved in this proposal, and I am sure most of my neighbors would agree with me on that! Thank you for interest in helping keep Brush Creek and Bruce Creek the gorgeous valleys that they are.

Sincerely,  
Tim Barca  
0798 Bruce Ck.  
Eagle, Co.

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Joy Blong <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 6:40 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** land exchange

I am writing as a Carbondale resident and an active outdoors person.

I believe that the sutey land exchange is in the best interest of this valley.

The land on the flanks of Sopris, is not easily accessible and apparently is a good wildlife corridor. there are other ways to access the mountain and people do not need to be able to climb around every acre.

, Red Hill is heavily used and the Sutey parcel would bring relief, not only with increased size but with a new access from Cattle Creek which would further disperse use. I also understand there will be funds to develop trails and a management plan, two important things.

I also am a fan of the Crown trails and did not realize that the Monte Carlo trail was on private land, including this parcel in the swap will guarantee continued usage.

I use these trails, on Sopris, Red Hill , and the Crown, often for hiking and biking.

Many times I have encountered people from out of town who have discovered our trails by word of mouth and on-line, they

come, enjoy, spend their money, tell their friends, and hopefully come back.

More recreation areas are good for our valley!

Joy Blong  
0270 Prince Creek Rd  
Carbondale, Co

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** James Breasted <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 2:26 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

These are my comments on the proposed Sutey Ranch Land Exchange, as follows:

In commenting on the proposed Sutey Ranch Land Exchange I wear two hats, first, as a citizen of Carbondale and Garfield County, and second, as a long-time member of the Red Hill Council. I have visited the Sutey Ranch several times and photographed it. As a citizen of Carbondale and Garfield County I value it highly above all else because it is one of the last remaining undeveloped homesteads on Missouri Heights. Other than the 20th century frame house where the Sutey brothers lived out their lives and a few farm structures, the ranch remains in its original state as it appeared after the land was cleared of pinion juniper forest and irrigation was brought in by a ditch from Cattle Creek. It is of unique historical value and should be preserved as such in perpetuity so that future generations can learn about that particular period in the development of the arid west when public land was given away under the Homestead Act for settlers to improve. The cleared, planted and irrigated fields alone represent a huge capital investment of human and animal labor that is hard to imagine in this day and age when everything we do on the land is only accomplished with the aid of electricity and gas-powered machines. It is my hope that the ranch will be acquired through the proposed exchange, that the promised funds will be used to carefully plan for its future preservation and, finally, that a manager will be hired to live on the ranch and manage it as it was managed historically as irrigated land for hay and for animals, both domestic and wild, to live on in perpetuity.

Secondly, as a long-time member of the Red Hill Council, I would hope that the promised plan for the ranch might include the possibility of a simple public access route through the property to the north side of the Red Hill Special Recreation Management Area (SRMA). Throughout its existence the Red Hill SRMA has had only one public access point and that it is on County Road 107. The council has thoroughly studied the feasibility of establishing another access point somewhere along the perimeter of the SRMA and determined that the Sutey Ranch would be the most suitable place for that second public access. It is my sense that this would fit nicely with the future management of the ranch and that the permanent presence of a ranch manager would mean that this northern access point to the SRMA would actually be better managed than the current access point on County Road 107. My vision is for future Red Hill parking to be combined with ranch visitor parking somewhere near the entrance to the ranch and then for just a single trail to be designated as access to the Red Hill SRMA.

Finally, let me say honestly that my only concern in the matter of the proposed exchange is for the preservation of the Sutey Ranch as it exists today as a perfect example of an original homestead whether it be in public or in private hands. I am grateful to those who have proposed, through an exchange of lands, to achieve the preservation and management of this precious original homestead.

James Breasted  
678 Sopris Avenue  
Carbondale, CO 81623  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Barbara K. Mason [REDACTED]  
**Sent:** Tuesday, June 19, 2012 2:05 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** Andy Wiessner  
**Subject:** Sutey Ranch

U.S. Bureau of Land Management

Colorado River Valley Field Office

2300 River Frontage Road

Silt, CO 81652

Subject: Sutey Ranch Land Exchange Support

Dear BLM,

I would be very upset to see the Sutey Ranch land exchange fail over objections from Pitkin County. The attitude that it doesn't benefit Pitkin is absurd, and we should be operating with the interests of entire valley in mind. The reject this opportunity to improve accessible open space for all valley residents is unconscionable.

I question how valuable it is to Pitkin County to preserve the narrow peninsula of BLM land that the Wexners want to acquire. The land strip has no access from the Prince Creek road and can only be approached by the non-motorized route which some Pitkin County officials tried to re-open in the Nettle Creek area last week. That route appears to contradict forest service and division of wildlife plans for the area, and even if more people begin using it, it will only ever be a trickle. I am distressed to see Pitkin officials opening a trail where the division of wildlife doesn't want one, and this is Carbondale's drinking water supply too. What is Pitkin thinking? If you compare the BLM peninsula to Red Hill, which receives 50,000 visitors a year, and the west Crown, which also has thousands of mountain bikers currently using "bandit" trails on the land BLM will gain, there is no comparison. The public will gain lands immensely valuable for public use, and give up a something that few will ever use. In addition, the BLM strip will not be lost to open space because the Aspen Valley Land Trust will hold a permanent conservation easement on it. No Houses will be allowed under the easement and, far more importantly, the easement will prohibit oil and gas development.

Please think outside the small Pitkin County box and do what is right for the Roaring Fork Valley.

Many thanks for your careful consideration,

Barbara Mason

739 Cactus Flats Road

Carbondale, CO 81623

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** jonathan staufer <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 11:47 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** support the sutey ranch land exchange

As an Eagle County resident, I am writing in support of the proposed Sutey Ranch land exchange. The exchange will permanently protect 200 acres on Horse Mountain permanently, at a good elevation to provide forage and transit connectivity for migrating wildlife. I have been a supporter of the Eagle Valley Land Trust's work for a number of years and know that they have the capability, knowledge and resources to do a great job managing the land.

Sincerely,  
Jonathan Staufer

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Jonathan Staufer  
100 East Meadow Drive, Suite 32  
Vail, Colorado 81657  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Susan Bird <[REDACTED]>  
**Sent:** Monday, June 18, 2012 10:35 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Exchange

To whom this may concern:

I feel the Sutey Ranch Exchange with the BLM will be very beneficial for the public. It will help protect our open spaces and keep out development in these small communities and preserve the natural beauty of our mountains. I recently went on a tour of the property involved with the Horse Mountain acquisition with the Eagle County Land Trust and others. After the tour I realized how important it is to preserve this land and keep it intact as is, so it can be enjoyed without development.

Sincerely,

Susan Bird  
1771 Alpine Drive  
Vail, CO 81657

Home phone – [REDACTED]  
Cell phone – [REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** [REDACTED]  
**Sent:** Monday, June 18, 2012 2:25 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** [REDACTED]  
**Subject:** Sutey Land Exchange/Horse Mt

To whom it may concern at the Bureau of Land Management:

I am the owner of the Lady Belle Ranch ( Lady Belle PartnershipLLLP) and trying to acquire the Horse Mt property, and 2 other BLM parcels C,D, and D (200.72 acres) that adjoin my ranch in Eagle County, CO., along with the Sutey Land Exchange in Pitkin/Garfield counties. I have been living in Eagle County since 1969 and now I am concerned that these BLM parcels may go up for sale and someone would develop those properties, when what we need is conservation of such lands for the preservation of the Elk and deer herds that live and migrate through my ranch and the surrounding lands to the National Forest land behind my property. I am also concerned about the over development of the land surrounding my property and the neighboring properties, so I feel it is time to curb the building of more residences in my adjoining area and save the wilderness and open spaces for future generations and all of the wildlife that live in my little valley.

It is my intention that upon receipt of the lands, to grant conservation easements, on the parcels acquired, to the Eagle Valley Land Trust.

I hope you will continue to bring this project to fruition to help to keep more open space in Eagle County.

Very Sincerely,  
Margaret R. Rosenquist  
President of the Lady Belle Partnership

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Jo Ruder <[REDACTED]>  
**Sent:** Monday, June 18, 2012 2:24 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Exchange Proposal

Dear BLM,

I am aware there is a process underway to exchange lands in Eagle, Garfield, and Pitkin Counties; the Sutey Ranch Land Exchange. I pledge my support to the these exchanges as proposed. With my husband, we are residents and owners in the Bruce Creek Valley south of Eagle and adjacent to Parcels C and D proposed in the exchange. We are nearby to Parcel E, but not adjacent.

Our interests overlap with the BLM's desire to reduce partial holdings to concentrate on lands of higher public utility . The proposed exchange accomplishes this end while assuring the long range preservation of the Horse Mountain Parcels C,D and E accomplished through their being conveyed to the Lady Belle Partnership and into conservation easements. We appreciate the BLM's desire to assure these parcels remain "as-is" and unspoiled for the foreseeable future. That this all can be accomplished with private and not taxpayer funds is a further benefit.

Thank you for your effort and consideration. Please let us know how we can help further.

My best regards,

Josephine P Ruder  
1496 Bruce Creek Road  
Eagle, CO 81631-3906

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Ben Bohmfalk <[REDACTED]>  
**Sent:** Monday, June 18, 2012 2:08 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** Melissa Sumera  
**Subject:** Wexner land swap, Pitkin County, CO (comment)

Hello,

I would like to express my support for the proposed land swap involving Leslie Wexner's property on Mount Sopris in Pitkin County, Colorado.

I live in Carbondale and am a very active user of public lands in our area. I think this swap is clearly in the best interest of the public, especially recreational users like myself. I ride the mountain bike trails on Prince Creek road every week, and these should be in public hands. There is tremendous potential for a higher level of management, development, and use of this trail system, but it cannot be developed until it is in public hands, which this land swap accomplishes. I see this mountain biking area as a potential tourist draw for Carbondale if it is developed and managed appropriately.

I also support the public's acquisition of the Sutey ranch. This area has tremendous potential public use and can be managed in a way that enables great recreational opportunities while preserving critical wildlife habitat and access in a seasonal plan.

Lastly, I do not think many members of the public will bemoan the loss of the public land that Mr. Wexner will acquire through this exchange. While it may have some remote possible future public use, such use is dwarfed by the public use that the Sutey and Prince Creek parcels will certainly provide. In a perfect world., Mr Wexner would allow a narrow public easement through the parcel so the potential of a trail bisecting it in the future is preserved. But the bottom line is that the parcel Mr. Wexner wants is of much greater value to him than it is to the public., while the land he is offering is of much greater value to the public than it is to him. I hope this proposed exchange becomes a reality.

Ben Bohmfalk  
85 Crystal Circle  
Carbondale, CO 81623

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Hanna Farrar <[REDACTED]>  
**Sent:** Monday, June 18, 2012 9:06 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey-2 Shoes Land Exchange

Hanna Farrar

0165 Basalt Mountain Drive

Carbondale, CO 81623

June 18, 2012

Support for Sutey-2 Shoes Land Exchange

To Whom it May Concern,

The Red Hill Recreation Area is one of the most valuable resources in the Roaring Fork Valley. I have used the trails for hiking and biking since early in the development of the area, and strongly support the Sutey land exchange because it would benefit the entire valley.

The Red Hill Area is an important outdoor recreation area, not only for Carbondale residents, but also for residents of Garfield, Pitkin, Eagle, and Gunnison Counties. It also benefits visitors to the Roaring Fork Valley who take advantage of the trail systems during their stay. The Sutey Ranch property would increase access to Red Hill from the north side which would benefit users by providing alternate routes and more trails. It would also benefit the land and wildlife in the area by more widely distributing the impact of use. Public ownership of the Sutey Ranch would also protect the north side of Red Hill from development and preserve the natural landscape.

Under the proposed exchange, the BLM land that would be transferred to the 2 Shoes Ranch would be preserved as open space, which would protect the beauty of the natural landscape, benefiting the public as well as the environment.

As a resident of the Roaring Fork Valley, I support the Sutey-2 Shoes land exchange and urge BLM to recognize the benefit of and show support for the exchange.

Thank you for your consideration.

Sincerely,

Hanna Farrar

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Johnno McBride <[REDACTED]>  
**Sent:** Monday, June 18, 2012 7:55 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner/Sutey exchange

BLM

2300 River Frontage Road

Silt, CO 81652

Dear BLM,

I live on a cattle ranch in Old Snowmass not far as the crow flies from the Two Shoes Ranch. I support what the Wexners are doing. What ranch that has someone else's land splitting their ranch in two wouldn't want to do the same, and block up the land for a more efficient cattle operation? Also, I'm sure that continuing to administer the narrow strip of BLM land that the Wexners want isn't exactly practical or a priority thing for you to keep doing.

The most important things, however, are doing what is best for wildlife and withdrawing the area from oil and gas leasing. We should have learned lessons from the Thompson Divide mess! Pitkin County's opposition to the exchange makes no sense, especially since they profess to deeply respect the opinions of the Division of Wildlife, which favors the exchange for many reasons. I suspect that if the Sutey Ranch were in Pitkin County, there would be no issue at all. But, the important thing is that wildlife doesn't give a hoot about County lines, and neither should we. CDOW thinks that the Wexner's conservation easement will better protect wildlife than the status quo, and I agree with them. I object to Pitkin County's trying to increase human usage in the Lion's Mane area, contrary to CDOW's wishes.

One final thought. Thousands of people currently trespass on the West Crown land that is going to BLM, and tens of thousands use the Red Hill area annually. From a recreation standpoint, this exchange is a no brainer, and puts people in areas where people belong, while keeping them out of sensitive areas such as the Lion's Mane.

I ask you to approve the exchange.

Sincerely,

Johnno McBride

5463 E. Sopris Creek Road,

Snowmass, CO 81654

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Leslie Lamont <lezlamont@gmail.com>  
**Sent:** Monday, June 18, 2012 7:04 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

To Whom It May Concern, I am a former Pitkin County Commissioner and former Board member with Dorothea Farris, I agree with Dorothea's comments that this is a great deal for the public. Red Hill is a great amenity for the Roaring Fork Valley and adding Sutey Ranch to the property will greatly enhance its recreational and wildlife habitat value.

Thank you for your time and the opportunity to provide input.

Leslie J. Lamont  
Lamont Planning Services, LLC  
Aspen Glen Design Review  
725 Melissa Lane  
Carbondale CO 81623  
Phone: 970-963-8434  
Fax: 970-963-0944  
lezlamont@gmail.com

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Shelley Burke <[REDACTED]>  
**Sent:** Saturday, June 16, 2012 3:46 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

I support the Sutey Ranch Land Exchange. I have owned a ranch in the valley for 25 years and feel this is an appropriate exchange and benefits all us equestrians.

Shelley Burke, President of the Roaring Fork Valley Horse Council

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Arthur Abplanalp <Art@AbplanalpLawOffice.com>  
**Sent:** Saturday, June 16, 2012 2:51 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Exchange

Dear Sir or Madam:

It has been brought to my attention that the BLM is considering an exchange of property involving real estate in Eagle County and Pitkin County and referred to as the Sutey Ranch exchange, which involves the acquisition of private land by the United States government in exchange for the disposition of isolated US government land part or all of which would then be subjected to a conservation easement which preserves the open space nature of the latter property while removing US government responsibility for it.

This arrangement is incredibly beneficial to both the public and the US government. The public continues to benefit from the public nature of the land being privatized and the government acquires property which otherwise would be a continuing nuisance in its attempt to manage its vast holdings of public land. The exchange is consistent with Eagle County public policy of protecting ridge lines against development and with US government policy of consolidating its holdings in a manner which will permit more efficient administration of public lands. There is no identifiable down-side for this transaction.

I understand that the BLM is accepting public comment regarding this proposal, and I certainly hope that you will accept this comment as one in complete support of the pending proposal.

I urge you to proceed with the approval and closing on the Sutey Ranch exchange at your earliest opportunity.

Respectfully,

Arthur A. Abplanalp, Jr.  
Post Office Box 2800  
Vail CO 81658

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Susie Kincade <susie@ebcmarketing.com>  
**Sent:** Saturday, June 16, 2012 9:07 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch land exchange

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch land exchange

Dear Mr. Bennett,

I am a long time Eagle County resident and join our County Commissioners in their support of the land exchange. Horse Mountain is a highly visible landmark in the Brush Creek valley and should be conserved as open space. I do not want to see houses built there, and so the best solution seems to be to convey it to the Lady Belle Ranch, which will protect it via a conservation easement to be held by the Eagle Valley Land Trust.

It seems like the exchange is an excellent way to protect this land, and I urge to move it to conclusion as soon as possible.

Respectfully yours,

Susie Kincade  
Envision.Believe.Create. marketing for our future  
P.O. Box 1276  
Eagle, CO 81631  
970-328-5472

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Jim Aresty <[REDACTED]>  
**Sent:** Friday, June 15, 2012 10:14 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch transfer

I am 100% in favor of the transfer taking place, and simply can't understand why anyone wouldn't be!

- Jim Aresty

**Please permanently change to new email listed below**

"Life isn't about waiting for the storm to pass...  
...It's about learning how to dance in the rain"

Jim Aresty  
37 Shavano Dr.  
Aspen, CO 81611

home: [REDACTED]  
cell: [REDACTED]  
[REDACTED]

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Anne Egan <[REDACTED]>  
**Sent:** Friday, June 15, 2012 3:20 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey ranch land exchange

I use to live in full view of horse mt. when I lived up Brush Creek. I'm happy to hear about the land exchange at Horse Mt. and the conservation easement that Lady Belle will place on it. You love the EVLT and glad for them to hold the easement. Couldn't be a better solution for everyone.

Sincerely, Annie Egan 215 Howard St. Eagle, Co 81631

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Friday, June 15, 2012 2:40 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch exchange

Sirs: I had written you previously, in July of 2009, and still feel strongly that the exchange between the Wexners and BLM is advantageous to our local community in the Carbondale area. With the additional money offered by Wexner for maintenance of these lands, it becomes even more advantageous.

I would like to request that the BLM look favorably on this exchange.

Cari Potter  
695 Graceland Dr.  
Carbondale, CO 81623

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Cindy Meyer <[REDACTED]>  
**Sent:** Friday, June 15, 2012 1:45 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey ranch land exchange

I am writing in support of the Sutey ranch land exchange near my home. I live on Cattle Creek and used to ride on Tony Sutey's property a lot before he died. I would always stop in to chat with Tony when I rode my horse on his property to get to the BLM land on the other side. He always allowed his neighbors to ride their horses through his property and I think he recognized us by our horses more than who we were. I really miss hearing his stories about what this area was like when he was young. I have always thought about what a precious privilege it is to live in this area where there is still open space to ride right from home without having to trailer when my time for riding is limited. The Sutey property is such a beautiful piece of property and it would be horrible for the neighborhood if it fell into the hands of a developer and turned into yet another housing development. I believe it should be open space - BLM land for public use. Because of all the wildlife in that area, I don't think we should allow motorized use and we need to keep trails to a minimum. I believe that property isn't very well known, just like Fisher Creek, and won't be overused like Basalt Mtn. is on the weekends. We've had enough large ranches in our beautiful valley turn into housing developments and I believe we need to preserve as much open space as possible for future generations to enjoy.

Thank you for your consideration in this matter. I hope to be riding on and enjoying that beautiful piece of property again soon.

Sincerely,  
Cindy Meyer  
3648 Cattle Creek Road  
Carbondale, CO 81623  
[REDACTED]

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*"When you arise in the morning, think of what a precious privilege it is to be alive - to breathe, to think, to enjoy, to love." - Marcus Aurelius*

Cindy Meyer  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Schendler, Auden <[REDACTED]>  
**Sent:** Friday, June 15, 2012 1:37 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

To Whom It May Concern:

I'm writing in support of the Sutey Ranch land exchange. This project would swap little-used (but beautiful) land on the shoulder of Mount Sopris for a parcel that would become a major recreational amenity because it is next to Red Hill, a hugely popular hiking and biking area. The land on Sopris wouldn't be developed (it would be put under a conservation easement). This isn't dangerously precedent setting—public private land exchanges happen all the time. And if it goes through, the Roaring Fork Valley will see improved quality of life, greater recreational opportunities, economic benefits from tourism; real estate and tax benefits from increased property values; wildlife benefits, and health benefits.

Sincerely,

Auden Schendler  
Basalt, CO  
[REDACTED]

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** BELLACK, DAVE <[REDACTED]>  
**Sent:** Friday, June 15, 2012 1:32 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner - Sutey Ranch Exchange

Dear Sir or Madam:

This proposed exchange is clearly in the public interest. Sutey Ranch is an important recreational and wildlife parcel in the midvalley. It also easily susceptible to residential development.

The parcel to be received by Wexners has no legal public access and provides important bighorn sheep habitat. The trail claimed to exist was illegally created in the past months by vigilante land trade opponents who should be vigorously prosecuted by the USFS.

This is an important transaction for the public health and welfare in the Roaring Fork Valley and should be approved.

Dave Bellack

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Mark Sumera <msumera@aspencountryday.org>  
**Sent:** Friday, June 15, 2012 12:50 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** land exchange

i support the land exchange.

mark sumera  
Sent from my iPhone

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Melissa Sumera <[REDACTED]>  
**Sent:** Friday, June 15, 2012 12:09 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey/Two Shoes land exchange

Dear Mr. Bennett,

I am writing to state my support of the proposed land exchange. I have lived in the valley for 14 years, 6 of which were spent at the East Mesa Ditch ditch-walker cabin on Forest Service land at the base of Nettle Creek and I have never had the inclination to visit the current BLM parcel other than visually. Part of the success of this area is due to its remoteness and lack of human traffic which allows for successful cattle grazing and wildlife habitat. I have visited the Sutey Ranch which is a jewel of a parcel and the public who gets the opportunity to enjoy this as new public land should be thrilled that it did not succumb to subdivision as was its most likely fate in lieu of an open space program in Garfield County. These easily accessible, pristine meadows will make a fantastic edition to the Red Hill recreation area and provide connectivity to Missouri Heights which will increase its use.

Melissa Sumera  
Carbondale resident

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** William Schweer <[REDACTED]>  
**Sent:** Friday, June 15, 2012 11:45 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey exchange

I am in favor of the Two Shoes/Sutey Ranch land exchange.

I consider the wildlife benefits to be the most important element of the public benefit. I do not wish to see the winter habitat the Sutey property provides to be impacted if the land is developed, and the conservation easement on the BLM land that would be privatized is also a large factor in my opinion.

Thank you.

*Mark William Schweer*

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** paxton hanner <[REDACTED]>  
**Sent:** Friday, June 15, 2012 11:11 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey ranch landexchange

dear blm i live on missouri heights and strongly suport the blm land exchange. sincerely paxton hanner 0301  
cactus flats rd. carbondale,co

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** J. Bart Johnson <[REDACTED]>  
**Sent:** Friday, June 15, 2012 10:24 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Comments on Sutey Land Exchange

Ladies and Gentleman,

Please accept these comments in favor of the Sutey Ranch land exchange. I was hoping to attend your open house in Aspen but was unable to make it.

I am a frequent user of the Prince Creek and Red Hill recreation areas. I have lived in the Carbondale area for years and am familiar with the Wexner ranch properties and the other lands involved in this proposed exchange. I support the land exchange for the following reasons:

- The BLM land that would be added to the Wexners' ranch property is rarely used and its wildlife habitat benefits would be preserved and perhaps even enhanced through the conservation easement that would be placed on it. The fact that the Aspen Valley Land Trust supports the exchange speaks volumes.
- The property that would be added to the public domain and would become available for public use (some of which is already used by the public without official permission) would greatly enhance the recreational opportunities in the mid-valley, where there is increasing pressure by mountain bikers and hikers.
- Allowing public land to become privatized should never be taken lightly. It is important to make sure the benefits to the public outweigh the loss of the public land at issue. In this case it seems clear to me that the benefits do outweigh the losses.
- The main opposition to this exchange appears to come from Pitkin County government. The opposition appears largely grounded in a strong philosophical bias against federal exchanges. I respect much of what Pitkin County does and am a supporter of its open space program. But in this case I believe the County is unfairly and cynically painting the Wexners as robber barons when an objective review of the details of this plan indicates the Wexners are offering a lot of public benefit in exchange for what they are gaining.

Finally, I read with interest in today's paper about Pitkin County's request for an extension of the comment period. The County is clearly just looking to further delay a process that has already been going on long enough. The County has made its opposition well known, and I don't dispute its right to oppose the exchange. But with public sentiment clearly in favor of the exchange and with an ample comment period being already offered, I don't see any reason to further extend it. The County doesn't need more time to keep saying it opposes the exchange. The BLM should acknowledge the County's opposition, take everyone's views into consideration, and let the decision-making process move forward.

Thank you.

Bart Johnson  
Carbondale, Colorado

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Larry Darien <[REDACTED]>  
**Sent:** Friday, June 15, 2012 10:17 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Supporter of Sutey Ranch Land Exchange

Put me on the list of people in favor of the Sutey Ranch Land Exchange. It is a WIN-WIN and should go forward.

Also, AVL T is perfectly capable of managing the easement as they have been managing the easement on our ranch since 2006.

Larry Darien  
[REDACTED]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Dana Darien <[REDACTED]>  
**Sent:** Friday, June 15, 2012 10:12 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange Support

I would like to go on record as a supporter of the Sutey Ranch Land Exchange. The exchange will benefit the public.

Also, as a ranch owner who has conserved my land through AVLТ, I am appalled by the untruths being promulgated against the organization by Pitkin County. Not only are they untrue, but totally disingenuous. One of the easements on the Darien Ranch is co-held by GOCO (Great Outdoors Colorado), AVLТ and *Pitkin County*. I can assure you that Pitkin County has never had reason to question the management, monitoring or expertise of AVLТ in it's oversight of our easement.

--  
Dana

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Dan Jervis <[REDACTED]>  
**Sent:** Thursday, June 14, 2012 6:32 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

Dear Sirs: As one of the older mountainbikers who helped develop trails on Red Hill and began working with Davis Farrar long ago before the area achieved SRMA status, I would sincerely hope that the opportunity to access the Northside of the area could be accomplished by means of an easement through the Sutey Ranch. The benefits of being able to enter and exit the terrain for recreational use through the Sutey property has been a dream for many users for a long time because it would reduce the conflict of usership at the existing entrance to the area and would spread out users and impacts on the southside access. The northside terrain is ideal for all users but especially for bikers who wish to spend more time riding moderate skill level terrain. As it is now, more time and energy is required to reach the northern zone which has been ideal for those more elite riders but limiting to intermediate ridership because of the time and energy required to get there and back to the existing trailhead.

Please know that the Northside terrain is unique to us who have been riding it for many years and that our stewardship would remain strong toward preserving and caring for the trail use by being mindful of erosion and maintaining a pristine experience on our public domain.

Please give this favorable recommendation your valuable consideration.

Sincerely, Dan Jervis

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Kathy Palouti <[REDACTED]>  
**Sent:** Thursday, June 14, 2012 10:34 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Please support the Sutey Land Exchange

To Whom It May Concern;

We are mountain bikers. We are hikers. We are deer & elk hunters. We enthusiastically support the Sutey Land Exchange. We've lived in the area for over 27 years and have not hiked nor biked all of the existing trails available on hundreds of thousands of acres of the WRNF Aspen-Sopris Ranger Districts and BLM lands in the area and if we are fortunate to live another 27 years, we still won't. The conservation easements on the BLM property once it changes hands will ensure that the land is protected from residential, commercial or oil and gas development forever!

Please approve this exchange for the people and the critters of the Crystal and Roaring Fork Valleys!

Sincerely,

Kathy & George Palouti

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Jonathan Lowsky <[REDACTED]>  
**Sent:** Thursday, June 14, 2012 9:13 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** FW: From Tom Cardamone - Sutey Land Exchange

-----Original Message-----

From: tom cardamone [mailto:tcardamone@aspennature.org]  
Sent: Wednesday, June 13, 2012 12:24 PM  
To: Jonathan Lowsky  
Subject: From Tom Cardamone - Sutey Land Exchange

To All Concerned,

I have asked Jonathan Lowsky to convey this message for me at today's BLM Open House regarding the Sutey land exchange. I urge all to put aside distracting concerns about wealth and public access and recognize that in a world of ever-diminishing natural values and unrelenting human encroachment this exchange represents a rare reversal of those losses.

The exchange is the right thing to do and I encourage the BLM and the Wexners to just get it done and move on to the next challenges to protect and restore natural values.

Best regards,

Tom Cardamone  
Emma

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Lisa Hershey Lowsky <[REDACTED]>  
**Sent:** Wednesday, June 13, 2012 2:51 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

Dear Mr. Bennett,

As a 38 year resident of the Roaring Fork Valley and a mother of 2, I would like to convey my enthusiastic support for the Sutey Land Exchange. The benefits to recreationists -- hikers, bikers, nature observers -- resulting from the acquisition of the Sutey Ranch and Haynes parcel is overwhelming. That, in combination with the tremendous opportunity to protect important habitat for the wildlife of the Crystal River - Prince Creek area, particularly the bighorn sheep, is a once in a lifetime opportunity. I encourage you to approve this exchange which will benefit all of the people of the Roaring Fork Valley and provide lands where wildlife from songbirds to sheep and peregrine falcons can roam free of recreational disturbance.

Thank you for your time and all you do,

Lisa Hershey Lowsky

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Beth Cashdan <[REDACTED]>  
**Sent:** Wednesday, June 13, 2012 10:03 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange Support

U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Subject: Sutey Ranch Land Exchange Support

Dear BLM,

We have been following the Sutey exchange in the press and are writing in support of it. Almost all the opposition to the exchange seems to be from a few Pitkin County officials who object to “giving up” public land in Pitkin County to benefit a BLM acquisition in Garfield County. We have lived in Pitkin County a long time and know that the County lines around in the exchange area are illogical and arbitrary. We should be looking at things like this from a valley-wide perspective, not whose county the lands are in. From everything we have read, this exchange will be a real boon to wildlife protection, and nothing significant will be lost at the Wexner ranch because they are putting everything they get from BLM into a conservation easement with the Aspen Valley Land Trust. The easement will prevent the type of oil and gas controversy we are currently seeing right across the Crystal River from Wexner’s Ranch in the Thompson Divide....and the efforts to “ex post facto” buy back oil and gas leases that were already issued there. This exchange will protect the western flanks of Mt. Sopris from similar controversy and preserve the remote, wild quality of the area.

The sum of all this is that the exchange will leave all the land involved as permanent open space, owned either by BLM or under a conservation easement. This seems to be a very desirable result.

Sincerely,

Beth Cashdan and Paul D’Amato

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Peggy Nicholls <[REDACTED]>  
**Sent:** Wednesday, June 13, 2012 7:02 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

Dear BLM:

As a resident of Eagle County, I would like to urge you to allow the Sutey Ranch Land Exchange. This exchange will protect 200 acres on Horse Mt. outside Eagle from development. If the exchange is allowed, the property will be put under permanent conservation easement by the Lady Belle Ranch owned by long time resident, Peg Rosenquist. The easement will be held by the Eagle Valley Land Trust and thereby preserve the open space values of the parcel forever. As the Eagle County Commissioners have noted, this is a win-win for all concerned...and the BLM will acquire wildlife and recreationally important lands at the Sutey Ranch in return. It is hard to conceive of a better result.

I am a long time supporter of the Eagle Valley Land Trust, and appreciate the work they are doing to work cooperatively to make the exchange in the best public interest.

Thank you for your consideration.

Sincerely,

Peggy Nicholls  
2925B Manns Ranch Rd.  
Vail, CO 81657

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Carl Ted Stude <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 12:56 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Comment on Proposed Wexner Land Exchange

While I have not personally visited the parcels under consideration for this exchange, I have spent my adult life using public lands for activities such as hiking, bicycling, fishing, and small game hunting. So, I am a big proponent of public ownership of land -- especially when it has little potential for economically productive private development.

The most frustrating thing that I find about public land is that so much of it has little value for recreation or much else other than nondescript "open space" and support of very low densities of wildlife. In too many places, the lands that are the most suited for both recreation and wildlife are the prime habitats (in valleys) that are in private ownership. As is the case here, it is much too common that access to public land is blocked by private land ownership, rendering it of little value to the public.

I support the proposed land transfer because it would clearly expand recreational opportunities -- including people's opportunity to view wildlife -- without harm to wildlife. The cases where public access to land significantly disturbs wildlife are rare (assuming that hunting and fishing regulations are in effect).

Knowing the extreme populist political views of some people in eastern Garfield County and Pitkin County, their opposition to the land transfer is based on an irrational assumption that whatever would benefit a wealthy landowner must necessarily harm the public. I am gratified by the BLM's published analysis of the project that you are not so paranoid.

Carl T. Stude  
Carbondale, CO

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sheila A. Sitzman <[REDACTED]>  
**Sent:** Tuesday, June 12, 2012 12:10 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

Dear BLM,

I support the exchange for all the benefits it will bring to wildlife, mountain biking, outdoor recreation and water shed protection. Please move it forward through your process.

Sincerely,  
Sheila A. Sitzman

--

Sheila A. Sitzman

Executive Consultant  
Phone: 303-885-0679



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## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Joyce Rankin [REDACTED]  
**Sent:** Saturday, June 09, 2012 7:44 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Exchange, Carbondale

FROM:  
Joyce Rankin

[REDACTED]  
773 County Road 112, Carbondale, CO 81623

I am totally in favor of the land exchange. I live on the same road as the Sutey Ranch, and have accessed the property to hike for several years. It is a perfect location for recreational hikers and cyclists to access Red Hill. To have such a beautiful site for all to enjoy would attract tourists to this part of the Roaring Fork Valley. It would be a bonus for Carbondale and surrounding towns.

**Joyce Rankin**

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** steve smith <[REDACTED]>  
**Sent:** Friday, June 08, 2012 3:29 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey ranch land exchange, comment

Bureau of Land Management  
Silt, Colorado

Greetings,

I encourage approval of the proposed Sutey Ranch Land Exchange (in Pitkin and Garfield counties, Colorado) as a carefully crafted, and now refined, opportunity to secure enduring protection for important wildlife habitat, natural open space, and other healthy lands above and along the Roaring Fork Valley.

This proposal has numerous advantages, both for the landscape and as a demonstration of creative cooperation among diverse agencies and communities.

Landscape advantages include:

- preservation of productive agricultural land and water;
- conservation easement protection for a large amount of private land (through the services of our local land trust);
- protection of critical low-elevation habitat for wildlife use and movement;
- reduction of fragmented federal land ownership and management.

I believe that it is important that that implementation of this exchange be subjected to thorough review under provisions of the National Environmental Policy Act (NEPA), and in coordination with local land-protection policies and agencies.

It is also important that implementation of the land exchange--and especially future management of lands to be acquired by the federal government--emphasize continued protection of these essential and unique landscape and wildlife values. While much has been made of the potential recreation opportunities on some of the lands to be acquired (near the "Crown" area), such recreation should be constrained and directed in a manner that preserves the natural values, wildlife safety areas, and wildlife movement corridors as first priority.

Thank you.

Steve Smith  
Glenwood Springs, Colorado

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Cassie Cerise <Cassie@silvermanlawoffices.com>  
**Sent:** Tuesday, June 05, 2012 6:30 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner/Sutey/Two Shoes Exchange Comment

Hello,

My name is Cassie Cerise. I have lived in the Missouri Heights area outside Carbondale my entire life. I live within four miles of the Sutey Ranch. I believe that public access to the Sutey Ranch and the Prince Creek property offer much greater benefit to the public than the current BLM lands adjacent to the Wexner's Two Shoes Ranch. The exchange would open public access to hundreds of acres of potential mixed use areas in an amazing part of the Roaring Fork Valley. At the same time the area at the base of Mount Sopris will remain the same, visually, if a conservation easement is placed on the land acquired by the Wexners. The exchange just seems to make sense to me. I urge you to render a final decision favorable to this request. Thank you for your time, Cassie Cerise, 1234 C.R. 105 Road, Carbondale CO 81623

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Helen Carlsen <[REDACTED]>  
**Sent:** Tuesday, June 05, 2012 1:08 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch land exchange

I am strongly in favor of the proposed BLM/Wexner land exchange. I think there is a huge public benefit to the exchange. I hike and mountain bike on the Red Hill trails, and I would love to have another public access on the north side and an expansion of the north side trails. I also hike and bike on the Crown trails, and I would love to have the current private access made public. If the exchange does not happen, the Sutey Ranch could be developed as a subdivision and the Prince Creek trails could be closed. The Two Shoes land is very remote, has virtually no public access, and has no developed public trails. This land would be preserved from development by the conservation easement under the proposal. In addition, the \$1 million that the Wexners are giving to the BLM for management could create a fantastic expansion of the trail systems on Red Hill and the Crown.

I do not see any downside to the BLM proposal, and I agree with Garfield County, Eagle County, Roaring Fork Outdoor Volunteers, and the Aspen Valley Land Trust that this proposal would be in the public's interest.

Helen Carlsen, 40 River Oaks Lane, Basalt, CO. 81621

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** deters colby [REDACTED]  
**Sent:** Monday, June 04, 2012 7:18 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch

Dear BLM,

Twenty three years ago, my wife, Linda Deters and myself (Bob Colby) bought ten acres and built our house, straight across from the Sutey Ranch. John and Tony always had great stories to tell us. Over the years we have watched the elk spend their winter over there. All of us in the valley have the rare chance to help the Sutey Ranch, Two Shoes/Ranch land exchange take place. Having the BLM manage the Sutey Ranch would be a great chance to have a positive impact on those who enjoy getting out to hike in nice weather. The elk would still have their winter grazing location.

Thanks for considering this unique proposal.

Bob Colby and Linda Deters

[REDACTED]

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Joel Kolen <[REDACTED]>  
**Sent:** Monday, June 04, 2012 5:37 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch

Dear BLM,

We support the Sutey Ranch land exchange which protects valuable open space and wildlife habitat on Missouri Heights. The Sutey Ranch conveyance has been increased in size to 557 acres and includes water rights that will benefit the public and possibly Cattle Creek.

On the BLM side the land going to the Wexners will have a permanent conservation easement on it, so there will be no loss of open space on the current undeveloped vista on Mt. Sopris. BLM is currently free to lease the parcel for oil and gas, or to sell it if it declares it surplus land.

We are surprised that the exchange has generated opposition from some in Pitkin County, but urge you to do what you can to make it happen. County lines should not matter on something like this, and we feel that our valley as a whole will greatly benefit from the exchange.

Respectfully submitted,

Joel & Candi Kolen

P.O. Box 1419

Carbondale, Colorado 81623

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** SIRI OLSEN <[REDACTED]>  
**Sent:** Friday, June 01, 2012 2:03 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey land Exchange

Dear Sirs--I am writing in support of the Sutey Land Exchange as currently proposed. This will add valuable land and better access for heavily used recreational areas in the Roaring Fork Valley. I urge you to approve the exchange.

Sincerely,

Siri Olsen (Glenwood Springs, CO)

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Jim Pokrandt <jpokrandt@crwcd.org>  
**Sent:** Friday, June 01, 2012 10:01 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** support for Sutey exchange

Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch Land Exchange

To Whom It May Concern:

**Please count me as a supporter of the Sutey Ranch exchange that is subject to public comment. I understand what is at stake and thus include these facts circulated among the Roaring Fork Valley mountain bike and hiking community:**

The Red Hill Special Recreation Management Area (Mushroom Rock) is one of the most popular hiking/biking areas in Garfield County, expanding it to include the adjoining Sutey Ranch will benefit the entire Roaring Fork Community, especially since it might provide an alternate access to heavily used Red Hill on Highway 82 and 133. That the exchange also includes \$1.1 million for BLM to manage the property and a West Crown parcel currently used (illegally) by mountain bikers only enriches the deal.

I realize the BLM property which would become part of the Two Shoes Ranch would no longer be federal open space (and not open to the public), it's protection from development would improve as the proposed exchange also includes a conservation easement precluding mineral development. This I support.

The Sutey Ranch Land Exchange is a rare opportunity for the residents of the Roaring Fork Valley (not just Garfield County). I support the exchange and hope that BLM will ensure that it happens soon.

Thank you in advance for your consideration and support.

Sincerely,

--

**Jim Pokrandt**  
**1010 Colorado Ave.**  
**Glenwood Springs, CO**  
**81601**

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Thursday, May 31, 2012 3:55 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

To Whom It May Concern:

I am writing to express my support of the Sutey Ranch Land Exchange. I am a long-time conservation supporter and a resident of Carbondale. This exchange would substantially enhance recreation opportunities in my community. It would also support land conservation in our area. Given the benefits to the community of the exchange, the end result seems fair to me. I like the opportunity to expand the public lands around the Red Hill Recreation area as it is a significant asset to our area. I also think there are significant benefits to increasing public land in the Prince Creek area. The financial donation from the proponents of the exchange are significant and will help to manage the land. The fact that the lands that would become private would have easements also promotes conservation values in our area. I do not see a downside to this exchange.

Sincerely,  
Lara S. Beaulieu  
659 Lincoln Avenue  
Carbondale, CO 81623  
[REDACTED]

**BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Rick Heede <heede@climatemitigation.com>  
**Sent:** Thursday, May 31, 2012 2:32 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch land exchange

Dear BLM;

I have followed the Sutey Ranch land exchange issue for years, and observed with consternation that the parties cannot seem to come to a reasonable agreement for this worthwhile proposal. As a citizen and a taxpayer I encourage the BLM to move the land exchange forward. I appreciate that additional lands will be preserved, and public hiking trails provided.

Respectfully, -Rick Heede

\*\*\*\*\*@\*\*\*\*\*

Richard Heede <heede@climatemitigation.com>  
Climate Mitigation Services  
www.climatemitigation.com  
1626 Gateway Road  
Snowmass, CO 81654-9214 USA  
1-970-927-9511 office  
1-970-343-0707 mobile

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Robert Throm <[REDACTED]>  
**Sent:** Thursday, May 31, 2012 12:43 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

U.S. Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt, CO 81652

Concerning: Sutey Ranch Land Exchange

Dear BLM,

We are long-time valley residents who support the Sutey land exchange. The arguments Pitkin County is making about what lands are in what county should not matter in making policy decisions on land exchanges. We live in Pitkin County, but do not mind that many of the benefits of the exchange are in Garfield County, just a few miles away. What is important is the protection of open space and wildlife. The Sutey Ranch is a particularly important acquisition for the public that will benefit residents and wildlife valley-wide. Also, all the land in the exchange will be protected as open space and that is the clincher in our minds. The Wexners have shown themselves to be very charitable people, both in Ohio and our valley, and that is evidenced by the \$1,100,000 endowment they will be donating to you to manage the Sutey Ranch. Please process and complete the exchange, as proposed, at the earliest possible date.

Sincerely,

Bob & Phyllis Throm

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Michael McVoy <[REDACTED]>  
**Sent:** Tuesday, May 29, 2012 5:12 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** Andy Wiessner  
**Subject:** Sutey Ranch Exchange

To the BLM-

Re: Sutey exchange

I'm responding to the public comment period for the Sutey Ranch exchange with lands in Pitkin County around the Wexner property. As a resident of Eagle County, a business owner in Pitkin County and an overall supporter of land and wildlife conservation, I am writing to urge approval of the proposed exchange. I have familiarity with the Sutey Ranch, and support the addition that property to the Red Hill acreage that is currently protected. The exchange would bring 577 acres of valuable range and wildlife habitat to Red Hill, and protect against future impacts. With conservation protection on the Wexner parcel, the net gain for wildlife and preservation values are more important than the disputes over political boundaries and county lines.

Please move forward with approving this important exchange,

Michael McVoy  
970-925-9560 (O)  
970-925-9582 (fax)  
111Q, AABC  
Aspen, Co. 81611

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Warwick Olney <wolney@summit-investment.com>  
**Sent:** Tuesday, May 29, 2012 11:43 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

Dear BLM-

I had the opportunity to hike the crown on Memorial Day, what a beautiful area. I am glad that the Sutey Ranch exchange is proceeding, please move it forward to bring the west crown public area into public ownership.

Warm Regards,

Warwick Olney

Reason: Remote SMTP server has rejected address  
Diagnostic code: smtp;550 Mailbox unavailable or access denied -  
<["mailto:blm\\_co\\_si\\_crvfo\\_webmail"@blm.gov](mailto:blm_co_si_crvfo_webmail@blm.gov)>  
Remote system: dns;mail4.blm.gov (TCP|17.172.81.0|44398|204.124.92.27|25) (SMTP Proxy Server Ready)

Original-envelope-id: [REDACTED]  
Reporting-MTA: dns;st11p00mm-asmt001.mac.com (tcp-daemon)  
Arrival-date: Fri, 25 May 2012 16:54:47 +0000 (GMT)

Original-recipient: rfc822;mailto:BLM\_CO\_SI\_CRVFO\_Webmail@blm.gov  
Final-recipient: rfc822;"[mailto:BLM\\_CO\\_SI\\_CRVFO\\_Webmail](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)"@blm.gov  
Action: failed  
Status: 5.0.0 (Remote SMTP server has rejected address)  
Remote-MTA: dns;mail4.blm.gov (TCP|17.172.81.0|44398|204.124.92.27|25)  
(SMTP Proxy Server Ready)  
Diagnostic-code: smtp;550 Mailbox unavailable or access denied -  
<["mailto:blm\\_co\\_si\\_crvfo\\_webmail"@blm.gov](mailto:blm_co_si_crvfo_webmail@blm.gov)>

**From:** Peter Martin <[REDACTED]>  
**Date:** May 25, 2012 10:54:45 AM MDT  
**To:** Martin Peter <[REDACTED]>  
**Cc:** "[mailto:BLM\\_CO\\_SI\\_CRVFO\\_Webmail](mailto:BLM_CO_SI_CRVFO_Webmail@blm.gov)"@blm.gov  
**Subject:** **Sutey-Two Shoes Land Exchange**

To: Bureau of Land Management  
Attn: David Boyd

I am pleased to support the proposed land exchange and offer this letter confirming so. I have carefully followed this over several years and spoke in favor before the Pitkin County Board of County Commissioners when it first came up. I believe that the Wexners' proposal is in the public interest. I have tried to understand the rationale of the BOCC but it seems misguided to me. Have never met either of the Wexners but am impressed with their record of philanthropy, especially after having read announcement about the Wexner Medical Center in the NEW YORK TIMES of February 12, 2012

Respectfully,

Peter A. Martin  
102 Firehouse Road  
Redstone, Co 81623

P.S. This comment is not casual and it might be helpful if I were to tell you that I am committed to conservation. Have lived in the historic village of Redstone for nearly thirty years and have been civically involved in about everything. Support Aspen Valley Land Trust. Served on Pitkin Planning & Zoning for seven years. Current president of Redstone Historic Society (501 c 3) and vice chair of Redstone Historic Preservation Commission (county agency). Successfully represented the Society as pro bono attorney in securing Preservation Easement for the Redstone Castle. [Mention this only to demonstrate commitment to public interests.]

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Kendrick Neubecker <[REDACTED]>  
**Sent:** Tuesday, May 29, 2012 6:27 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Two Shoes land exchange

May 29, 2012

U.S. Bureau of Land Management

2300 River Frontage Road

Silt, CO 81652

Attn: Sutey Ranch Land Exchange

Dear Folks,

I live in Carbondale and I support the Sutey land exchange. Not only will the exchange give the 557 acre Sutey Ranch to the public, it also conveys more than 2 cfs of senior water and storage rights as well. I understand that some of that water may be able to be used to augment water flows in Cattle Creek, which is immediately downstream from Sutey. Cattle Creek is a stream severely depleted by diversion and over appropriation. Any opportunity to get water for in-stream flow needs should not be missed.

I also like the idea that Two Shoes Ranch will place a conservation easement on the 1,268 acres it acquires and thereby preserve it from future mineral leasing and development. We do not need more lands leased in the Crystal River valley. I note that the Colorado Division of Parks and Wildlife are in favor of the exchange too. The BLM land strip going to Two Shoes is rugged and remote, and has no significant public access. CPW testified in Carbondale several years ago that the area in and around Potato Bill Creek and the adjacent roadless lands on the White River National Forest should be kept as they are, with minimal public use. Wildlife need areas free of potential human disturbance, especially for bearing young and as winter habitat.

The exchange makes sense in a number of ways – protecting wildlife, minimizing human use in sensitive areas, and protecting a municipal watershed by keeping the Two Shoes area remote and inaccessible. At the same time it opens important new land at Sutey Ranch and West Crown for both wildlife protection and expanded recreational uses, something we need badly in the larger Roaring Fork valley.

Thank you for this opportunity to comment.

Sincerely,

Ken Neubecker

PO Box 1029

Carbondale, CO 81623

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Holly McLain <[REDACTED]>  
**Sent:** Wednesday, May 23, 2012 5:09 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch land exchange

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch land exchange

Dear Mr. Bennett,

I am a Pitkin County resident writing in support of the Sutey Ranch land exchange. As a former outfitter and guide, I am very familiar with the public lands in our valley, and believe the exchange is definitely in the public interest. I am aware that some of the Pitkin County Commissioners have objected to the exchange because it has a “net loss” of acres of public land in Pitkin County. That objection is simply parochial and has no place in a land exchange consideration. All the lands in the exchange are located within a few miles of each other, and it shouldn’t matter at all whether some acres in Pitkin County are being given up, so to speak, to benefit the Sutey Ranch acquisition in Garfield County. If I drive from my home in Pitkin County to Marble, I start in Pitkin, go through Eagle County, then into Garfield County, back into Pitkin County, and finally into Gunnison County. The entire route is in the Roaring Fork/Crystal River watershed, yet it is divided among 4 counties.

We should be looking at all these issues from a valley-wide perspective, and when you look at it that way, the exchange protects nearly 3 square miles of open space with better protection that exists today. THAT is what is important, not arbitrary county lines. I strongly urge you to approve the exchange.

Sincerely,

Holly McLain  
Moon Run Ranch  
8276 Snowmass Creek Rd.  
Snowmass, CO 81654

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Bruce Gordon <[REDACTED]>  
**Sent:** Tuesday, May 22, 2012 4:35 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey-Wexner land exchange

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey-Wexner land exchange

Dear Mr. Bennett,

I have lived and worked in this valley for over 35 years. As a pilot I have logged thousands of hours flying lands in Pitkin County and elsewhere on behalf of environmental and conservation causes. In that capacity, I have flown over the lands involved in the Sutey Ranch exchange dozens, if not hundreds, of times, and I am writing in support of the Aspen Valley Land Trust and others' efforts to get the exchange completed. Flying gives you a unique perspective on the land, and helps one realize that artificial boundaries such as County lines should be disregarded when it comes to protecting land. This is especially true where Pitkin, Garfield and Eagle Counties come together around Carbondale and El Jebel. What needs to be looked at is the benefits of the exchange to the valley (and public) as a whole, not what it does in just one county.

Based on what I have seen from the air, this exchange makes sense for everyone. I have flown over Mr. Wexner's land on many occasions, and it abuts roadless land on the adjacent National Forest where the Colorado Division of Wildlife wants to keep human use to a minimum. The fact that the Wexners are willing to put a conservation easement banning all development on all the land they get in the exchange from BLM is impressive. And, I agree with my friend, Connie Harvey, that Wexner's willingness to protect the land from oil and gas development too is a real benefit....and in sharp contrast to what has happened across the valley in the Thompson Divide, which I also fly regularly. This cannot be understated.

Another thing I notice in flying is how the open space lands on Missouri Heights are gradually being whittled away by development. The Red Hill area is one exception, and it seems to me that preventing as many as 200 homes on the Sutey Ranch, and adding it to BLM's already protected SMRA lands there, is a very laudable goal indeed. Dawn Barton has observed that as many as 200 hundred elk use the Sutey Ranch area for winter range, which speaks for itself. These land exchanges done in good faith are the best possible solution to our conservation and land use challenges.

I am writing this as a citizen of Pitkin County and also as the representative for the conservation organization EcoFlight, and our local members. I commend the Aspen Valley Land Trust and others who have worked hard to put the exchange together

Respectfully yours,

Bruce Gordon

*New Email:* [bruce@ecoflight.org](mailto:bruce@ecoflight.org)

**Bruce Gordon**  
**307 L AABC**  
**Aspen, CO 81611**

**Tel: 970-429-1110 ext 2**

[www.ecoflight.org](http://www.ecoflight.org)

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 22, 2012 12:24 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch

I support the Sutey Ranch Exchange which would protect 200 acres of open space near Eagle. This land would be under conservation easement with the Eagle Valley Land Trust please move the exchange along.

sincerely

Elyse Howard  
Eagle County Resident

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Tom Edwards <[REDACTED]>  
**Sent:** Tuesday, May 22, 2012 11:38 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

May 22, 2012

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey Ranch Land Exchange

Dear Mr. Bennet,

I am writing as Chair of the Eagle County Open Space Committee to commend you for moving forward with the Sutey Ranch land exchange. As you are aware, the exchange would result in conveyance of approximately 200 acres of BLM land on Horse Mountain in the Brush Creek valley to the Lady Belle Ranch. Lady Belle would then place the land under permanent conservation easement with the Eagle Valley Land Trust, on whose board I serve.

As the Eagle County Commissioners have written you, we feel that the exchange is the best way to insure that the Horse Mountain lands remain in permanent open space, and that they will not be sold for possible development. Horse Mountain is a key geologic feature in the Brush Creek valley that can be seen from parts of Eagle, as well as from the scenic valley floor itself. Developing the mountain would be a real loss to our scenic integrity.

The land exchange is also an excellent way to permanently protect the land without having to spend our scarce open space tax dollars, so it appears to be a "win-win" for all concerned.

Sincerely,

Tom Edwards

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** William Hanks <[REDACTED]>  
**Sent:** Monday, May 21, 2012 7:58 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey-Wexner exchange

Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652

Attn: Sutey-Wexner exchange

Dear BLM,

I am strongly in favor of the Sutey-Two Shoes land exchange as it will protect a great deal of undeveloped open space in our valley. All told, there will be 1,268 acres of former BLM under conservation easement with the Aspen Valley Land Trust, 557 acres of Sutey Ranch and water rights to BLM, and 112 acres of the West Crown to BLM. That's more than 3 square miles of open space. Equally important is placing those lands off limits to future oil and gas development to avoid the type of mess we see in the Thompson Divide right now.

I am a member of the Crystal River Caucus, which voted 36-6 in March 2010 to endorse the exchange, and I also recently spoke to the Carbondale Trustees in favor the exchange, which they re-endorsed. You will probably get some letters asking that the Wexners augment the exchange by conveying the Dodd property on the Crystal River to BLM. As I understand it, this is not within BLM's jurisdiction, and the Carbondale Trustees voted just a few weeks ago to reject the request to add the Dodd parcel. Pitkin County wants the parcel for a possible future bike path, but has not even completed the study as to where the path should go. They are putting the cart before the horse, and I note that Colorado Division of Wildlife has serious concerns about a bike path of the east side of the river.

So, I ask that you approve the exchange proposal as it stands before you now, and hope that it will happen in the near future.

Sincerely,

William Hanks

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Piper Foster <[REDACTED]>  
**Sent:** Monday, May 21, 2012 4:04 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** sutey ranch land exchange

Dear BLM,

I support the Sutey Ranch Land Exchange.

It sets an excellent precedent, will protect 3,000 acres of open space and is consistent with our community values.

As an avid runner, biker and hiker, the more open space the better!

Thank you,  
Piper

Piper Foster | Sopris Foundation | 303 E ABC | Aspen, CO 81611 | (970) 925 2521 (o) | (970) 925 2104 (f) | [www.soprisfoundation.org](http://www.soprisfoundation.org)

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Nick Thompson <[REDACTED]>  
**Sent:** Monday, May 21, 2012 3:37 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Swap Comment

Hello,

I am writing to you as a local citizen and recreationalist. As an avid mountain biker, I think the the proposed land exchange for the Sutey Ranch is enticing, as it would open more riding opportunities. However, I am not convinced that losing the parcel of land below Mt Sopris is worth the trade. This under utilized piece of land could be part of a unique trail loop branching off from the Dinkle Lake trailhead area, going through National Forest land, and descending through the BLM land to Prince Creek. I think the possibility of this trail needs to be considered as it would provide for a varied and unique trail experience close to Carbondale. It would encompass alpine forests and lower scrub oak- creating a loop that is different from anything else nearby. Carbondale has very little high alpine riding nearby. Hay Park is excellent, but does not provide a very good 'loop'. A new trail in the subject land swap could be incredible. The Sutey Ranch could provide some new trails, but nothing different from the trails that already exist on Red Hill. Plus, they'd be further out and harder to access. I could be convinced that the land swap is worth pursuing, but only after knowing that the trail I am proposing below Mt Sopris can't be done. Additionally, if this proposal is pursued, Two Shoes Ranch should give up some of their land in the Prince Creek drainage, specifically the land surrounding the road which the Creekside trail and the old access for the Skull Bucket trail pass through. Any trade without getting those would be foolish. As an aside, I don't think trading land from the Eagle valley is fair for the locals out there as they don't stand to benefit anything. Perhaps let the trade occur, but with the condition that the Mt Sopris land be put under a permanent recreation easement, but be protected from resource development?

Thank you for your time

Nick Thompson  
712 Main St  
Carbondale, Colorado 81623  
[REDACTED]

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Reid Haughey <reid@wildernesslandtrust.org>  
**Sent:** Friday, May 18, 2012 9:27 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Two Shoes Land Exchange

I am writing as a Pitkin County resident and former Pitkin County Manager to express my unequivocal support for this proposed exchange. My County Commissioners have become entangled in issues that do not have any relevance to the exchange. Their focus on these externalities have led them astray and rendered them unable to evaluate the public benefits of the exchange, which are many.

By way of example of the County's distraction, its policy on exchanges is tortious interference of a contract and, therefore renders any further action invalid, in my opinion. For Pitkin County to support an exchange, the exchange must not add any value to the private property to which the selected federal lands are added. To accomplish this the evaluation of the exchange must go beyond the valuation of the exchanged properties and be assessed on whether there is an economic benefit to the proponent. This is not the business of the County, which has a duty to assess the public benefits, not the private. Further, it renders any exchange that is not an addition to an existing ownership unsupportable by definition. I believe the policy attempts to knowingly interfere with a transaction between two parties on matters not that do not affect the party acting, in this case the County, which is the definition of tortious interference.

Please complete the Sutey Two Shoes Exchange.

Thank You!

Reid Haughey

**BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Connie Harvey <[REDACTED]>  
**Sent:** Thursday, May 17, 2012 3:16 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

1100 Stage Road

Aspen, CO 81611

May 17, 2012

Mr. Steve Bennett

Manager, Colorado River Valley Field Office

U.S. Bureau of Land Management

2300 River Frontage Road

Silt, CO 81652

Attn: Sutey Ranch Land Exchange

Dear Mr. Bennett,

I am writing you because I am a longtime Roaring Fork valley resident, co-founder of the Wilderness Workshop, and have always been interested in projects that promote open space and land conservation. In that regard, I have been a strong advocate of the proposed Sutey Ranch land exchange since it was first put forth, and think that the revised proposal before you now deserves your utmost support.

One of the things that has bothered me most about the past debate is that certain opponents of the exchange seem to focus only on the impacts in one county, whereas it is my firm belief that

we ought to be looking at this from a valley-wide perspective. I suspect that if we didn't have the straight line county boundaries that we have in the Carbondale area, we would not be seeing objections from Pitkin County. That is because in terms of potential public use, the Sutey Ranch and new West Crown land will receive far more visitations than the BLM land strip at Two Shoes.

Also, given that the all the BLM land the Wexners will acquire will be placed under a conservation easement that allows no houses or other significant development, the land will remain as open space, but critically, also be off limits to oil and gas leasing and development. Thus, it will have even greater protection in the future than it now has under BLM stewardship.

However, the main reason to do the exchange is the public conservation of the Sutey Ranch. Right now, the Sutey is eligible for construction of more than 250 homes, and that would destroy the extremely valuable wildlife habitat that currently exists. The Aspen Valley Land Trust, of which I am a member, identified the Sutey Ranch as their most important conservation priority in the entire valley, and the land exchange will insure that that priority acquisition is completed. In addition, the Wexners have promised to donate \$1,100,000 to BLM to plan and manage the ranch, and in all my years in land conservation I cannot recall a more generous donation for a land exchange.

When all is said and done, the exchange will provide permanent conservation protection to more than three square miles of land that, right now, do not have the level of protection that will exist after the exchange is completed. To me, that is a real plus for the public in every respect.

Sincerely,

Connie Harvey

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** The Chandler Marketing Company <[REDACTED]>  
**Sent:** Wednesday, May 16, 2012 12:28 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Cc:** [REDACTED]  
**Subject:** Sutey Ranch Land Exchange

Mr. Steve Bennett  
Manager, Colorado River Valley Field Office  
U.S. Bureau of Land Management  
2300 River Frontage Road  
Silt, CO 81652  
subject: Sutey Ranch Land Exchange

Dear Mr. Bennet,

We are residents of the Prince Creek subdivision adjacent to the 1,240 acre BLM parcel Two Shoes Ranch will acquire in the exchange. I support the land exchange as proposed and was closely involved in negotiations with Two Shoes to make it acceptable to our subdivision. Instead of just plowing ahead with the exchange, the Wexners contacted our homeowners association from the outset of the process and we reached an agreement with them to support the exchange. This Prince Creek Subdivision/Wexner agreement, and the subsequent signed agreement between Wexner/Chandler both weigh heavily and favorably in our support of the land exchange. I commend them for reaching out to us, both individually and collectively.

I am also very pleased to learn that the 112 acre Haines/West Crown parcel has been added to the exchange. This will legitimize current mountain bike trespass in the area, and most critically, provide room for a parking area and trailhead to replace the current very unsafe parking mess at the bottom of our subdivision's access road. The current parking is an accident waiting to happen, and someone will be seriously injured or killed there some day if nothing is done. May I ask, please, that if and when an agreement is reached between BLM and the Wexners, that the biker parking lot be built immediately, and without further delay.

In summary, I strongly support the exchange proposal. In particular I applaud the decision and offer that the Wexners will be placing the 1,240 acre parcel they acquire under permanent conservation easement with the Aspen Valley Land Trust. This will insure that the land is conserved forever in its natural state. Lastly, it seems as if the Sutey Ranch acquisition will be a real plus for the public too.

Sincerely,

Michael and Michele Chandler

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** James Gilliam & Connie Overton <[REDACTED]>  
**Sent:** Thursday, May 10, 2012 6:11 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange

>  
> Greetings, I hope all are having fun. Thank you for your time, and all your hard work.  
> There are two points on the Sutey land exchange I would like to make sure happen. 1st, the land Wexner wants to obtain, I feel a fair way to value the land is to add it to the Two Shoes Ranch, then see what the BLM land he wants, is worth after it is part of the Two Shoe's Ranch. I think that the value will increase when it is part of the entire Two Shoes Ranch.  
> 2nd, I would like to make sure that the Two Shoes Ranch is put into an conservation easement, or that it cannot have anymore buildings added or later subdivided so that there are several more giant houses built on the side of Mt. Sopris. I am not a big fan of giving away public lands, and I wish the super rich did not need so much stuff to live. Thank you for your time, and good luck.  
> James Gilliam 1374 Barber Dr. Carbondale Co. 81623

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Laurie McBride <[REDACTED]>  
**Sent:** Wednesday, May 09, 2012 11:10 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** BLM/Wexner/Sutey Ranch

We favor the proposed BLM/Wexner (Sutey Ranch) trade. We think there is a greater benefit for the public to own the Sutey Ranch than the BLM land on the flank of Mt. Sopris despite the size difference.

John and Laurie McBride

Date: June 19, 2012

To: Steve Bennett, Field Manager  
Bureau of Land Management  
Colorado River Valley Field Office  
2300 River Frontage Road  
Silt CO 81652  
[sbennett@blm.gov](mailto:sbennett@blm.gov) (email)

From: Michael Kennedy  
P.O. Box 1383  
Carbondale CO 81623  
[REDACTED] (cell)  
[REDACTED] (email)

#### Comments regarding the proposed Sutey Ranch Land Exchange

As a resident of the Roaring Fork Valley since 1972—thirty of those years with Mount Sopris visible from either our yard or kitchen window—and someone who has hiked and skied most aspects of Mount Sopris, I'd offer the following perspective on the proposed Sutey Ranch Land Exchange.

1. Until very recently, I was unaware of what seems to be quite reasonable access to Parcel A of the Sutey Ranch Land Exchange via public land (White River National Forest) in the vicinity of Nettle Creek. Indeed, I have avoided approaching the lower slopes of Sopris via Nettle Creek for all these years on the assumption that, "The only legal public access to the parcel is from the National Forest where the topography is very steep with no designated roads or trails in the vicinity" (as stated in the BLM Land Exchange Feasibility Analysis, Sutey Ranch Land Exchange, COC-74812).

When I went up there last week, I was surprised to find relatively easy hiking out of the Nettle Creek drainage on very good game, horse and cattle trails, and even easier walking higher up. We found much evidence of ranching/grazing activity on both the White River National Forest and the BLM land: fences, maintained trails, cow patties, game blinds, salt lick containers and other typical ranching/grazing debris. Nevertheless, the views of Mount Sopris and the Crystal River valley are outstanding, and the landscape a great example of mid-elevation sage and oak. Few people are aware of how valuable Parcel A is from scenic, wildlife and recreational perspectives.

2. The BLM should extend the comment period to allow the public to become more familiar with

the land to be traded. The information provided in the BLM Land Exchange Feasibility Analysis, Sutey Ranch Land Exchange, COC-74812 is minimal and inadequate to fully inform the public, and should include a complete inventory of current conditions (existing trails, habitat science, grazing history, hunting quality, etc.), as well as an analysis of how Parcel A, in particular, could be managed and preserved for public use.

In addition, the BLM should consider how the completion of this exchange may negatively impact the public's ability to access public lands in the White River National Forest, particularly on the north and west sides of Mount Sopris.

3. The BLM should delay further action until the adoption of the Resource Management Plan. Completion of the RMP would allow the BLM a better gauge of future needs for grazing, hunting, and recreational resources by the public overall, and the impact of the Sutey Ranch Land Exchange on those needs.

4. The BLM should consult with the White River National Forest regarding possible USFS administration of some or all of the Pitkin County BLM parcels. The BLM and USFS share over one mile of common boundary at the foot of Mount Sopris, in one of the most scenic and high-quality backcountry locations in Pitkin County.

5. As required by BLM regulations, the BLM should fully consider the reservation of public rights in the exchange parcels, including hiking, hunting and other recreation. For example, why not have a trail easement that would allow public access to Parcel A, or portions thereof, from USFS land on Nettle Creek and from the Prince Creek Road? Two Shoes Ranch is said to have a side deal with the Prince Creek Homeowners allowing continuing access for that group; why should that one group have special rights when the rest of the public is excluded?

6. The BLM should ensure that the Sutey Ranch Land Exchange appraisals fully consider the "assemblage value" of the BLM lands to Two Shoes ranch, which to date has spent some \$84.5 million to acquire 4790 acres of surrounding private lands. The average price per acre works out to be \$17,634. If you multiply the 1280 acres of BLM land by that number, the resulting "full price" based on what was paid to neighbors would be about \$22.6 million, much more than the value of the private land being offered to the BLM in the exchange.

Respectfully submitted,

## **BLM\_CO\_SI\_CRVFO\_Webmail**

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**From:** Jeff Maus <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 5:29 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Disposal of Public Lands

Please consider this e-mail as a formal comment on the Wexner-Sutey land exchange. The disposal of Public Lands is an issue that WE, the public, do not take lightly. Therefore, it would be in the public's best interest, to conduct a very through inventory of both parcels in question before a decision is made in regard to this land exchange. This process will take, as long as it takes.

Thank You, Jeff Maus

Sent from my iPhone

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Bill Spence <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 1:30 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Wexner/Two Shoes proposal

Dear BLM Administrative Decision Makers,

I have closely followed the process regarding the Sutey – Two Shoes land exchange. I consider some form of this exchange to be inevitable. The immensely wealthy Wexner family (2012 Forbes puts them at \$4.3 Billion) probably are the wealthiest family in our immediate surroundings. In recent years they have bought up numerous tracts surrounding their primary holdings of Two Shoes. I have been told that their purchases, mostly on the north-facing flanks of Mt. Sopris, total around \$84 million. Although they desire to have a huge and contiguous parcel of land above Carbondale, this family is virtually non-participatory for the public good in Carbondale.

How can one fairly judge what is the right balance of elements for this exchange that will be fair to the taxpayers in this valley? I have seen how the wealth of this family seems to unduly influence process, partly by influence with persons connected with those employed by the Wexners. They have a very fine lawyer employed to further their interests. I find it difficult to emotionally support the Wexners' goals when they are so aloof in local and regional matters. Thus, I believe that the fair decisions for the elements in this exchange must rely on obtaining the true facts involved (particularly valuation of the compound after it is finally assembled) and doing what is legally correct and, equally as important, fair to the whole citizenry of our beautiful place.

I wish you the wisdom to do the correct thing, when all is said and done. Please do not rush to this decision.

Bill Spence,  
Carbondale

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Maura Masters <[REDACTED]>  
**Sent:** Wednesday, June 20, 2012 9:16 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Ranch Land Exchange

The Windstar Land Conservancy (WLC), 2317 Snowmass Creek Road, Snowmass, CO, is evidently planning to sell it's 900+ acres of protected land in the near future. <http://www.wstar.org/windstar/LandConservancy/wlands.htm>

I suggest that the Sutey Ranch land exchange include the WLC, and that Western Land Group (WLG), on behalf of Mr. Wexner, agree to buy and steward this land for Pitkin County which will substantially increase public benefit.

Although this proposal is not necessarily based on a acre-for-acre exchange, and the BLM may not consider the addition of acreage to this proposal ([http://www.blm.gov/co/st/en/fo/crvfo/sutey\\_ranch\\_land\\_exchange.html](http://www.blm.gov/co/st/en/fo/crvfo/sutey_ranch_land_exchange.html)), right now, as I understand it, the WLG will buy 870 acres (with water rights and a financial donation to manage the lands) in both Garfield and Pitkin counties from the BLM, and in exchange, the WLG will receive from the BLM 1,269 acres of private land to expand its existing Two Shoes and Lady Belle ranches.

The addition of another 900+ acres to this proposal would not only make the acreage and subsequent value more equal, but also provide Pitkin County with a guarantee that the WLC is protected in perpetuity as part of its Open Space Program.

If necessary, the 201 acres on Horse Mountain in Eagle (with little public access) could be eliminated from this proposal so the WLC could be included. I believe that the Wexner property is very close to the neighboring WLC property on the east side of Mt. Sopris?

Including the WLC in the proposal vs. Horse Mountain would therefore make more sense for the WLG in relation to its current land holdings. It would have BLM land (that it purchased) neighboring its ranch -- all in Pitkin County.

The WLC is now open daily to the public for recreation use including horseback riding by SnowCap caucus members, other neighbors and valley-wide residents, hiking, bike riding, and youth summer camps.

The property was put into conservancy easement with the help of PitCo Open Space & Trails board in 1996, and is currently being stewarded via the Rocky Mountain Institute which evidently plans to move its offices from Snowmass to Basalt within two years -- which fits into the BLM's decision-making time line.

In the interest of increased public benefit and in ensuring the continued health and use of our already conserved and active lands, I urge the BLM to consider the addition of the WLC property in the Sutey Ranch land exchange proposal.

Thank you for your consideration,  
MAURA MASTERS  
Carbondale, CO

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sue Edelstein <[REDACTED]>  
**Sent:** Tuesday, June 19, 2012 1:05 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Two Shoes Land Exchange Comments

Dear BLM,

Thank you for the collecting public comments on the proposed Administrative Exchange.

The Wexner family stands to benefit more than the public from the proposed exchange as it now stands. To make it more fair to the public, I hereby suggest an amendment to the proposed exchange, as follows.

The Wexners have recently purchased land in the Crystal River corridor that includes part of the old railroad grade along the river. This land includes the logical extension of the new Crystal River Bike Trail between Carbondale and Redstone. Tying up this land in private hands makes it very difficult to continue construction of the Crystal River Bike Trail from Carbondale to Redstone in a manner that keeps the trail away from the highway and is reasonably economical. I would suggest that the BLM stipulate that the Wexners donate to Pitkin County a public easement for a bicycle/walking trail along the river corridor as a condition of the exchange. The terms of this exchange would need to be agreed upon by both parties prior to the closing of the exchange.

I believe this action would mitigate the objections from Pitkin County and would benefit the public, which would be barred from the Two Shoes property and have limited use of the Sutey property due to wildlife protection.

Thank you for your consideration.

Susan Edelstein  
678 North Bridge Dr.  
Carbondale, CO 81623

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Brandon Siegfried <[REDACTED]>  
**Sent:** Thursday, June 07, 2012 9:01 AM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey Land Exchange Comment- Parcel A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

I believe more research needs to happen on the legal access to "Parcel A" of the exchange. Based on my experience of researching illegally closed roads in the area (closed by private land owners) I feel there is a very good chance Thomas Road and possibly CR 6 (near St. Johns Reservoir) were once legal public accesses to Parcel A and were illegally closed. Review of Google earth and the areas BLM map indicated three motorized access routes to Parcel A. If these roads were illegally closed, they should be reopened and then the public could more easily access Parcel A and enjoy the areas beauty.

I'm requesting details on the status of Thomas Road and CR 6 and whether or not they are legal access to the BLM lands in Parcel A. On Google earth the roads appears to go all the way to St. Johns Reservoir and then connects to CR 6.

I'm most interested in finding out who built the roads and how that might tie into the access to the Lewis Lake Dam in the area. The Waterway access along Thomas Creek is another concern when you consider RS 2477. Road Reviewers Reports will probably be a good source of information concerning whether or not the local residents petitioned the Thomas road.

CR6 is a branch off of Prince Crk Road (CR 5) and then connect to Thomas Rd near St. Johns Reservoir. It also forks off at the turn to St. Johns Reservoir and then provides a 2<sup>nd</sup> access route to Parcel A.

My main concern is Thomas Creek Road since it is the most direct access and is has the best chance of being and old unmaintained County Road access that has been illegally closed or was built prior to 1976 and falls under RS 2477. There is a good chance the Army Corps of Engineers built Thomas Road to build the Lewis Lake Dam, in which case it would fall under RS 2477 as well.

Thank you.

Brandon Siegfried  
3085 Blue Quail Ct  
Grand Junction, CO 81504  
970-241-3708

## BLM\_CO\_SI\_CRVFO\_Webmail

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**From:** Sue Edelstein <[REDACTED]>  
**Sent:** Tuesday, May 29, 2012 11:04 PM  
**To:** BLM\_CO\_SI\_CRVFO\_Webmail  
**Subject:** Sutey/Two Shoes proposal in Carbondale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Dear BLM,

Regarding the proposed land trade, there is one additional parcel that I believe needs to be referenced and dealt with. The owners of Two Shoes have recently purchased two parcels along the Crystal River that will block the extension of the bike path that has been built along 133 and is ultimately intended to go to Redstone. I would like to see a requirement, as part of the exchange, that an easement for the bike trail be granted across these lands.

Thank you.

Sue Edelstein  
Carbondale, Colorado