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Comments: I appreciate the opportunity to provide input on the proposed improvements at the Frisco Peninsula. I strongly support the development of a new winter Nordic ski trail, a new summer multi-use trail, and reasonable adjustments to the existing FNC Special Use Permit area to accommodate these trail improvements. Thoughtfully designed trails enhance recreational access while still preserving the natural character of the Peninsula, and they align well with the community's long-standing outdoor recreation values.

However, I do not support the construction of a new overnight hut at this location.

The Frisco Peninsula provides increasingly rare, easily accessible natural space that still feels undeveloped and wild. It supports meaningful wildlife habitat - including fox, coyote, moose, elk, and deer - and offers residents and visitors a quick connection to nature without the feeling of being in a heavily built environment. That balance is becoming harder to maintain.

The Peninsula includes a large amount of U.S. Forest Service land, and I believe that land should remain predominantly undeveloped, aside from trails and existing Forest Service infrastructure such as the campground and boat ramp. If additional development is considered necessary, it should be clustered near Highway 9 and the existing lower parking areas on Town-owned land where development already exists.

Additionally, the hut concept raises concerns about use intensity and parking. Parking is already strained during peak summer and winter periods. The upper lot, in particular, plays an important role in distributing trail access away from the increasingly congested lower lots, which are often impacted by events and weddings. Adding consistent overnight use could reduce available parking for day users and further strain an already limited system.

If the hut proposal were to move forward despite these concerns, a condition should require hut users to park in the lower developed lots rather than the upper lot. This would help protect day-user access while adding minimal additional distance to the route.

Finally, the hut experience in Summit County has traditionally been a backcountry experience - something earned through effort. That element of challenge is part of its charm and identity. While accessibility and inclusivity are important considerations, I am not convinced that a more front-country, lodging-style hut is the appropriate solution in this setting.

In summary, I support the proposed trail improvements and related permit adjustments, but I respectfully oppose construction of a new overnight hut on the Peninsula. Protecting the natural character, wildlife habitat, and day-use access of this area should remain the priority.

Thank you for considering this input.