

TOWN OF BRECKENRIDGE
OPEN SPACE ADVISORY COMMISSION
Monday, March 10, 2008
BRECKENRIDGE TOWN HALL- Council Chambers/Auditorium
150 Ski Hill Road

- 5:30 Call to Order, Roll Call
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 6:00 Staff Summary
- Golden Horseshoe Nordic Expansion update
 - Cucumber Nature/Nordic Center update
 - French Gulch Interpretive Signs update
- 6:15 Open Space and Trails
- Cucumber Gulch Preserve signage
- 7:00 Commissioner Issues
- 7:15 Adjourn

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

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Heide Andersen, Open Space and Trails Planner III
Mark Truckey, Asst. Director of Community Development
Scott Reid, Open Space and Trails Planner II
Re: March 10, 2008 meeting

Staff Summary

Golden Horseshoe Nordic Expansion update

As requested by BOSAC at its December meeting, on 2/26 staff presented Council with the Golden Horseshoe Nordic expansion proposal information. Council directed staff to pursue the Gold Run Nordic Center Master Plan permitting process through the USFS, and to initiate the bidding/permitting process for the construction of the Peabody 5 km loop in 2008. Staff will complete the necessary permitting processes, and present any construction bids to both BOSAC and Council for review prior to proceeding with any clearing or construction work.

Cucumber Nature/Nordic Center update

Staff has been working with Suzanne Allen-Guerra to set clear expectations for the roles of the various parties involved in the programming and design of the proposed Nature/ Nordic Center. In the meantime, Allen-Guerra staff has been conducting and will continue to hold interviews with stakeholders regarding vision and needs. They are going to be going on site visits to Lookout Mountain Nature Center and the Aspen Center for Environmental Studies, if any BOSAC members would like to participate. Staff will keep BOSAC informed of any progress regarding this project.

French Gulch Interpretive Signs update

At Council's request, the Breckenridge Heritage Alliance (Alliance) is drafting recommendations for historical interpretation sign locations and content in French Gulch for Council's review. The intent is to provide subtle and understated interpretive signs in several locations along the existing non-motorized trail system to enhance the visitor experience. The Alliance has requested Open Space staff assist with the selection of sign locations, which would then be presented to both BOSAC and Council for review. At this point, the Alliance is hoping to match the draft Cucumber Gulch Preserve sign materials and design, but to enhance the aluminum sign attachments to include photos and limited text. Although this project will not be funded out of the Open Space Fund, staff will keep BOSAC informed of any progress.

Open Space and Trails

Cucumber Gulch Preserve Signage

Following the 2/25 BOSAC meeting, staff has been working closely with Erin McGinnis of McGraphix to finalize the Cucumber Gulch Preserve signage, based on BOSAC

feedback. Staff will provide mock-ups of the draft signage as well as the best cost estimates available to help guide the BOSAC discussion.

Roll Call

Matt Stais called the February 11, 2008 BOSAC meeting to order at 5:39 p.m. Other BOSAC members present included Scott Yule, Jeff Cospolich, Ellen Hollinshead, Jeffrey Bergeron, Dave November and Monique Merrill. Staff members present were Heide Andersen, Scott Reid and Peter Grosshuesch. Scott Cline, Diane McBride, Lynn Zwaagstra and Carin Faust from the Breckenridge Recreation Department were present. Leigh Girvin from Continental Divide Land Trust and Turk Montepare were also present.

Approval of Minutes

The minutes were approved as presented.

Approval of Agenda

The Peak 6 Expansion scoping letter was moved down below the Nature Series Update. An update on the Snake River Land Exchange was added to the agenda.

Public Comments

There were no public comments.

Staff Summary

Cucumber Gulch Preserve signage

Mr. Yule: I would volunteer to work directly with Erin McGinnis to help with this.

Staff will coordinate a second February meeting to discuss the Cucumber signage, dependant on Erin's progress and BOSAC schedules.

Open Space and Trails

Nature Series update

Carin Faust provided an overview of the 2007 Breckenridge Nature Series.

Mr. Bergeron: Seems like the program is moving in the right direction.

Ms. Hollinshead: I think we need to charge more for the programs.

Mr. Yule: This program is vastly improved and should continue.

Mr. Stais: Looks great. Maybe we should rename it so people don't view it as a series with an ending point. Having the program in the Recreation Department makes sense. The cross-pollination with the Heritage Alliance is a great benefit. Tell us more about the space issues you all have.

Ms. Faust: Storage and program space are the needs. We have desk space, but no storage or good meeting place. It is tough to direct visitors to trailheads or other locations, since most don't know where anything in Town is.

Mr. Cospolich: The Group leads program has huge potential. Getting tied in with groups would help you reach your potential and generate more funds.

Ms. Merrill: So rent would be an added expense?

Mr. Cline: We hope for a Nature Center in the next few years. That would be a huge benefit to our program. Also, USFS permits would help us expand our program offerings. We're working on it, but the USFS is not accepting new guide permit applications at this point.

Peak 6 Expansion Scoping letter

Ms. Andersen provided the background on the scoping letter. The Town's position/comment will be made after the EIS is released. This letter is intended to identify issues in the scoping phase to be reviewed and studied by the USFS.

Mr. Cospolich: I think the letter is well written.

Mr. Bergeron: Why is there not more about visibility issues? This concept needs to be expanded upon in the letter.

Ms. Hollinshead: Can we talk about glading trees rather than clear cutting them?

Mr. Yule: Regarding employee housing, is there really a need for more affordable housing than the Block 11 and the existing Breck Terrace area?

Mr. Grosshuesch: There are proposed to be 300-350 new units in Block 11. This does not take into account the additional Peak 6 expansion needs. We have estimated the Town's need at 900 units. Vail is deed restricting Breck Terrace to compensate for the Peak 7-8 needs.

Ms. Hollinshead: I'd like to see the effects of Peak 7/8 development addressed before we move ahead on Peak 6 expansion. Also, the New Nordic World and how it interacts with Peak 6 needs to be explored. The Nordic expansion will have impacts as well (lodge, parking, 22k of trails). Are there other expansion plans for the Breckenridge ski area? Leaving the higher terrain as backcountry could also be an option. It might make sense to direct skier traffic towards Peak 9 to help direct traffic back to Town and Town businesses. Otherwise, this is a great letter.

Mr. Bergeron: Does it make sense to proceed with raising issues rather than taking a stance at this time? (Yes)

Mr. Yule: The New Nordic World expansion is very important and needs to be critiqued as closely as this Peak 6 expansion.

Mr. November: A mid-station would require more electricity; so we the letter should only suggest that the lift terminate at treeline. The restaurant would need a septic or sewer line.

Mr. Stais: We are just offering our input to Council. We will not revise the letter prior to the 2/12 Council meeting.

Snake River Land Exchange

Ms. Andersen outlined staff's presentation to OSAC about the Snake River Land exchange participation. OSAC agreed to contribute 25% of the cost on the Wedge costs and nothing on the Claimjumper parcel, due to affordable housing and other issues.

BOSAC expressed their gratitude and recognized that the final funding decision for the County would be made by the BOCC.

Trails Plan revision

Ms. Hollinshead: On page 4, one of the accesses to the Peaks Trail is missing. It is off of CR 3 after it forks. There is a green forest service gate and a parking area that allows for about 3 cars to park. There are several old Forest Service roads and single tracks that start from this area. We need more information about Gene Dayton's plans under the New Nordic World discussion. Also, please add a reference to Backcountry Snowsports Alliance. From Alex Kendall's house, in Goldking Placer 9 ½, Silver Queen Road continues. It should be preserved as a non-motorized trail connection. Please recognize the value of Silver Queen Road for non-motorized, winter recreation. Is there an easement behind the French Creek neighborhood homes that would access the Sisler Trail? We should talk to Betty Johnson soon about the right-of-way.

Ms. Merrill: The document contains multiple mentions of securing legal access. When we are asking for legal access, how does that happen? It seems like the comments are often that we need to establish legal access, yet we are often still using the trails.

Mr. Reid: The primary intent of this document is to identify current social and other trails that cross private property or National Forest and should be formalized and made legal. It is often the case that these trails are heavily trespassed. Stating this in the plan just documents where we need to establish legal access and gives us direction to pursue the needed easements, acquisitions, etc.

Ms. Hollinshead: I would like to research the Spruce Creek Ditch. We should keep it on the map.

Mr. Yule: This is well written. It should be incorporated into the Open Space Plan so that all new commissioners are required to read it.

Mr. Cospolich: Does the Upper Blue Plan have a trails component?

Mr. Reid: The Upper Blue Master Plan does have a trails plan associated with it. That document does not target many unsecured social trails, though. For next steps, I will

make the suggested revisions then take this to the other staffs (County, USFS). For the previous version, there were many public meetings. We could advertise so that we could get public comment at a later BOSAC meeting. Town Council will eventually adopt it as a public document.

2008 Work Plan

Ms. Hollinshead: Will we wait for the pine beetle to roll through before building the Peabody loop? My concern is the pine beetle issues and clearing in the lower Peabody.

Ms. Andersen: Peabody won't get hit as much as the Western bench.

Mr. Yule: What is the status of the Nature Nordic Center planning?

Ms. Andersen: We were waiting for Shock Hill Lodge approval to proceed. We are developing an agreement outlining the scope of services for the work. We will be moving ahead with the programming and the architectural elements of the structure.

Mr. Bergeron: The trail network at Breckenridge Nordic is much shorter than it used to be. The green loop is completely changed.

Commissioner Issues

Mr. Cospolich: The Nature Series is an important program that should be funded through the Recreation Department.

Mr. Stais: We should include more signage in Cucumber warning of cameras in use.

Ms. Hollinshead: The grooming at Breckenridge Nordic Center is lacking. Also, I am concerned about snowshoe trails in the Cucumber Gulch Preserve. It is flagged, so we should reduce the number of trails on the western side of the gulch. New need a non-motorized sign on the B&B Trail to prevent snowmobile access.

Ms. Merrill: Keep in touch for second meeting of the month for the Cucumber signage.

Next Meeting

The next BOSAC meeting is scheduled for 5:30 pm on March 10, 2008 in Breckenridge Town Hall.

Mr. Cospolich motioned to adjourn the meeting and Ms. Hollinshead seconded. The meeting was adjourned at 8:01 p.m.

Roll Call

Scott Yule called the February 20, 2008 BOSAC meeting to order at 5:39 p.m. Other BOSAC members present included Jeff Cospolich, Ellen Hollinshead and Monique Merrill. Staff members present were Heide Andersen and Scott Reid. Erin McGinnis from McGraphix Creative, Inc. was also present.

Open Space and Trails

Cucumber Gulch Preserve signage

Erin McGinnis provided an overview of the direction staff had provided for her in drafting a new signage plan for the Cucumber Gulch Preserve. Erin then showed the BOSAC members present her draft signs.

BOSAC agreed with the overall direction of the signage (look, content and textures) and reduced the overall number of signs to four, with a design to help update and replace content as needed.

Mr. Cospolich: Please bring full sized mock ups to the next BOSAC meeting to enhance our discussions.

Mr. Yule: We have been looking for this kind of work to be done for a long time.

Commissioner Issues

Next Meeting

The next BOSAC meeting is scheduled for 5:30 pm on March 10, 2008 in Breckenridge Town Hall.

Mr. Cospolich motioned to adjourn the meeting and Ms. Merrill seconded. The meeting was adjourned at 7:01 p.m.