

TOWN OF BRECKENRIDGE
OPEN SPACE ADVISORY COMMISSION
Monday, June 20, 2011
150 Ski Hill Road

- 4:00 Meet behind Town Hall on mountain bikes for a site visit to Carter Park
- 5:30 Call to Order, Roll Call
- 5:35 Discussion/approval of Minutes – May 16, 2011
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 5:50 Staff Summary
- Reiling Dredge Stabilization Project
 - Forest Health Grant
 - Swan River Restoration Project
- 6:00 Open Space and Trails
- Carter Park Stairs Discussion
 - Breckenridge Ski Area Bridge Discussion
- 7:30 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: June 20, 2011 meeting

Staff Summary**Reiling Dredge Stabilization Project**

The Breckenridge Heritage Alliance (BHA) has received approval and funding from Town Council and OSAC to stabilize portions of the Reiling Dredge this summer. The goal of the work is to prevent further deterioration of the historic structure, evaluate water recharge in the pond, and preserve future stabilization options. The estimated project cost is \$40,000 with \$30,000 coming from the BHA's budget (via Town Council) and \$10,000 from the Summit County open space fund. Staff will keep BOSAC informed of any progress on this project.

Forest Health Grant

Town and County staff received word that the open space programs received a \$150,000 Colorado State Forest Service grant to offset costs for the 100-acre forest health treatment planned for 2011 and 2012. As previously discussed at BOSAC, the forest health treatments are planned primarily in the Golden Horseshoe area and will help extend existing fuel breaks from neighboring subdivisions. The estimated cost of the tree removal is \$300,000, with \$150,000 coming from the grant, \$50,000 apiece from the Town and County open space programs, and \$50,000 from the Summit County Wildfire Council. Work on these projects will likely start in July 2011 and continue into the 2012 field season.

Swan River Restoration Project

As discussed at the November BOSAC meeting, the Swan River Restoration effort is underway. The Blue River Watershed Group, in cooperation with the U.S. Forest Service (USFS), Summit County Government, the Town of Breckenridge and several other entities, is developing a plan to improve the Swan River streambed from Muggins Gulch upstream to the three forks of the Swan. The goal of the restoration is to improve aquatic habitat and stream functionality, and help restore a metapopulation of Colorado cutthroat trout. The Blue River Watershed Group successfully secured a \$25,000 grant for the initial planning effort, and the Town and County agreed to donate \$5,000 each to bolster the planning effort. The Town's \$5,000 is included in the 2011 open space budget and will be provided to the Blue River Watershed Group this year. The product of the planning effort will be a clear design for implementing the proposed restoration effort. The resulting plan will enable future grant applications for project implementation.

Open Space and Trails

Carter Park Stairs Discussion

As reviewed during the site visit, staff seeks BOSAC direction regarding Carter Park trail issues.

The Carter Park berms, reformulated and expanded in 2009, have generally been considered successful in terms of trail maintenance and usability. The only complaints received by staff include concerns about speeds of descending bicycles. In a related issue, staff has attempted to close and block a fall-line social trail that climbs the northern edge of the Carter Park hill. The trail has developed from hikers and runners avoiding the designated trail and ascending straight up the hill.

Staff seeks BOSAC feedback regarding formalizing the social trail by installing a stone staircase similar to the Lincoln Trail. Although this cost would be significant (approximately \$20,000), it would address a persistent management issue, help separate conflicting users and provide a long term recreational asset for hikers and runners.

Staff seeks BOSAC direction on the following question:

- 1. Does BOSAC support the expenditure to formalize the Carter Park social trail?*

Breckenridge Ski Area Bridge Discussion

Attached, please find a map provided by Jeff Zimmerman from the Breckenridge Ski Resort (BSR). The map pertains to the new alignment of the Peaks Connect Trail that connects the Peaks Trail with town.

Based on BOSAC and Council direction, BSR agreed to construct a bridge to cross the alpine slide to help town-directed traffic to avoid the Peak 8 base area, with its high level of activity and dismount zone. In researching the proposed bridge however, BSR has encountered multiple design challenges, including lift clearance issues, engineering and construction costs, overall design concept challenges, and lack of survey data. Based on these issues, construction of the bridge will not proceed as planned in 2011.

Jeff Zimmerman will be present at the BOSAC meeting to outline the challenges faced by BSR and seeks feedback and direction from BOSAC regarding next steps.

Roll Call

Dennis Kuhn called the May 16, 2011 BOSAC meeting to order at 5:36 pm. Other BOSAC members present included Scott Yule, Erin Hunter, Jeff Carlson, Mike Dudick, Jeff Cospolich and Dennis Kuhn. Staff members present were Peter Grosshuesch, Mark Truckey, Scott Reid and Chris Kulick. Brian Lorch from Summit County and Shelly Grail from the U.S. Forest Service were also in attendance. Mike Zobbe and Jack Wolfe from Summit Huts were 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

White River National Forest Travel Management Plan

Mr. Reid - The Travel Management Plan is now completed with only a couple of mapping errors to be corrected. The USFS has assured us they will make corrections to address the errors. There is no need to file an appeal; we have strong assurance the corrections will occur. With the release of the plan, we may be able to get projects going this summer, most likely in late August.

Open Space and Trails

Summit Huts' Weber Gulch Hut proposal

Mr. Reid provided a summary of the proposal. As part of the master plan for the Cobb & Ebert Placer, a trail was envisioned to be placed on the south side of the road to preserve the intact north side for habitat. In order for a new trail to be included in the travel management plan, it would have to go through the NEPA process. To complete the whole picture, we should consider including this trail plus the "Upper Trail of Tears" trail included in the applicants' proposal. These both need to be evaluated under NEPA to be considered in the USFS' route inventory. This approach would take a broader view for the NEPA analysis and may save money from a future individual NEPA process.

Mr. Zobbe – We are concerned about adding additional, unrelated NEPA costs and also the time it would take to perform all of the NEPA process described.

Ms. Grail – It makes sense from an efficiency standpoint to perform all of the NEPA together.

Mr. Kuhn – Should we tack on anything else we want to consider at this time as part of the NEPA report?

Ms. Grail – Additional items added to the NEPA would increase the overall cost and someone would have to pay for these additional costs.

Mr. O'Neil communicated that he might have a conflict of interest because he is on the advisory board for Summit Huts. He noted he doesn't have any financial interests associated with this project.

Mr. Reid – Explained the Town's conflict of interest protocol.

BOSAC – Unanimously agreed there is no perceived conflict of interest for Mr. O'Neil.

Mr. Lorch – Is this now the time we should discuss parking expansion and the gate proposal that was raised during the Golden Horseshoe planning process?

Mr. Wolfe – Tim Gagen has previously suggested a license agreement instead of an easement for approving the trail.

Mr. Truckey – Are there any Summit County requirements for constructing a trail?

Mr. Lorch – I'm unaware of any requirements.

Mr. Reid explained the history of non-motorized use near Lincoln Town site. With this project, we may want to restrict motorized use on French Gulch Road at the Humbug entrance by installing a gate as called for in the Golden Horseshoe recommendations.

Mr. Kuhn – Requested responses to question 1: *Does BOSAC support the general hut concept as proposed by Summit Huts, and specifically the new proposed trail to cross joint Town/County open space?*

Mr. Yule – No issues and I support the concept.

Mr. Carlson – The proposed route is the best option, I have no issues.

Mr. Cospolich – I support the proposal as is.

Mr. O'Neil – In general, I support the concept but point out it will create more ski traffic on the front of Baldy and we should consider that.

Mr. Dudick – Why was there pushback about putting the Hut on our land originally compared with locating it on the National Forest?

Mr. Lorch – The decision was made because we didn't want to manage the hut and there is a potential conflict over buying open space land and placing a commercial operation on it. Also, we wanted to find the best location regardless of property ownership.

Ms. Hunter – I have the same concerns as Devon. The hut will increase use for both the parking at Lincoln Town site and skiing on the front of Baldy. French Gulch Road will also get busier.

Mr. Zobbe – We are aware we may get pushback because of these issues. We also originally got pushback at Francie's cabin because of similar issues.

Mr. Kuhn – I support the proposal.

Mr. Kuhn – Requested responses to question 2: ***Does BOSAC support the proposed trailhead improvements in the Lincoln town site?***

Ms. Hunter – Installing gate just past Humbug may address some of my concerns about increased use. We want to be sensitive of the traffic issues.

Mr. Dudick – I defer to the rest of BOSAC.

Mr. O’Neil – It needs to be communicated that the new parking area will be reserved for hut visitors. Management may be difficult.

Mr. Cospolich – What is meant by “organizing the parking”.

Mr. Reid – It means to use signage to instruct users on how and where to park, including trailer parking.

Mr. Cospolich – I worry the new parking may be more attractive because of its proximity to the trail than old parking. How will we police the parking areas? The additional parking is proposed at the best location however.

Mr. Zobbe – Policing will be done with signage.

Mr. Reid – Would Mountain Meadows homeowners be able to still access their property via snowmobile?

Mr. Zobbe – Moving the gate forward will eliminate the need to plow road further up and Mountain Meadows homeowners will retain their access to use snowmobiles.

Mr. Carlson – I support the parking plan but have some concerns about the parking lot attracting camping and other overnight use.

Mr. Yule – Works well for the hut but doesn’t address the bigger issues at the Lincoln town site and we should look longer term. There are a lot of factors we need to consider so we don’t have to remodel later on. Possibly, we could move parking lot up the road past Humbug to accommodate all users. I support the proposal overall. I have some reservations, however, about an exclusive parking area for Summit Huts’ users only.

Mr. Kuhn – I would hate to under build parking.

Mr. Wolf – Mary Hart did several studies related to parking for all users and this proposal was her recommendation.

Mr. Dudick – We can always build more parking later if it is necessary this shouldn’t be an impediment.

Mr. Kuhn - Requested responses to question 3: ***Does BOSAC seek any revisions to the current Summit Huts' proposal? If not, should staff proceed with a letter of support for Town Council to review?***

All except Ms. Hunter – Support with certain conditions and would like to make council aware of these concerns.

Ms. Hunter – I don't support the proposal from a BOSAC's perspective because I see no positive gains for the general public. The plan is well laid out, but how does it benefit the general public if the new parking area is for Summit Huts use only? Increased use will continue to be a problem, both on Baldy and at the trailhead.

Mr. Dudick – Wanted to better understand expanding NEPA to include additional trails. How long will the NEPA process take?

Mr. Wolfe – Before expanding the NEPA process, we will have to consult with OSAC to see if they are on board since this is jointly owned land.

Ms. Grail – Realistically, NEPA will take 2-3 years at a minimum.

Mr. Lorch – OSAC has not yet reviewed this application. The real question in all of this is the trail crossing our property. The remainder of the proposal is not on our property.

Mr. Kuhn – Is there enough input on the gate?

Mr. Lorch – Moving the gate is not dependant on the NEPA process.

Mr. Kuhn – Anyone opposed to moving the gate? (BOSAC unanimously supported installing a gate just east of the junction of Humbug Hill and French Gulch Road.)

Mr. Zobbe – Summit Huts has no position on the gate

BOSAC unanimously supported additional work on NEPA to add an evaluation for the two trails (Upper Trail of Tears and the Humbug/Wirepatch trail). They also expressed concerns about the increased use on the face of Baldy, at the trailhead location, and the equity and management challenges of a Summit Huts-only trailhead.

Cucumber Gulch Preserve Management Plan

Mr. Reid explained the desire to complete a management plan. The 2001 "Recreation Plan" is outdated with all of the changes in and around the Gulch. Our hope is to update the plan, and also outline clear policy for management issues we often discuss related to Cucumber.

Mr. Kulick provided background on all the Cucumber documents and staff's intent to consolidate that information in to one document. He outlined the continuum exercise on the board for BOSAC.

Mr. Cospolich – Have we done public opinion polls to see what public thinks?

Mr. Reid – No, generally it is BOSAC's role to represent the public's best interests and provide those recommendations to Council.

The following is a summary of the Cucumber continuum exercise that BOSAC undertook. This exercise was conducted to help staff begin drafting broad management goals to be included in the Management Plan. From the information obtained in this exercise, staff will prepare draft goals for BOSAC to review at their next meeting.

Preservation/ Recreation (Existing conditions summer 5, winter 7)

1 = Preservation emphasis v. 10 = Recreation emphasis

Mr. O'Neil: 3 summer, existing trails at appropriate times but no new trails. 7 winter.

Mr. Carlson: 4 summer, 7 winter. More activity in winter, maintain existing trails.

Mr. Cospolich: 5 summer- the gondola has changed things, 8 winter. Wildlife has adapted in winter to gondola and skiers.

Mr. Yule: 3 summer, 7 winter (some concerns about snowshoe trails)

Ms. Hunter: 3 summer- because we are always getting pushed to do more. 5 winter.

Mr. Dudick: Likes continuum, but seeks a consistent approach to mgmt in Gulch, We must consistently apply our limits to all users (seasonally).

Mr. Kuhn 3 summer, 8 winter. Doesn't think we'll see new trails there in the winter; what you see is what you get in winter.

BOSAC Median – 3 summer, 7 winter

Management (Currently we are at 7):

1 = Heavy management vs 10= minimalistic approach

Ms. Hunter: Keep at 6 or 7 unless there is abuse

Mr. Dudick: 1. We probably need a heavy management presence with expanding bed base. Grand Lodge is a dog friendly resort and would appreciate some recommendations from staff as to where to direct our guests so they do not take their dogs to the Gulch.

Mr. O'Neil: 5, maybe some more portal signs on education.

Mr. Cospolich: lots of signs already, maybe go to 6 because of expanded bed base.

Mr. Carlson: 8 or 9 would be ideal but we probably need to be at 6. Management is needed, including signage for dog owners (direct them to other trails like Peaks).

Mr. Yule: 5

Mr. Kuhn: 5, bump it up

BOSAC Median – 5

Land Acquisition (Currently we are at 5):

1 = No more acquisitions near Gulch v. 10 = Buy all that comes on the market (acquisition of the Wedge was excluded from this rating)

Ms. Hunter: 1

Mr. Dudick: Recused himself

Mr. O'Neil: 6.5
Mr. Cospolich: 2
Mr. Carlson: 3
Mr. Kuhn: 5
Mr. Yule: 6
BOSAC Median – 4

Development Restrictions (Currently we are at 5):

1=Additional restrictions v. 10 = Existing PMA/ OPD Sufficient (Currently we are at a 5)

Ms. Hunter: 7
Mr. Dudick: 4
Mr. O'Neil: 6
Mr. Cospolich: 4
Mr. Carlson: 5
Mr. Kuhn: 5
Mr. Yule: 6 expand PMA borders
BOSAC Median – 5

Forest Health: (Currently we are at 1): 1= Leave Alone v. 10 = Active

Ms. Hunter: 3
Mr. Dudick: 1
Mr. O'Neil: 2
Mr. Cospolich: 1
Mr. Carlson: 1 new acquisitions make sense to go 5
Mr. Kuhn: 2
Mr. Yule: 3
BOSAC Median – 2

Summer Special Events and Special Uses (Currently we are at 1):

1=No more events and special uses v. 10=Unlimited events and uses

Ms. Hunter: 2
Mr. Dudick: 2
Mr. O'Neil: 2
Mr. Cospolich: 2
Mr. Carlson: 1
Mr. Kuhn: 2
Mr. Yule: 2. Some consideration for events would be nice.
BOSAC Median – 2

Educational Efforts (Currently we are at 1):

1= existing level v. Large scale promotion (signage, advertizing information in all adjacent rooms)

Ms. Hunter: 2
Mr. Dudick: 10, Education is imperative and it doesn't have to drive more users to the Preserve.
Mr. O'Neil: 6
Mr. Cospolich: 6. Focus on concierges at big properties

Mr. Carlson: 3

Mr. Kuhn: 6

Mr. Yule: 6

BOSAC Median – 6 (Many members were concerned increased education would drive more visitors to the Preserve)

Signs and Fences (Currently we are at 5)

1 = chain link v. 10 = none

Ms. Hunter: 4

Mr. Dudick: 3

Mr. O'Neil: 3

Mr. Cospolich: 4

Mr. Carlson: 5

Mr. Kuhn: 4

Mr. Yule: 4

BOSAC Median – 4

Other comments:

Mr. Grosshuesch - We will outline this information at a later time to Council so they can see what BOSAC said and they can weigh in. This will help us focus our dollars and administration.

Mr. Dudick: - It would be good to show the continuum idea to Council and BOSAC's input, then ask Council to verify or say where they differ. We also need to show where we are now in terms of the continuum.

Executive Session:

Mr. Yule made a motion to move into executive session at 7:36 pm to discuss property acquisition. The motion was seconded by Mr. O'Neil.

Mr. Kuhn motioned to come out of executive session at 7:59 pm, Mr. O'Neil seconded the motion.

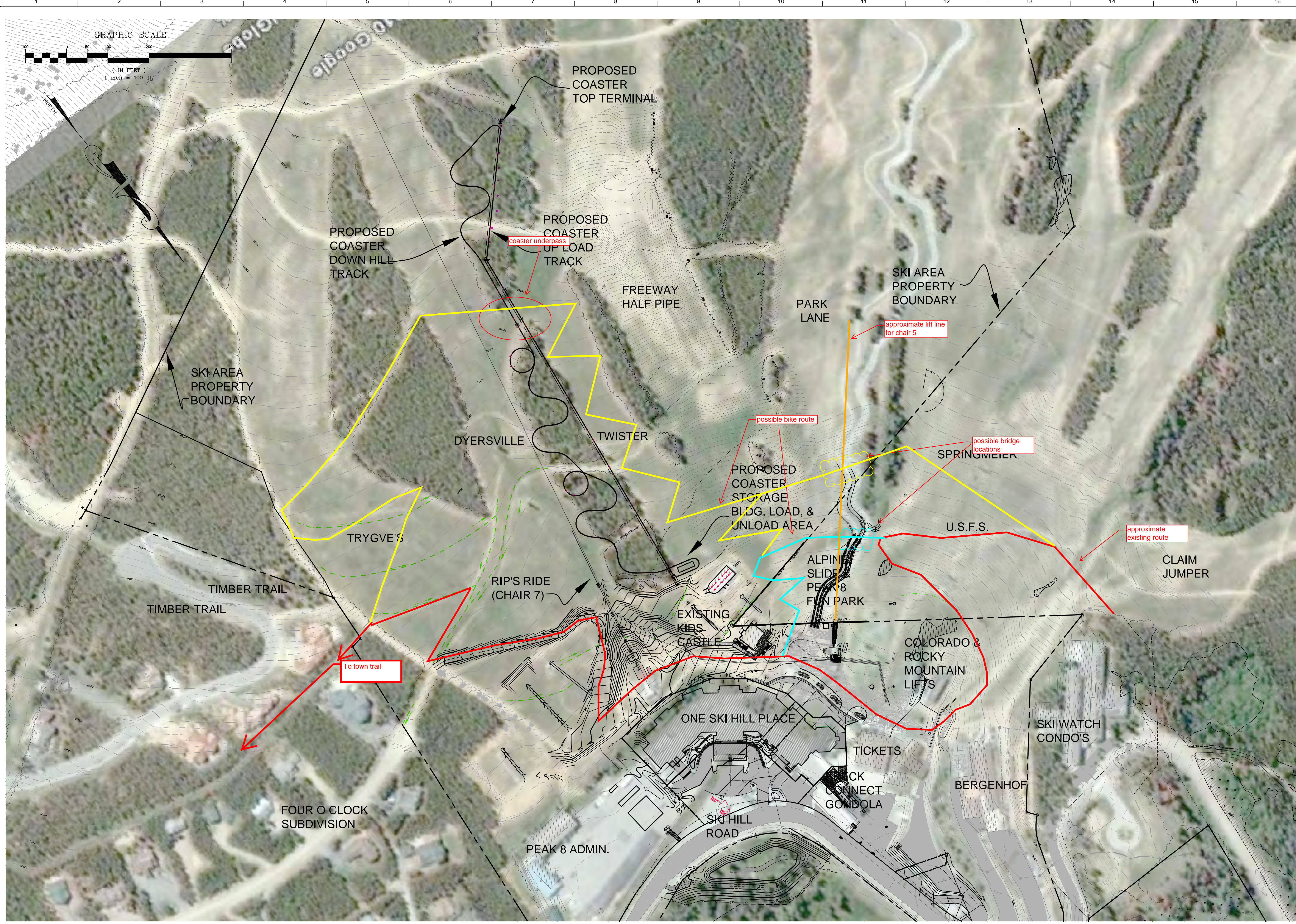
Next Meeting

The next regularly scheduled meeting is on June 20, 2011 at 5:30 pm in the Administrative Conference Room in the Breckenridge Town Hall (150 Ski Hill Road).

Mr. O'Neil motioned to adjourn the meeting and Mr. Yule seconded. The meeting was adjourned at 7:59 p.m.

Dennis Kuhn, Chair

Friday, February 12, 2010 1:04:37 PM DRAWING: F:\PROJECTS - CIVIL\Project Land Dev R2\01452\0010-01 PEAK 7 & 8 BASE AREACADD FILES\SITE PEAK 8 COASTER\PE8 COASTER SITE PLAN .DWG LAYOUT: VICINITY USER NAME: TICE STEVE



MARK	DATE	DESCRIPTION	BY

BRECKENRIDGE, COLORADO
PEAK 8 COASTER
 PEAK 8 VICINITY PLAN

Project No.: 133-23503-10007
 Designed By: CAD
 Drawn By: CAD
 Checked By: JAL