



Crested Butte Land Trust Property Use Protocol
Application Instructions
February 2025

Guiding Philosophy:

The Crested Butte Land Trust (Land Trust) is a private, non-profit corporation that owns and manages land to provide ecological, social and economic benefits in the Gunnison Valley. Protected lands are managed to support the sustainability of Gunnison Valley's ranching heritage, to safeguard habitat for wildlife, to provide recreational access and to support the efforts of Gunnison Valley organizations and businesses focused on sustainable outdoor education and recreation.

The Land Trust is obligated to ensure that the diversity and intensity of uses on Land Trust properties and trails are compatible with conservation values protected. Recognizing that ecological management and public use of natural areas can sometimes be in conflict, Land Trust staff thoroughly vets all proposed land uses and events to determine consistency with land management goals.

This protocol for reviewing and evaluating proposed uses on conserved lands is intended to offer a streamlined process by which the Land Trust may review and respond to use requests efficiently, reasonably, and fairly. This protocol is applicable only to properties the Land Trust owns. However, it may be used as a guideline for landowners who have encumbered their land with a conservation easement or agreement.

Criteria for Use of Conserved Lands:

To be considered for approval, land use requests must meet **all** of the following criteria:

1. The use is within the mission, goals and objectives of the Land Trust.
2. The use is consistent with the terms and intentions of the conservation easement deed and/or land management plans that regulate use on the property.
3. The use is compatible with the overall management plan objectives and use capacity for the particular parcel(s) and date(s) requested.
4. The use does not exclude, eliminate, degrade or conflict with other established and accepted public uses of an area.
5. The use protects or avoids impact to critical natural resources and is compatible with the 7 Leave No Trace Principles (<https://lnt.org/why/7-principles/>). All uses must occur **only** on durable surfaces, such as trails and other developed sites in order to minimize impacts to vegetation.
6. The use is not specifically prohibited by law, rule or regulation.
7. The proposed use supports the efforts of Gunnison Valley-based organizations and businesses that focus on providing sustainable and low-impact outdoor recreation and education that serve the needs of our community.
8. Group sizes must not exceed 25 participants on foot, or 12 participants on bicycles. Use of parking areas on Land Trust properties must not exceed 2 vehicles. These group size limits may exclude special permitted events and gatherings held at the Land Trust's wedding venues, which support use by larger groups.

When Permission is Needed:

The Land Trust thoroughly vets all proposed land uses and events to determine consistency with land conservation and stewardship objectives. Any proposed event, or short-term use on Land Trust lands may be conducted only with prior written permission from the Land Trust.

Generally, written permission is required when:

1. An event is organized or publicized.
2. Participation involves a fee (charge by organizers to participants) even if the fee is a donation to another non-profit organization.
3. Products used for commercial purposes are expected to result from the use (for example photographs, video, artwork)
4. Any installations are requested to occur on Land Trust properties, such as art or educational resources.
5. Drone flights over Land Trust properties for any purpose, including photography, scientific research, marketing etc.
6. The proposed use involves a new, recurring, or expanded activity.
7. The use is likely to, or may, conflict with other established, traditional uses, such as hiking, bicycling, cross-country skiing, wildlife habitat, agriculture and scientific research.

Written permission is not transferable and will include a description of the permitted use, all imposed conditions, and guidelines.

Where Permission Is Needed:

Written permission is required for events and use of the following Land Trust trails and properties:

1. The Lower Loop trails- Single Track/Wide Path, K.B. Connector Trail
2. The Upper Lower and Lower Loop trails to Gunsight Bridge
3. Gunsight Bridge
4. Peanut Mine
5. Budd Trail
6. Gunsight Connector Trail
7. Lupine 2 Trail
8. Long Lake
9. The Rec Path between Crested Butte and Mt. Crested Butte. Approval may also be required from the Town of Mt. Crested Butte.

No commercial use, guided tours, or play groups will be permitted on the Woods Walk trail or on the Slate River.

Land management protocols and regulations vary between land managing agencies. The Land Trust's conserved properties lie adjacent to Town of Crested Butte property, other private property boundaries and/or federal public lands, managed by the US Forest Service or Bureau of Land Management. It is important to understand where Land Trust property ends and where the next property begins. The Land Trust may coordinate with these entities, may require proof of permitted use on adjoining public lands, and reserves the right to deny requests that might be inconsistent with our neighboring landowners' land management goals. If you anticipate crossing boundaries between a Land Trust property and another property that is either owned or managed by a different entity, it will be necessary to consult and receive approval from said entity prior to your requested commercial use.

How to Request Permission for your proposed Land Use:

1. At least 90 days prior to the requested use, download, complete and send the Property Use Protocol & Land Use Request forms, along with a Certificate of Insurance listing “Crested Butte Land Trust” as Additionally Insured, to jon@cblandtrust.org
2. Submit payment of the Land Use Fee online at <https://cblandtrust.org/land-use-request/>

Land Trust staff will respond to all Land Use Requests within 90 days. The Land Trust may approve, approve with modification, or reject the request for any requested use. Written permission will be sent upon approval of a Land Use Request and will include details regarding conditions, timing, and locations of use.

Application Fees and Deposits:

Non-refundable Application Fee

Non-profit programs and play groups - \$150

Commercial users - \$350

The Land Trust, at its sole discretion, may request a performance deposit of \$1000 for permitted commercial uses.

As a 501c3 non-profit organization, the Land Trust’s land protection and stewardship efforts are made possible with generous donations from individuals and businesses within the community. If possible, please consider making a donation in addition to the Application Fee. Thank you!

Additional Information

Any organization that provides hikes, tours, workshops, etc., for which a fee is charged to clients, shall include in its written materials a statement that “No part of the fee for this activity is being paid to Crested Butte Land Trust.”

I have read and agree to the terms of this Property Use Protocol

Name: _____

Organization/Company:

Date:

Signature: