| Eagle County | 1 acre | Approximately 6 miles east of Basalt |

**Action Required**

Recommend support for the lease amendment of the Gabow property adjacent to the Frying Pan River SWA ($135,157 CF for 1.0 acres).

**Questions and Responses**

None.
Capital Development Committee  
September, 2020—Property Transaction Proposal  

Department of Natural Resources  
Division of Parks and Wildlife  

### Action Required

Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to amend a public access fishing lease.

### General Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Frying Pan River SWA – Gabow – Public Access Lease Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of acres</td>
<td>1</td>
</tr>
<tr>
<td>Location</td>
<td>Approximately 6 miles east of Basalt</td>
</tr>
<tr>
<td>County</td>
<td>Eagle</td>
</tr>
</tbody>
</table>

### Costs / Source of Funding

<table>
<thead>
<tr>
<th>Rent</th>
<th>$135,157.36 for the entire lease term to be paid in annual installments through FY 2026-27</th>
<th>Funding Source</th>
<th>Wildlife Cash Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Year</td>
<td>FY 2020-21</td>
<td>Wildlife Operations Line Item under the Division Operations Group in the Long Bill</td>
<td></td>
</tr>
</tbody>
</table>

Spending authority has already been approved for this project in the Long Bill.

<table>
<thead>
<tr>
<th>Appropriation</th>
<th>$86,488,207</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining Unexpended Balance</td>
<td>$86,488,207</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Monitoring and Operation Costs</th>
<th>$150.00</th>
<th>Funding for the monitoring and operation costs of the property will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Costs</td>
<td>$0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Summary of Proposal:

This lease is to allow public fishing access to the Fryingpan River. It provides one piece of river access that includes three other landowners. This specific piece is critical for the public access and management of the Fryingpan River State Wildlife Area because it provides access to the north side of the river. The other three leases only provide access to the south side of the river. Offering public fishing access to only one side of the river would be problematic for CPW to manage as a fishery.

The river below Ruedi Reservoir consists of 14 miles of Gold Medal Fishing for trout. Wild brown trout have experienced good survival and growth in the Fryingpan River and they make
up the majority of the Gold Medal trout fishery. Harvest helps keep the brown trout population from becoming overpopulated and stunted.

Attachments:
- Photo(s)
- Map
- Concurrence letters
Frying Pan River SWA
Gabow Lease Amendment
Project # 19-029
Eagle County

Big Hat Parking - Upstream
Frying Pan River SWA
Gabow Lease Amendment
Project # 19-029
Eagle County

Big Hat Parking - Downstream
July 27, 2020

Eagle County Board of Commissioners
500 Broadway Street #3
Eagle, CO 81631

RE: CPW Fishing Access Easement

I am writing to request your support for the access easement of 0.31 miles of river access on the Frying Pan River. Colorado Parks and Wildlife (CPW) will present this proposal to the Capital Development Committee in the near future. The property owner, Bruce Gabow, would like to make his property, located on the Frying Pan River near Basalt, available for public fishing access through Colorado Parks and Wildlife.

A portion of the property has been leased by CPW since 2007 along with three adjacent parcels to provide public fishing access on the Frying Pan River near Big Hat Road. The Frying Pan River is managed by CPW as a Gold Medal Water which provides the highest quality cold-water habitat and produces quality fish. The Frying Pan River has become an internationally renowned trout fishing destination that hosts multiple species of trout of exceptional quality and quantity. Access to the river is limited by private ownership and CPW has worked with landowners to provide public access through easements.

Colorado Parks and Wildlife respectfully requests your support in the acquisition of an access easement on this property. If you either support, or do not object to this purchase, please sign at the bottom of this letter and return to me at your earliest convenience. You may either send by mail to the address listed above or email to me at matt.yamashita@state.co.us.

Sincerely,

Matt Yamashita
Area Wildlife Manager - Glenwood Springs

We support/do not object to this proposal.

Kathy Chandler-Henry
Chair

Matt Scherr
Commissioner

Jeanne McQueeney
Commissioner

Eagle County Board of Commissioners

Date: August 10, 2020