

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, September 20, 2010  
150 Ski Hill Road

- 5:30 Call to Order, Roll Call
- 5:35 Discussion/approval of Minutes – August 10, 2010
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 5:50 Staff Summary
  - Shock Hill Trail
- 6:15 Open Space and Trails
  - Hidden Gems
  - Event Use in Cucumber Gulch
- 7:15 Commissioner Issues
- 7:30 Executive Session
- 7:45 Adjourn

For further information, please contact the Open Space and Trails Program at 547.3110 (Heide) or 547.3155 (Scott).

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**Memorandum**

To: Breckenridge Open Space Advisory Commission  
From: Heide Andersen, Open Space and Trails Planner III  
Mark Truckey, Asst. Director of Community Development  
Scott Reid, Open Space and Trails Planner II  
Re: September 20, 2010 meeting

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**Staff Summary****Shock Hill Trail**

Town staff has been working with AZCO, the company that has been planning the Shock Hill Lodge, to finalize an easement for the reroute of the Shock Hill Trail above Josie's cabin. As many of you know and as we have discussed in previous meetings and site visits, the current alignment of the Shock Hill Trail as it descends from the overlook down to Josie's cabin, is an unpleasant user experience and relatively unsafe. Town staff has wanted to realign the trail for both summer and winter use for a long time. We are now in a position to get an easement from AZCO and to construct the trail this fall, likely in the next couple weeks.

The proposed trail was designed and surveyed in 2009, but was not constructed due to easement issues and the weather. The trail centerline is still marked from last year and can be seen starting from the existing Shock Hill trail to the north of the overlook rock. The alignment traverses the hillside, contouring down the slope and tying in with the old trail at the bottom of the hill near Josie's Cabin. The new alignment will no longer go right down the fall-line, but will contour across the hillside. The intersection with the lower trail will be much more gradual and not off-camber.

This work will be done for \$8800 by Troy Heflin, who constructed Hoodoo Voodoo, parts of the River Trail, and the Carter Park switchbacks. He is very knowledgeable about both nordic and summer trail design and construction and should provide a very nice product before the nordic season begins.

**Open Space and Trails****Hidden Gems Wilderness Proposal**

Representative Jared Polis' office has proposed to introduce the Eagle and Summit County Wilderness Preservation Act to Congress during the week of September 13<sup>th</sup>. The draft legislation and the associated map can be found in the links below:

[http://polis.house.gov/UploadedFiles/8-10\\_draft\\_sectionbysection\\_eswpa.pdf](http://polis.house.gov/UploadedFiles/8-10_draft_sectionbysection_eswpa.pdf)

[http://polis.house.gov/UploadedFiles/8-10\\_draft\\_map\\_eswpa.pdf](http://polis.house.gov/UploadedFiles/8-10_draft_map_eswpa.pdf)

There are some notable differences in this proposal from the last time that BOSAC reviewed it. The most important change was that the boundary of the Tenmile proposed wilderness area has been significantly changed. It no longer includes Quandary Peak, as the southern boundary is to the north of Francie's cabin. The companion designation for this area is primarily on the west side of the Tenmile, dropping down to Copper. It does not include the portions on the east side that buffered the wilderness proposal and protected the Peaks Trail and terrain upslope from it.

According to the Summit Fat Tire Society, Rep. Polis is very supportive of both the idea of the companion designations and mountain biking. His office would like to introduce the legislation early, but continue to work on boundary adjustments. Town staff will continue to work with the SFTS and IMBA on this proposal and keep BOSAC and Town Council informed on the progress.

### **Event Use in Cucumber Gulch**

As briefly discussed during last month's site visit to Cucumber Gulch, staff is seeking BOSAC direction regarding event use in Cucumber Gulch. In the past, special events (larger than eight people) have been denied access to the trail that descends from Gold Digger/ Interstate to Josie's Cabin, then ascends to the overlook. The rationale for this denial was the group size limitation and the relative seclusion of this area from disturbance/development.

Since the passage of the group size limit policy, a few aspects of this area have changed. First, the sewer line, pump house and access road have been constructed, thereby changing the seclusion of the area. Second, the narrow singletrack has been replaced by a wider crusher fine trail that allows for greater recreational access and year round access by Upper Blue Sanitation vehicles. Third, more special events have been organized seeking access around the Shock Hill/Pence Miller area, including Town organized running races, youth bike races and educational tours. Fourth, the Shock Hill Lodge development has been approved by Council, thereby closing several alternate trail alignments that had previously been used by special events. Finally, the Black Loop route has been slated for realignment (see above).

Overall, the changes that have occurred in the vicinity of Josie's Cabin have altered the seclusion and perceived pristine nature of this area, warranting consideration for use by special events permitted by the Town. In the joint Council/BOSAC meeting, this topic was brought up and Council directed BOSAC to discuss the issue further.

Pros for opening this trail segment to special event permits would include: providing clear direction for staff to address special event requests; designating a public route for use by special events without requiring additional private landowner permissions or challenging trail alignments; and recognizing the changing nature of this portion of the Cucumber Gulch Preserve.

Cons for opening this trail segment to special events include: providing additional access into a portion of the Preserve; and potentially prompting temporary displacement of wildlife affected by trail use in the area.

*Staff requests BOSAC feedback on the following question:*

- 1. Does BOSAC support allowing special events to use the trail portion between Gold Digger and the overlook, past Josie's Cabin?*
- 2. If so, are the specific limitations BOSAC would like to see to accompany such special event permits?*
- 3. If not, does BOSAC have more specific direction for staff regarding special events in Cucumber Gulch and which trails should or should not be used?*

### ***Roll Call***

Dennis Kuhn called the July 19, 2010 BOSAC meeting to order at 5:09 pm. Other BOSAC members present included Scott Yule, Devon O'Neil, Jeff Cospolich, and Erin Hunter. Jen McAtamney and Monique Merrill arrived late to the meeting. Staff members present were Scott Reid, Heide Andersen, Peter Grosshuesch, and Bree Schacht. Jeff Westcott was also present at the meeting.

### ***Approval of Minutes***

The minutes were approved with one revision. Erin Hunter requested that her comments relate to the USFS referrals be clarified.

### ***Approval of Agenda***

The agenda was approved as presented.

### ***Public Comments***

There were no public comments.

### **Open Space and Trails**

#### **Event Use on the Peaks Connect Trail**

Mr. Reid summarized the request from Mr. Westcott to use the Peaks Connect trail for two separate events: The Breckenridge Crest Mountain Marathon and the Peaks Trail Time Trial.

Jeff Westcott outlined his request for using the Peaks Connect trail for both the Breckenridge Crest Mountain Marathon and the Peaks Trail Time Trial. Use of the Peaks Connect trail by the Breckenridge Crest Mountain Marathon has been approved by BOSAC for the past two years and has gone really well. The participants greatly appreciate descending through the gulch rather than going back uphill on the ski area. I anticipate an average participant speed of 10 miles an hour, so that there will be a maximum of 12 people on the trail at one time. Uphill travel will reduce impact to the trail. Last year, we had 120 participants. We would be off the trail within 1-2 hours. This would be a huge logistical benefit for the race.

Mr. Kuhn: What is plan B? Would you use the stables lot?

Mr. Westcott: No, we would just start from the Peaks Trailhead. I could also send folks up Ski Hill Road from the Nordic Center, with permission from the Town. Trail impacts, wildlife impacts, social impacts are the real reasons for the current policy in the preserve and I think I have addressed all of those with this request.

Mr. Yule: There is a muddy spot near the top that I'm concerned with- between the two turnpikes. I think it would make sense to have a plan b if it rains prior to the race- like Ski Hill Road.

Mr. Westcott: I think that a race shows the weakness of a trail design. The Breckenridge Crest alignment is a high priority to me. The Peaks Trail Time Trial is the second priority. I think because it is a time trial, it has a reduction in impacts. Perhaps it is time to review the current eight person policy in general.

BOSAC unanimously approved the Breck Crest Mountain Marathon using the Peaks Connect Trail.

Mr. O'neil: I am opposed to use of the Peaks Connect Trail for the Peaks Trail Time Trail because this year it is particularly sensitive with the gondola hours issue.

Ms. Hunter: I am abstaining from voting because I don't know the area well.

Mr. Cospolich: I am in favor of it as long as there is an established plan b and that if the Peak 7/8 trail is available to use it in 2011.

Ms. McAtamney: I am leaning towards no for this year until we get the other trail built. We are trying to protect the gulch and are making choices to reduce use.

Mr. Yule: I agree with Jeff Cospolich. And I have faith in Jeff Westcott's ability to manage the impact.

Mr. Kuhn: I am opposed to the idea.

Ms. Merrill arrived and did not vote on the issue at hand.

BOSAC denied the proposal to use the Peaks Connect Trail for the Peaks Trail Time Trial.

### **Joint BOSAC/Town Council Meeting**

Ms. Andersen reviewed a few topics to discuss with Town Council at the joint meeting on August 10<sup>th</sup> between 6-7 pm. Does BOSAC have any other topics they would like to see?

Mr. O'neil: I would like to know how Town Council views open space from a marketing standpoint. Does Council want us to bring people in for the trails?

Ms. McAtamney: The Council has decided that visitors are the primary source of business in the area, rather than trying to solicit and recruit other industries.

Ms. Kuhn: I agree that trails and marketing is a good topic.

Mr. Grosshuesch: You would have to go into executive session to discuss specific properties. Or you could speak in general terms.

### **Wellington Trail**

Ms. McAtamney: I suggest we wait until half of the homes on the south side of the creek are built before constructing the bridge and trail.

Mr. Cospolich: I agree with Jen. When housing 50% built on the south side of the creek is when we move ahead with that project.

Ms. Hunter: I agree and I think the equestrians should help us build it.

Mr. O'neil: I agree.

**Commissioner Issues**

Mr. Cospolich: I rode the gondola last week and saw a sign talking about how sensitive the gulch is. I was impressed.

Ms. Merrill: What has changed in regards to the wood chips at the Nordic center? (Gene Dayton is still working on it.)

***Next Meeting***

The next regularly scheduled BOSAC meeting is on August 16, 2010 at 5:30 pm in the Administrative Conference Room in the Breckenridge Town Hall (150 Ski Hill Road). A 4:00 site visit on mountain bikes is scheduled prior to the meeting to Cucumber Gulch Preserve.

Ms. Hunter motioned to adjourn the meeting and Mr. Cospolich seconded. The meeting was adjourned at 6:18 p.m.

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Dennis Kuhn, Chair

### **Roll Call**

The first portion of the meeting was a joint meeting with the Breckenridge Town Council and no official roll call was requested. All BOSAC members (Dennis Kuhn, Jeff Cospolich, Erin Hunter, Monique Merrill, Jennifer McAtamney, Scott Yule and Dennis O'Neill) were present, in addition to staff members Tim Gagen, Heide Andersen, Scott Reid, Mark Truckey and Peter Grosshuesch.

### **Joint BOSAC/Town Council Meeting**

#### **Ellen Hollinshead Recognition**

John Warner recognized Ellen Hollinshead's efforts as the person that initiated the ballot initiative for the open space sales tax and as an 8 year BOSAC member with many contributions.

#### **Cucumber Monitoring**

Mr. Mamula: Initially vaults were planned for the developments around Cucumber. Somehow everything turned into detention ponds.

Mayor Warner: We should expand monitoring to include the human element, such as hikers running amuck, Peak 8 base, Peak 7 base. We haven't addressed the portal and boundary management. We are missing the boat on dog management. This is the tipping point and we need to make good decisions in the next year or so.

Mr. Mamula: Do the Daytons pay toward the monitoring? If not, they should.

Mr. Yule: We should know what the impacts of winter grooming are?

Mr. Kuhn: What is the deal with the Daytons?

Mayor Warner: We are only discussing winter with them. Right now Council is discussing the parking and footprint issues.

Mr. Mamula: The Peaks Connect trail is shameful. Maybe we should close it? Wildlife fences have worked along Interstate (trail).

Mayor Warner: ACES uses fences. They limit portals. We should expand the monitoring to include human use. The Daytons should participate. We need to understand the winter use and impacts better.

Ms. Merrill: There are noticeably more people there this summer.

Mr. O'Neill: I think that we should really focus the studies next summer on the impacts of the commercial uses, such as the nordic skiing operation, hiking tours, etc.

Mr. Reid: There are several other options before closing down the Peaks Connect. We could armor sections in bad shape and discourage use through signage and renaming the Peaks Connect.

Mr. Mamula: There are bigger impacts than the gondola. Human presence – the impacts are from us just being there.

Mr. Cospolich: Why was the gondola alignment chosen to be through Cucumber? Were other alignments considered?

Jeffrey Bergeron: We have screwed up the Gulch ever since we bought it.

Mr. Dudick: We need to get in front of the concierges and manage the people that are at the resorts telling people where to go.

Ms. Hunter: I think that Christy Carello might have something to say about a 20' fence going around the Gulch.



Mr. Reid: As far as special events, the Council was okay with going through Cucumber for the Breckenridge Crest this year.

Mayor Warner: I just personally couldn't say what the right answer is right now on managing people in the Gulch.

Mr. Burke: I think that BOSAC should make recommendations on issues related to the Gulch and then bring those recommendations to Council.

Mr. Joyce: I would like to follow up on Scott's recommendations for the Peaks Connect Trail.

### **BOSAC Meeting**

#### **BNC Chips**

Mr. Reid: I have told the Daytons less depth, seeding, and singletrack.

Ms. Merrill: What happens if this is not done by winter?

Mr. Reid: I think that we need to understand that this will be a 2-3 year process.

#### **Hidden Gems**

We should find out more information on Polis's position and strategy right now and write a letter if we disagree with it.

#### **Trail Maps**

Mr. Reid: We have gotten a very positive response from our maps. We actually increased the price up to \$13 to match what the retailers were selling them for.

#### **Peaks Connect Trail** (between Town and Peak 7)

Mr. Reid: We will hopefully get this done this summer. We have gotten good feedback from Town Council.

Mr. Kuhn: We should figure out what the carrying capacity is for Cucumber.

Mr. Cospolich: There are just areas on the existing Peaks Connect trail that need to be fixed.

Mr. Kuhn: We just need to rename the trail, work on the trail, and as a last resort, begin using the trail through the Groll Property to Ski Hill Road as an alternative.

Mr. Yule: There is road-type access down to below the bridge.

#### ***Next Meeting***

The next regularly scheduled BOSAC meeting is on September 20th, 2010 at 5:30 pm in the Administrative Conference Room in the Breckenridge Town Hall (150 Ski Hill Road). No site visits have been planned.

It was determined that BOSAC would forego the next scheduled meeting on August 16<sup>th</sup>, but would take a mountain bike site visit to look at the Cucumber Gulch trail and resource issues.

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Dennis Kuhn, Chair