

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, October 17, 2011  
150 Ski Hill Road

- 4:30 Site visit to East River Trail  
(Meet behind Town Hall. We will drive to Valley Brook and walk from there.)
- 5:30 Call to Order, Roll Call
- 5:35 Discussion/approval of Minutes – September 12, 2011
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 5:50 Staff Summary
- Reliance Dredge Stabilization Update
  - Tiger Dredge Lot Update
  - Hoosier Pass Recpath Planning Grant Update
  - Open Space Pro Forma
  - Country Boy Trail Update
  - McCain Property Planning Update
- 6:00 Open Space and Trails
- Cucumber Gulch Preserve Management Plan
  - Golden Horseshoe State Trails Grant Application
  - Country Boy Trail Update
- 7:30 Adjourn

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

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**Memorandum**

To: Breckenridge Open Space Advisory Commission  
From: Open Space Staff  
Re: October 17, 2011 meeting

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**Staff Summary****Reliance Dredge stabilization**

The Breckenridge Heritage Alliance (BHA) board approached Town Council regarding a stabilization of the Reliance Dredge, which is located on a small open space parcel on Wellington Road near the intersection with Campion Trail. Town Council approved the BHA's proposal and open space staff has reviewed the site and the proposed stabilization action. The goal of the stabilization effort is to ensure that the remaining upright portions of the structure do not collapse. This work will likely be completed this fall.

**Tiger Dredge Lot Update**

During the two most recent Town Council meetings, preliminary discussion have begun regarding a potential park to be located on the Tiger Dredge parking lot. The Summit Daily News also covered this story here:

<http://www.summitdaily.com/article/20110922/NEWS/110929959&parentprofile=search>

In general, the concept is to consider creating an in-town park or green space on the Tiger Dredge lot adjacent to the Riverwalk Center. At this time, the Council discussions are preliminary. The Town Council will be discussing this issue at their budget retreat and Councilmember Dudick and staff will have an update for BOSAC after the retreat.

**Hoosier Pass Recpath Planning Grant**

Staff recently submitted a letter of support for Summit County Government's application for a planning grant to evaluate the feasibility of a Hoosier Pass Recpath. The concept of a recpath connection to Hoosier Pass has been contemplated for several years, and is included in both the Town Trails Plan and the Joint Upper Blue Master Plan. If successful, Summit County Government's planning grant would evaluate the feasibility and possible location of such an ambitious project. Staff will keep BOSAC informed of any progress on this project.

**Open Space Pro Forma**

Attached is an updated version of the Open Space Fund Pro Forma. Staff made a number of minor adjustments to the pro forma to accurately reflect audited 2010 numbers and to reflect some small changes to the proposed 2012 budget. More major changes were made to the pro forma for future years, primarily: eliminating the TDR revenues from Shock Hill (seems unlikely this will occur), and increasing the acquisition line item in 2013 and subsequent years.

### **Country Boy Trail Update**

At BOSAC and Council's direction, staff is working to complete the proposed trail to bypass the Country Boy property and provide a trail connection between B&B and Barney Ford Trails. The goal is to complete this trail this autumn. Staff will provide BOSAC with a verbal update on the progress of this project at the meeting.

### **McCain Property Planning Update**

**Army Corp Blue River Reclamation Project** – Staff is pursuing funding from the Army Corps of Engineers for up to 5 million dollars to restore the stream channel and improve fish habitat along a stretch of the Blue River which runs through the McCain Parcel. Presently staff is working with engineering consultants to develop a conceptual plan. Staff will bring back this project in more detail at a future BOSAC meeting.

**McCain Solar Garden** – The Town is pursuing development of a solar garden on an approximately 10 acre portion of the 102 acre McCain property. When the Town acquired the McCain property, 1/3 of its purchase price was paid through open space funds. This proposed project anticipates using less than 10% of the total property and is being designed to stay away from the stream corridor area, which has the highest open space values. Presently the solar garden project is very conceptual and there will be plenty of opportunity for public comment in the coming months. Staff will bring back this project in more detail at a future BOSAC meeting.

### **Open Space and Trails**

#### **Cucumber Gulch Preserve Management Plan**

Attached, please find a draft document outlining potential goals and actions for the Cucumber Gulch Preserve Management Plan. At its September 27<sup>th</sup> meeting, Town Council participated in the same Cucumber Gulch continuum exercise BOSAC underwent in May. Staff solicited direction from both entities and compiled the results in the attached memo. Staff then developed the attached goals and actions document to try to capture the direction from both Council and BOSAC. Staff will finalize this document, then combine it with the background information previously reviewed by BOSAC at its May meeting. Together, the two documents will serve as the foundation of the Cucumber Gulch Preserve Management Plan to be finalized by BOSAC for Council review and approval.

Please review the attached draft and come to the BOSAC meeting prepared to answer the following questions:

- 1. Is BOSAC comfortable with the overall goals outlined in this document? If not, what changes would BOSAC recommend?*
- 2. Is BOSAC comfortable with the specific actions outlined in the attached document? If not, what changes are needed to address your concerns? In some cases, options have been provided for the BOSAC to weigh in on.*

### **Golden Horseshoe State Trails Grant Application**

Staff is drafting a grant application to help fund seven non-motorized Golden Horseshoe trail projects in 2012 and 2013. The specific trail projects included in the grant application include: Betty's Trail completion, Galena Ditch Trail construction, Great Flume Trail drainage work, Sidedoor Trail realignment, Slalom Singletrack realignment, Toxic Forest Trail realignment, and Upper Flume drainage and boardwalk.

These trails were identified as the highest priority non-motorized trail projects in the Golden Horseshoe that also were eligible for work without additional site-specific NEPA analysis. Staff is currently working with Summit County Government and U.S. Forest Service staff to finalize the construction notes for these various projects so that work can begin during the 2012 field season.

The Colorado State Parks State Trails grant program, funded by GOCO and federal monies, is an excellent funding source for trails projects throughout the state. Grant funding is quite competitive and staff is striving to develop a solid proposal to include volunteer and youth elements (VOC and Rocky Mountain Youth Corps), intergovernmental partnerships, and trail connectivity. Staff will update BOSAC on any progress with this grant application.

- 1. Does BOSAC agree with the priorities outlined in the grant proposal?*
- 2. Does BOSAC have any questions or additions regarding this grant application?*

### **Roll Call**

Dennis Kuhn called the September 12, 2011 BOSAC meeting to order at 5:40 pm. Other BOSAC members present included Scott Yule, Devon O'Neil, Erin Hunter, Jeff Carlson and Jeff Cospolich. Staff members present were Mark Truckey, Chris Kulick and Scott Reid. Brian Lorch from Summit County was also present.

### **Approval of Minutes**

The minutes were approved as presented.

### **Approval of Agenda**

The agenda was amended to add a few topics under staff summary.

### **Public Comments**

There were no public comments.

### **Staff Summary**

#### **Blue River Landscaping**

Mr. Reid – We have been working with the contractor to get the site cleaned up and mitigate the tire tracks. Ken Sauerberg is our project representative on this project. We are currently submitting a concept paper in hopes of pursuing grant funding for several bridges, pocket parks and hardscape along the Blue River between Coyne Valley and Valley Brook Roads.

Mr. Cospolich – Have we ever done trail counts along the River Trail. (No) I'm wondering how much use it gets compared to our other popular trails. It is irrelevant, though, because it is a very heavily-used trail that deserves our attention.

#### **Reiling Dredge**

Mr. Reid – We have been asked to hold off on the stabilization of the Reiling Dredge for this year as some concerns get sorted out by the State Historical Fund staff. We want to preserve the potential to secure stabilization funding.

#### **Barney Ford Trail**

Mr. Reid – We will be doing the re-alignment of Barney Ford through the clear-cut and correct the previous alignment.

#### **Golden Horseshoe Signage**

Mr. Reid – Directional signage for non-motorized trails in the Golden Horseshoe will be installed this year.

#### **Continuum Exercise**

Mr. Kulick – We will be bringing the continuum exercise to Council tomorrow night (9/13). At the next BOSAC meeting we will be bringing goals and actions to discuss based off of this Council exercise.

#### **Bicycle Friendly Community**

Mr. Kulick -- Breckenridge has been recognized as a gold-level Bicycle Friendly Community. More information is to come. This is a huge honor for which BOSAC and Council should take pride.

### **Open Space and Trails**

#### **Cucumber Gulch Education Pamphlet**

Mr. Kulick -- Public awareness efforts for Cucumber-area residents and visitors has been stressed by both BOSAC and Council. Attached is a first draft that provides general background and specific rules that need to be followed in the area. We are seeking edits from BOSAC.

Mr. Kuhn -- Distribution is key. HOA's and concierges are a good start. White Wolf and Gold Camp need to be targeted. HOA meetings are not well attended, but email seems to work in addition to the meetings.

Mr. Kulick -- We recognize the challenge with the local HOA's and hope that the concierges are a good place to start. Front line staff should continue to be trained, though.

Mr. Lorch -- You could also mail this to the owners of record.

Ms. Hunter -- It would be helpful to specifically name the trails where pets are allowed.

Mr. Cospolich -- Also, you could list the lodge names on the map so visitors can locate themselves.

Mr. Grosshuesch -- Annual update or report to the HOA's adjacent to the Gulch would help get buy-in and make them feel part of the stewardship. It's important to let people know that we are monitoring the area annually, including with trail photos.

Mr. Yule -- We want buy-in, not an authoritarian approach.

Mr. Cospolich -- We need people to understand how precious this site is. A letter to the editor in the spring would be useful as well.

Mr. Kuhn -- Let's not use "pets" and instead use "dogs" for language. We need to be more direct. Overall, we need to word it stronger: "no dogs allowed".

Mr. Yule -- Contractors in the area just let their dogs run.

BOSAC approved the brochure and recommended more police presence and enforcement in the Preserve.

#### **Golden Horseshoe VOC Proposal**

Mr. Reid -- The TMP has been accepted with caveats. US Forest Service will pay for NEPA analysis for the unsustainable motorized single track routes. The USFS will not enforce this plan until a year or two from now. We have a three year proposal in to VOC. We also will apply for funding for these projects from state trails. Below are specific projects we intend complete over three years.

1. Galena Ditch, first priority
2. Upper Flume, muddy section at the base of Slalom and Toxic Forest

3. Extending Betty's trail
4. Re-alignment of Sidedoor
5. Great Flume
6. Reconstruction of Little French
7. Re-alignment of Slalom

We hope to revise the trail map this winter to show approved routes. VOC is eager to work with us.

BOSAC unanimously supported the three-year VOC proposal and the trails listed for priority.

### **Country Boy Trail Proposal**

Mr. Kuhn – Do we have the time to complete it this year and would we have any conflicts if we schedule for next year?

Mr. O'Neil – This seems expensive but worth it because of the connectivity it brings to our network and population base it serves.

Ms. Hunter – I agree with Mr. O'Neil

Mr. Cospolich – I support the project. I'm comfortable to proceed without a contribution from the County.

Mr. Kuhn – I am in support of it for many reasons. We have the money, it's much more cost effective compared with purchasing the mine at 1.7 million. John Vince is also willing to give us an easement at this time. It really works toward completing the network.

BOSAC unanimously supported moving ahead with the Country Boy trail project, in 2011 if possible.

Mr. Truckey – Would the County be willing to contribute to this project?

Mr. Lorch – The County is unlikely to fund this project due to previous comments from OSAC indicating we are spending too much money in the Upper Blue compared to other basins.

### **Other Issues**

Mr. Cospolich – Can we get user counts for the Rec Path?

Mr. Lorch – Please note that we are updating our website this winter and plan to show dates of events and maps so the public can avoid events if they wish.

### **Next Meeting**

The next regularly scheduled meeting is on October 16, 2011 at 5:30 pm in the Administrative Conference Room in the Breckenridge Town Hall (150 Ski Hill Road).

Mr. Yule motioned to adjourn the meeting and Mr. O'Neil seconded. The meeting was adjourned at 6:58 p.m.

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Dennis Kuhn, Chair



OPEN SPACE PRO FORMA

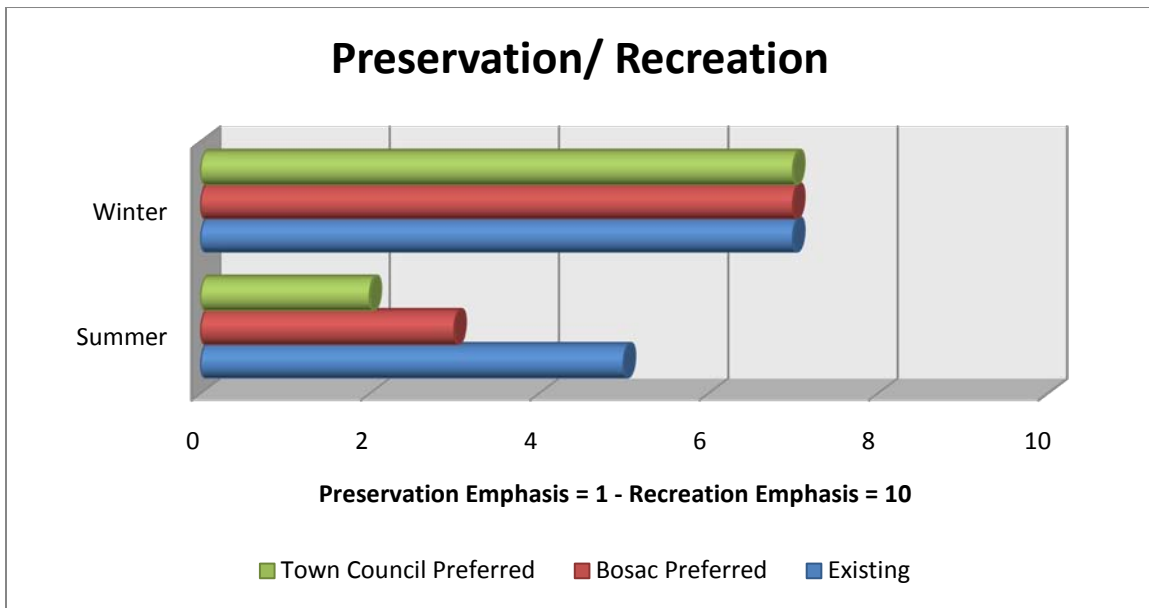
	Audited	Budgeted											
<b>EXPENDITURES</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>Comments</b>	
Land Acquisitions	276,515	330,000	570,000	700,000	721,000	742,630	764,909	787,856	811,492	835,837	860,912	Budget line item 54421--3 % annual growth	
MBJ Acquisition		1,440,126										Total price \$1.65 million, County contributed 200k	
Cuc Wedge/Claimjumper Acquisition												\$1.14 million based on latest appraisal, County expected to make contribution	
Wellington/Oro Treatment Plant	145,861	144,000	183,000	188,490	194,145	199,969	205,968	212,147	218,512	225,067	231,819	3k VCUP expenses, and Wellington/Oro treatment plant costs, including part-time operator (25k) and replacement fund (11k annually)	
Debt Service B&B	297,455	297,653	297,710	297,626	302,401	301,893	301,244	300,454	299,523	298,988	299,974	55524, \$4.5mil bond @5% 20 yrs; based on principal and interest payments scheduled	
Debt Service Cucumber	385,324												
Nordic-Nature Bldg												Nature/nordic center eliminated for time being to balance budget	
Swan Mt Bike Path		90,000											
Administration	254,897	275,852	263,095	270,988	279,117	287,491	296,116	304,999	314,149	323,574	333,281	51111-51138 (wages and benefits), 52214-53321 (printing and postage), 53372-53374 (training, travel, and BOSAC), 5800 (garage fund), 55512 liability insurance, 3% annual growth, 53388-53389 (insurance deductibles)	
Legal Services	0	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	53352, B&B Consent decree followup	
Consultants	73,173	111,236	80,000	82,400	84,872	87,418	90,041	92,742	95,524	98,390	101,342	53355, 3% annual growth, Cucumber monitoring (future years may be adjusted pending Cuc mgmt plan recommendations)	
Forest management	222,101	166,500	130,000	100,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	53359 3% annual growth, forest mgmt, weed control, GH forest mgmt/health planning	
Other contracted services	10,936	10,000	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	53399 surveying and appraisals	
Trails construction and maintenance	87,899	203,500	157,500	162,225	167,092	172,105	177,268	182,586	188,063	193,705	199,516	54426, 54427, 54430, Town trails and landscape construction, GH trails, Friends of Breck, 10 k bike lane striping, 3% annual growth, placeholder W bridge 2011	
Landscaping (river corridor)		150,000										54430 for Blue River corridor by Block 11	
<b>TOTAL EXP</b>	<b>1,753,425</b>	<b>3,223,867</b>	<b>1,696,305</b>	<b>1,817,179</b>	<b>1,839,540</b>	<b>1,882,897</b>	<b>1,927,428</b>	<b>1,973,173</b>	<b>2,020,174</b>	<b>2,069,008</b>	<b>2,120,845</b>		
<b>REVENUES</b>													
Sales Tax	1,584,516	1,610,516	1,636,300	1,652,663	1,669,190	1,685,882	1,702,740	1,719,768	1,736,965	1,754,335	1,771,878	Based on 1% annual growth	
Interest	12,599	15,509	5,165	6,890	7,384	7,035	6,550	5,816	6,948	7,818	6,297		
B&B Land Sales								425,000				Potential divestiture properties (Williams Placer--revenues split with County)	
TDR Sales	38,088	5,500	10,750	10000	10,000	10,000	10,000	10,000	10,000	10,000	10,000		
Grants	71,160	90,339	75,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	2011: 10k Middle Flume, 75k State Forest Service (for 2010/2011 work)/2012: 50k from State FS and 25k from SC	
Summit County reimbursement	71,474	72,000	84,500	87,035	89,646	92,335	95,105	97,959	100,897	103,924	107,042	Wellington/Oro treatment plant costs	
Trails map sales	6,253	7,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000		
Miscellaneous	18,120	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	5k Rental income (dogsled rides) and 9k W/O zinc sales	
<b>TOTAL REV</b>	<b>1,812,431</b>	<b>1,815,364</b>	<b>1,828,715</b>	<b>1,783,588</b>	<b>1,803,220</b>	<b>1,822,252</b>	<b>1,841,396</b>	<b>2,285,543</b>	<b>1,881,811</b>	<b>1,903,078</b>	<b>1,922,217</b>		
<b>BEG. BALANCE</b>	<b>1,982,517</b>	<b>2,031,303</b>	<b>622,800</b>	<b>755,210</b>	<b>721,619</b>	<b>685,299</b>	<b>624,654</b>	<b>538,621</b>	<b>850,991</b>	<b>712,628</b>	<b>546,697</b>	previous year's balance	
<b>END BALANCE</b>	<b>2,031,303</b>	<b>622,800</b>	<b>755,210</b>	<b>721,619</b>	<b>685,299</b>	<b>624,654</b>	<b>538,621</b>	<b>850,991</b>	<b>712,628</b>	<b>546,697</b>	<b>348,069</b>		

Memorandum

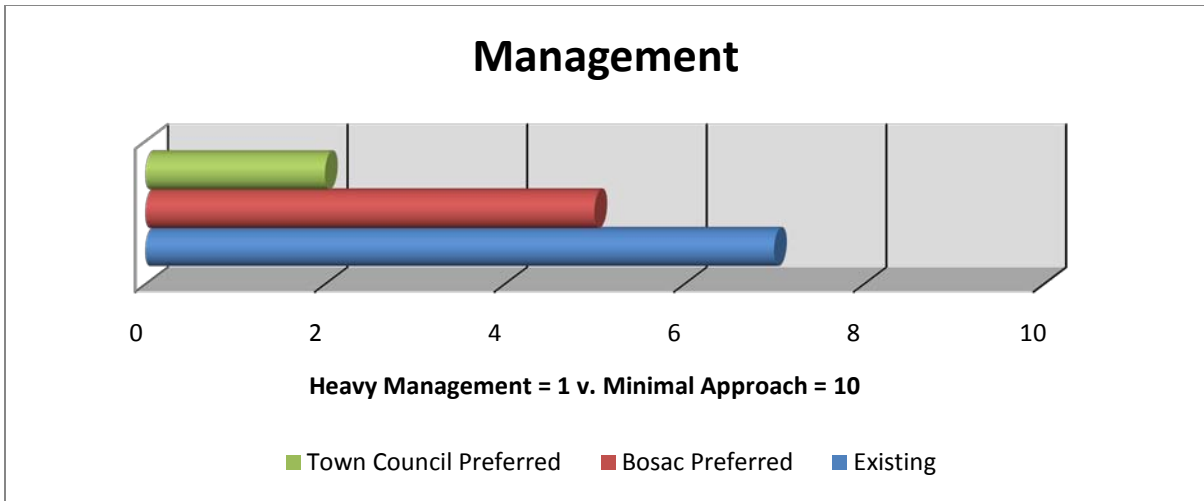
To: Town Council  
From: Open Space and Trails Staff  
Re: Cucumber Gulch Preserve Master Plan Continuum Results  
Date: September 15, 2011

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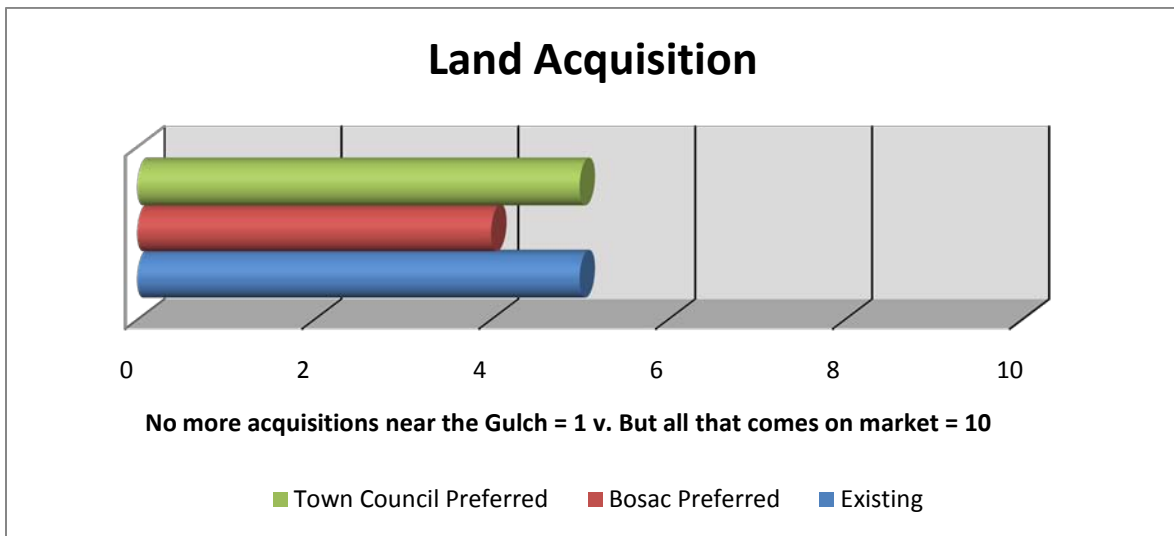
Thank you for your input regarding Cucumber Gulch Preserve management policy. Below are graphs representing the tabulated results from both Council and BOSAC. Staff will use this information to formulate management goals and actions to be presented to both Council and BOSAC in the coming months.



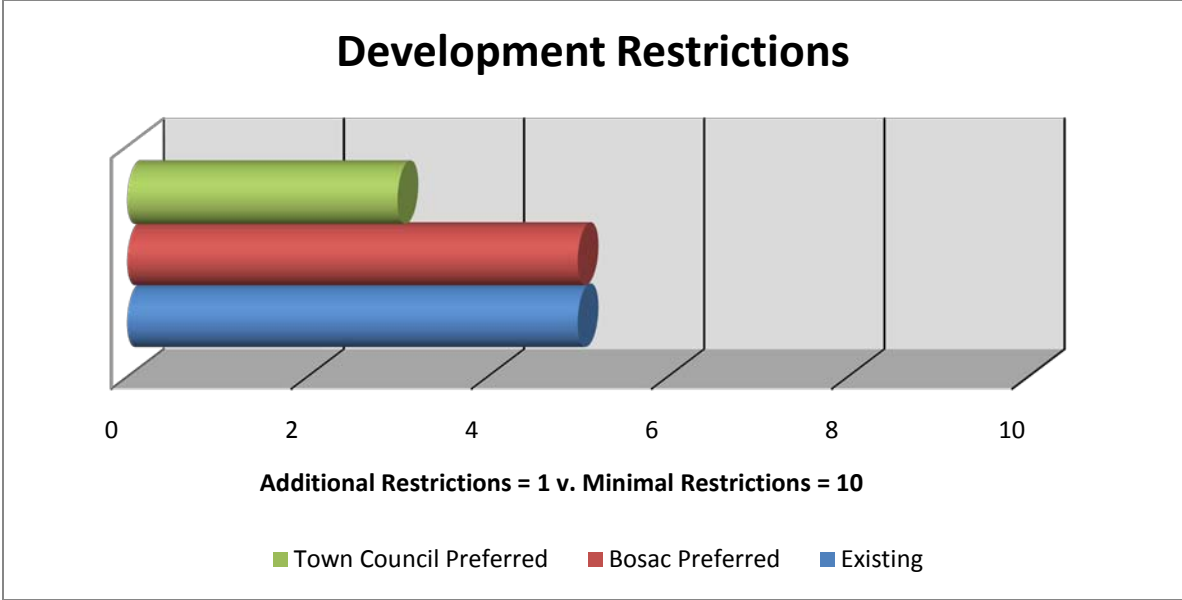
**Town Council Preferred Median – 2 summer, 7 winter**  
**BOSAC Preferred Median – 3 summer, 7 winter**  
**Existing Conditions - summer 5, winter 7**



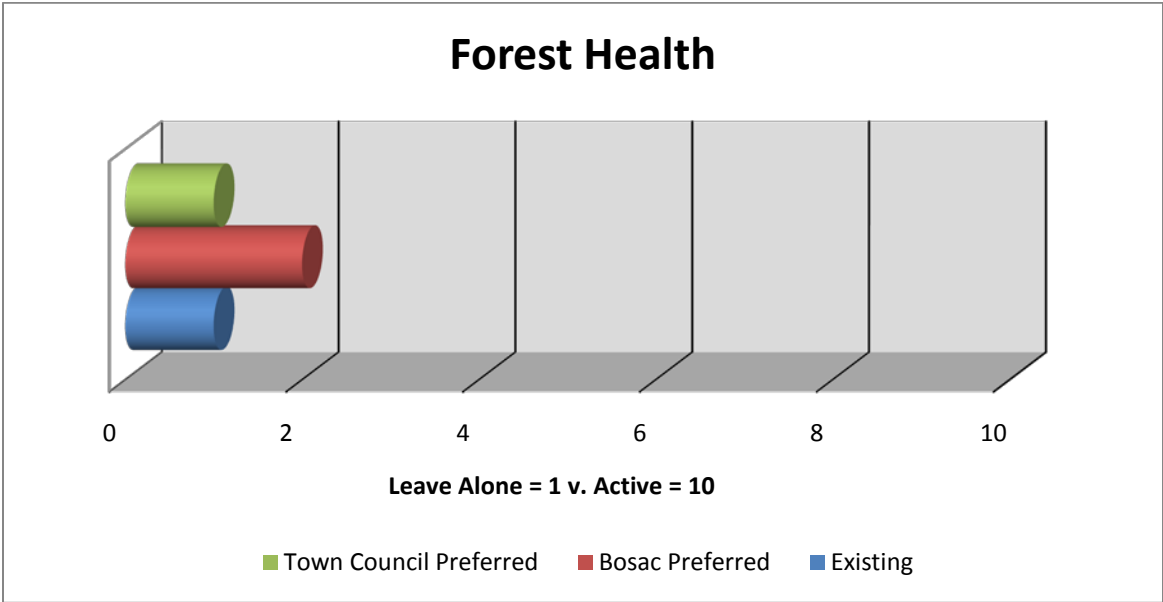
**Town Council Preferred Median – 2**  
**BOSAC Preferred Median – 5**  
**Existing Conditions - 7**



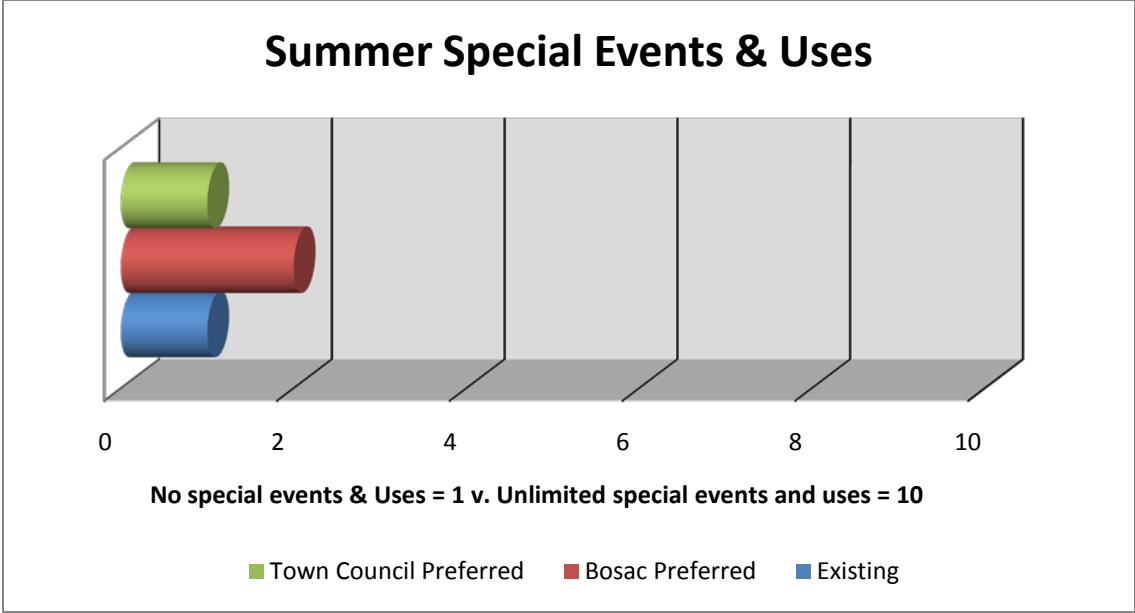
**Town Council Preferred Median – 5**  
**BOSAC Preferred Median – 4**  
**Existing Conditions - 5**



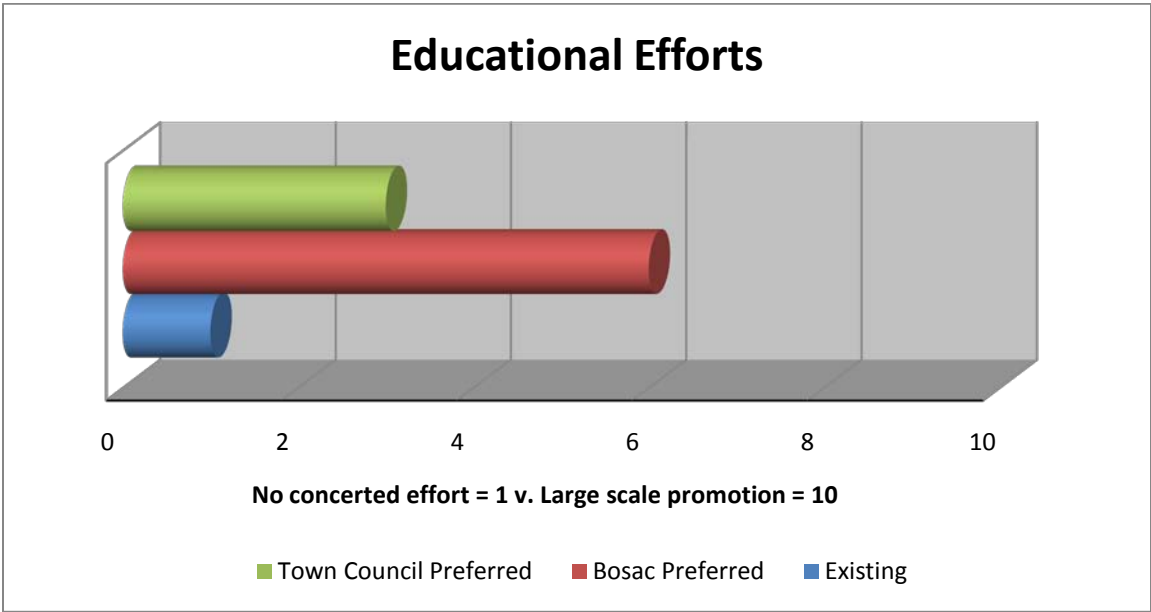
**Town Council Preferred Median – 3**  
**BOSAC Preferred Median – 5**  
**Existing Conditions - 5**



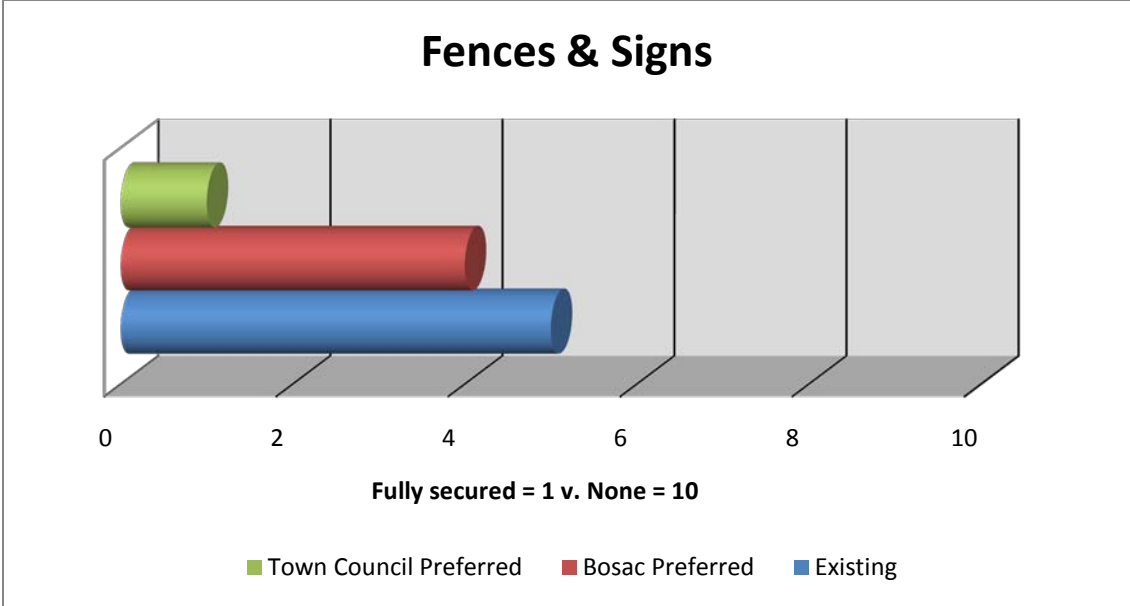
**Town Council Preferred Median – 1**  
**BOSAC Preferred Median – 2**  
**Existing Conditions - 1**



**Town Council Preferred Median – 1**  
**BOSAC Preferred Median – 2**  
**Existing Conditions - 1**



**Town Council Preferred Median – 3**  
**BOSAC Preferred Median – 6**  
**Existing Conditions - 1**



**Town Council Preferred Median – 1**

**BOSAC Preferred Median – 4**

**Existing Conditions - 5**

# Management

## Town Council Directives

- Enhanced protection of the Preserve
- More visible management presence
- Greater enforcement of regulations, particularly regarding pets
- Better utilization of fencing to secure sensitive areas and define a perimeter boundary to adjacent residential properties
- Minimal forest health intervention

## Goals & Actions

### Goals

1. Preserve the critical habitat and functional wetlands of the Preserve as the primary goal behind management
2. Convey a strong management presence in the Preserve to send an important resource protection message to visitors and citizens.
3. Perception of the Preserve by residents and visitors should be as a special area that possesses the most valuable ecological resources and the most visibly managed of all the Town's open space holdings.

### Actions

#### 1. Establish and maintain controlled points of entry for the Preserve

Construct a clearly defined perimeter for the Preserve adjacent to developed land. In constructing the perimeter utilize wildlife friendly native materials, such as buck-and rail fencing that will clearly define boundaries for human visitors. **Note: as an added measure of protection, entry points could be equipped with motion detection cameras to clearly catalogue all visitors to the Preserve.**

#### 2. Post clearly defined regulations for visitors entering the Preserve.

Regulations should be clearly posted at all established entry points to inform visitors of the importance of their actions in protecting the Preserve's natural resources.

#### 3. Initiate regular/periodic patrols of the Preserve by uniformed community service officers.

Regular uniformed patrols of the Preserve will reinforce the Town's management presence and provide a stronger likelihood that visitors will comply with the defined rules of conduct for the Preserve and help reduce the chances for degradation to natural areas.

**4. Institute a strict policy on regulations infractions within the Preserve, with a particular emphasis on pet infractions.**

Protecting the Preserve's fragile resources is the most important management directive. Substantial fines should be given to visitors that do not comply with the established rules and repeat offenders should be banned from future entry to the Preserve. Consider the use of motion cameras as an additional monitoring tool to use for identification of violators.

**5. Conduct monitoring studies to gather information to better evaluate and track natural resource trends and the overall health of the Preserve. Refine Preserve regulations and management as needed.**

Conducting annual monitoring studies is the best method to ensure meeting the Town's stewardship obligations for the Preserve. Annual monitoring allows us to track trends over time and institute management corrections when conditions fall below acceptable conditions. Of particular importance is water quality and water quantity monitoring. Water quality monitoring is important because less than 1% of Colorado is riparian and over 75% of all wildlife depend on water for all or a part of their life cycle. Therefore the water resources of the Preserve are the cornerstone of the Preserve's system health.

**6. Investigate any negative trends in water quality and water quantity reported through annual monitoring.**

Protection of the Preserve's water resources is the top priority due to area wildlife's dependence on the Preserve's water sources. Therefore any negative information reported through the annual monitoring efforts necessitates additional review to diagnose causation.

**7. Remediate sources of water degradation as soon as possible upon confirming causation of a trend.**

A significant portion of the Preserve's water resources are fen wetlands. Fen wetlands take thousands of years to develop and are essentially irreplaceable. Due to the uniqueness, importance and vulnerability of fens in our region, the U.S. Fish & Wildlife Service has set a goal that every "reasonable effort" should be made to avoid impacting fen habitat. Because of the sensitivity of the Preserve's fens and the importance to area wildlife, timely remediation is critical in cases of confirmed water quality degradation.

**6. Do not expand gondola hours of operation without conducting additional impact studies.**



The gondola serves as a useful transportation amenity, delivering passengers from the center of Town to the Peak 7 and 8 base areas of the ski resort. The gondola passes directly through the Preserve's boundaries, potentially affecting on the area's native species. Due to the unknown affects on area species, a wildlife impact study should be required prior to the consideration of additional operating hours for the Gondola.

**7. Signage should be used to inform, direct and educate visitors.**

Preserve signage should clearly inform visitors of area regulations, direct visitors along designated trails, and educate visitors about the Preserve's unique natural resource values worthy of extensive conservation efforts. Signage should be designed to be visible but also compatible with the surrounding character. All signs should fit a coherent professionally-developed pattern.

**8. Protect sensitive areas of the Preserve with fencing.**

Sensitive internal areas of the Preserve that are easily accessible to visitors should be protected with natural fencing. Fencing utilized should not restrict wildlife movement.

**9. Selectively acquire land to protect and enhance the Preserve's wildlife habitat value and wetland ecosystem.**

Land in the direct vicinity of the Preserve that connects to the Preserve's wetland system or functions as a wildlife movement corridor should be considered for acquisition to the Town's Open Space portfolio when available.

**10. Minimal forest health management activities should occur within the Preserves boundaries.**

The 2007 Forest Health and Mountain Pine Beetle Analysis of Cucumber Gulch Preserve recommended no forest health intervention (e.g., tree cutting, tree spraying) for areas within the Preserve due to wetland soils and a limited percentage of lodgepole pine trees in the area. New acquisitions (including the MJB and Wedge parcels) should be evaluated for forest management needs. Tree removal may also be acceptable in limited areas for defensible space purposes.

## **Preservation/ Recreation**

### **Town Council Directives**

- Allow existing Nordic trail system
- Prevent the proliferation of additional snowshoe trails
- Lower the intensity of non-winter recreation

## Goals & Actions

### Goals

1. Facilitate safe, low intensity public recreational access and enjoyment of the Preserve, while meeting the primary goal to protect natural resources and wildlife habitat.
2. Maintain existing levels of winter recreational opportunities. Allow summer recreational access as long as it does not compromise conservation objectives.
3. Implement greater restrictions on summer recreation as needed.

### Actions

1. **Allow the Breckenridge Nordic Center to continue operating on existing trails.**

Threats to the Preserve's natural resources fluctuate seasonally. The winter's ample snow provides the Preserve's sensitive ecosystems a barrier of protection from human disturbance. Snow allows Nordic skiers and snowshoers to navigate over areas that would be unsustainable for human travel at other times of the year. Despite the protection it provides, snow also allows the proliferation of additional undesignated trails that impact local wildlife. Due to this concern and acknowledging the importance of nordic skiing to the Town's winter sports economy, it is recommended to allow the continued operation of the nordic center on existing trails, without the possibility of future network expansion within the Preserve.

2. **Nordic center hours of operation will be one hour after sunrise until one hour prior to sunset.**

Wildlife activity in the Preserve is most prevalent during dusk and dawn. To minimize wildlife disturbance concerns associated with the operation of the nordic center, nighttime operations shall be limited to approved guided snowshoe tours limited to a maximum of three days per week..

3. **Limit use of the nordic center building and grounds to winter seasonal use.**

Due to the Nordic center's picturesque alpine setting, it will likely receive future demand from large groups such as weddings and family retreats outside of the winter season. Due to the Nordic center's proximity to the Preserve and the intensity of these uses (particularly nighttime uses), non-winter use standards for the Nordic center facility should be established by Town Council.

4. **Restrict access and seasonally close trails within the Preserve during sensitive periods**

Seasonal closures are intended to keep visitors out of the Preserve during the most critical periods. These critical periods include the incubation period and the beginning of the chick-rearing stage for many of the migratory birds, moose calving season, and other periods

when staff determines the Preserve's trails to be too wet, muddy, and at risk of being damaged. When seasonal closures are deemed necessary it is recommended that trails leading into the closure area be closed as well to not strand users at a closure point and have them forced to decide between complying with the closure and having to turn around or disregarding the closure and continuing on their journey.

Under the scope of restricting access a variety of options can be implemented. Below is a sample list of options. Staff requests feedback from BOSAC indicating which option characterizes your preferred strategy for controlling access during sensitive periods.

- a. Seasonally close some or all trails
- b. Institute directional travel on select trails
- c. Close select trails to specific user types
- d. Permanently close some specific trails (e.g., Toad Alley/Peaks Connect) deemed most impactful to wildlife and the wetlands and seasonally close other trails
- e. Permanently close all trails in Preserve

#### **5. Restrict large groups and special events from the Preserve outside of the winter season.**

Due to the Preserve's heightened sensitivity outside of the winter season, no special events of any kind or groups larger than eight individuals are permitted. Standards for approval of all formal group activities of eight individuals or less will be established by the Town Council.

## **Educational Efforts**

### **Town Council Directives**

- Educate adjacent residents about the Preserve's valuable natural resources and vulnerability to human impacts.
- Work with front-line lodging staff of neighboring properties to educate guests about the about Preserve's valuable natural resources and vulnerability to human impacts.
- Educate in a way that does not attract more visitors to the Preserve.

### **Goals & Actions**

#### **Goals**

1. The educational mission of the preserve is to inform both visitors to, and neighbors of the preserve about its resource values and sensitivity to impacts and disturbances. This is in

direct contrast to educational efforts conducted in environmental education centers where higher visitation is encouraged and the conservation areas are marketed to promote educational visitation.

2. Educate visitors and guests to the natural importance of the Preserve without attracting more visitors to the area. Note: perhaps this last portion should be a separate goal regarding our priority towards preservation and to not market the Gulch as a visitor destination.
3. Focus on educating residents and visitors which reside immediately adjacent to the Preserve about the Preserve's uniqueness and ecological vulnerability.

## **Actions**

1. **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.

2. **Provide educational presentations by Open Space and Trails staff at local HOA meetings of properties adjacent to the Preserve.**

Staff should reach out to the HOA's adjacent to the Gulch and offer presentations on the Preserve at their meetings. The presentation should be designed to cover the most pressing information, instill a sense of stewardship and provide home owners an opportunity to ask questions pertaining to the Preserve.

3. **Work with property managers and concierges of adjacent properties to inform their guests on the Preserve's ecological sensitivity and the strict regulations visitors must adhere to.**

Staff should work with front line employees such as concierges and check-in staff to ensure these staff members are responsibly informing visitors about the fragile resources and the strict regulations and related enforcement for the neighboring Preserve. Encourage concierges and check-in staff to direct visitors to trail opportunities outside of the Preserve/provide them with trails map information.

4. **Utilize media to spread the message of the Preserve's ecological value and newly instituted regulations.**

The Town should strategically use media resources to spread a two-part message covering the Preserve. One message will be intended to generate public support for conservation of the Preserve's natural resources. The second message should draw attention to the

heightened management presence in the Preserve. Media opportunities and content will range from more general press releases to shorter, more targeted messages delivered through the Town's social media accounts.

## Development Restrictions

### Town Council Directives

- Minimize disturbance to the Preserve from adjacent development.

### Goals & Actions

#### Goals

1. Protect the Preserve's natural resources and habitat while respecting neighboring property owners' rights.
2. Update development regulations as needed for properties adjacent to the Preserve to ensure the protection of the Preserve's natural resources.

#### Actions

1. **Continue to conduct best management practices compliance inspections on all projects adjacent to the Preserve and pursue non-compliance aggressively.**

Routine compliance inspections of development activity should be conducted by Town staff and development permit holders to ensure adjacent development is not impacting the ecological integrity of the Preserve.

2. **Periodically review Cucumber Gulch Overlay Protection District regulations to ensure continued effectiveness.**

The Overlay Protection District regulations are valuable protection measures that benefit the continued health of the Preserve. Periodic reviews of these regulations, to ensure that they incorporate the latest scientific recommendations/best management practices regarding environmental protection, will help ensure continued protection of Preserve's valuable natural resources.