

*AI was used to summarize the meeting transcript

I) CALL TO ORDER

Nikki LaRochelle called the February 17th, 2025, regular meeting of BOSAC to order at 5:32 pm. Other members of BOSAC present were Bobbie Zanca, Krysten Joyce, Chris Tennal, and Town Council liaison Jay Beckerman. Matt Powers was present virtually. David Rossi was absent. Staff members present were Mark Truckey, Alex Stach, Julia Puester, Tony Overlock, Joel Dukes, and Duke Barlow. Jordan Mead, Summit County Open Space Resource Specialist was also present. Members of the public: Greg Ruckman and Jeffery Bergeron.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – January 27th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Report

B. Forest Health Update

C. Grant Request Update

D. USFS Referral – Breckenridge Stables Proposed Facility Upgrades

Mr. Beckerman had a question regarding the road to Breckenridge Stables from Beaver Run and if an alternate route had been planned or discussed with the Forest Service. Mr. Barlow replied that staff hadn't been involved in that conversation, but the plan is for the ski resort, USFS, and Beaver Run resort to limit roadside parking on the Peak 9 road near the Beaver Run parking lot in Summer 2025 to help reduce resource damage and parking congestion. Ms. Joyce asked a clarifying question about the overlap of users on shared trails, to which Mr. Barlow replied that the Flapjack trail is shared by the public and Breckenridge Stables and Wanderer is a ski resort maintained singletrack cross-country trail that crosses Breckenridge stables trails. User conflict has been a problem on both trails in the past. Mr. Barlow continued that the main goal of the Peak 10 Trails project, led by the U.S. Forest Service, is to inventory the trails in the area, analyze use, and propose a revised, sustainable trail network that minimizes user conflict. Ms. Zanca asked about the opportunity for public commenting for the Peak 10 Trails project, to which Mr. Barlow replied that yes, there will be multiple rounds of public comment periods and he envisions this process being very similar to the Frisco Backyard project.

E. Breckenridge Grand Vacations Fee-in-Lieu

Mr. Truckey explained that the Town's subdivision standards require that 10 percent of a new subdivision must be dedicated for public open space, parks, or recreational purposes or a fee in lieu can be required where the property is not considered appropriate for those purposes. Breck Grand Vacations is undertaking a new subdivision in an area next to Timber Trail that is subject to the dedication/fee. The Town determined an "in lieu fee" is appropriate and the Town had an appraisal prepared. BGV provided another appraisal and for the last several months there have been ongoing discussions regarding the value of the land related to the fee in lieu. A settlement was reached last Tuesday between the council and BGV. The settlement results in \$2 million coming to the Town for open space and park purposes, with a deadline of no later than January 1, 2028. The money will be used for acquisition purposes, and the Town has seven years to spend it.

F. Additional Staff Updates

Mr. Barlow added that an RFP for the Laurium Parking Lot Relocation Project has been issued and is viewable on the Summit County website.

Mr. Barlow also mentioned that the McCain Design RFP is in its final draft stage and staff hopes to issue this RFP later in the week.

V) OPEN SPACE DISCUSSION

2024 State of the Open Space (13:07)

Mr. Barlow presented the 2024 State of the Open Space report, highlighting the program's mission to preserve lands that define and enhance the unique mountain character of Breckenridge. Mr. Barlow began by summarizing the history of the program, which started in 1997 with a tax initiative dedicating half of 1% (.5%) of sales tax revenue to open space. Since then, the program has spent over \$34 million on acquisitions, preserving over 5,200 acres and 70 miles of trails. Focusing on 2024, Mr. Barlow presented the 2024 budget, which was just over \$8.5 million, highlighting acquisitions and noting that a majority of opportunities for preservation may lie outside the Town core going forward. Mr. Barlow discussed the focus on trail maintenance (90% of trail crew efforts), highlighting the work done on existing trails and the construction of new ones, such as Ellie's Features and the Keystone Drill. He also mentioned the rerouting of Toad Alley and the installation of several new "All-Persons Trails". Mr. Barlow emphasized the importance of data collection and covered the launch of the website, which provides an interactive calendar, trail conditions, and a map for users. He mentioned the successful season of the Friends of Breckenridge Trails (FOBT) program and the potential for companies or organizations to participate in the recently reestablished "Adopt-A-Trail" program after a question from Ms. Zanca. Mr. Barlow also discussed the annual monitoring report for Cucumber Gulch, noting a decrease in beaver observations. He also mentioned the addition of the Bioacoustics monitoring system and the

continuation of wildlife camera and trail counter detection. Land management practices were also discussed, including both forest health projects and river restoration efforts.

Ms. LaRochelle wondered about the use of the All-Persons Trail at Reiling Dredge and how we can measure the effectiveness of our All-Persons Trails, while simultaneously encouraging further outreach and messaging about these trails. Ms. Joyce suggested surveying participants after they used an All-Persons Trail to ensure these trails were meeting their intended purpose. Mr. Beckerman asked about the Toad Alley trail reroute project and encouraged staff to keep a close eye on both visitor use on the new section of trail and to monitor the revegetation area, while suggesting the Town maintain consideration of the option to further limit public access to this trail. Ms. LaRochelle had a question regarding the Special Use Authorization (SUA) for the Golden Horseshoe trail system and wanted to know what level of commitment the OST program had made to the system's maintenance. Mr. Overlock and Mr. Jordan Mead, Summit County Open Space Resource Specialist, explained the SUA with the Forest Service, which they signed around 5 years ago, and the need to fulfill this agreement by planning volunteer and crew time on Baker's Tank in 2025.

Camp Hale Continental Divide National Monument (CHCDNM) Planning – OST Master Plan Exercise (54:41)

Mr. Overlock provided background on the Camp Hale Continental Divide National Monument, the working group tasked with managing this project, and the current scope of work, including the Access Plan and Management Framework. Mr. Overlock then explained how this exercise might work using the Town's OST Master Plan as a filter to see if each of these trailheads "checks all the boxes." Ms. Zanca and Mr. Tennal provided some feedback on their experience trying to conduct this exercise on their own and explained that they had some difficulties. OST staff and BOSAC agreed to refine the process and ensure it encompasses everything they want to do, focusing on the framework for decision-making, the need to merge different buckets, and the idea of a grading mechanism or go/no-go criteria for future decisions. The team also discussed streamlining the master plan structure and possibly creating a flow chart for better organization and analysis.

The team began the exercise, focusing on the Quandary trailhead first. There was discussion regarding the necessity of increasing parking at the trailhead, considering the shuttle system's usage and potential impact on the shuttle's popularity. There was agreement that adding more parking could be counterproductive if it leads to more cars and fewer people using the shuttle, while also recognizing the potential for more revenue from parking to subsidize the shuttle supporting the two stated goals of making the shuttle free to use and wholly subsidized by parking revenue.

Shifting to the Blue Lakes trailhead, Mr. Mead answered questions concerning the cost implications of managing and improving properties jointly owned with Summit County. Mr. Barlow suggested that these costs could be phased into the 5-year open space budget when necessary, and costs would be shared with Summit County. Mr. Mead also mentioned the need to consider the implications of different factors for different types of projects, highlighting the importance of considering partnership opportunities and community

connections, as well as the need for a more detailed conversation between the Forest Service and Colorado Springs Utilities (CSU) regarding land use agreements on CSU properties.

Ms. LaRochelle was curious about some of the impacts regarding prospective new trail alignments suggested in the Access Plan. A number of committee members questioned the necessity and usage of such a trail, considering the terrain and the specific user groups visiting these areas. Both OST staff and BOSAC agreed that this trail might not be a priority and could potentially disrupt wildlife habitats. BOSAC unanimously decided to include the trail in the NEPA analysis for further public engagement and feedback but expressed concerns about the potential impacts to the neighborhood and wildlife.

The exercise then moved onto the McCullough Gulch trailhead. The idea of connecting the Quandary Peak trailhead to the McCullough Gulch trail via the defunct Wheeler trail was discussed, with concerns raised about the potential for underutilization. The team agreed that providing more options for trail connections could be beneficial, but also acknowledged the need to monitor usage to ensure demand exists for these connecting trails prior to any construction. The discussion also touched on improving access to the proposed new McCullough Gulch trailhead parking lot during the shoulder season, potentially considering the need for a free reservation system during the off-season to manage demand and avoid illegal parking along McCullough Gulch Road.

Lastly, BOSAC discussed plans for improving the Spruce Creek trailhead area, including consolidating parking into one new location, implementing a reservation system, and potentially closing the current parking area. The primary aim at Spruce Creek is to reduce traffic and improve the overall experience while considering concerns from local residents. The plan includes building new parking spaces, adding a shuttle turnaround, restrooms, and signage. The group also considered the impact on differently-abled visitors and discussed enforcement strategies for parking regulations along the road.

Mr. Beckerman felt he was comfortable recommending the access plan to Council but stressed the importance of stakeholder engagement throughout the remainder of this process. Ms. Joyce agreed and wanted to make sure that the Town Council has a full picture of the discussion and BOSAC's sentiments through detailed minutes and correspondence. Ms. LaRochelle also agreed and echoed Ms. Joyce's statements to characterize the conversation, most notably an emphasis on the need for continued public outreach and concern regarding the proposed connection trails from the Blue Lakes and McCullough Gulch trailheads to the Quandary trailhead. Mr. Tennal and Ms. Zanca agreed to recommend the plan, both stating this was a solid starting point with lots of great partners and research.

VI) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman shared Tim Casey's request to plat his 3-acre property on Cucumber Creek, which would allow him to sell it for development. Currently, the land is leased to the Breckenridge Nordic Center for winter use as temporary open space. Casey's vesting on the property expires in January 2026. The Town decided to grant Casey a 5-year extension on his vesting, even though he'd only requested three years. This extension gives him more time to

develop the property and doesn't force immediate action. The Council acknowledged the value of the land as open space. In addition, the Council directed staff to explore the possibility of securing a first right of offer on the land, while recognizing that purchasing the land might be difficult to justify financially.

Mr. Barlow added that he was scheduled to present the State of the Open Space Report to Council during their February 25th work session, as well as to discuss renewing the residential lease on the Little Daisy Lode property, with a proposed 5-year extension.

VII) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Truckey thanked Ms. Puester for her service in her role as Assistant Director of Community Development and congratulated her on her promotion to Assistant Town Manager.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Mrs. LaRochelle, and Mrs. Zanca seconded it. The February 17th, 2025 regular meeting of BOSAC ended at 7:58 PM.

The next regular meeting of BOSAC is scheduled for March 17th, 2025.

Nikki LaRochelle, Chair