

### **Roll Call**

Jeff Cospolich called the August 15<sup>th</sup> BOSAC meeting to order at 5:34 pm. Other BOSAC members present included Matt Powers, Gavin Dalgliesh and Craig Campbell. Elizabeth Miller, Jeff Carlson and Wendy Wolfe were absent. Jeffery Bergeron was present as the Town Council representative. Staff members present included Scott Reid, Peter Grosshuesch, Mark Truckey and Tony Overlock. Brian Lorch from Summit County Open space was also present.

### **Approval of Minutes**

The minutes were approved with the following minor revisions: Delete “has” in second paragraph under Forest Health Treatment Updates; Add the word “Manager” under the Open Space and Trails Manager Hiring section; Add the word “increased” under the Cucumber Gulch Preserve section.

### **Approval of Agenda**

The agenda was approved as presented.

### **Public Comments:**

There were no public comments.

### **Staff Summary**

#### **Cucumber Gulch Preserve Update**

As discussed at the July BOSAC meeting, Town staff and consultant Mike Claffey have worked to address the recent breach in the beaver pond. The breach was repaired on August 3-4 with bioengineering techniques, including the placement of coir fabric-wrapped soil burritos, installed facines, packed mud and planted willows. The goal of the breach repair was to elevate the water level to make the northern Spreader Pond more attractive to beavers. In general, the breach repair was well executed and the pond is currently filling up with water and holding firm. Staff is evaluating how to best increase the beaver population in the upper Cucumber Gulch Preserve. Staff will update BOSAC on any changes in Cucumber Gulch Preserve as they occur.

#### **Field Season Update**

Summer field work has continued at a fast pace. The following projects are completed or underway:

- Repaired significant erosion that occurred on Hermit Placer Trail.
- Prepared and completed the Galena Ditch Trail project during the VOC weekend and August 6<sup>th</sup> Friends of Breckenridge Trails project.
- Assisted with the dam breach repair in Cucumber Gulch.
- Improved both B-Line and Barney Flow Trails, with the assistance of local contractor Troy Heflin with Higher Ground Earthworks.
- Assisted Summit County with the design and future improvements to Juniata Trail.
- Assisted the EPA with the water quality research in Illinois Creek.

Staff will continue to provide BOSAC monthly updates on the field season projects.

#### **Friends of Breckenridge Trails Update**

Two Friends of Breckenridge Trails (FOBT) projects have been recently completed, including:

- Galena Ditch Trail project with VOC on July 23-24.
- Galena Ditch Trail project with local volunteers on August 6<sup>th</sup>.

These two dates allowed completion of the Galena Ditch Trail, which is an outstanding addition to the system. The final Friends of Breckenridge Trails day is scheduled for August 27<sup>th</sup>, which will focus on the Mineral Hill Trail. If you have not yet attended a volunteer date this year, we strongly encourage you to join us. More information can be found at the Friends of Breckenridge Trails [website](#).

Staff is also partnering with the Breckenridge Ski Resort to plan, design and construct the Peaks Trail Bypass. Work is ongoing and the EpicPromise day, in which 300 Vail Resorts employees volunteer, is scheduled for September 17<sup>th</sup>.

### **USFS Golden Horseshoe Forest Health Treatments**

The USFS Golden Horseshoe forest health treatments have progressed quickly. Staff has worked to field public comments and questions, and also work with trail-based special events (e.g. the Breck Epic) to anticipate and discuss potential interactions between the logging operation and event participants. Staff will keep BOSAC updated as this project continues.

### **River Restoration Update**

The two current river restoration projects are progressing quickly. In the Blue River restoration across the McCain property, the contractor has managed to direct the river flow into a constructed temporary river channel, which allows the work to begin on the permanent river alignment. A more complete update with photos can be found in the August 9<sup>th</sup> Town Council [packet](#) under the Public Projects update.

The Swan River Restoration project is moving ahead well, but has encountered some recent unforeseen challenges. During the construction of the new channel, the contractor found significant amounts of heavy metals related to the nearby historic Cashier Mine. In order to avoid transport of these mine wastes by the Swan River, the contractor has worked with Summit County and Town staff to find an alternate plan and design which involves consolidating and capping the mine waste on site, elevating a portion of the stream channel above some of the waste, and lining that section of the new river alignment with a PVC liner. This solution will succeed, but will also cost an additional \$286,000 to the project. The BOCC and Town Council both discussed and approved this approach, which will result in an additional \$143,000 cost to the Town open space program in 2016.

Mr. Campbell: How did they discover the mine waste?

Mr. Lorch: When they were digging the channel they discovered a large amount of orange material which was located adjacent to a mining site. This material was buried when the dredges worked their way down the river.

Staff will update BOSAC as these two (partially) open space-funded projects progress.

### **Open Space**

#### **Val D 'Isere Trail Easement**

Based on the scheduled site visit, staff seeks BOSAC's input on the concept of accepting a trail easement across the southern portion of the Val D 'Isere property. Staff was approached by the

management company on behalf of the owners, asking whether the Town would be interested in accepting a trail easement. The Val D 'Isere owners' interests included providing improved public access, minimizing social trail development behind the building, and reducing liability exposure through dedication of the easement to the Town.

From staff's perspective, this proposed trail easement would permanently improve public access and circulation in Town while assuming the liability exposure for the Val D 'Isere owners. Construction of the trail/staircase would likely cost approximately \$17,000 (based on previous staircase construction projects) and could potentially be completed in 2016 or 2017. This proposed trail easement would meet several open space and trails goals, especially providing long term public access for commuting purposes.

Mr. Cospolich: I think we should ask Val D' Isere HOA to pay for it. (BOSAC did not reach consensus on this recommendation.) At a minimum, the agreement should require the HOA to remove snow from the staircase.

Mr. Powers: I think the stairs might be a nice amenity for Val D' Isere.

Mr. Dalgliesh: I would be interested in attending an HOA meeting to gather information from the board.

BOSAC unanimously agreed that acquiring the trail easement would be a nice amenity for the Town by improving public access. They would like to explore potential payment options and snow removal with Val D 'Isere HOA.

Staff will continue to update BOSAC on their progress.

### **Hoosier Pass Communication Access Agreement**

For the past 40+ years, Xcel Energy (Public Service Company of Colorado) and FonesWest have accessed their communication site on the National Forest lands across both the Ready Pay claim with no legal permission. In 1998, the USFS granted permission for these two entities to cross the National Forest to utilize their communication towers. Xcel and FonesWest are now seeking similar permission from the Town and County. Any easement dedication would require a two-hearing ordinance process by Town Council. Staff anticipates Council requesting BOSAC input prior to taking action on this access agreement. In the past the Town has given permission to as Public Service have granted their permission for free.

Mr. Powers: Can you ask them for a certain percentage?

Mr. Campbell: What would be a reasonable request for an access agreement?

Mr. Reid: In the past, our program has paid for easements ranging from a thousand to five thousand dollars. I would like to clarify this would be for a license agreement not a property interest.

Mr. Dalgliesh: What was the property originally purchased for and would this agreement hinder any of our original goals? Is there any cost to maintain the road and who would pay for it?

Mr. Reid: We originally purchased the property to protect it from development. Allowing Xcel access would not go against any of our original goals. Xcel would pay for the road improvements.

BOSAC agreed to allow Xcel to move forward on an access agreement but would like to see a fee of some kind attached to the license agreement.

Staff will update BOSAC on progress as Summit County, joint owner of the property, considers what type of fee could be associated with the license agreement.

### **Berlin Placer Development Application**

The Berlin Placer development is located at the junction of Baldy and Sallie Barber Roads, this proposed development site has been previously identified by Summit County as a potential affordable housing site.

Town planning staff has already responded to the referral for the preliminary Upper Blue Planning Commission work session. Town Council also discussed this proposal at its August 9<sup>th</sup> meeting. Staff requests BOSAC review the attached information and focus particularly. Given that the development proposal is still in the initial stages, BOSAC's input on the trailhead, public open space and trails elements is both valued and timely.

Mr. Bergeron: What was the original zoning of the property?

Mr. Truckey: It was originally zoned A1. This site was previously identified by Summit County as a potential affordable housing site. This project would help solve the county's need for workforce housing and have it funded by a developer. The Upper Blue Planning Commission felt the initial proposal needed more deed restricted houses, deed restricted houses should be commingled with market rate houses, and overall provide for less density on the development site.

Mr. Reid: The current location of the trailhead is less than ideal and could lend itself to overflow parking for the proposed adjacent rental units.

Mr. Cospolich: I feel there is need for more affordable rental projects.

Mr. Truckey: The Town has three projects currently under construction Huron Landing, and two phases of Denison Placer to fill that need.

Mr. Bergeron: I would like to see a sidewalk along Boreas Pass Road up to the bus stop.

Mr. Campbell: How well do trails work that parallel the road?

Mr. Reid: If you can change the experience so that it's different, they tend to work well (e.g. Betty's). With the proposed level of density, having multiple trail options will be very important.

Mr. Lorch: I would like to see Tract C changed from private open space to public open space. This would allow our program more flexibility with trail alignment.

Mr. Truckey summarized BOSAC comments stating: BOSAC would like the trailhead moved away from the rental units and closer to the Barney Ford Trail, install a sidewalk along Boreas Pass Rd to the proposed bus stop, and have Tract C changed from private open space to public open space.

Staff will take the BOSAC recommendations to the next Planning Commission meeting.

### **Restroom Requests**

For several years, BOSAC has evaluated public requests to add restrooms to various open space locations. To date, BOSAC has opted to not add restrooms on open space parcels for cost, maintenance and necessity reasons. (The one exception is the Quandary Peak Trailhead, in which port-a-lets are maintained jointly by Summit County and the Town.) Given recently increasing use at various locations, staff is recommending BOSAC consider adding two port-a-lets to the open space system: one at the F&D Placer (the Sawmill Reservoir/BOEC Griffith Lodge) and one at the Tiger Dredge/Horseshoe Gulch.

Staff believes that public use has risen enough at these two locations warrant further consideration for a restroom. At the F&D Placer, BOEC staff estimates that 15-20 people enter the Griffith Lodge daily seeking public restrooms, which challenges staff charged with adaptive sports programming. Secondly, the Tiger Dredge parking area routinely receives heavy use from Front Range-based and others seeking access to the Colorado Trail and other trails. Repeated public comments and staff evaluations of the site suggest that the human waste issue at this trailhead has reached a concerning level. This trailhead is jointly managed with Summit County, who is supportive of splitting the cost of a year-round port-a-let in this location.

Staff has evaluated the installation cost of a vault toilet similar to those located around the Dillon Reservoir (\$45,000 per unit) and the operational costs as well, and believes that a wheelchair-accessible port-a-let is both more cost effective and more easily cleaned and maintained. The

approximate cost of each port-a-let unit is \$2,200 annually. The port-a-let approach also allows the open space program(s) to evaluate the use and efficacy of this new cost before committing additional resources to human waste management.

Mr. Cospolich: Is there as much of a need in the in the winter as in the summer?

Mr. Lorch: In the past, we have removed the port-a-lets for the winter season. The last few years we have noticed and increase in winter traffic and are considering leaving some year round. I would like to see if CDOT and the U.S. Forest Service would like to help fund these port-a-lets. We also, need to check with them to make sure we are putting them in the right spot.

Mr. Campbell: I would suggest using nicer port-a-lets. I feel sometimes port-a-lets aren't used because of their uncleanness.

Mr. Lorch: The cost for maintenance for a vaulted toilet is about three times as much compared to a port-a-let.

Mr. Dalglish: I think something is better than nothing and it seems like a good starting point. I also think some type of fencing around the port-a-lets would be more pleasing to the eye.

Mr. Cospolich: I agree with Mr. Dalglish that it's a good starting point, but I'm not completely sold on the idea.

Mr. Campbell: I agree, the port-a-lets are a good starting point, but want to ensure that they are well maintained.

Mr. Powers: I agree, and the port-a-lets are not cost prohibitive.

BOSAC unanimously agreed to move forward with installing port-a-lets at the three locations, Hoosier Pass, F&D Placer and Tiger Dredge parking area. They also agreed that some type of barrier be considered around port-a-lets to make more aesthetically pleasing.

Staff will update BOSAC on their progress.

### **Pro Forma**

Mr. Reid: We are currently working on 2017 numbers right now. Does anyone have any comments or question about the revised budget?

Mr. Cospolich: I think it's great that we are actually putting down an exact number for trail construction and maintenance. I think 2016 tax revenues should be higher than 2015.

Mr. Truckey: I agree, I will check with finance on that.

Mr. Grosshuesch: I wouldn't worry so much about the base line of the revenues. It's okay to have a more conservative budget and it's something we can evaluate on a yearly basis.

Mr. Dalgliesh: Historically, has council always approved land purchases recommended from BOSAC? (Generally, yes.)

Mr. Grosshuesch: Smaller back country claims have been easier. Larger purchases are all conditional and situational. Generally the Open Space program has focused on back country parcels and stayed away from in town parcels. This has been a philosophical question since the inception of the Open Space program.

Mr. Campbell: Restoring the Blue River will be a nice amenity for the Town.

Mr. Reid: River restoration is at the top of our priority list.

Mr. Reid: A couple of updates; we finally received our State Trails grant and we are also applying for a GOCO grant for the Oxbow park near CMC.

Mr. Bergeron made a motion to adjourn the BOSAC meeting. Mr. Campbell seconded the motion. The meeting was adjourned at 7:26 pm.

**Next Meeting**

The next regular meeting is scheduled for September 19<sup>th</sup> at 5:30 pm in the Lower Level Conference Room at Breckenridge Town Hall, 150 Ski Hill Road.

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Jeff Cospolich, Chair