

TOWN OF BRECKENRIDGE
OPEN SPACE ADVISORY COMMISSION
Monday, May 21, 2012
150 Ski Hill Road

4:00 Site Visit to Wakefield Property (on mountain bikes)

5:30 Call to Order, Roll Call

5:35 Discussion/approval of Minutes – April 16, 2012

5:40 Discussion/approval of Agenda

5:45 Public Comment (Non-Agenda Items)

5:50 Staff Summary

- Roadless Areas Update
- Hidden Gems Wilderness Proposal Update
- Cucumber Weed Management

5:55 Open Space

- Election of BOSAC Officers
- Wakefield Historical Interpretation Site
- Cucumber Gulch Educational Pamphlet
- Moonstone Parcel Trails Plan

7:45 Adjourn

For further information, please contact the Open Space and Trails Program at 970-547-3155 (Scott) or 970-453-3371 (Chris).

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space Staff
Re: May 21, 2012 meeting

Staff Summary

Roadless Areas Update

A Final Environmental Impact Statement (EIS) has been released by the U.S. Forest Service on the Colorado Roadless Rule. The rule is the culmination of a seven-year process where the state of Colorado has opted to propose its own rules and designations for roadless areas in the state. The EIS outlines a preferred alternative for implementing the roadless rule. Under this rule, approximately 4.2 million acres of roadless federal land in Colorado are provided additional protection from development.

Only one roadless area is located in the Upper Blue Basin: the 6,000 acre Hoosier Ridge roadless area designation. Under the preferred alternative in the EIS, most activities (such as new road-building) would be prohibited within roadless areas. Some exceptions are provided that allow for items such as tree cutting intended to reduce wildland fire hazard.

The Town sent a letter to the Forest Service in July, 2011 regarding the Colorado Roadless Rule Draft EIS. The preferred alternative appears to address most of the Town's suggestions in that letter. One exception is that the Town had requested the ability to construct water quality protection structures in roadless areas, to potentially intercept runoff in the aftermath of a wildfire. The preferred alternative does not allow for this. There is no further comment period on the EIS and the Secretary of Agriculture is expected to release his final decision on the Colorado Roadless Rule within the next month.

Further information on the Roadless Rule can be found [here](#).

Hidden Gems Wilderness Proposal Update

As discussed previously by BOSAC, for the past several years an advocacy group has been striving to introduce a new wilderness bill in the Summit and Eagle County areas. The overall Hidden Gems proposal was reduced, and then introduced into committee by Representative Jared Polis. The [bill](#) remains in committee.

More recently, Senator Mark Udall has proposed a [concept](#) identical to Rep. Polis', and has requested a community dialogue to evaluate the proposal prior to an introduction of the bill on the Senate side. As part of that dialogue, on May 3rd, staff was invited to participate in a free [airplane fly-over](#) of the proposed wilderness areas in both Eagle and Summit Counties. Peter and Scott took the flight, which was very informative.

The most recent direction from both Town Council and BOSAC regarding this issue was for staff to work with the Summit Fat Tire Society (SFTS) to coordinate our comments. In general, the two proposed wilderness areas in the Upper Blue Basin of Summit County are adjacent to Hoosier Ridge and along portions of the Tenmile Range ridgeline. The wilderness areas have accompanying “Special Management Areas” (a.k.a. Companion Designations) which limit motorized use, but allow tree clearing, mountain bike use, and limited watershed protection efforts. In discussions thus far, it appears that staff and SFTS agree that the Special Management Areas included in both Rep. Polis’ bill and Sen. Udall’s proposal could be expanded to account for recent open space land protection efforts and the USFS Travel Management Plan decision.

Please connect to the links above to learn more about the current wilderness proposals. Staff will keep BOSAC updated on any discussions that occur with SFTS and Senator Udall’s office. Prior to comment submission, BOSAC and Town Council will review and approve the content of the letter.

Cucumber Weed Management

For the past several years, invasive and noxious weeds have become more prevalent in Cucumber Gulch Preserve. Examples of noxious weeds in the Preserve include yellow toadflax, Canada thistle, coast tarweed and scentless chamomile. The Town has a legal and managerial obligation to try to control noxious weeds within the Preserve. In addition, the recently adopted Cucumber Gulch Management Plan places a high value on managing native ecosystem processes which implies eradication of invasive weeds.

In recent years the Town has deployed crews to hand pull and administer non hazardous treatments such as vinegar in an effort to control weed proliferation. Despite these tactics, areas of weed infestation have continued to expand in the Preserve. In reviewing other treatment options staff explored the possibility of using herbicides as a new tactic to address noxious weeds.

Herbicide application is recommended as the most efficient method for controlling difficult to eradicate weeds such as Canada thistle. Despite its effectiveness, there are concerns over using herbicides in sensitive areas such as the Preserve. The Overlay Protection District (OPD) [ordinance](#) for Cucumber Gulch Preserve and corresponding Preventative Management Area (PMA) prohibits the use of herbicides and pesticides without a variance. Understanding the severity of noxious weeds and concerns over herbicide use in the Preserve, staff posed the question to our consultants on what is the best method to address the weed issue understanding that both the continued expansion of noxious weed and introduction of chemicals are detrimental to the Preserve. In response to this question, our consultants recommended not using herbicides and to expand our non hazardous efforts to control weeds. Staff will continue to update BOSAC on weed eradication efforts in the Preserve throughout the field season.

Open Space and Trails Election of BOSAC Officers

Staff requests that BOSAC elect a Chairperson and Vice-chair for the coming year.

Wakefield Historical Interpretation Site

As discussed during the site visit, the Breckenridge Heritage Alliance has proposed an interpretive display on Town property at the junction of Boreas Pass Road and the Wakefield Ranch. In general, the goal is to create a sawmill interpretive display with limited parking to accommodate visitors to the site. In staff's opinion, the proposal would not compromise the property's conservation values.

BOSAC is being asked to review the proposal to address any open space considerations. Pending BOSAC support, the project will also require approval by the Planning Commission and Town Council.

Please see the attached proposal and site plan submitted by the Breckenridge Heritage Alliance and respond to the following questions:

- 1. Does BOSAC support the Wakefield proposal from the Breckenridge Heritage Alliance? Are there any edits or changes BOSAC would like to see to the proposal?*
- 2. Does BOSAC support the concept of an additional trail on Little Mountain to serve as a loop opportunity in coordination with this interpretive proposal?*

Cucumber Gulch Educational Pamphlet

Attached, please find a draft informational brochure to assist in educating visitors and residents near Cucumber Gulch. Creating an education pamphlet was identified as an action in the recently adopted Cucumber Gulch Preserve Wildlife Management Plan:

Create an educational pamphlet to distribute to the Preserve's neighboring residents and visitors.

Publish an easy to understand pamphlet that covers important information pertaining to the Preserve. Important highlights should include: information on the Preserve's sensitivity, the regulations for visitors, a small section highlighting the prohibition of pets and a map clearly defining the boundaries of the Preserve, area trails and notable landmarks. Pamphlets should be distributed to residents and guests of properties adjacent to the Preserve.

Once BOSAC is comfortable with the design and content of the pamphlet, staff will distribute this information to the concierge services in the area hotels and via the local homeowner's associations adjacent to Cucumber Gulch Preserve.

Please review the draft brochure and be prepared to suggest revisions to staff at the meeting.

Moonstone Parcel Trails Plan

Attached is a draft trail concept for the Moonstone parcel for BOSAC's review. As depicted, the goals of the proposal are as follows:

1. Add an easy trail alignment to increase accessibility and trail options close to town. This could also serve as an additional loop opportunity with the Moonstone and B-Line Trails.
2. Extend B-Line Trail so that it connects down to the Hermit Placer trail and reduces downhill use levels on the Moonstone Trail.
3. Improve connections and options on the B-Line Trail.
4. Reopen an existing skid road to provide a haul road, with improved access for machinery to complete B-Line Trail work, and road sand remediation.

If the overall trail concept is approved by BOSAC, staff will work within the existing budget for the next few years to accomplish the vision. Staff requests BOSAC answers the following questions:

1. *Does BOSAC support the trail proposal to construct additional trails on the Moonstone parcel?*
2. *Does BOSAC have any suggestions or changes to the proposal?*

Roll Call

Dennis Kuhn called the April 16, 2012 BOSAC meeting to order at 5:39 pm. Other BOSAC members present included Scott Yule, Devon O'Neil, Jeff Carlson, and Jeff Cospolich. Staff members present were Peter Grosshuesch and Scott Reid. Turk Montepare was also present.

Approval of Minutes

The minutes were approved as presented.

Approval of Agenda

The agenda was approved as presented.

Public Comments

There were no public comments

Staff Summary

National Bike Challenge
Recreational Pathway Closure
Friends of Breckenridge Trails Facebook and Twitter Pages

Open Space and Trails

Pro Forma

Mr. Reid provided an overview of the updated pro forma, reflecting recent acquisitions and Summit County contributions.

Executive Session

Mr. O'Neil made a motion to move into executive session at 5:57 pm to discuss property acquisition. The motion was seconded by Mr. Carlson.

Mr. O'Neil motioned to come out of executive session at 6:26 pm, Mr. Cospolich seconded the motion.

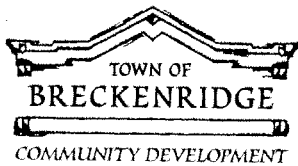
All BOSAC members present thanked Dennis Kuhn's for his lengthy service on BOSAC. He will be missed.

Next Meeting

The next regularly scheduled meeting is on May 21, 2012 in the Administrative Conference Room at the Breckenridge Town Hall (150 Ski Hill Road).

Mr. Yule made a motion to adjourn the meeting, which was seconded by Mr. Carlson.

The meeting was adjourned at 6:26 p.m.



April 6, 2010

Rep. Jared Polis
P.O. Box 1453
Frisco, CO 80443

Hidden Gems Wilderness Campaign
c/o Colorado Environmental Coalition
1536 Wynkoop Street, #5C
Denver, CO 80202

Dear Rep. Polis:

The Town of Breckenridge would like to state our endorsement of the Hidden Gems Wilderness Proposal, as portrayed on the Hidden Gems Campaign website March 17, 2010, for the Hoosier Ridge and Tenmile areas.

In our letter dated January 28, 2010, the Town of Breckenridge listed concerns that were at that time not yet resolved:

- Wilderness designation could impede our ability to fight wildfires and protect our watershed in the aftermath of wildfire. This is particularly of issue because of the potential increased susceptibility of our forests in the wake of the mountain pine beetle infestation. The Town may need the ability to take proactive fire mitigation actions (i.e. firebreaks and other fuels management prescriptions), use roads and mechanical equipment to fight a fire, and locate and construct water quality protection structures or ancillary roads within some of the areas proposed as wilderness.
- Wilderness designation affects the extent to which mountain bike trail systems can be utilized and further expanded.
- Wilderness designation would preclude the use of mechanized equipment in clearing trails of downed trees. Considering the fire danger and potential for subsequent blow-down, the Town feels that it is important that chainsaws and other mechanized equipment be allowed in order to adequately clear trails and provide for the safety of the trail users in a timely manner.

The Hidden Gems Wilderness proposal has been adjusted since that time to address many of these issues. The boundaries of the proposed wilderness now largely match that of the Wildland Urban Interface (WUI) boundaries, helping alleviate Town concerns and those of the Red, White and Blue Fire Department regarding proactive fire mitigation, fire suppression, and post-fire watershed protection efforts in the Upper Blue Basin. Further, many mountain bike trails in the Town and County trail master plans, along with those identified as important by user groups such as the Summit Fat Tire Society, have been excluded from Wilderness designation.

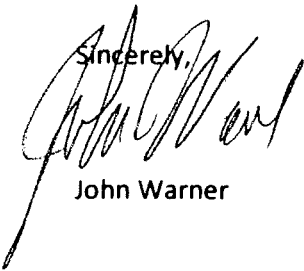
The Town still believes any final language must address the need to manage large-scale downfall through mechanical means on trails in wilderness, both for trails in existing wilderness areas and in areas recommended through the Hidden Gems proposal. Regardless of the outcome of the Hidden Gems Campaign, this is of great concern to our community as the trees infested by the mountain pine beetle eventually fall.

In our January 28th letter, we asked that the Hidden Gems proposal address those areas no longer included within proposed wilderness, as well as other areas appropriate as a non-motorized wilderness buffer in order to expand protection. Through the use of a companion designation, natural resources and trails that were taken out of the original citizen's wilderness proposal could receive a higher level of protection that they might otherwise have without a congressionally legislated designation. At the same time, wildfire and watershed protection could be provided with less restrictions than would be the case in a designated wilderness area. Both the International Mountain Biking Association and the Hidden Gems Campaign are working on companion designation maps and language for inclusion in the proposal.

The Town of Breckenridge can officially endorse the Wilderness-specific boundaries that have been arrived at, as long as the above-mentioned companion designation is also included in the final legislation submitted. Moving forward, the multi-faceted lands protection approach appears to be a solution with broad appeal, a consensus-building option that will become more critical as development and extractive industries place greater demands upon the stewards of our public lands. It is our opinion that this approach enhances and complements the sanctity of wilderness, but also addresses the lingering issues of wildfire mitigation, watershed protection and historical recreational use.

Please feel free to call Heide Andersen at 970.547.3110 if you have any questions. In the meantime, we look forward to working further with your office on the companion designation wording and mapping.

Sincerely,



John Warner

Cc: U.S. Sen. Mark Udall
U.S. Sen. Michael Bennett
State Sen. Dan Gibbs
State Rep. Christine Scanlan



Cucumber Gulch's Sensitivity

Cucumber Gulch Wildlife Preserve is a groundwater-fed, fen wetland complex that purifies water in Cucumber Creek while providing exceptional habitat for moose, beaver, muskrat, migratory birds and other animals. Due to the Gulch's unique characteristics and sensitive ecosystem, it is in greater need of protection and regulation than other Town-owned open space parcels. Within Cucumber Gulch Preserve's boundaries are some of the most biologically diverse and sensitive wetlands within the State of Colorado.



One of Cucumber Gulch Preserve's Resident Moose



Town of Breckenridge

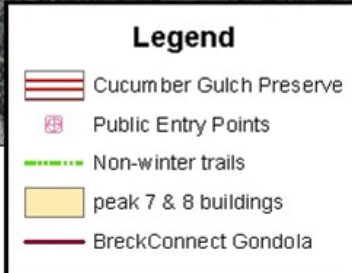
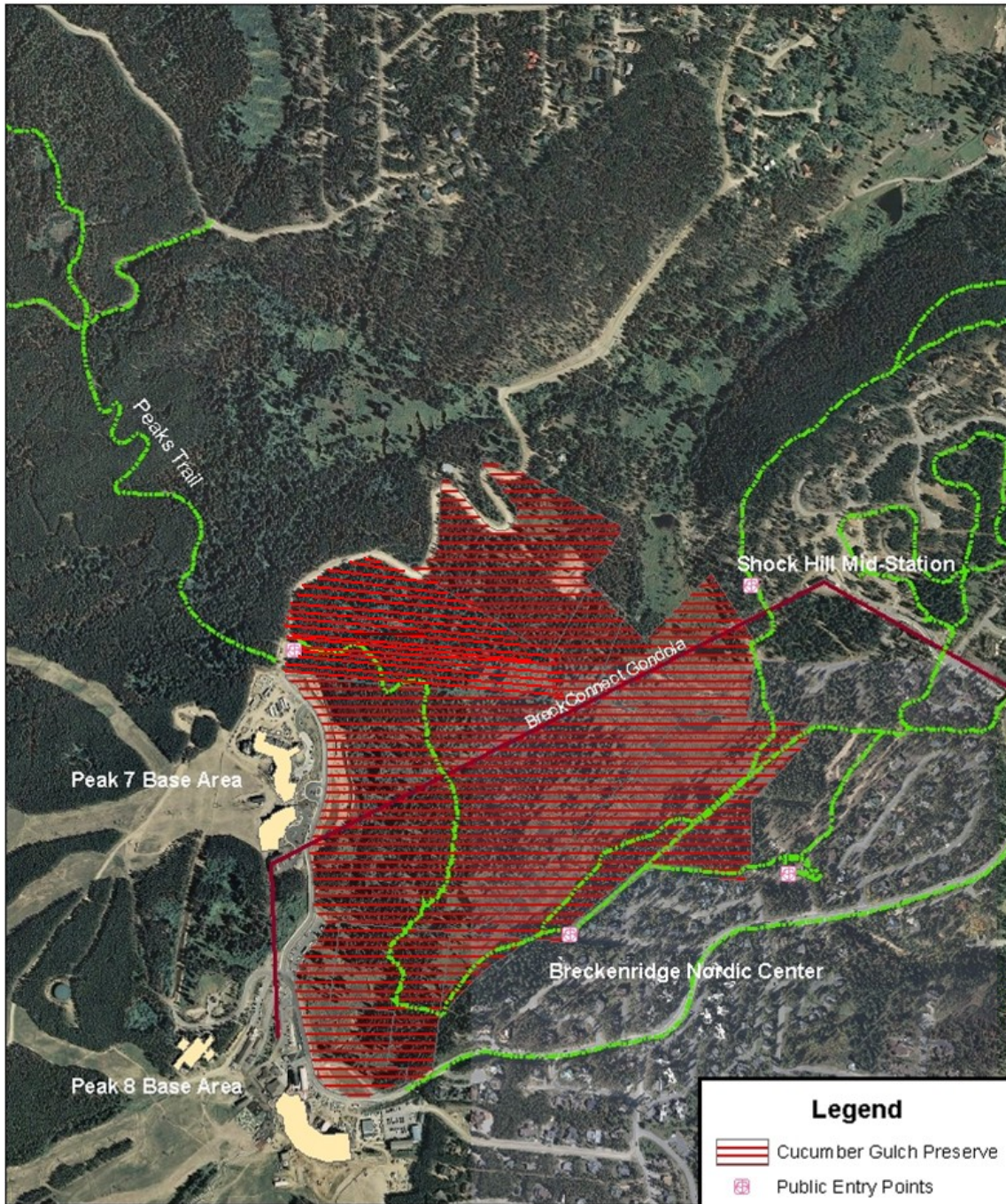
150 Ski Hill Road
P.O. Box 168
Breckenridge, CO 80424

Phone: 970-453-3371
Fax: 970-547-3132
E-mail:
chrisk@townofbreckenridge.com

Living Next to Cucumber Gulch Wildlife Preserve



www.townofbreckenridge.com



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Visitation to Cucumber Gulch

Visitors to Cucumber Gulch Wildlife Preserve must remain on designated trails, enter through official entry points and respect seasonal closures. Low intensity, human-powered uses are welcome seasonally as conditions permit, including day use hiking, nature-watching, nordic skiing, snowshoeing, trail running and mountain biking.

Restricted Activities

The following activities are prohibited in the Preserve:

- Off-trail travel
- Pets of any kind
- Special events
- Groups larger than 8 people
- Hunting or the possession of Firearms
- Overnight stays or camping
- Activities between dusk and dawn
- Commercial use except approved through special review
- Operation of motor vehicles, unless specifically permitted
- Alcohol consumption
- Horseback riding
- Harvesting of plants, animals and other natural features (except by permit for scientific or educational purposes)

Pets

Pets are **prohibited** within the Cucumber Gulch Wildlife Preserve. Pets disturb the Preserve's local wildlife and vegetation, including beavers, moose and ground nesting birds. Leashed pets are welcomed on all Town trails located outside of Cucumber Gulch Wildlife Preserve. Pets on voice command are welcome on all other recreation trails in the Upper Blue Basin.



Wakefield Sawmill Restoration Overview

History of the Wakefield Sawmill:

The Wakefield Sawmill on Boreas Pass Road was built in about 1938 by Marion Wakefield and operated until the fall of 1959. "Wakey", as he was known to locals during that period, came west from St. Louis during the Depression with his wife Zella. He worked as a carpenter on the construction of the Green Mountain Reservoir and built the sawmill in the late 1930s. He also attempted to develop some small mines on the site. The mill closed down in 1959, shortly before Wakefield's death. Within several hundred yards of the Wakefield site, another important sawmill - the Jacot mill - operated in the early 1900s.

Project Purpose:

The Breckenridge Heritage Alliance plans to restore the Wakefield site as a hands-on historical exhibit to interpret the history of sawmilling and its relationship to our local mining history. Nationwide, very few sawmill exhibits exist to tell the story of the vital (but nearly forgotten) part sawmills played in early frontier history, such as providing lumber for homes, commercial, and mining buildings, lumber for gold mining, sluice boxes, and flumes, and underground support timbers. Specifically, the project includes restoring the original sawmill, installing interpretive outdoor signs, and constructing an indoor exhibit in the recently restored original cabin on site (the Town restored the cabin in 2005 and it has sat mostly empty since that time).

Once it is complete, the Wakefield site will be staffed by Heritage Alliance employees during the summer season (mid-June to Labor Day). Like the Rotary Snowplow Park outdoor display, the Wakefield site will be accessible to the public year round.

The Wakefield descendants are in support of the project and have been kept apprised of the Alliance's plans. A number of family members have visited the site and are enthusiastic about the restoration. The Alliance has also been in touch Jay Monroe, whose property is adjacent to the Wakefield site.

Interpretive themes:

- Mining and community development in Western towns
- Natural resources and the environment
- The nearly forgotten, yet vital role sawmills played in frontier history

Budget:

To date, the Alliance has secured \$20,500 for the project. Nearly \$10,000 in in-kind support has also been committed. We will continue to seek additional funds to help complete parts of Phase II and III.

Proposed Site Plan & Phasing:

Phase I:

The main components of Phase I development include:

- Research the property and Wakefield family history (complete)
- Develop site and interpretive plan (in process)
- Clean up site and remove debris
- Restore carriage track of sawmill and cut board handling platform.
- Find and install historically-accurate saw blade, drive shaft, gears, carriage, pulleys, belting, etc. for interpretation. (To date, nearly all parts are being purchased at “scrap metal” cost, a significant donation to the project.)

Phase II

- Install drive system to propel log carriage on track (non-functional).
- Develop display showing various power systems used in early sawmills, including water power, steam, gasoline/diesel engine, and electric motor power.
- Construct overhead roof structure over mill for protection.
- Restore water trough and flume on mill site.

Phase III

- Research, fabricate and install exhibits in cabin museum.
- Research, fabricate and install outdoor interpretive signs.
- Grade parking area for eight vehicles. Currently, there is parking for approximately four vehicles.
- Run electricity to cabin.
- Develop training/tour manuals for guides.
- Reconstruct storage shed building that was part of the original mill. Consider appropriate interpretation for the storage shed. (The storage shed construction is a long-range goal for the site.)

Tentative Timeline:

February – June, 2012 – Site research and planning

May – September, 2012 – Seek out and purchase sawmill parts for restoration

June – August, 2012 – Site clean-up, debris and trash removal

Summer and Fall, 2012 – Start mill restoration (construction of saw blade and feed carriage mechanism), pending approvals

Winter 2012 – Spring 2013 – Develop cabin exhibit, plan and research content for outdoor interpretive signs, submit additional grant applications, plan for construction for mill shed.

Summer 2013 – Fall 2014 – Complete mill restoration, construct mill shed, construct power display, install exhibits and interpretive signs.

STORAGE SHED



WATER PIPE



WOODEN FLUME



RESTORED COVERED MILL

FENCING
FOOT BRIDGE



MILL ENGINE

ERDMAN-LIEBRENZ CABIN



EXISTING TRAIL

SOFT SURFACE WALKWAY



SCALE: 1" = 20'



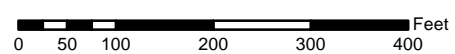
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Conceptual Moonstone Trail Network

1:2,370



Legend	
Trails	
Public Display	
NO	(Black line)
YES	(Red line)