

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:32 pm by Chair Leas.

### ROLL CALL

Mike Giller                      Mark Leas                      Allen Frechter                      Susan Propper  
Ethan Guerra - Online      Steve Gerard                      Elaine Gort

### APPROVAL OF MINUTES

With no changes, the April 2, 2024 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the April 16, 2024 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

#### WORK SESSIONS:

##### 1. State of the Open Space Report

Anne Lowe, Open Space and Trails Manager, presented the State of the Open Space Report which reviews the work completed by the Open Space Division during 2023.

#### *Commissioner Questions / Comments:*

- Mr. Giller: Are you using ODAAG, for outdoor trails? It's done by the forest service for more ADA accessibility.
- Ms. Lowe: I'm unfamiliar but I will look into that.
- Ms. Propper: Are you considering more areas for hiking only, with the mountain biking and hiking issues?
- Ms. Lowe: We are always looking for opportunities, we're trying to balance that with the people in our community that want multi-use trails, but we're open to all possibilities.
- Ms. Propper: In Boulder County there are some areas where mountain bikes are prohibited on certain days of the week, which could be something to consider.
- Ms. Lowe: We definitely have a lot to learn from the front range communities.
- Ms. Propper: Is there any consideration to reducing the Nordic trails through Cucumber Gluch?
- Ms. Lowe: That is something we're discussing, especially during the meeting on next Monday, but the Nordic trails were grandfathered into the preserve when it was created. We've proposed moving the trail and have had some pushback, so we will be having a community meeting with Colorado Parks and Wildlife and other representatives to discuss the issue.
- Ms. Propper: Something else to consider is bigger signs, to make them easier for people to see them.
- Ms. Lowe: That is something we're working on, we just sent out an RFP to review our signage as a whole.
- Ms. Propper: It may be helpful to do something similar to what the Forest Service does with volunteer rangers in the Friends of the Dillon Ranger District (FDRD), so there's more of a presence and ability to answer questions out on the trails.
- Mr. Guerra: No questions or comments other than the accolades for the work you do.
- Mr. Frechter: You should spread this presentation more and contact Summit Daily to spread the information. Does the Town now own Little Mountain?
- Ms. Lowe: As of earlier today we do own all of Little Mountain.
- Mr. Frechter: Adding additional signage and education for winter use etiquette would be really helpful to improve the experience for everyone.
- Ms. Lowe: We do our best but it's something we can work and improve on.

- Mr. Frechter: Something should also be added to the Sally Barber trailhead to say parallel parking is not allowed in the winter as there currently isn't anything to inform locals or visiting guests.
- Ms. Lowe: We have the Volpe Center, which is a part of the US Department of Transportation, helping us look at all of our trailheads to look into issues like that and make sure we are addressing them. They'll also be helping us with the planning efforts for the new national monument at Camp Hale.
- Ms. Gort: Do you track accidents, such as where they are?
- Ms. Lowe: We do not track that, I believe most of them are in the county and tracked by the county. We also have the issue of a lot of people not telling us about accidents like bike collisions. We're working on a new website and having a reporting feature integrated into that.
- Ms. Gort: To continue Susan's earlier point, would you consider adding any e-mountain bikes trails?
- Ms. Lowe: That was something the previous Town Council was against but we're seeing more of those trails appearing around Colorado so it's something we're keeping an eye on.
- Mr. Gerard: What's the plan for the use and management of the Dry Gulch area?
- Ms. Lowe: That's something we're working on. There's a lot of structures on the property which is unique for us and we've worked with Breckenridge History to determine what structures are a priority to keep. Their plan would be to interpret a little bit of both time periods of the site and maybe tie it into an interpretive loop throughout the Golden Horseshoe. They were also considering tours. We want to develop a management system once Breckenridge History has made a decision. We are open to community ideas currently.
- Mr. Gerard: How do the acquisitions come to the open space, are they sought out?
- Ms. Lowe: We have real estate agents that we work with that keep an eye out for properties for us. The county also cold calls/emails mining claim owners to let them know we're interested in buying if they're interested in selling.
- Mr. Gerard: I heard many comments during my Town Council campaign about the conflict between mountain bikers and hikers, primarily the desire for additional safety and coexistence. I heard many recommendations regarding closing Aspen Alley to bikers during the peak leaf season.
- Ms. Lowe: That's something we've been considering for years, what we would like to do is have an uphill route and downhill route but that land is in the national forest so we're working on collecting more trails that we want to redo before doing another round of the NEPA process.
- Mr. Leas: I commend you on your leadership and all of the work the Open Space Division has been doing. We should always be mindful of how much we restrict development so we're not pricing out all of the young people and losing opportunities for affordable housing.
- Mr. Truckey: The Open Space program initially started within the Community Development department and was moved over to the Recreation department around 2017. Last year, an opportunity opened to move it back to Community Development. Many of the points brought up tonight have been discussed at length by the BOSAC. I want to recognize Anne Lowe for the amazing job she has done leading the Open Space and Trails division the last seven years, and the strong environmental ethic that she has instilled in the program.

## 2. Planning Commission Rules of Procedure Update Regarding Virtual Attendance

Mr. Truckey presented a work session on proposed changes to the Planning Commission Rules of Procedure that would allow virtual attendance at up to five (5) meetings annually.

*Commissioner Questions / Comments:*

- Mr. Frechter: Would we want this to match the existing language for absences of a trailing twelve months? Or calendar year?
- Mr. Truckey: Yes, it should be the same as the existing attendance language.
- Mr. Leas: I would like to emphasize the importance of us being here in person.
- Mr. Guerra: I agree with that and will use my own virtual attendance sessions limitedly.

Mr. Giller made a motion to approve the proposed Resolution Amending the Planning Commission Rules of Procedure which increases the number of permitted meetings to virtually attend to five meetings within a year as designated by the existing attendance policy. Mr. Frechter seconded the motion. The motion passed 6 to 1.

**OTHER MATTERS:**

1. Town Council Summary
2. Class D Majors Q1 2024 (Memo Only)
3. Class C Subdivisions Q1 2024 (Memo Only)

**ADJOURNMENT:**

The meeting was adjourned at 6:56 pm.

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Mark Leas, Chair