

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, January 20, 2014  
Breckenridge Town Hall  
150 Ski Hill Road  
3<sup>rd</sup> floor Administrative Conference Room

5:30 Call to Order, Roll Call

5:35 Discussion/approval of Minutes – December 16, 2013

5:40 Discussion/approval of Agenda

5:45 Public Comment (Non-Agenda Items)

5:50 Staff Summary

- The Ranch at Breckenridge Referral
- USFS- Swan River Restoration and Colorado Chair Upgrade Referrals
- Cucumber Gulch Research
- Mountain Lion Press Release
- BOSAC Meeting Location

5:55 Open Space

- 2014 State of the Open Space
- Indiana Gulch and Pennsylvania Gulch Trailheads

6:45 Executive Session

7:15 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: January 20, 2014 Meeting

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**Staff Summary****The Ranch at Breckenridge Referral**

At BOSAC and Town Council's direction, staff recently submitted comments to Summit County regarding the [Ranch at Breckenridge development proposal](#). Since that time, Summit County planning staff has compiled referrals from multiple agencies and provided those comments to the applicant. Town staff also met with applicant and County representatives to clearly articulate the Town's expressed concerns. Staff will continue to communicate with the County staff and the applicant, and convey any pertinent decisions to BOSAC.

**USFS- Swan River Restoration and Colorado Chair Upgrade Referrals**

Staff recently received referrals from the U.S. Forest Service regarding the [Swan River Restoration project](#) and the proposed upgrade of the Colorado Super Chair from a quad to a six-person chair (see attached). Staff will present both projects to Town Council at their January 28<sup>th</sup> meeting and will respond to these referrals based on BOSAC and Council direction.

As previously discussed, the Town is a strong supporter and planning partner in the Swan River Restoration project, a portion of which was completed in 2013. The Colorado Super Chair upgrade is anticipated to retain the existing lift footprint, but some excavation and tree clearing will be required. As BOSAC has previously discussed, the Boreas Creek inlets beneath the Colorado Super Chair direct water to the 60-inch culvert that exits at the top of Upper Cucumber Gulch. Erosion control measures and monitoring will prevent additional sediment deposition in Cucumber Gulch. Also, staff continues to seek a base area plan from the ski area that better defines seasonal activities, including the summer fun park improvements, and the winter activities such as lift maze configurations, entertainment stage, circulation, etc. This lift upgrade referral is an opportune time for the ski area to complete a final base area plan.

Staff requests BOSAC provide any comments regarding these two referrals in advance of the February 5<sup>th</sup> comment deadline.

**Cucumber Gulch Research**

The 2013 Cucumber Gulch Preserve monitoring report will be presented to BOSAC at its February meeting. Next month's discussion will focus on the results of the 2013 monitoring program and the design of the 2014 monitoring program. Staff has solicited and received a proposal from Claffey Environmental to document and eradicate reed canary grass in Cucumber Gulch Preserve. Staff plans to evaluate the proposal and provide it to BOSAC at the February meeting.

### **Mountain Lion Press Release**

Staff recently received a confirmed report of a mountain lion in the area of Cucumber Gulch. A recent [press release](#) communicated this information to the public. Staff is working to educate the Breckenridge Nordic Center staff about appropriate precautions in mountain lion territory, to post informational signs at area trail access points, and to offer a mountain lion safety presentation by the local Colorado Parks and Wildlife manager.

### **BOSAC Meeting Location**

Due to the ongoing Town Hall remodel, BOSAC meetings for the next several months will be held upstairs at the Stephen C. West Ice Arena. Please plan to attend BOSAC meetings from February 2014 through July 2014 at the Stephen C. West Ice Arena.

### **Open Space**

#### **2014 State of the Open Space**

Attached, please find a revised, 2014 version of the State of the Open Space report. Staff updated several statistics in the report to reflect progress made over the past year and will briefly present the results at the BOSAC meeting. Please review the attached report and come to the meeting prepared to answer the following questions:

- 1. Does BOSAC have any questions regarding the content of the revised State of the Open Space Report?*
- 2. Does BOSAC have any suggestions for improving the content or format of the report?*

### **Indiana Gulch and Pennsylvania Gulch Trailheads**

Staff was recently notified about access challenges at the Indiana Gulch Trailhead in Spruce Valley Ranch, within Town of Blue River jurisdiction. According to citizen complaints, cars parked at the Indiana Gulch Trailhead have received notices threatening towing if the vehicles are not removed from the site. At a recent Blue River Town Trustee meeting, several citizens commented on the trailhead issue. The trailhead is on private Spruce Valley Ranch homeowner's association property, and is not managed by the Town of Blue River. The Blue River Town Trustees agreed to evaluate the issue further and meet with Summit County and Spruce Valley Ranch representatives to seek potential solutions to this recreational access issue.

Also, as part of the Blue River Town Trustees' public hearing, access issues surrounding Pennsylvania Gulch were discussed. As BOSAC is aware, the Town and County jointly acquired the Royal Placer in 2010. The parcel is within Town of Blue River jurisdiction and use of the Pennsylvania Gulch Road is subject to the USFS Travel Management Plan, which prohibits winter motorized use. However, despite a USFS request to install a gate on the Royal Placer, any winter motorized closure on the public open space would have to be coordinated with the Town of Blue River.

Summit County staff is scheduled to meet with Town of Blue River elected officials to discuss both of these access-related issues. In preparation for this meeting, staff requests BOSAC answer the following questions:

1. *Does BOSAC have any questions or clarifications regarding these two access-related issues?*
2. *Does BOSAC have any direction for staff regarding these two access issues?*

### **Roll Call**

Jeff Cospolich called the December 16, 2013 BOSAC meeting to order at 5:35 pm. Other BOSAC members present included Jeff Carlson, Ben Brewer, Chris Tennal and Craig Campbell. Staff members present were Scott Reid, Mark Truckey, Tony Overlock and Chris Kulick. Former BOSAC member Devon O'Neil was also present.

### **Approval of Minutes**

The minutes were approved as presented.

### **Public Comments**

Members of BOSAC and staff thanked Mr. O'Neil for his years of service and contributions to BOSAC.

Mr. O'Neil – Requested an update on the status of a gate in Penn Gulch to prevent winter motorized access into the non-motorized travel management area. (Mr. Reid – The Town and County own the property where a gate would be most beneficial but the land is within Town of Blue River jurisdiction. The County is planning to work with the Town of Blue River on this issue.). I am also concerned about the Indiana Creek access, which is now being patrolled by the Spruce Valley Ranch HOA. People are no longer allowed to park where they have for years.

Mr. Reid – The Indiana Creek trailhead is on private HOA property in Spruce Valley Ranch. I understand that there is a Town of Blue Board of Trustees meeting on 12/17 in which it will be discussed.

### **Staff Summary**

#### **Forest Health Projects Update**

Forest health work in Cucumber Gulch Preserve was halted due to heavy snows. Dead and infested trees on the site have been cut and skidded, and most removed, but some rounds remain stacked on site and will be removed completely in spring, 2014. Staff will keep BOSAC informed of this project's completion.

Also, Iowa Hill experienced a weather micro-burst and now has many downed, dead trees on it. Staff plans to reopen the trail with chainsaw work this winter, but the site may require additional salvage tree removal in 2014. This project would be in addition to 75-acres worth of tree clearing in the Golden Horseshoe already planned for 2014. Both of these projects are contemplated in the 2014 Workplan, to be discussed and approved by BOSAC.

#### **The Ranch at Breckenridge Referral**

Summit County Government referred Town planning staff for comment on a development proposal known as the Ranch at Breckenridge. The development site, located on the western flank of Bald Mountain, contains multiple current recreational trails identified as system routes through the Golden Horseshoe and Upper Blue Basin planning processes. Portions of existing routes within the proposal include Nightmare on Baldy, Trail of Tears, True Romance, Sallie Barber, Spiral Stairs, and Baldy Road. In addition, the development proposal includes dedication of approximately 120 acres of open space as a public benefit. More information can be found on the Summit County Planning Department's [website](#).

Town staff routinely comments on Summit County planning referrals and occasionally elevates projects for Town Council review, which occurred in this case. Attached is a draft map from the project proposal and the comment letter generated by staff, with Council input. Since this project is

being considered as a work session by the Upper Blue Planning Commission, there will be other future opportunities for the Town to comment.

Staff will keep BOSAC informed of this development proposal as more information becomes available from the applicant. Staff welcomes any input the BOSAC has on the trails and open space portions of the proposal.

Mr. Tennal - If this were to get approval, the biggest issue is the paving of Baldy Road but under a worst case scenario would the community get a new trailhead? (Mr. Truckey - they likely would get a new trailhead just past the end of the proposed paving.)

Mr. Brewer – The most passionate issues pertaining to this proposal are the changes to Baldy Road and it being in direct conflict of JUBMP Master Plan receiving site policy. Town Council was also concerned there are significant wildlife values in the area.

BOSAC – Supported the positions of Mr. Truckey’s letter to the County and thanked him for his quick response to the County’s referral.

### **BOSAC Vacancy**

BOSAC member Devon O’Neil resigned his post at the November 18<sup>th</sup> meeting. Staff thanked Mr. O’Neil for his service as a BOSAC commissioner. After consulting with the Town administration, staff intends to fill the BOSAC vacancy when the two other seats are available for appointment in April 2014 (Mr. Tennal and Mr. Bergeron will also be up for reappointment).

### **Open Space and Trails**

#### **2013 Field Season Report**

The 2013 field season was very productive for the Town staff and trail crew. Project highlights include:

- Pump Track improved and expanded to include skills area with wooden features
- Barney Flow Trail constructed (2,215 feet of new trail)
- Sidedoor Trail reconstructed (5,240 feet of new trail)
- Upper Flume Trail realigned (2,000 feet of new trail)
- Discovery Hill Trail extended (500 feet of new trail)
- Multiple unsustainable route closures and drainages installed in the Golden Horseshoe

2013 project metrics include:

- 296 volunteers contributed 1,654 hours, with a donated value of \$36,600
- 10,400 feet of new trail constructed
- 39 new wayfinding sign posts installed
- 400 native tree seedlings planted/ 150 pounds of native grass seed distributed
- 1,300 linear feet of buck and rail fencing installed
- 262 feet of boardwalk and bridges constructed

Tony Overlock provided an overview of the field season work for BOSAC’s review. Staff requested BOSAC review the 2013 field season report and use it to help clarify 2014 project goals.

Mr. Cospolich – We should make the 2013 field season report presentation available to the public.  
(Mr. Brewer – I agree.)

### **2014 Workplan**

BOSAC reviewed a draft 2014 work plan. Staff requested BOSAC review the draft document and make any recommendations.

Mr. Brewer – How is the implementation of the Travel Management Plan going? (Mr. Reid – We have made good progress for the year but still have work to do on wayfinding and closing non-system routes.)

Mr. Carlson - Is the USFS not accepting new proposals for trails trailheads because of staffing? (Mr. Reid – They have different priorities, staffing impacts, funding, forest health, backlog of existing trail projects and really high existing trail densities that all contribute to them not accepting new proposals at the present time.)

Mr. Tennal - When will we bump up the priority of the Swan River Restoration? (Mr. Reid – The County is taking the lead on the restoration because of Brian Lorch's hydraulic expertise.)

Mr. Brewer – What is the status of the Weber Gulch Hut? (Mr. Reid – It being reviewed by the USFS. I believe the USFS staff plans to complete the environmental review and issue a decision in spring 2014.)

Mr. Cospolich – I would like to see the pump track added to the work plan.

### **Executive Session**

Mr. Cospolich – Motioned to move into executive session at 6:54 pm to discuss property acquisition negotiations.

Mr. Campbell – seconded the motion.

Mr. Carlson – Made a motion to come out of Executive Session at 7:13 pm. Mr. Brewer seconded the motion.

### **Next Meeting**

The next regularly scheduled meeting is on Monday, January 20, 2014, in the Administrative Conference Room at the Breckenridge Town Hall (150 Ski Hill Road).

Mr. Carlson made a motion to adjourn the meeting, which was seconded by Mr. Brewer.

The meeting was adjourned at 7:13 p.m.

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Jeff Cospolich, Chair



File Code: 2720/1950  
Date: January 8, 2014

Dear Interested Party,

The Dillon Ranger District of the White River National Forest is seeking comments as part of a scoping process in consideration of approving the project listed below. The project is proposed by Breckenridge Ski Resort for implementation during this summer construction season. This letter also serves to notify and invite public comment on the proposal as stipulated in 36 CFR 800.3 of the National Historic Preservation Act.

**Purpose and Need**

The purpose of the proposed project at Breckenridge is to improve the skiing experience for guests at the resort while improving the efficiencies of on-mountain infrastructure.

**Proposed Action**

Breckenridge proposes to replace the Colorado Superchair at the base of Peak 8 with a higher capacity chair. The proposed replacement lift would be a six-person, detachable lift with an uphill capacity of 3,600 guests per hour. The current capacity of the Colorado Superchair is 2,800 guests per hour. The proposed liftline would not change from its current alignment. Final engineering will determine the amount of trees to be cut and removed. However, since most of the liftline is in existing ski runs, only minimal tree removal is expected.

Implementation of this project is anticipated for the 2014 summer construction season.

**Environmental Analysis**

Based on resource information gathered to date, I believe these projects fall within a Forest Service category of actions under 36 CFR 220.6 that may be excluded from documentation in either an environmental assessment (EA) or an environmental impact statement (EIS) and that no extraordinary circumstances exist that would preclude its use. Scoping comments (Forest Service specialists and public comments) along with a complete resource analysis will determine whether this project can be categorically excluded. This proposal is consistent with category 36 CFR 220.6(e)(3): "*Approval, modification or continuation of minor special uses of National Forest System lands that require less than five contiguous acres of land.*"

**How to Comment and Timeframe**

This comment period coincides with public scoping and will be the only comment opportunity offered on this project (see 36 CFR 215.5 and 215.6). This comment period is intended to provide those interested in or affected by this proposal an opportunity to comment on the proposed action before the Responsible Official makes a decision.

Written, facsimile, hand-delivered, and electronic comments concerning this action will be accepted for 30 calendar days following publication of a legal notice in the *Glenwood Springs Post Independent*. The publication date in the newspaper of record is the exclusive means for



calculating the comment period for this proposal. Those wishing to comment should not rely upon dates or timeframe information provided by any other source. The regulations prohibit extending the length of the comment period.

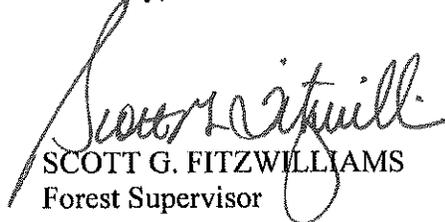
Written comments must be submitted to: Scott Fitzwilliams, Forest Supervisor, c/o Shelly Grail Braudis, US Forest Service, P O Box 620, Silverthorne, CO 80498. Hand-delivered comments may be submitted at the Dillon Ranger District between the hours of 8:30-4:00 Mon-Fri, excluding holidays. Electronic comments including attachments can be submitted to: <https://cara.ecosystem-management.org/Public/CommentInput?Project=43507>.

Persons commenting should include: 1) name, address, telephone number, organization represented, if any; 2) name of the proposal on which the comment is being submitted; and 3) specific facts and supporting reasons for me to consider. It is the responsibility of persons providing comments to submit them by the close of the comment period. Copies of the decision document will be mailed to those people who have submitted comments and to those who request a copy.

This comment period is provided to comply with a recent US District Court ruling in *Sequoia Forestkeeper v. Tidwell*, which invalidated certain sections of the agency's appeal regulations. Only individuals or organizations that submit comments during the comment period are eligible to appeal the decision for the project for which the comment is submitted. Appeal procedures and eligibility requirements are defined in 36 CFR 215.

For more information about this project, please call Shelly Grail Braudis at (970) 262-3484. Thank you for your interest in the management of your public lands. I look forward to hearing from you.

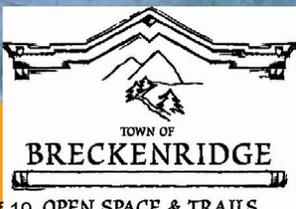
Sincerely,

  
SCOTT G. FITZWILLIAMS  
Forest Supervisor

cc: Shelly L Grail, Jan Cutts



2013



10 of 19 OPEN SPACE & TRAILS

State of the Open Space Report

Photo credit: Liam Doran



**Open Space Program  
At a Glance**

**1996**

Breckenridge voters approve 0.5% sales tax to fund open space acquisitions & management

**\$18,687,322**

dedicated funds used to acquire open space

**\$240,000**

Price of the Swan River Placer (AKA, the Sanitation District Parcel), the program's first purchase.

**148**

Size in acres of the Golden Gate Placer, the first joint purchase with Summit County Open Space

**2000**

Year the Cucumber Gulch Overlay Protection District was adopted

**1,683**

Number of acres jointly purchased with Summit County through the B&B Mines acquisition, the program's largest

**4**

Number of seasonal Trail Crew staff charged with maintaining the extensive trail network

**102**

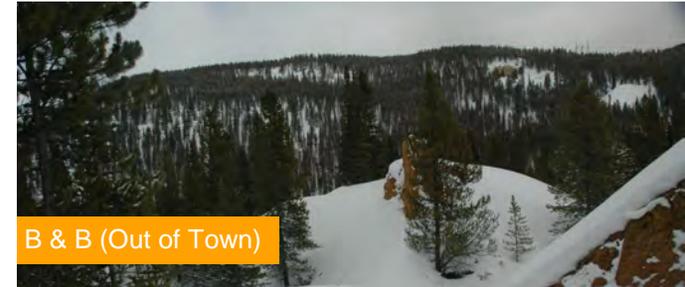
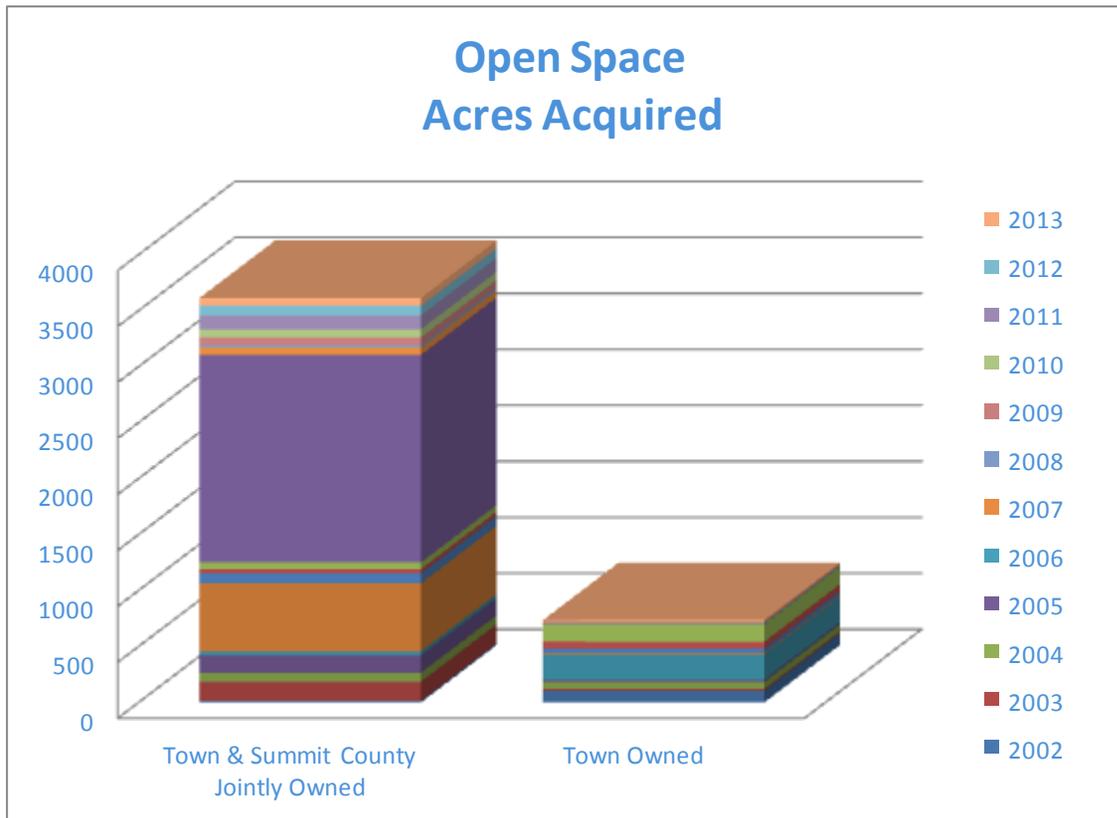
Total number of all open space acquisitions

**4,322**

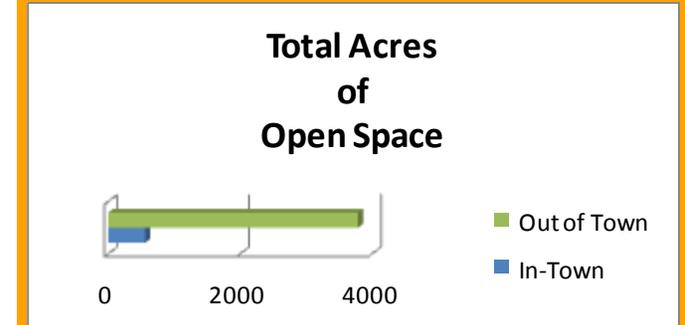
Total number of acres protected

# Open Space Acquisitions

In 1996 a voter initiative passed which dedicated a 0.5% Town sales tax to open space acquisition and management. In the 17 years since its adoption, the Town's open space program has acquired a total of **4,229 acres** of property through purchases, land trades, dedications and joint purchases with Summit County Government. Of the 4,229 acres, 3,688 have been purchased and 541 acres have been acquired through land trades and dedications.



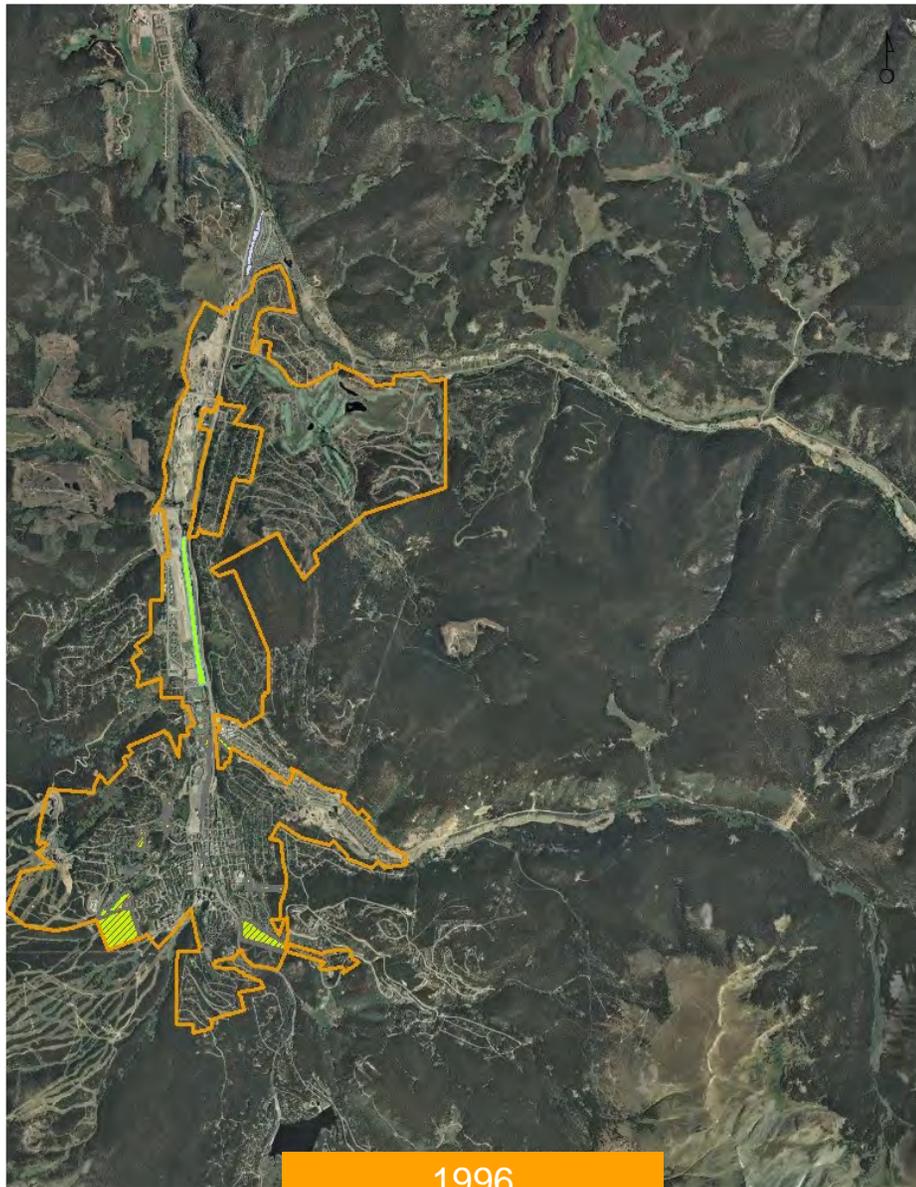
**Did You Know?**  
 The majority of open space acquisitions have been located outside of Town limits. (3,788 acres out of Town versus 560 acres in-Town) The development philosophy in the Joint Upper Blue Master Plan has been to focus development in the core of Town and minimize development in the surrounding backcountry.



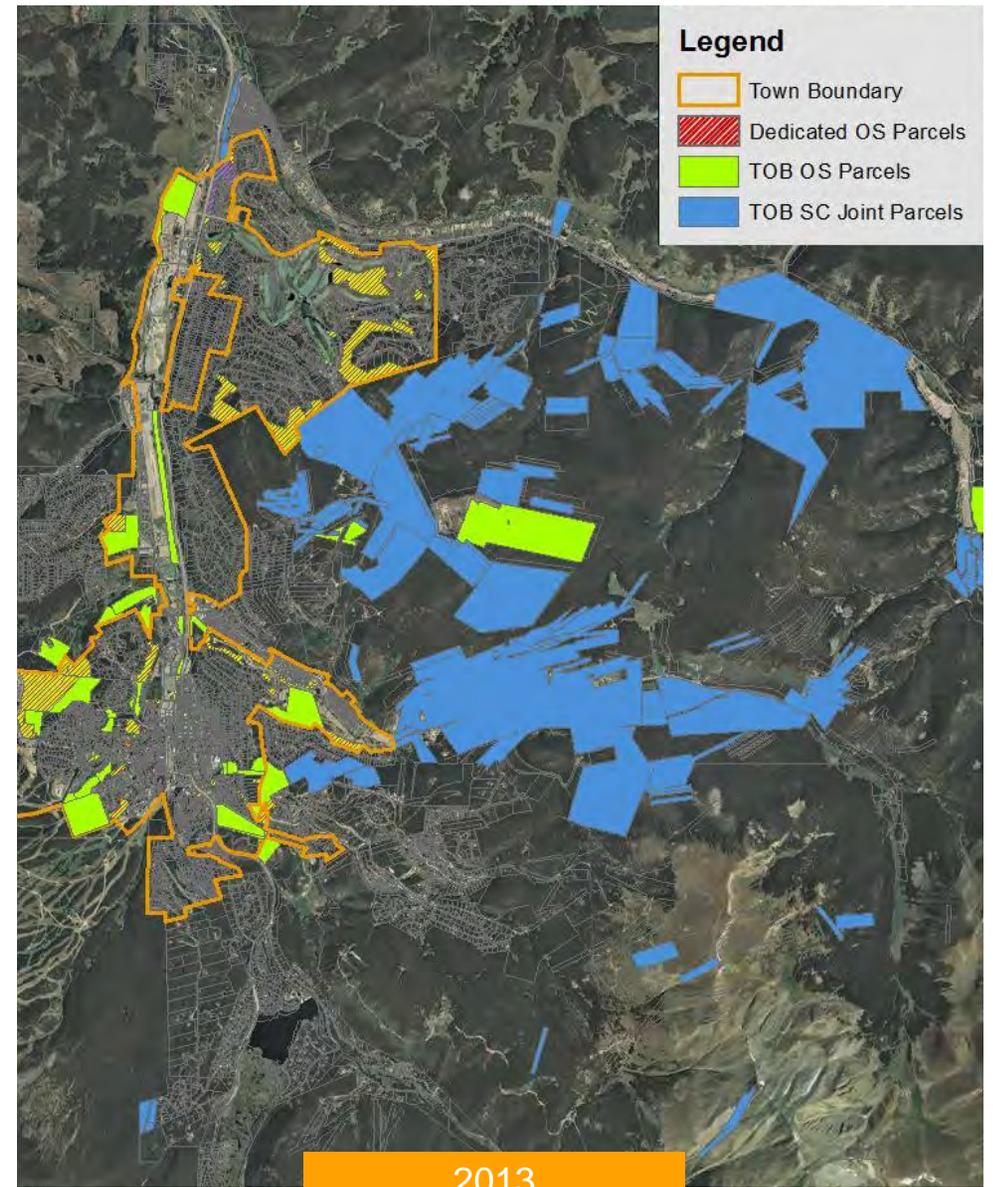
	Pre-1997	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Town & County Jointly Purchased	13.68	171.55	80.81	153.69	34.95	610.68	87.47	38.72	59.23	1854.75	0.00	64.83	27.44	65.58	73.78	124.29	86.25	69.00
Town Purchased	105.08	15.50	63.86	19.33	225.67	10.94	40.05	62.02	154.83	2.89	6.85	11.19	3.64	7.62	0.00	0.00	0.00	5.00

# Open Space Comparison 1996 and 2013

Prior to the establishment of the Open Space program in 1997 the Town had **119 acres** of open space in its inventory. Today the program manages **4,322 acres** of open space, **3,588 acres** of which was jointly acquired with Summit Count Government. A number of the purchases lie just outside the Town boundary.



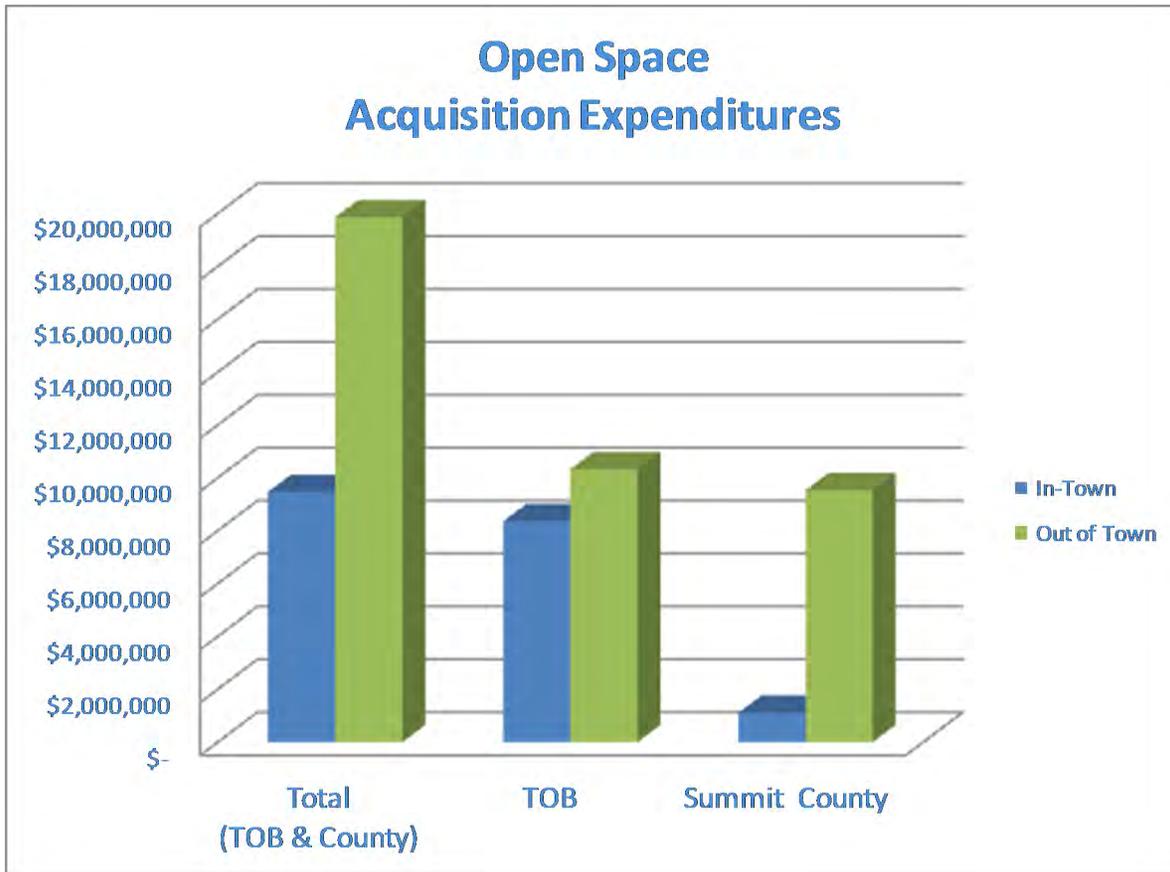
1996



2013

# Acquisition Expenditures

The Town has spent \$18,687,322 for acquisitions since the start of the Open Space Program. Of this amount, \$8,358,556 (45%) has been used for in-Town acquisitions and \$10,326,766 (55%) has been used for out of Town acquisitions.

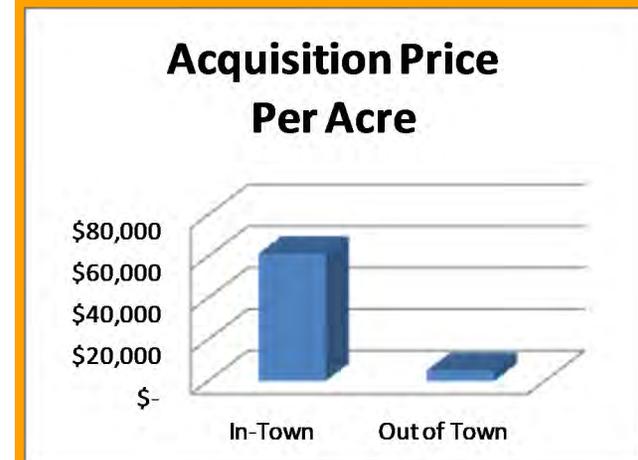


	Total (TOB & County)	TOB	Summit County
In-Town	\$ 9,468,556	\$8,358,556	\$1,110,000
Out of Town	\$ 19,861,485	\$10,326,766	\$9,532,719



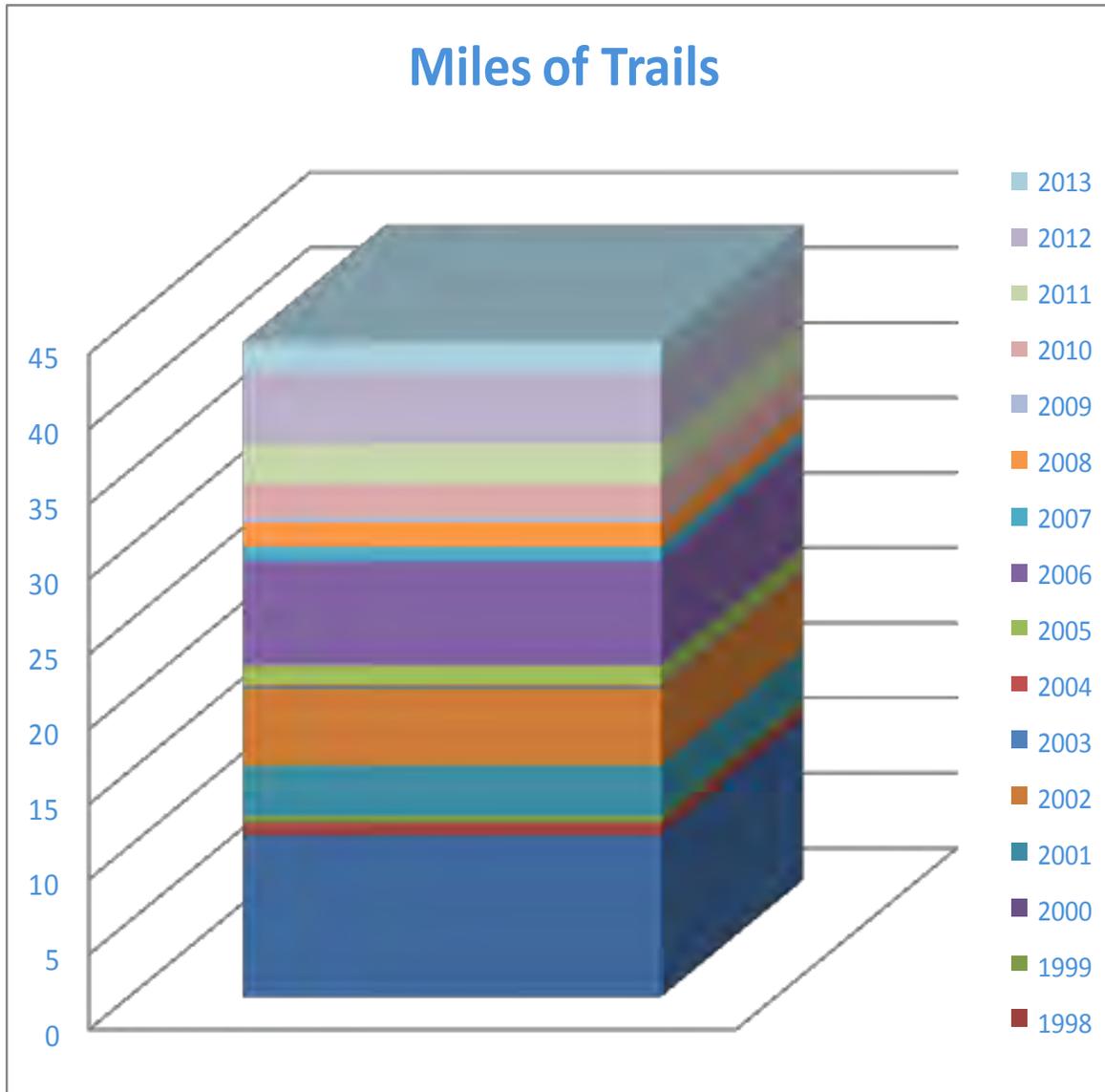
## Did You Know?

On a price-per-acre basis in-Town acquisitions are substantially more expensive (\$59,928) than out of Town acquisitions (\$5,161). Of the 557 in-Town acres acquired, only 158 have been purchased.



# Trails

Prior to the establishment of the Open Space program in 1997 the Town managed **10.8 miles** of trails. Today the program manages **43.7 miles** of multi-use trails.



Aspen Alley Trail



Sidedoor Trail



Middle Flume Trail

**Did You Know?**  
In addition to the Town maintained network of trails, over 100 miles of designated trails can be found on nearby National Forest lands. Taken together, this trail network is one of the largest and most diverse in the country.

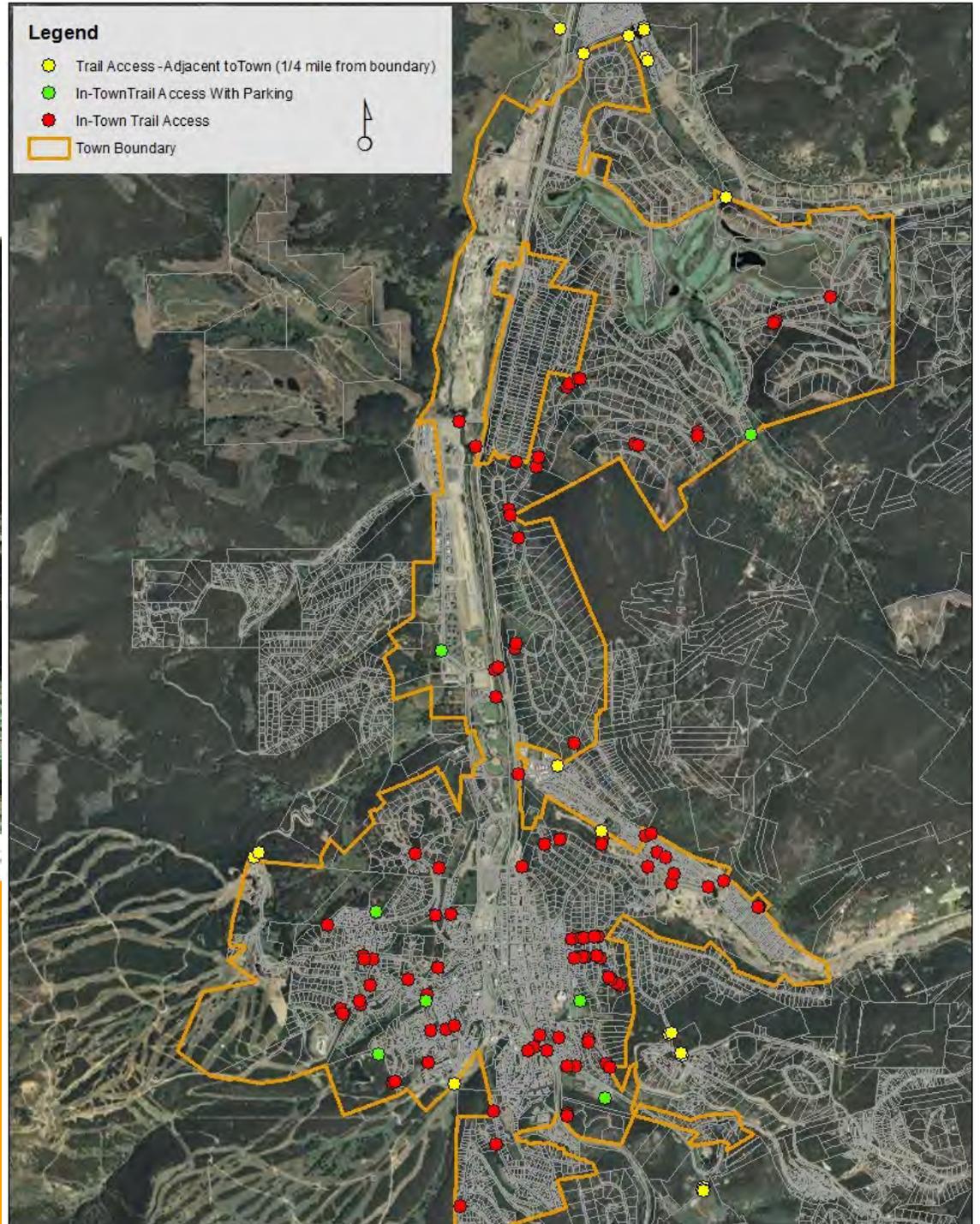
# Trail Access

The Open Space program provides **120 trail access portals** located within the Town or 1/4 mile of its boundary. The numerous portals provide convenient, legal access to Town-maintained trails.



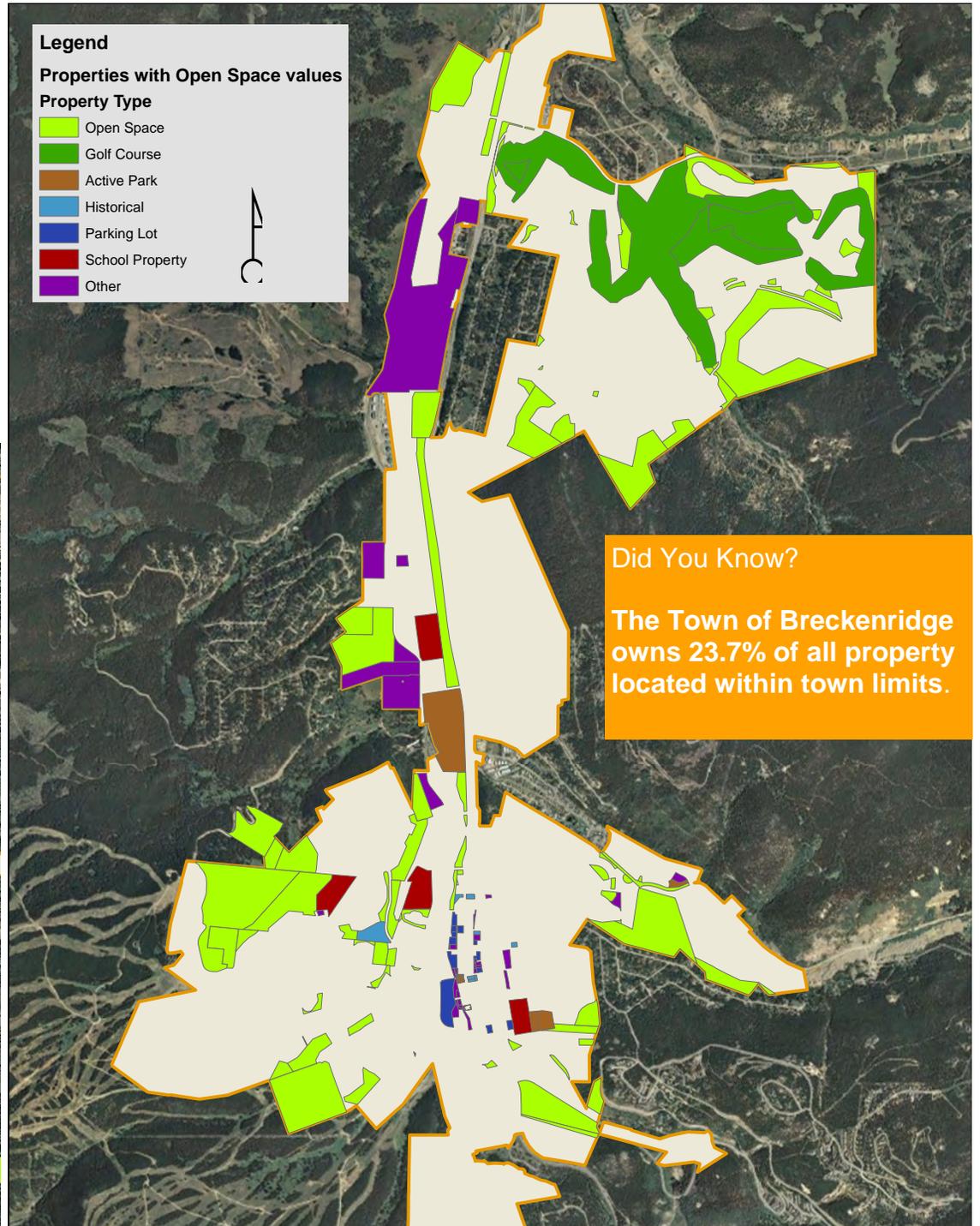
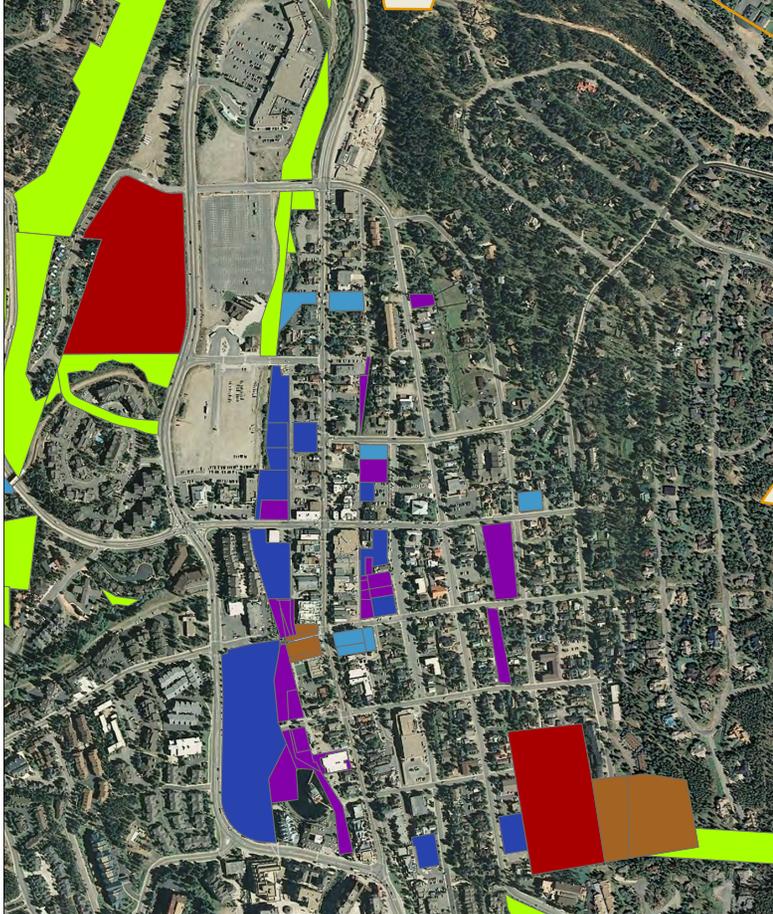
Did You Know?

**80% of all in-Town properties are within 1/4 mile of a Town maintained trail access portal.**



## Other In-Town Properties with Open Space Values

Other community properties not managed by the open space program offer open space values such as relief from development, active park space, private open space and visual backdrop. Examples of properties that exhibit these qualities include historical sites, school properties, active parks, and the golf course. Many of the in-Town open space parcels were dedicated through the development permit process.



# 2013 Accomplishments

## Acquisitions



### 2013 Acquisitions In-Town

- North Main Street Park Site
- Tyra, Tract D Greenbelt

### Out of Town

- Ready Pay Claim
- Alpine Breck Lots 13-17
- Last Chance Claims
- Swan's Nest A-1
- John J. Placer

## Forest Health



### 2013 Forest Health Projects

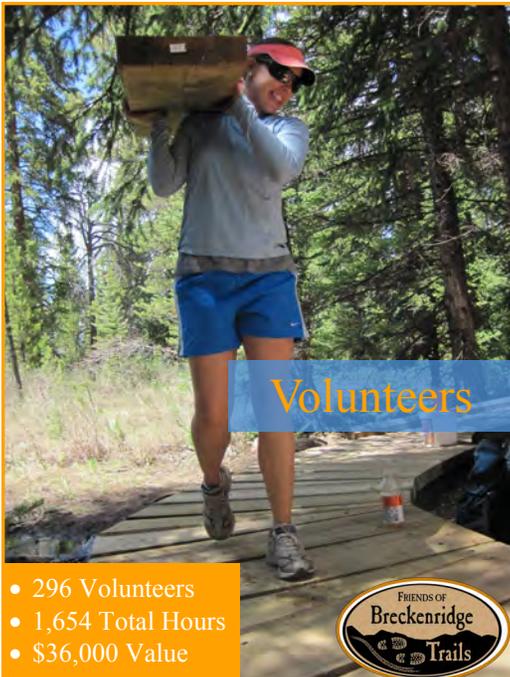
- Cucumber Wedge / MBJ
- Vic's Landing, Tract A
- Moonstone
- Sawmill Patch Placer

## Way Finding



- 39 New Trail Posts Installed.
- Revised Trail Map

## Volunteers



- 296 Volunteers
- 1,654 Total Hours
- \$36,000 Value



## Partnerships



## Trails



### New Trails & Realignments

- Sidedoor Trail
- Barney Flow Trail
- Great Flume Trail
- Discovery Hill Trail
- Upper Flume Trail
- Columbia Lode Trail

Future site of North Main Street Park

### Did You Know?

In 2013 Open Space purchased to two undeveloped commercial lots where the North Main Street Park will be created in 2014.



For more information please visit [www.TownofBreckenridge.com](http://www.TownofBreckenridge.com)

