

TOWN OF BRECKENRIDGE
OPEN SPACE ADVISORY COMMISSION
Monday, January 14, 2008
BRECKENRIDGE COUNCIL CHAMBERS
150 Ski Hill Road

- 5:30 Call to Order, Roll Call
- 5:35 Discussion/approval of Minutes – December 10th
- 5:40 Discussion/approval of Agenda
- 5:45 Public Comment (Non-Agenda Items)
- 6:00 Executive Session
- 6:10 Staff Summary
- BreckConnect Gondola Hours
 - Cucumber Gulch Preserve VERP Plan
- 6:05 Open Space and Trails
- Cucumber Gulch Preserve Signage
 - Trails Master Plan
 - 2008 Work Plan
 - Pro Forma
- 8:15 Commissioner Issues
- 8:20 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: January 14, 2008 meeting

Staff Summary

BreckConnect Gondola Hours

On 1/1/08, the Summit Daily News ran an article (attached) observing the one-year anniversary of the opening of the BreckConnect gondola. In the article, a Vail Resorts employee stated, in part, "the primary reason (the gondola) doesn't run at night right now is for the protection of Cucumber Gulch".

To clarify the information in this statement, staff offers the following: As a part of the Gondola Agreement (dated 3-28-06 between Breckenridge Ski Resort (BSR) and the Town), the gondola should run whenever the Peak 8 Base is open to the public for skiing, and should run a minimum of one hour before and after the Peak 8 lifts run. It also states "BSR and the Town agree to explore opportunities to expand the operation of the Gondola for longer hours during the winter season and to add additional times of operation outside of the winter season." There also is a Cooperation Agreement that dictates that the BSR and the TOB meet after the end of each ski season to talk about gondola issues, including hours of operation. BSR has run the gondola on special occasions outside of the specified times for particular purposes, such as ski patrol training, maintenance, etc.

Town consultant Dr. Christy Carello is performing owl surveys this winter to determine which species exist in Cucumber Gulch. Staff will use this information and any other relevant ecological information on nocturnal species when it comes time to evaluate the need and the possible impacts associated with nightly operation of the gondola.

Cucumber Gulch Preserve VERP Plan

As requested, and as specified in the Cucumber Recreation Plan, staff has been working with Town consultant Dr. Christy Carello and Dr. Peter Newman of Colorado State University to assess the feasibility of implementing a VERP (Visitor Experience Resource Protection) Plan for Cucumber Gulch. At this time, it appears that having Drs. Carello and Newman work cooperatively to implement a plan is the most efficient and cost effective approach. Staff will be meeting with both Christy and Peter on January 13th for a site visit, after which a formal proposal can be evaluated. Staff will continue to keep BOSAC informed of any progress on this project.

Open Space and Trails

Cucumber Gulch Preserve Signage and Access

Over the past several years, approximately four generations of signs have been fabricated and installed in the Cucumber Gulch Preserve, as sign language and design elements have been improved and updated. In addition, the Cucumber Gulch Recreation Master Plan offers specific direction regarding the type and placement of signs throughout the Preserve, as well as the direction to contract a graphic designer to develop a cohesive brand for Cucumber. The following excerpt is from the Cucumber Gulch Recreation Master Plan, which was approved by BOSAC and the Town Council in 2003:

3.5 SIGNAGE

Signage can be used as a tool for preserving natural resources in Cucumber Gulch. A unified signage program also represents an opportunity to provide cohesion between the many unique aspects of the area, while informing visitors about proper trail etiquette and directing them to appropriate areas. As with any signage, it is important to avoid the use of negatively worded signs. Words such as “do not” not only challenge vandals, but also identify potential targets. When space permits, explain the reasons for protecting the area. For example, “Protect Sensitive Resources; Please Stay on Trail.” Below is a brief description of basic guidelines that should be used when placing signage within Cucumber Gulch. At a minimum, signage shall be consistent with the following guidelines.

- Signage should be prepared by a capable graphic design professional and submitted to Open Space and Trail staff for review.*
- Signage should be designed in a “context sensitive” manner. Specifically, signage should be composed of natural materials such as timber or stones and used only where necessary.*
- Winter trail signage should have its own unique appearance that distinguishes it from summer trail signage.*
- Orientation and identity signage should include a unique logo to identify Cucumber Gulch. The purpose of the logo will be to portray an image that exhibits the unique character and continuity of the area.*
- Signage should contribute to a coordinated, coherent image of Cucumber Gulch. This includes limiting signage quantity and size to that which is necessary for information and educational purposes in order to avoid visual clutter and confusion.*
- Signage should be located in the most appropriate locations. Messages should be positive in wording or tone, yet firm and direct.*
- Signage should exhibit creativity, quality craftsmanship, simple design, and an economy of words.*

3.5.1 Recommended Types of Signage

All trail signage should fall into one of the following five categories.

Orientation Signs. *Orientation signs should generally be concentrated at major user entry points such as at major trailheads in Cucumber Gulch (which include the Breckenridge Nordic Center and Peaks*

Trailhead). These signs should provide information on permitted and prohibited uses, packing out trash, and provide additional background information on the area's sensitive resources. Temporary winter signage can also be categorized as orientation signage.

Identity Signs. These are “welcome” signs announcing one’s arrival at Cucumber Gulch. The identity signs should be installed at entry points (excluding trailheads). Another identity sign that notifies trail users of PMA boundaries may also be useful. In terms of image, these signs should be bold, simple, strong, and able to stand on their own without the addition of walls and landscaping. They should be unique and should help the user to identify with the site. Possible materials could include wood or stones.

Regulatory Signs. Temporary signs should be used for revegetating areas, notifying trail users of seasonal trail closures, special events, and other temporary needs (e.g., “Restoration Area – Please Stay on Trail”). Additional text providing an explanation for trail closures may also be useful. Other regulatory signs might specify areas where dogs are prohibited (such as portions of trail that cross into the PMA or at the terminus of the Interstate Trail).

Primary Interpretive Signs. Primary interpretive signs should convey interpretive themes of the major interpretive sites. Care should be taken to develop interpretive materials that are compatible with other interpretive signs. Primary interpretive signs are most appropriate for areas found along the trail that surround the main body of wetlands shown on Figure 7. (Refer to the Interpretive Plan in Appendix F for a description of recommended primary interpretive signs.)

Secondary Interpretive Signs. Secondary interpretive signs should convey a more detailed level of interpretive information (i.e., Example of the Cucumber Gulch identity sign on the trail. plant names along an interpretive trail) and are often smaller versions of primary interpretive signs. These signs should be placed along the proposed interpretive loop/ accessible trail shown on Figure 7.

Based on direction from BOSAC members and the Cucumber Gulch Recreation Master Plan, staff recently solicited bids from two graphic designers to create an integrated Cucumber Gulch Preserve sign system with design elements to match the Town’s wayfinding signage. At its 1/8 meeting, Town Council discussed the expenditure of funds for a graphic artist to accomplish this task and directed staff to not pursue such an effort.

In the past few weeks, BOSAC members have also raised questions about the designated access points to the Preserve. Staff has been using the Cucumber Gulch Recreation Master Plan maps for direction regarding the designated access points, but the construction of the new detention pond at the base of Peak 8 and the dedication of a trail easement through the Boulder Ridge III subdivision have led to additional questions regarding Cucumber access.

Staff seeks additional BOSAC direction regarding the designated Cucumber Gulch Preserve access points and will provide maps to facilitate the discussion.

Trails Master Plan

Attached, please find an outline of the proposed revision to the Town Trails Plan. The outline is based on the structure from the existing, outdated Trails Plan and the content has been compiled from three sources: 1) unresolved and still pertinent issues from the original

Trails Plan, 2) staff additions based on the existing trail network needs, and 3) input from BOSAC members.

Staff requests that BOSAC hold an extensive discussion of the Trails Plan outline content, including the viability and importance of each of the bullets listed. Based on this feedback, staff will draft an updated version of the Trails Plan for BOSAC and public review and feedback. The primary goal of this discussion is to finalize the Trails Plan outline, including culling the list of unnecessary recommendations, adding important but unlisted routes, and agreeing on the general direction of the document so staff can begin the writing process.

2008 Work Plan

BOSAC was provided with a draft 2008 work plan at the December meeting. Staff is requesting input from BOSAC members regarding the items on this plan, as they will direct work efforts and dictate priorities for the remainder of this year.

Pro Forma

Attached, please find a memo from the Town Engineering Department to Council regarding the Wellington Oro Water Treatment Plant budget and a copy of the updated pro forma.

As you recall, the Wellington Oro Water Treatment Plant is a legal requirement of the Town and County as part of the consent decree from the B&B Mines open space acquisition. Due to construction timing and necessary design changes, the treatment plant costs are greater than originally anticipated, on the order of \$1.1 million for the open space fund in 2008. Town Council discussed and approved this expenditure at its 1/8 meeting. On a related note, it is anticipated that the Shock Hill Lodge and Spa will purchase a 39 TDRs from the TDR bank in 2008 so that lodge construction can begin this year. This TDR purchase will likely result in an additional approximately \$800,000 in revenues for the Town open space fund in 2008.

Staff will present the pro forma revisions to BOSAC for discussion.

Roll Call

Matt Stais called the December 10, 2007 BOSAC meeting to order at 5:38 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, Mark Truckey, Peter Grosshuesch and Tony Overlock. Brian Lorch from Summit County and Paul Semmer from the USFS were also present. OSAC member Art Girten and Leigh Girvin from the Continental Divide Land Trust were also present.

Approval of Minutes

The minutes were approved as presented.

Approval of Agenda

The agenda was approved as presented.

Public Comments

There were no public comments.

Staff Summary

Peak 7 Stormwater Management

Mr. Bergeron: I think we should stay ahead of this issue, although it seems like staff has it under control. It is not a thorn in my paw. The checks and balances system worked in this case.

Mr. Stais: I agree. The Town and developer need to stay on top of this issue. There will be ongoing quarterly meetings so that the water quality issue is taken care of.

Breckenridge Nature/Nordic Center

Ms. Hollinshead: BOSAC has not decided whether this should be a nature center. If they are programming the building, this needs to be a BOSAC discussion.

Ms. Andersen: It is more of a brainstorming session at this point. BOSAC will be able to review this frequently as we move ahead.

Mr. Grosshuesch: Previous Councils directed staff to pursue the nature element of the building.

Mr. Bergeron: I would like an update on how the Nature Series is going.

Ms. Andersen: I will get Christy and Carin to present to BOSAC on the Nature Series and the Cucumber monitoring. I will target the February meeting.

Cucumber VERP/Carrying Capacity Analysis

Mr. Stais: Keep us posted on this project and the potential costs.

Open Space and Trails

2007 Field Season Update

Tony Overlock presented an overview of the summer field season:

Mr. November: What are the safety protocols for the Trail Crew?

Mr. Reid outlined the safety track record and protocols for the Town Trail Crew.

Mr. Stais: Staff should review the safety protocol for Trail Crew prior to the 2008 summer season.

Cobb and Ebert Open Space Management Plan

Ms. Andersen introduced the Cobb and Ebert Open Space Management Plan. Great Outdoors Colorado grant funding for the property dictates that a conservation easement must be dedicated. The Continental Divide Land Trust is the holder of that easement. Ecological protection is the primary mandate for this property and recreational access is secondary.

Mr. Lorch: OSAC supported the report as written, including the trails issue.

Ms. Hollinshead: It seems worthwhile to look at the south side of the creek for a winter trail access. Otherwise, the north side trail might connect to a plowed road. There is an existing flume on the north side, but my concern is that very little of it is on the Cobb and Ebert.

Mr. Lorch: The property line for the Cobb and Ebert is the road, mostly, so we will need to coordinate with USFS regardless of where the final alignment is located.

Ms. Hollinshead: It might make sense to have the trail cross French Creek at the Wirepatch Mine and then go onto the National Forest from there to Black Gulch.

Mr. Lorch: Our thought is to consider working a route to Little French on the north side of the road.

Mr. Bergeron: Is Mountain Meadows required to leave snow on the road? I have heard different answers to that question.

Mr. Truckey: All of French Creek road is excluded from the backcountry zoning. The Mountain Meadows folks have been leaving the 4 inches as a courtesy and are not required to do so.

Ms. Girvin: The County can, but has not, required the snow to be kept. It is a County road, so it is up to them to require a 4" cover if they want.

Mr. Bergeron: We need to keep that road with snow on it, even if the parallel winter route is created.

Ms. Hollinshead: I am concerned about the southern exposure of that proposed trail. I will keep an eye on it this winter.

Mr. Semmer: All new trails on the National Forest will need to undergo NEPA analysis. Who will propose the trail? The County? The Town? And the USFS always look for alternatives, what the destination is, etc. Be forewarned that the adoption of this plan does guarantee that this trail will become a reality.

Mr. Lorch: That's why this is left as a may be done.

Mr. Bergeron: Wouldn't it be easier to just use the road and require the 4" of snow?

Mr. Semmer: More than two residences means that the USFS would not require the 4", but would rather require the proponents to create a separate, parallel route, but I don't think the County can require it if there is no existing conditional use permit.

Mr. Truckey: The BOCC at the time made that decision based on the input from the Mountain Meadows residents. The County would have to rezone the road into the backcountry.

Mr. Semmer: A new gate at the Lincoln Townsite trailhead would also help reduce the use on the road between there and the gate.

Ms. Girvin: OSAC spent a lot of time on the road issue. It is an important piece of the puzzle. We need to keep pushing for the implementation of the GH management plan. The sooner we act, the better. Signs precluding snowmobiles on Sallie Barber Road would be a good start.

Mr. Lorch: The County has contacted individuals involved in the Sallie Barber Road issue, but we are still awaiting feedback from the County attorneys before we can install signs or anything else.

Ms. Girvin: I think this management plan is an excellent document and I urge BOSAC to approve it.

Mr. November made a motion to approve the management plan with no changes. Ms. Hollinshead seconded the motion. The motion was approved unanimously.

Peabody Nordic Loop

Mr. Reid described the status of the proposed Peabody 5k loop and the preliminary estimates provided by several contractors.

Ms. Merrill: What did John Morton think of these numbers?

Ms. Andersen: He was pretty surprised at the high costs. The nature of the terrain, the Breckenridge-area costs and inclusion of the single track probably account for the higher than expected estimates.

Mr. Bergeron: Brian, are you comfortable with the hydrology of this project?

Mr. Lorch: Yes. It was reworked and meets our needs, with more wetland delineation work to do once the snow melts.

Mr. Bergeron: I suggest we float this number to the Council after hearing from BOSAC.

Ms. Andersen: Staff believes that \$250,000 is a good number with which to proceed. It will allow us to accomplish the project under budget, most likely.

Mr. Truckey: BOSAC has the flexibility to bring something forward to Council in the next meeting. There is no money dedicated to this project under the Recreation budget. A supplemental budget could be issued, but Town Council would have to make this decision.

Ms. Merrill: Is this a turnkey project for all users, summer and winter? (Yes)

Ms. Andersen: We received \$600,000 from GOCO to acquire this property for Nordic skiing and summer non-motorized uses. There was also a ten-acre parcel reserved for potential divestiture. This trail construction project would therefore preclude that ten-acre parcel from sale.

Mr. Yule: I am in favor of the 5k loop. I think the \$250,000 is still too high and it could be done for less than \$150,000. Without the construction documents and surveys, we might be risking this being put on the shelf.

Ms. Andersen: I think having Public Works doing this is ideal. I agree that it won't cost \$250,000, but we want a healthy budget to be able to complete the project as needed. We are already under budget in the Golden Horseshoe for several years, so the money is there.

Mr. Stais: I agree that we don't want a road. Is it possible to build it as a road now, then go back and repair and change as needed to create a single track within the roadbed?

Ms. Merrill: Will there need to be roads to access the forest for forest health reasons?

Ms. Andersen: Above on the Western Bench, yes. The USFS sees it as an opportunity to address the MPB issues with urban interface.

Mr. Girten: Siberian Loop was created several years ago. You might get away with a less expensive road that still allows a single track use to develop for the summer. This 5k could be done cheaply and could develop and improve over time.

Mr. November: I appreciate the vision for not having a road, but I would like to see a less expensive approach. Can we get it done and have it be less contentious?

Mr. Stais: Cost is a concern. We need to look at options for getting something done in 2008. Move incrementally. Could we move towards a design/build and save money? Or just build it as a road, then go back to make a single track trail on it?

Ms. Andersen: We need to plan this winter. It was designed to meet Nordic skiing standards. We have had an expert review and plan this and I think that altering the alignment would hurt the final product.

Mr. Truckey: We should work with James Phelps to get a better number to bring it back to BOSAC and Council.

Ms. Hollinshead: We should look into not making this a single track for summer use. It could save us money. The second tier up on the Western Bench seems to be more attractive, because it would be cheaper and better for mountain bikers.

Mr. Stais: BOSAC is not comfortable with the preliminary cost estimates and want to bring the project in for less than \$150,000. BOSAC is comfortable expending \$150,000 for 2008 work. You could change the scope to eliminate summer uses, tweak alignment to avoid terrain features or shorten the loop to accomplish the cost reduction. Work with James Phelps to finalize the cost estimate with Public Works. BOSAC recommends that staff proceed with the work with a budget goal for \$150,000. This should be taken to Council for consideration.

Mr. Bergeron: It would be nice to get information on the return on investment.

Mr. Sanders: My guess is that we can do the project for less money. If James Phelps can look at it, I think we can reduce the costs to the \$150,000. It will cost you more if you do the work incrementally. If you want a four-season trail, it will be a destination for mountain bikers. The unique terrain of the Peabody will attract people.

Philosophical Discussion

Ms. Andersen framed the discussion for the BOSAC members. Staff follows adopted policies from Council and BOSAC. It is evident through BOSAC discussions that there is not consensus on some of these issues.

Mr. Bergeron: The mission statement of BOSAC should be followed, not necessarily the Vision Plan. That is like ignoring the Constitution to follow the Bible.

Mr. Stais: The Nature Nordic Center brought this up. This issue is about a diverse set of viewpoints on BOSAC. How we implement the mission statement is the real issue.

Ms. Hollinshead: This is about priorities. We need to focus more on acquisitions, rather than parking lots and a Nature Nordic Center.

Mr. Cospolich: I don't think we need to change the mission statement at all. The visitors here provide the means for us as a community.

Ms. Hollinshead: When I started open space, the goal was purely to benefit locals. The goal is to benefit our community, not visitors.

Mr. November: Defining our community should include newcomers. We shouldn't be hiding our open space from people.

Mr. Cospolich: Visitors are members of our community too.

Mr. Bergeron: Our first mission is to preserve and protect open space.

Ms. Merrill: Maybe we need to start talking about sustainability, rather than growth.

Mr. Bergeron: When the historical folks came in to propose French Gulch Road as a primary destination, Council thought the area should be preserved for existing uses and should not be pushed as the primary historical interpretive area. This should give us some indication on where Council stands on this issue.

Mr. Yule: Future and present generations means everyone. There was never a distinction drawn between locals and visitors. Are we discussing what is good for the future or what is good at that moment? It is frustrating. We need to think more inclusively. Was the B&B Trailhead discussion really worth two hours of our time?

Ms. Hollinshead: We need to be looking ahead, as Scott says. We are getting more vocal and asking questions. I think we can work it out.

Mr. Cospolich: There is no unanimity on the BOSAC. Future generations start in Breckenridge by visitors becoming permanent. First impressions make a big difference. I agree with Scott Yule. I don't think there needs to be a radical shift in thinking. There is a more diverse population in the area and that is represented on the BOSAC. These are hard decisions. The sales tax funding is driven by visitors.

Mr. Bergeron: There is a two-tier system. We charge some people more money than others. Frisco residents have to pay more than Breckenridge residents to use the Rec Center. I think this discourse is healthy. 50% of visitors don't come back and I would suggest it's because we're too crowded.

Ms. Andersen: I find BOSAC less visionary and more protective of what we have right now.

Ms. Merrill: I think we need to focus on sustainability, not growth. It is healthy to pull back and protect what we have.

Mr. Stais: It is nice to have a diverse BOSAC membership.

Mr. Grosshuesch: We implement your direction and Council's direction. Leadership is about understanding the big picture and making decisions as needed. We need to be able to move ahead and it is tough without clear direction.

Mr. Bergeron: I agree to a point. I always urge Council to be cautious. Previous Councils may have given you clearer direction, but I would rather do nothing than do something wrong. I think dissension is healthy because it will mean fewer decisions and mistakes that are less far reaching.

Mr. Yule: We don't need to change policy direction. Our open space program is strong. Access to someone's favorite trail or how big a building needs to be is not what we should be discussing. The big picture and policy direction from our plan is right on. Maybe we could create a checklist to help us with our decisions. What are our criteria for judgments and decisions?

Mr. Bergeron: We all have favorite trails and expertise on various things. Part of the Board's strengths is knowledge of the area.

Mr. November: We all have different interpretations of the mission statement.

Mr. Stais: It's easy to make the easy decision, but as the program matures, we focus on management rather than acquisition. Things have gotten more difficult. I still think acquisition is the primary focus of this program. We are now dealing with operational and management issues. Consensus does not mean unanimity.

Trails Master Plan

Ms. Hollinshead: Winter trails are missing from this plan. We need to add it. I will email my comments to everyone.

Mr. Bergeron: Country Boy is a huge issue that needs to be addressed.

Ms. Hollinshead: I agree. Can we expand the scale of the plan to be the entire Upper Blue Basin?

Mr. Yule: We need to highlight the routes that are still missing from the original plan.

Ms. Andersen: An acquisition plan or strategy established through executive session would also be useful and it would also apply to the Trails Plan.

Mr. Yule: BOSAC should review the targeted open space properties and see where we are.

Mr. November: The progress of this program is outstanding.

2008 Work Plan

Ms. Andersen outlined the format and content of the work plan.

Mr. Stais: The Nature Nordic Center planning could be large or small, depending on timing similar to McCain/Block 11.

Mr. Stais: Please come and attend the VOC project on July 19th and 20th.

Commissioner Issues:

Mr. Cospolich: I challenge everyone here to use the word "we" rather than the word "I". We need to look at what is best for the community.

Mr. Bergeron: We need to look into the health of beetle spraying. We need to address the Betty Johnson Trail.

Ms. Hollinshead: We need more winter emblems on all Town sign posts. The B&B Trail needs them, among others.

Next Meeting

The next BOSAC meeting is scheduled for 5:30 pm on January 14, 2007 in Breckenridge Town Hall.

Mr. Cospolich motioned to adjourn the meeting and Ms. Hollinshead seconded. The meeting was adjourned at 8:38 p.m.

Summit Daily News for Breckenridge, Keystone, Copper and Frisco Colorado - News BreckConnect Gondola turns one

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On Monday, the Breckenridge gondola celebrated its one-year anniversary of being operational up to Peak 8.

Summit Daily/Mark Fox

By LORY POUNDER

summit daily news

Summit County, CO Colorado

January 1, 2008

BRECKENRIDGE - The BreckConnect Gondola had its first birthday Monday on New Year's Eve.

And while it seemed there were a few stumbling blocks as it took its first season runs, kinks have been worked out and the gondola is doing just what the resort and Town of Breckenridge hoped it would, said officials from both the resort and Town. It is taking more vehicles off the road to Peak 8 and connecting Main Street to the mountain, they added.

"Overall, the operation side went well," said Town of Breckenridge Manager Tim Gagen.

Nicky DeFord, senior communications manager for Breckenridge Ski Resort said, "It's a great way to get to the mountain."

The gondola is a 10-minute ride from the Breckenridge Transportation Center to the Peak 8 terminal, with two mid-stations at Shock Hill and the Peak 7 base area. It has 121 cabins and a capacity of 3,000 people per hour.

The resort does not have an exact count of how often it was used last season, but "it's definitely been utilized as much as we thought it would," DeFord said.

In March of 2006, the resort announced plans to build the gondola to enhance the skier experience - something that had been talked about in the community for 20 years, according to a press release at the time of the announcement.

Part of the agreement was also that the gondola would reduce the number cars and buses on the road to Peak 8, said Gagen. That happened with cars, but not the buses as a precaution in the first year, he added. However, a downgrading of the ski resort buses to Peak 8 is planned.

When dealing with a complex machine, some problems are to be expected, but "we've got great mechanics," DeFord said. "We've worked through all that and it's running smooth now."

Of the total about \$21 million gondola and ski back by Mountain Thunder Lodge project, the Town committed about \$6.7 million. Town staff estimated it would be repaid within about eight to 10 years through the development going up in that area with the sale of units and real estate transfer tax, Gagen explained. Already they have more than \$1 million back, he added.

In the future, representatives from the ski resort may approach the Town about running the gondola more often, partly because of the development going on at Peaks 7 and 8.

The primary reason it doesn't run at night now is for the protection of Cucumber Gulch, DeFord said.

The Town staff expects the ski area will come to them at some point to talk about getting approvals to run the gondola at night or in the summer. The original agreement for it is to be able to run an hour before the ski resort opens and an hour after it closes, Gagen said. The Town wanted to see what kind of impact it may have to Cucumber Gulch before it considered other times, he added.

Next winter may be the first time the evening request comes in, Gagen said.

DeFord agreed that while running the gondola more frequently is not something they need now, it is something that will come up in the future.

"We want to continue to build our relationship with the Town and to do things like this," she said, adding that such a great partnership between a ski resort

and Town is unusual.

Lory Pounder can be reached at (970) 668-4628, or at lpounder@summitdaily.com.

BACK

Town of Breckenridge Trails Plan (DRAFT OUTLINE)

Introduction:

Plan Goals and Objectives

This Plan attempts to provide a coherent and well thought out framework for the future of Breckenridge's community trails. More specifically, this document is intended:

1. To provide a plan for a comprehensive public, recreational trail network for the Town and surrounding areas.
2. To outline a functioning residential access or commuting trail network that connects efficiently with other modes of transportation.
3. To identify important trailhead and access locations to facilitate recreational and commuting uses.
4. To offer a prioritized list of goals and tasks to accomplish the specific trail and access projects outlined within the Plan.
5. To identify important trail-based recreational facilities to enhance the recreational opportunities in Town and the surrounding area.

Role of the Plan

Plan Assumptions

Plan Implementation

Plan Organization

How this Plan was Developed

Winter and Summer Elements

Planning Areas

A. Ski Hill Road/ Peak 8/7 base area

- Peaks Trailheads
- Four O'clock Ski Run
- Freeride Park
- Shock Hill/ Nordic Center
- Cucumber Gulch Preserve
- Claimjumper/Recreation Center Connection
- Timber Trail
- Lower Peaks Trail
- Peak 7 to Town connection
- Peak 7 to Peaks Trail accesses
- Iowa Hill Trailhead- plowing for winter?
- Discuss New Nordic World with Daytons

B. Core/Upper Four Seasons Areas

Riverwalk completion through Town for bikes- signage, painting, bike path connection
The Burro Trail Access, Parking in winter, access across ski run and lift. Lower Warrior's Mark and/or Upper Warrior's Mark
Washington Ave. bike alignment recommendations
Park avenue- sidewalk on west side of street
Klack- soft surface trail
Grade separated crossing of Main St. at French
Cedars/ Trails End Condo connection
E-W connection around Maggie Pond, revisit Broken Lance connections
BOEC to burro (across ski area, under Super Connect)
Four Seasons connections- anything we can do?

C. Breckenridge South

Maggie Pond access (E-W) all the way to the Burro trail
Maggie Placer (in works)
Boreas Pass sidewalk from Highway 9 all the way to IL Gulch Road
Aspen Grove Trail/ Aspen Alley
Wakefield parking area/Trailhead
Little Mountain- Update with Southside and IL Creek trails, keep
Repath to Hoosier Pass
Sunrise Point access
Bekkedal/Gold King (lots 1&2) to Burro connection
Equestrian Trails adjacent to ski area
Now Colorado-Silver Queen connection
Trailhead at Breck Park Estates, CR 528, green gate access to Baldy/Baker's Tank
Trailhead at bottom of Fredonia Gulch
Parking in Alpine Breck to access Lower Bemrose
Warrior's Mark/The Crown Trail inventory
Reconstruct Wheeler Trail from Hoosier Pass to McCullough Gulch
Construct winter route that avoids PA Gulch Road
Construct winter route paralleling IN Creek Road to Boreas Pass
Flume off of Spruce Creek Trail
Ski Area Trails (Lehman Gulch, winter trails to Siberian, Peaks, Peak 5)
Redesign Monte Cristo Trail (clarify, EH)
Realign Blue River Trail where rubber strips are used
Stables trail off of Spruce Valley Ranch- reroute
Secret Trail (?) off of Lower Indiana Gulch Road- reroute
Construct new trail from Baker's Tank to Indiana Gulch Road
Reroute Dyersville single tracks
Social trail paralleling Indiana Creek south of Blue River Trail
Reroute powerline trail from Baldy Saddle to Baker's Tank
Make official Mountain Pride trail
Connection between Alpine Breck and Blue Lakes
Access to Hunter Claims trail in the Tordal area

Narrow lower McCullough Gulch

D. East Side/ French Creek

Moonstone reroute
Breck South connection
Utility cut behind Weisshorn (off of Lincoln Tr)
BBC/French Creek connection
Kennington/Reiling Road repath
Huron Heights- flumes
Sidewalk to Wellington NH along French Gulch Road
B&B- Wellington Trail connection
Replace Upper Spiral Stairs
Golden Horseshoe
Country Boy
Bacon Lode Trailhead or other Upper Gold Run Gulch Road access
plowing
Lower French Gulch/X10U8/B&B Trailhead/ widening of plowing along
French Gulch Rd.
Little French Trailhead, if necessary
Cosie D/ Squatters trail
Upper B&B Trail across Gustafsons/ John J Placer
Western Sky connection to upper flume
Matt Casey's connection
Sisler Trail- reroute and consolidate to connect French Creek with GRR
Wellington Ditch
Western Star (Schwaiger's route)
Australia Gulch Road
Prune/mark winter route from Reiling Dredge Trailhead to Mineral Hill
Prune/mark Galena Ditch (Big Ditch)
Prune/mark Road between Upper B&B Road and Sallie Barber Road
Dry Gulch-Rac Jac Way connection
B&B-Australia Gulch Road connection, avoiding Country Boy
Reroute True Romance
Parking for Lower Flume for winter use

E. Breckenridge North Area/ Northeast/ Northwest

Summit Estates/ Discovery Hill research and
Nordic and summer connection from Pegasus to GH
Block 11
Brown's Gulch Trailhead- winter plowing
Good Times/North Fork Parking area- winter

F. Recommended by individuals, but highly improbable/impractical

Trailhead Parking behind Town Hall (winter)
Trailhead Parking near base of Snowflake Lift (winter)
Gated ski area road south of Peaks Trailhead (to base of Peak 7)

McCain to Gold Hill link (administratively closed by USFS)
Black Gulch/ winter trail access on south side of French Gulch (forbidden in Cobb/Ebert Mgmt Plan) includes bridge over French Creek at Gate option
Single track to parallel Boreas Pass Road

G. Provided for in other documents (Work Plan, GH Management Plan)

Signage for Reiling Dredge Parking area
Snowshoe/Skier emblems on sign posts, no snowmobile icon where needed
Speed limit or expect non-motorized traffic on shared use routes
Kiosk maps identifying shared and non-motorized use routes
Blue diamonds on preferred winter routes
Winter trail map
Pruning of existing trails (X10U8, Minnie, Barney Ford) for winter use
No winter motorized sign on both ends of Gold Run Gulch Road
Signage for all accesses to Burro Trail, non-motorized info
Identify winter non-motorized 'play areas'
Dog waste stations throughout system
MBJ Parcel acquisition (in Open Space Plan) Trail removed in UBMP/Cuke
Cobb/Ebert trail on north side of French Gulch Road
Blue diamonds posted on Bemrose Ski Trail
Overhaul equestrian trails from Peak 9
Mark as non-motorized all appropriate trails off of Baldy Road
Bamboo in Lincoln Park

New Maps

2008 OPEN SPACE & TRAILS PROJECT LIST

<u>Trail Projects</u>			
PROJECT	COMPLETION DATE	PRIORITY	STAFFING REQUIREMENTS
OVERSEE DEVELOPMENT-RELATED TRAIL REVIEW	Ongoing	Required	Large
OVERSEE TRAIL CREW-RELATED WORK (Trail construction and maintenance) – *see list of trail projects on following page	Ongoing	Required	Large
COMMENT ON USFS TRAVEL MANAGEMENT PLAN	Spring	Required	Large
REVISE TRAILS MASTER PLAN	Spring	High	Large
COORDINATE VOLUNTEER EFFORTS	Ongoing	High	Large (will be one of Tony's projects)
DEVELOP MASTER PLAN FOR NORDIC EXPANSION AREA (FOR USFS AND COUNTY)	Winter	High	Large
PERMITTING FOR PEABODY LOOP	Winter/Spring	High	Medium
OVERSEE CONTRACTORS ON PEABODY LOOP CONSTRUCTION	Summer	High	Large
COMPLETE WEBSITE WORK	Ongoing	Medium	Medium
INSTALL MOONSTONE FOREST HEALTH INTERPRETATIVE SIGNAGE	Summer	Medium	Medium
Contractor Work			
COMPLETE WEED AND PEST CONTROL	Spring	Required	Small
CONTINUE REVEGETATION FOR SHOCK HILL	Spring	Medium	Small

INSTALL TRASH AND TOILET FACILITIES AT F&D PLACER	Summer	Medium	Small
<u>Open Space Projects</u>			
PROJECT	COMPLETION DATE	PRIORITY	STAFFING REQUIREMENTS
FULFILL B&B MINES CONSENT DECREE REQUIREMENTS	Ongoing	Required	Medium
OVERSEE CONCESSIONAIRES	Ongoing	Required	Small
OVERSEE OS ACQUISITIONS	Ongoing	Required	Large
ADDRESS GOLDEN HORSESHOE MANAGEMENT TASKS	Ongoing	High	Large
DEVELOP FOREST HEALTH AND WILDFIRE PROTECTION STRATEGIES FOR OPEN SPACE PARCELS	Ongoing	High	Large
PLANNING FOR CUCUMBER NATURE/NORDIC CENTER	Ongoing	High	Large
OVERSEE PLANS AND RESEARCH FOR REILING DREDGE RESTORATION	On-going	Medium	Low
McCAIN/ BLOCK 11 MASTER PLANNING	Ongoing	Medium	Small (depending on the timing)
TRACK OS PROPERTY OWNERSHIP	Ongoing	Medium	Small
OVERSEE PROCESS FOR HIDDEN GEMS WILDERNESS PROOSAL	Ongoing	Medium	Low
Contractor Work			
OVERSEE CUCUMBER PRESERVE MONITORING	Ongoing	Required	Large
OVERSEE NATURE SERIES PROGRAM	Ongoing	High	Small
OVERSEE FOREST HEALTH/FIRE MITIGATION/MPB PROJECTS	Ongoing	High	Large
OVERSEE MINESITE	Summer	High	Small

INVENTORY			
OVERSEE HISTORIC PRESERVATION/ RESTORATION EFFORTS	Ongoing	High	Medium

*** Trail Projects Include:**

- Annual Trails Inventory and Maintenance
- Four O'clock Switchback repairs
- Carter Park Switchback repairs
- Flumes drainage
- Freeride Park maintenance and improvements
- Volunteer Commitments
- Training Days
- Golden Horseshoe trailwork ***
- Install/ update Breckenridge Nordic Center trail posts
- Trail Signage Program- Cucumber and other
- Iowa Hill work ('cameras present' signs and trail delineation)
- Cucumber Preserve Projects
- Wellington Bridge
- Make a Difference Day
- B-Line Trail
- Peabody/Middle Flume Connect
- Hermit Placer Boardwalk
- Toad Alley Boardwalk
- Nightmare on Baldy Reroute

Wellington Oro Water Treatment Plant

Update January 2, 2008

Background

As you are aware the Town and County are jointly responsible for the conditions stipulated in the Consent Decree associated with the purchase of the open space previously owned by B&B Mines. This property includes, but not limited to, the Wellington Oro Mine Site, Jesse Mine and Mill Site, and the IXL/Royal Tiger Site.

Associated with the Wellington Oro Treatment, we have completed final design engineering, underground plumbing, and the building foundation and slab. We have also completed acquisition of the major equipment required for the plant. Remaining work on the project includes construction of the building, plant equipment installation and final site work.

Estimated Project Cost (Engineering and Construction)

The Town has recently worked with project team members to compile a final cost estimate for the design and construction of the Wellington Oro WTP. The costs were obtained from recent contractor bids and known project costs.

• Architect/ Engineering/Commissioning	\$ 795,000
• Construction	<u>\$3,295,000</u>
Estimated Project Cost	\$4,090,000
Town portion (50%)	\$2,045,000
Remaining WTP budget from Open Space	<u>\$ 913,000</u>
Final appropriation from Open Space	\$1,132,000

Project Schedule

The Town and County have worked with the EPA to extend the previous Consent Decree deadline in 2006, to a proposed project completion of fall of 2008. To achieve this schedule we have proposed to the EPA that the Town and County will make a reasonable effort to meet the following time line:

Final Design	Spring 2007 - Completed
Underground Piping	Fall 2007 – Completed
Building Foundation / Slab	Fall 2007 - Completed
Building	Winter 2008
Plant Installation	Spring 2008
Final Site Work	Summer 2008
Plant Commissioning	Summer 2008
Plant Operational	Fall 2008



OPEN SPACE & TRAILS DEPARTMENT

970-668-4060
fax 970-668-4225

Post Office Box 5660
0037 Peak One Drive, SCR 1005
Frisco, Colorado 80443

SUMMIT COUNTY OPEN SPACE ADVISORY COUNCIL MEETING AGENDA

**Summit County Community Center, Freemont Room
0151 Peak One Drive, Summit County Road 1005, Frisco, CO
Wednesday January 9, 2008, 6:00 p.m.**

*****NOTE: CHANGE OF DATE AND LOCATION*****

- 1: Call to order
- 2: Approval of Agenda
- 3: Approval of Minutes of the December 5, 2007 meeting (*see attached Summary of Actions*)
- 4: Acceptance of Summary Report (*see attached report*)
- 5: Public Comments on Items not included in Agenda
- 6: Update on Open Space Management Activities.
- 7: Update and Discussion on On-going and Potential Open Space Protection Efforts and Issues
- 8: Executive Session to Discuss Potential Open Space Acquisitions
- 9: Update from Town Open Space Advisory Boards
- 10: Other Business/Announcements
- 11: Adjournment

Enclosures

- Summary of Actions, December 5, 2007 OSAC meeting
- Summary Report on Open Space Activities
- Miscellaneous Newspaper Articles

**SUMMIT COUNTY
OPEN SPACE ADVISORY COUNCIL
SUMMARY OF ACTIONS
December 5, 2007**

COUNCIL MEMBERS PRESENT: Russ Camp, Charlotte Clarke, Art Girten, Chris Hart, Scott Hummer, Martha Mackie, Dan Pins, Nancy Redner, Mike Clary, Bob Craig

COUNCIL MEMBERS ABSENT: Lynn Amstutz

STAFF PRESENT: Brian Lorch, Brad Eckert, Kate Berg, Steve Hill

MEMBERS OF PUBLIC PRESENT: Paul Semmer – USFS, Dillon Ranger District, Leigh Girvin – Continental Divide Land Trust, Turk Montepare-public

Call to Order: Chair Scott Hummer called the meeting of the Open Space Advisory Council to order at 6:00 p.m.

Approval of Agenda: The agenda was approved as presented.

Approval of Minutes: The November 7, 2007 meeting minutes were approved as submitted.

Summary Report: The summary report was approved as presented.

Public Comments: There were no public comments.

REGULAR AGENDA:

Cobb and Ebert Placer Draft Open Space Management Plan (Upper Blue): Brian Lorch provided summary of management plan.

Public comment was received from Leigh Girvin and written letter from Ellen Hollinshead. Leigh said her input had already been incorporated in the plan and thought staff did a good job with the plan. Ellen provided written comments to the affect that a non-motorized winter route is needed on the property south of French Gulch Road to provide an alternative route to French Gulch Road.

Nancy Redner commented that Cobb and Ebert Placer was purchased to protect the conservation values of the property and recreation use should be secondary. OSAC echoed her comments.

The OSAC unanimously approved a motion recommending that the BOCC approve the management plan as presented.

Executive Session: The OSAC unanimously passed a motion to go into Executive Session to discuss potential open space acquisitions. Out of Executive Session the OSAC made the following recommendations

Lower Blue:

Green Mountain property: pursue acquisition at the value discussed in Executive Session reserving the potential to divest the property following placement of a building envelope that protects the south side of the road.

Upper Blue:

Quandary Wetlands: pursue acquisition at the value discussed in Executive Session.

Property near Blue Danube Open Space: pursue acquisition at the value discussed in Executive Session.

Discussion of Open Seat on OSAC Board: The OSAC unanimously passed a motion recommending to the BOCC that Nancy Redner be re-appointed to the OSAC.

Discussion of 2008 Meeting Dates: OSAC requested that the January 2, 2008 meeting be rescheduled to January 9, 2008. All other dates are satisfactory.

Update on Town Open Space Advisory Boards: None

Other Business/Announcements: Steve Hill, Assistant County Manager, provided an update on the status of Sallie Barber Road. The County's legal department is continuing discussion to determine if the road can be close to motorized use. Steve also commented to OSAC they should start working on outreach in preparation for the upcoming ballot question.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Brian Lorch

Brian Lorch
Open Space and Trails Director



OPEN SPACE & TRAILS DEPARTMENT

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Frisco, Colorado 80443

MEMORANDUM

TO: Open Space Advisory Council

FROM: Brian Lorch

DATE: January 4, 2008

SUBJECT: Summary Report on Open Space Activities for January 9, 2008 meeting

The purpose of the summary report is to save time at the actual OSAC meetings by providing an update on open space protection activities not requiring a specific action by the OSAC, so that they do not need to be discussed during the meeting. Any questions on topics in this report can be discussed at the meeting or with staff prior to the meeting.

1. The BOCC unanimously approved the reappointment of Nancy Redner to the OSAC.
2. The Open Space and Trails Department hired Katherine King of Breckenridge for the Resource Specialist position. Katherine plans to attend the January 2008 meeting.
3. The Breckenridge Open Space Advisory Committee made a unanimous motion recommending the approval of the Draft Cobb and Ebert Management Plan at its December Meeting.
4. The closing on two parcels owned by the Knorr Ranch is scheduled for January 15, 2008

**SUMMIT
DAILY
NEWS****GOCO grant funds local open space purchase of Cow Camp**

DAILY NEWS STAFF REPORT
summit daily news
Summit County, CO Colorado
December 8, 2007

SUMMIT COUNTY — A \$709,000 grant from Great Outdoors Colorado will help fund the open space purchase of the 351-acre Cow Camp extension in the Lower Blue.

Acquisition of the land protects a variety of threatened open space values in the Williams Fork Landscape Conservation Area, including significant ecological habitats, connectivity to adjacent open space and a 13-mile undeveloped buffer.

Located directly across Highway 9 from Heeney, the Cow Camp extension is central to the 4,000-acre Horse Creek Conservation Site, which has a Colorado Natural Heritage Program designation of very high biodiversity significance. The Colorado Division of Wildlife identified Horse Creek as a key habitat for the greater sage grouse, a species of special concern. The area is also a critical winter range for mule deer and elk, and a wildlife movement corridor between the Williams Fork and Gore Ranges.

Great Outdoors Colorado is the result of a citizens' initiative passed by Colorado voters in 1992. GOCO receives approximately \$53 million annually from Lottery proceeds, and directs those funds to projects that protect and enhance Colorado's parks, wildlife, trails, rivers and open space.

BACK 

Swan River targeted for restoration

Conceptual plan gets early local, state and federal support

By BOB BERWYN
SUMMIT DAILY NEWS

Swan River drainage.

Where the valley is now covered with piles of dredge rock up to 50 feet deep, local experts hope to rebuild a naturally functioning stream channel and recreate streamside habitat by planting grass and trees.

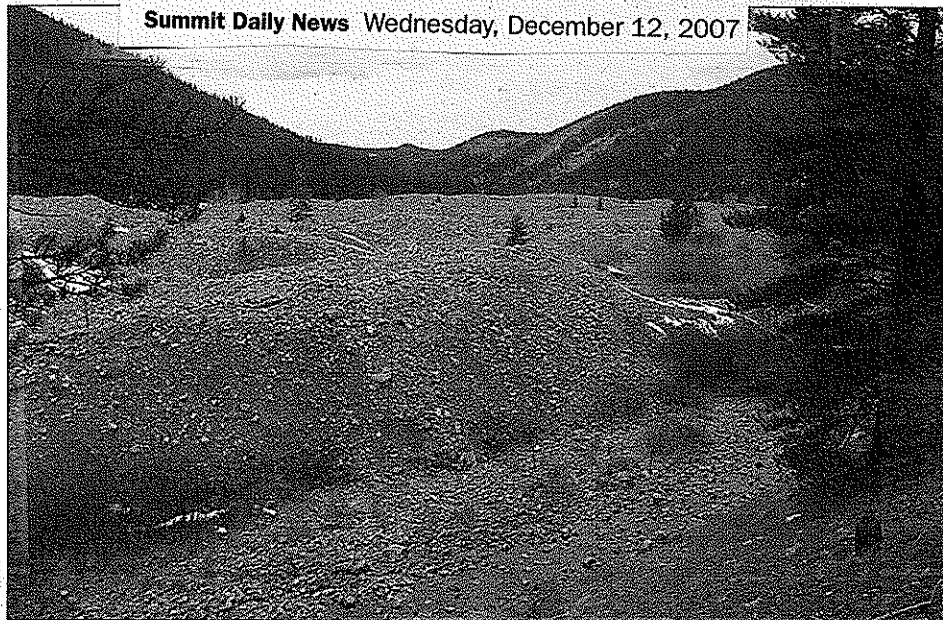
The conceptual plan for restoration of 1.5 miles of the Swan River has already garnered positive reviews from

SEE RESTORATION, PAGE A3

SUMMIT COUNTY — After completing a successful restoration of the Blue River at Fourmile Bridge, the county and Breckenridge are planning an even more ambitious project in the

But when?

■ The exact timing depends on a number of factors, including demand for the gravel in the valley. Just like with the Fourmile Bridge restoration, open space and trails director Brian Lorch expects the project will pay for itself though revenues from selling the rock for structural fill. Grant money will also be part of the funding picture, but Lorch emphasized that no locally generated open space funds will be used for the work.



Summit Daily News Wednesday, December 12, 2007

Summit Daily/Eric Drummond

In some areas of the Swan River, dredge boats piled gravel up to 50 feet deep. Summit County and the Town of Breckenridge are planning an ambitious restoration in the valley.

RESTORATION:

From A1

open space boards and the county commissioners, as well as the Town of Breckenridge. Federal and state agencies with jurisdiction over water quality and wildlife have also expressed support for the project.

Open space and trails director Brian Lorch said he plans to issue a request for proposals within the next few months, and work could begin as early as next summer.

Why the need?

Just like long sections of the Blue, the Swan River was intensively dredged for gold in Summit County's mining heyday. Steam-powered barges chewed their way up the valley, scouring the river bottom all the way down to bedrock to glean particles of the precious metal from the deep alluvium.

Some work in the Swan River drainage, including restoration of the Royal Tiger mine site, has already been completed, pursuant to a big open space deal that brought thousands of acres of former mining land into county and town ownership.

"What can we do to make the rest of it not look like a wasteland," Lorch said, referring to the sprawling piles of bare rock that dominate the landscape. In places, the river is channelized and abuts the road closely. For

about half of the length in the planned restoration area, the water disappears completely, flowing beneath the rock piles.

"We want to return the Swan to the surface year-round and restore the natural aesthetics to the valley," Lorch said, touting the environmental and recreational benefits of the restoration.

The first part of the three-phase project is nearly done. Developers of a subdivision in Muggins Gulch removed gravel from the area, trading it for valuable topsoil, truckload by truckload, and using the rock as structural fill for their development.

"They went above and beyond," Lorch said.

For Lorch, the way the work will be funded is just as exciting as the project itself.

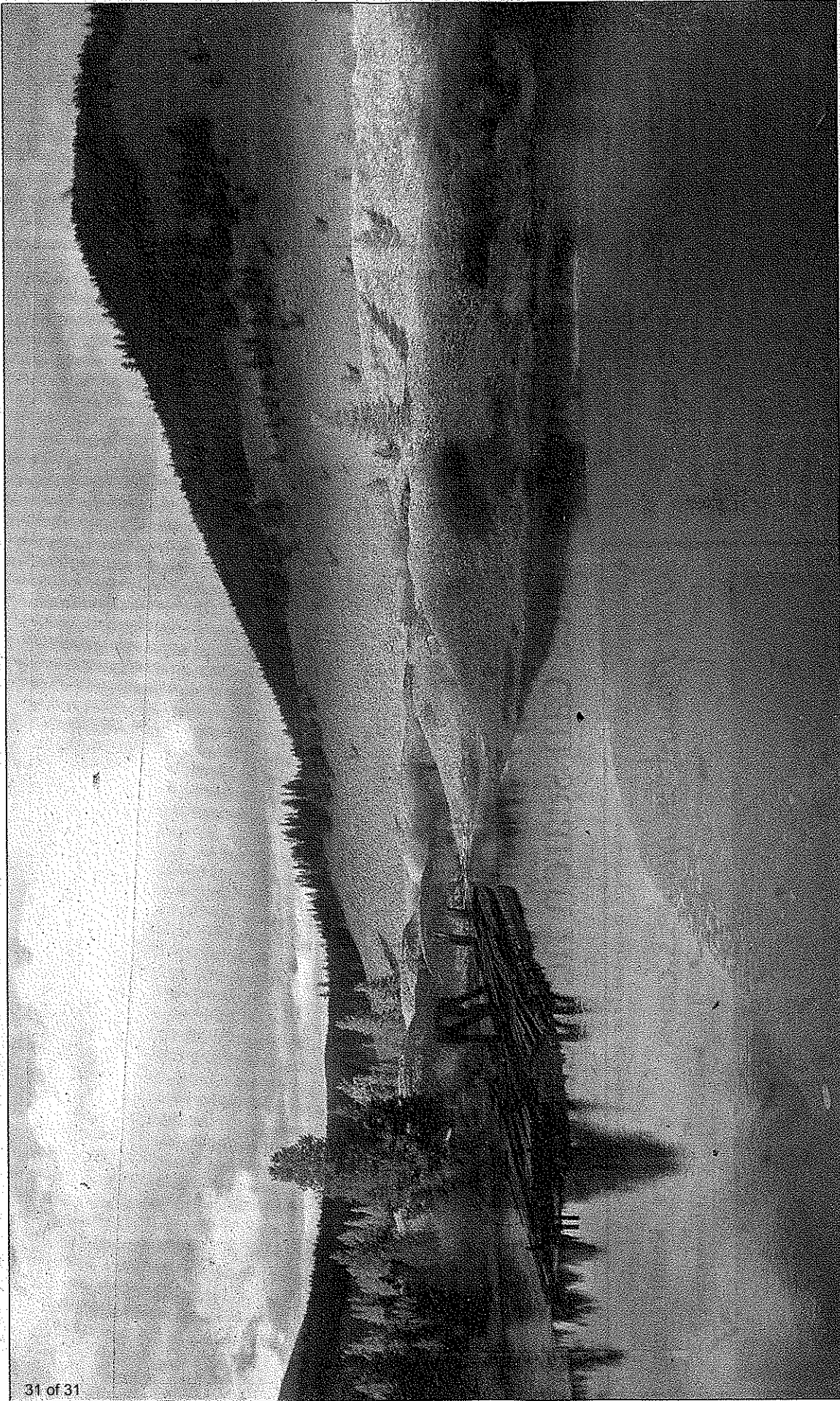
"The land pays to restore itself," he said, explaining that revenues from the sale of gravel will cover the cost, just like with the Fourmile Bridge project.

Using that source of funding makes the timing of the work somewhat uncertain, Lorch explained.

"If you're in a hurry to get rid of gravel, it can be a liability," he said. "The demand for the gravel depends on what big projects come along."

But sometime in the next few years, Lorch hopes trout will once again ply the waters of the Swan, diving in deep, cool holes or hiding in the shade of streamside willows.

Bob Berwyn can be reached at (970) 331-5996, or at bberwyn@summitdaily.com.



Plans are in the works to rehabilitate the Swan River Valley, where dredge boats pillaged the river habitat in search of gold.