

TOWN OF BRECKENRIDGE
OPEN SPACE ADVISORY COMMISSION
Monday, July 15, 2013
Breckenridge Town Hall
150 Ski Hill Road
3rd floor Administrative Conference Room

12:00-2:00 pm Site visit to Slalom Trail (Meet at north side of Town Hall on mountain bike)

5:30 Call to Order, Roll Call

5:35 Discussion/approval of Minutes – June 17, 2013

5:40 Discussion/approval of Agenda

5:45 Public Comment (Non-Agenda Items)

5:50 Staff Summary

- Trail Map
- Moonstone Forest Health Project
- Noxious Weeds
- Friends of Breckenridge Trails Dates

5:55 Open Space

- Environmental Art Installations
- Cucumber Gulch Preserve Wetland Restoration

6:30 Executive Session

7:00 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: July 15, 2013 Meeting

Staff Summary**Trail Map Update**

Following an extensive revision and review process, the updated trail map is in production and should be ready for distribution by the end of July. Staff does not plan to release the revised trail map until the stock of the previous trail maps has been sold.

Moonstone Forest Health Project

Hazard tree removal has been completed on the Moonstone parcel. The primary goals of this project included removing dead and infested trees, removing fuels near adjacent homes, and protecting the existing healthy understory. With the completion of this forest health project, the scheduled trail construction on the Moonstone parcel will likely begin in August.

Noxious Weeds

To combat noxious weeds in Cucumber Gulch Preserve, staff hired Summit Landscaping to manually remove weeds on three occasions this summer. Manual weed removal is the preferred treatment method in Cucumber Gulch because the use of herbicides is prohibited within the Preserve's Preventative Management Area. As part of this treatment, the Breckenridge Ski Resort has agreed to pay for weed mitigation within the gondola corridor.

Friends of Breckenridge Trails Dates

The June 22nd work day on the Upper Flume Trail was very successful. Fifteen participants volunteered for the Upper Flume work, helping construct boardwalks and armor perennially wet trail sections. This volunteer work greatly improved the area east of the "Dirty T" intersection.

Please remember: July 27-28, 2013 is the date for our largest volunteer project of the year on the Sidedoor Trail. Come join the Friends of Breckenridge Trails, Summit County Open Space and the [Volunteers for Outdoor Colorado](#) to help construct this trail in just one weekend. More information on Friends of Breckenridge Trails volunteer opportunities can be found [here](#).

Open Space and Trails**Environmental Art Installations**

The Breckenridge Public Art Commission (BPAC) would like to create two environmental installations on Town or joint Summit County/Town open space this year. In 2012, BPAC installed their first environmental installation on the Moonstone Trail. The feedback from the initial art project has been overwhelmingly positive, so BPAC seeks to install two more installations. BPAC will work with the open space staff

to select the best locations for the installations and will keep BOSAC updated on the final locations and other details about the project. The BPAC will monitor the installations throughout the year to ensure they are safe and in good condition. Jennifer Cram will be present at the BOSAC meeting to provide an overview of the proposal and answer any questions.

Staff requests BOSAC review the information provided by Jennifer Cram and respond to the following question:

- 1. Does BOSAC have any questions or input regarding the proposed environmental art installations on open space?*

Cucumber Gulch Preserve Wetland Restoration

The Town's hydrologic consultants have reported to staff last season's wetland mitigation work is functioning very well at this point. As previously discussed, staff and the consultants believe that beaver activity is necessary to ensure long-term sustainability of the wetland complex. In addition to this information, a couple other observations were pointed out to staff.

- 1) A plume of sediment is evident in the reset pond. The new sediment stands out very well because the color contrasts with the pond bottom. Accumulation should be easily monitored until the entire bottom of the pond is covered. The retention of sediment in this case is good and serves to protect the lower wetlands.
- 2) There have been no obvious signs of beaver activity from the Reset Pond to the upper portion of the Gulch.
- 3) The dam that spans the seahorse pond and the pond to the north has a major breach (Please see attachment). This breach is not in an area where work was performed last summer. The breach is in the tunnel-through phase right now. The arch in the dam formed by the breach is still strong enough to walk across with confidence. The ponds at the top of the breach (Seahorse and one to north) are still nicely flooded as is the pond below. The breach hits the narrowest part of the lower pond and its flow splits into two directions and fills both lobes of the lower pond.

The breach doesn't appear to be a problem right now because it's simply draining a low energy pond and it's removed from Boreas Creek. Even if the breach arch collapses, it should not have particularly dire consequences. As it is now, the breach floods the lower ponds effectively. The breach should be monitored to ensure its situation does not worsen.

This current breach underscores the time sensitivity of getting beavers into the upper reaches of the Gulch to maintain the dams. Staff has begun to seriously consider a beaver relocation effort to the area and will provide an update on this effort to BOSAC.

Staff requests BOSAC respond to the following questions:

- 1. Does BOSAC support beaver re-introduction in the upper portion of Cucumber Gulch in 2013?*
- 2. Does BOSAC have any questions or input regarding the Cucumber Gulch Wetland Restoration?*

Roll Call

Jeff Cospolich called the June 17, 2013 BOSAC meeting to order at 5:30 pm. Other BOSAC members present included Ben Brewer, Chris Tennal, Craig Campbell, Devon O'Neil, Jeff Carlson and Jeffery Bergeron. Staff members present were Peter Grosshuesch, Mark Truckey, Scott Reid, and Chris Kulick. Brian Lorch from Summit County Open Space was also in attendance. Dr. Christy Carello, Town of Breckenridge consultant, was present, as was Theresa Chipala.

Approval of Minutes

The minutes were approved as presented.

Approval of Agenda

The agenda was approved as presented.

Public Comments

Theresa Chipala addressed the Commission about concerns she has with individuals inappropriately using trailhead parking. She stated that in many instances, individuals do not follow posted signs and illegal parking could interfere with emergency response times. She inquired if anything else could be done besides placing signs that many individuals do not follow. Mrs. Chipala suggested using Newspaper articles, television and personal outreach to better educate the public about trailhead parking regulations.

Mr. Reid – We are currently working with BOEC on a long-term lease, which will include many of the parking and circulation issues Mrs. Chipala points out. We plan to implement many of the recommended changes this summer.

Mr. Brewer – Let's try the improvements Mr. Reid mentioned and if they do not work please come back to us and we can look into it further.

Staff Summary

McCain Master Plan

At its May 28th meeting, Town Council finalized and approved the McCain Master Plan, which outlines the types and general locations for uses of the property. No significant changes were made to the previously reviewed draft. However, Council directed staff to further explore the Blue River restoration project for that property and the possibility of undertaking the project without Army Corps of Engineers funding, as that funding is not likely to be available in the next few years. Staff will keep BOSAC updated regarding any future progress on this proposed river restoration project.

Mr. Campbell – Did the Army fund the Four Mile Bridge Project? (Mr. Reid – No.)

Moonstone Forest Health Project

Selected tree removal is underway on the Moonstone parcel, with primary goals of removing dead and infested trees, removing fuels near adjacent homes, and protecting the existing healthy understory. The scheduled trail construction on the Moonstone parcel will begin following completion of the forest health project.

Breckenridge Grand Vacations Peak 8 Infiltration Gallery

As part of the Breckenridge Grand Vacations (BGV) project at the Peak 8 base area, a groundwater diversion and infiltration gallery is necessary to ensure that the groundwater beneath the hotel site remains groundwater (not surface water) and is reintroduced appropriately into the Cucumber hydrologic system. If the system is designed and installed correctly, groundwater will pass the

through the development site and into an infiltration gallery which will increase the amount of groundwater in Upper Cucumber Gulch. Construction of the infiltration gallery will occur downhill of Ski Hill Road and uphill of the 2012 wetland restoration effort, so proper measures, including best management practices, are critical. Staff is working with BGV representatives to ensure that the installation of this infiltration gallery minimizes impacts to Cucumber as a whole, and the wetland restoration area in particular. Staff will update BOSAC on any issues with this infrastructure.

Friends of Breckenridge Trails Dates

The June 1st tree planting on the Barney Ford open space was very successful. Over 30 participants volunteered and planted 300 native tree seedlings, thereby enhancing regeneration success and diversifying the species of future forest stands. The next upcoming Friends of Breckenridge Trails volunteer date is on Saturday, June 22nd. Upper Flume trail work will be the focus of the volunteer day. Please join staff and volunteers for this fun and productive volunteer opportunity if you are able. More information can be found at breckenridgetrails.org

Trail Map Update

Following an extensive revision and review process, the revised trail map has been sent to production and should be ready for distribution by early July. Staff does not plan to release the revised trail map until the stock of the previous trail maps has been sold.

Open Space and Trails

Noxious Weeds

The management of noxious weeds on Town open space parcels is both legally mandated and challenging to execute. Mark Johnston, the weed coordinator for the Town of Breckenridge, presented to the BOSAC information on locally troublesome weeds and potential eradication strategies. Open space staff and Dr. Christy Carello also discussed the challenges of weed eradication efforts within Cucumber Gulch Preserve.

Mr. Bergeron – Do we require weed-free hay in town? (Mr. Johnston – Not that I’m aware of in Summit County.)

Mr. O’Neil – Could inmates do weed control work in the Gulch? (Mr. Reid – Possibly, we would prefer to hire contractors to create a consistent management strategy.)

Mr. Reid – Robin Theobald has been cutting and spot spraying Canada Thistle on his wetland property that borders the PMA. He has had good luck with this approach. We cannot use herbicides in the PMA, therefore we cannot use the same strategy. To date, our control efforts with Canada Thistle in the Gulch have been mildly successful.

Dr. Carello – My biggest weed concern is the Canada Thistle proliferation under the Gondola cut.

Mrs. Chipala – What is Vail Resorts responsibility to control weeds in the Gondola corridor. (Mr. Reid – We are looking into it.)

Mr. Brewer – What is the worst case scenario for Canada Thistle in the Gulch. (Dr. Carello – It could eventually take over and create a monoculture.)

Mr. Cospolich – Will we spend more this year on weed control (Mr. Reid – Yes.)

Dr. Carello – You need to commit to weed control for at least 5-6 years for it to be effective.

Mr. Tennal – How are we doing overall Countywide on weed control? (Mr. Johnston – It really varies by species, but we are responsive and address weed issues as they arise.)

Mrs. Chipala – The County should use tax reassessment notices for weed education mailers.

BOSAC recommended staff proceed with the current noxious weed approach as outlined.

Cucumber Gulch Preserve Channel Restoration

Staff presented a revised proposal for designing the Boreas Creek channel restoration project Claffey Ecological Consulting, Inc. As previously discussed at its March 18th BOSAC meeting, the incised reach of the Boreas Creek channel that connects the Upper Cucumber Gulch area with the Reset Pond continues to present hydrologic challenges for the management of Cucumber Gulch water resources. In response, staff has solicited a channel restoration plan from Mike Claffey, who designed and implemented the 2012 Upper Cucumber Gulch wetland restoration project.

The goal of the project is to use bio-engineering techniques to stabilize the current channel and rewater/restore the adjacent wetland areas. Channel restoration is a complex and dynamic process, and staff believes that involving fluvial geomorphologists and qualified wetland consultants at an early stage will improve the final restoration project and expedite the Army Corps of Engineers permitting process. Once the design and permit process is complete, staff would request BOSAC permission, pursue a Cucumber PMA variance, and then initiate a bid process to complete the actual channel restoration project. During the previous discussion, BOSAC supported the concept of the channel restoration, and requested more specific costs for the design work.

Mr. Brewer – Where is the funding going to come from? (Mr. Truckey – It is budgeted for 2013 in the other professional services and forest management line item in the Open Space budget.)

BOSAC was unanimously supportive of the expenditure for the design phase and expressed a strong desire to have the project completed this year.

Open Space Pro Forma

Staff presented a revised open space pro forma. The presentation highlighted the impact of recent acquisition commitments, the possible divestiture of some B&B properties and the forecast of some TDR sales to Breckenridge Grand Vacations.

Mr. Bergeron – We may want to hold on those B&B properties longer to have their values increase more over time. It's money in the bank (Mr. Brewer - agreed.)

Mr. Brewer – Selling those properties even though it was contemplated is at odds with the mission of the program.

Mr. Campbell – Do the possible divestiture properties have open space values. (Mr. Reid – they do have some values but are directly adjacent to development with good access.) Before a possible divestiture, would BOSAC we have chance visit them? (Mr. Reid – Yes.)

Mr. Tennal – Why are the costs continuing to rise on the Wellington Oro treatment plant? Is the plant being effective? (Mr. Reid – Ongoing maintenance and labor have continued to rise and we are not completely sure how effective the treatment is in the grand scheme of things but we should expect to operate it into the foreseeable future.)

Executive Session

Mr. Campbell – Motioned to move into executive session at 7:04 pm to discuss property acquisition negotiations. Mr. Bergeron seconded the motion.

Mr. O’Neil – Made a motion to come out of Executive Session at 7:42 pm. Mr. Carlson seconded the motion.

Next Meeting

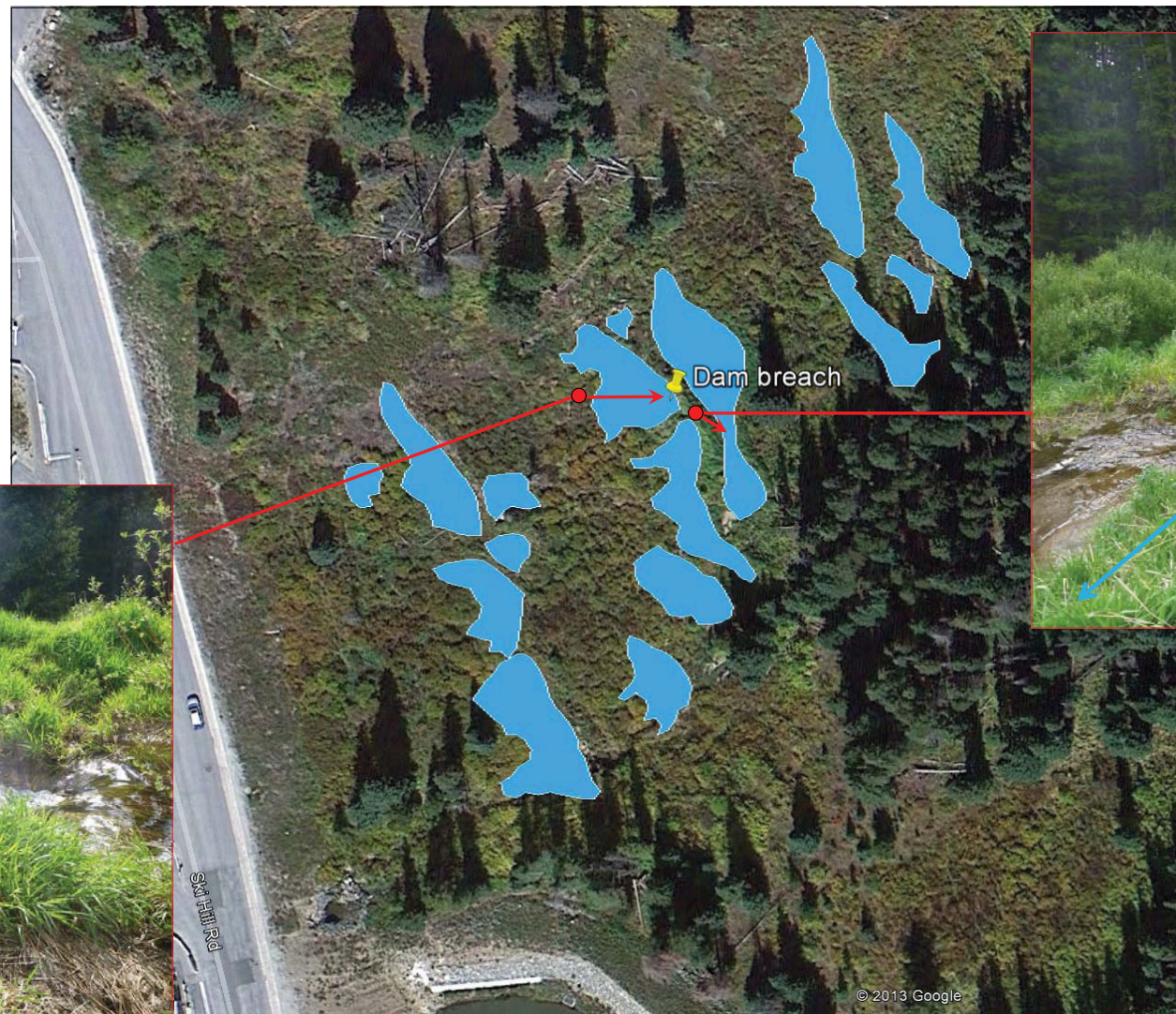
The next regularly scheduled meeting is on Monday, July15, 2013, in the Administrative Conference Room at the Breckenridge Town Hall (150 Ski Hill Road).

Mr. Campbell made a motion to adjourn the meeting, which was seconded by Mr. Bergeron.

The meeting was adjourned at 7:43 p.m.

Jeff Cospolich, Chair

Tunnel through dam



Outlet of breach. Flow goes in two directions.