

Please note that this meeting summary was partially generated using AI transcription technology and has been reviewed by the designated minute taker for accuracy and completeness.

I) CALL TO ORDER

Nikki LaRochelle called the July 21, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Chris Tennal, Bobbie Zanca, Krysten Joyce, Matt Powers, and Town Council liaison Jay Beckerman. Staff members present were Mark Truckey, Chris Kulick, Alex Stach, and Tony Overlock. OST Manager Duke Barlow was absent. Katherine King from Summit County Open Space was also present. Members of the public: Jeff Carlson, Sarah Watson, Ella Hagen, and Mike Hagen.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – June 16th, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

Mr. Carlson shared a positive comment praising the work being done by BOSAC and OST staff.

Mike and Ella Hagen asked the Commission to consider the idea of creating a natural, gravel surface track at the McCain property for both high school athletes and community use. The Hagens state that this would provide a safer and more productive training facility compared to the current asphalt track, which becomes icy in the spring due to snow-clearing practices.

Commissioners asked questions regarding the size and cost of the proposed track, which Mr. Hagen replied would ideally be 400 meters long and about 3 meters wide, with an estimated cost of under \$50,000. Ms. LaRochelle acknowledged the suggestion and confirmed it will be considered as part of their research and community feedback process.

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT Update

C. Forest Health Update

D. Acquisitions Update

E. Bioacoustics

Mr. Powers asked for clarification on the intended purpose of the Bioacoustics program, which was provided by staff.

F. Copper Canyon Survey Results

Mr. Overlock clarified a few key points regarding the Copper Canyon Survey Results. The Copper Canyon survey revealed a divided opinion on a potential trail (55% in favor, 45% opposed). Mr. Overlock explained that it is crucial to interpret these results not as a definitive vote, but as valuable feedback, as many "in favor" respondents also voiced significant concerns. Commissioners are encouraged to review the detailed comments for a nuanced understanding of community sentiment.

The Open Space program's core objectives for acquiring Copper Canyon are to expand open space and provide public access where feasible. Currently, some residents perceive the area as unmanaged. The vision is to bring Copper Canyon under professional management, similar to the successful transformation of the B&B property, ensuring thoughtful and sustainable use. This professional management, coupled with the property's designation as a low habitat-sensitive area (which still acknowledges wildlife presence), will guide future planning.

Mr. Overlock also explained that the proposed trail will incorporate an uphill climbing design philosophy to address concerns about steepness and mitigate potential issues similar to Aspen Alley. The possibility of a dedicated directional trail is also under consideration to further address these concerns.

Ms. Joyce asked about a future site visit to the location, to which Mr. Overlock proposed that the commissioners could visit the site at next month's meeting (August 2025).

G. McCain Public Engagement

H. 51 Carter Drive Easement

I. STRAP

J. Other

Ms. Zanca participated in a recent guided wildflower hike and praised staff for their expertise.

V) OPEN SPACE DISCUSSION

Summit County and Town of Breckenridge Wildlife Camera Monitoring Report 23/24 (18:50)

Mr. Stach presented the 2023/24 Summit County and Town of Breckenridge Wildlife Camera Monitoring report for the Golden Horseshoe SUA area. The study, led by Allison Morton from the Summit County OST, provides baseline data on wildlife presence and movement within the Golden Horseshoe. Key findings include the determination to not pursue a proposed trail in Dry Gulch due to elk sightings, and the discovery that ungulates are not using the 4 Mile Bridge underpass as expected. The study also confirms the value of the Lincoln Park wetland in the recently acquired Rich Gulch property for moose and bird species. The report highlights the importance of continued monitoring in areas like the Ranch at Breck for future trail planning decisions. Rock Island Road emerged as a hotspot for wildlife diversity, including mountain lions and pine martens. OST staff and Commissioners

discussed expanding the program and sharing this data with Colorado Parks and Wildlife (CPW) to update and refine existing habitat maps.

BOEC Parking (33:52)

Mr. Overlock presented a few layouts for a proposed parking lot change at the Breckenridge Outdoor Education Center. BOSAC and staff discussed how to specifically expand parking options at the Reservoir/Sawmill trailhead, focusing on adding ADA-compliant and mobility-impaired spaces. The group considered the need to balance accessibility with maximizing usable parking, given the high demand observed in the staff's parking lot camera analysis. After reviewing options for adding four new spots and debating between ADA, mobility-impaired, and general parking spaces, BOSAC ultimately recommended adding one ADA spot within the existing parking area and four general spaces in the expansion area. Following this decision, Commissioners also discussed potentially converting one general spot to mobility-impaired in the future if needed, with plans to continue monitoring usage.

Aspen Alley Trail Seasonal Use Restrictions (52:02)

Mr. Overlock introduced potential options regarding seasonal use restrictions on the popular Aspen Alley Trail for three weeks in the fall, when the trail becomes extremely popular.

Town and County staff identified three options for the proposed seasonal use restriction: 1) increased education, 2) alternating days for hikers and bikers, or 3) hiking only with limited biking hours. Most Commissioners favored option 2 - alternating even/odd days for bikers and hikers, with biking restricted to downhill only during the restriction. There was also a healthy discussion involving extending the period to 30 days for better implementation or starting the restriction earlier, around Labor Day. BOSAC leaned towards keeping the time period to roughly September 13th to October 5th, because an earlier implementation time would make it difficult to complete signs and public outreach materials. BOSAC emphasized the need for clear communication and signage, including using QR codes and working with tourism offices to promote alternative trails. Staff plan to use TRAFx hike and mountain bike counters to gather data and potentially adjust the policy in future years. Mr. Beckerman also proposed a 4th option, which involves the construction of chicanes to help slow mountain bike traffic. Ms. Watson provided a public comment, encouraging commissioners to lean towards Option 2 as opposed to Option 3. Ms. Watson also felt that both directions of travel should be open on "mountain bike only days."

Ultimately, BOSAC agreed on option 2, alternating days between hikers and bikers, with most members supporting this approach. Mr. Beckerman expressed concerns about the impact on tourism and guest experience, citing feedback from local businesses about frustrations with Town regulations. Mr. Beckerman also noted a significant drop in occupancy rates and sales tax revenue in Breckenridge compared to other resort towns and asked his fellow Commissioners to think about how this change might affect tourism.

The commission members supported recommending moving Option 2 to the Town Council: **6 v 1.**

After the decision, BOSAC briefly discussed enforcement strategies, liability concerns, and communication plans for the new system. These included improving existing signage and

communication, new conflict-focused signage to prevent problems, encouraging different routes, and asking visitors for their opinions on Aspen Alley through an on-site QR code survey.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Powers made a comment regarding trail maintenance on the Minnie Mine Trail and asked the crew to make a minor adjustment to a particularly technical climbing section.

Ms. LaRochelle asked staff how they are responding to social media comments on the Nightmare on Baldy reroute. Mr. Overlock said staff will address the realignment, and Mr. Stach spoke briefly on how staff respond to feedback.

Mr. Tennial commented on the McCain Open Space site visit prior to the meeting and requested that staff increase communication with BOSAC regarding programming on the McCain property going forward.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman shared updates from the Town Council, including an update on the Blue River Pathways project involving recreation path underpasses. Mr. Beckerman also stated that THK presented their McCain Open Space planning presentation to the Town Council, following which a decision was made regarding overflow skiing parking. Mr. Beckerman shared that Council was presented with two options and that Council ultimately decided that a temporary 500-spot option on the McCain School District tract was the only choice for safety reasons. Mr. Beckerman also provided brief updates on the skate park expansion, dog park improvements, and upcoming Council agenda items.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennial seconded the motion. BOSAC went into an executive session at 7:29 PM.

The executive session of BOSAC concluded at 7:38 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennial, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, and Ms. Zanca seconded it. The July 21st, 2025, regular meeting of BOSAC ended at 7:40 PM.

The next regular meeting of BOSAC is scheduled for August 18th, 2025.

Nikki LaRoche, Chair

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