



**TOWN OF BRECKENRIDGE**  
**OPEN SPACE & TRAILS**

**Breckenridge Open Space Advisory Commission**

December 11, 2023

Council Chambers in Town Hall

150 Ski Hill Road, Breckenridge, CO 80424

THE TOWN OF BRECKENRIDGE IS NOW HOLDING HYBRID MEETINGS. THIS MEETING WILL BE HELD IN PERSON AT BRECKENRIDGE TOWN HALL. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND. IN PERSON ATTENDEES MUST NOT ACCESS THE VIRTUAL MEETING WHILE IN COUNCIL CHAMBERS.

This meeting will also be broadcast live over Zoom. Log-in information is available in the calendar section of our website: [www.townofbreckenridge.com](http://www.townofbreckenridge.com). Questions and comments can be submitted prior to the meeting to [websiteopensepace@townofbreckenridge.com](mailto:websiteopensepace@townofbreckenridge.com).

<b>5:30 pm</b>	<b><i>Call to Order</i></b>	
<b>5:35 pm</b>	<b><i>Discussion/Approval of Minutes</i></b>	<b>1</b>
	<ul style="list-style-type: none"><li>• November 27, 2023 Draft BOSAC Meeting Minutes</li></ul>	
<b>5:40 pm</b>	<b><i>Discussion/Approval of Agenda</i></b>	
<b>5:45 pm</b>	<b><i>Public Comment (Non-Agenda Items)</i></b>	
<b>5:55 pm</b>	<b><i>Staff Summary</i></b>	<b>19</b>
	<ul style="list-style-type: none"><li>• Field Season Update</li><li>• Summer Concessionaire Data</li><li>• Field Season Review</li><li>• Council Matters Related to Open Space Topics</li><li>• Other Matters</li></ul>	
<b>6:30 pm</b>	<b><i>BOSAC Trivia</i></b>	
<b>6:45 pm</b>	<b><i>Adjournment</i></b>	

**I) CALL TO ORDER**

Duke Barlow called the November 27, 2023, regular meeting of BOSAC to order at 5:33 pm. Other members of BOSAC present included Chris Tennal, Krysten Joyce, Nikki LaRochelle, Bobbie Zanca, and Town Council liaison Jeffrey Bergeron. David Rossi was absent. Staff members present included Anne Lowe, Tony Overlock, Scott Reid, Mark Truckey and Alex Stach. Members of the public included: Greg Ruckman, Marika Page, Peter Grosshuesch (virtually), and Kelly Ahern (virtually). Katherine King from Summit County Open Space & Trails was also present.

**II) APPROVAL OF MINUTES**

BOSAC REGULAR MEETING – October 30, 2023

The minutes were approved as presented.

**III) PUBLIC COMMENTS**

Mr. Ruckman: We were just thinking of two motions that you might consider. The first is for the staff not to implement any new closures at Cucumber Gulch without first discussing the proposed changes with the residents and getting approval from BOSAC. The second is for town staff to make any consultants that they have hired available to the local residents for discussions. The first motion can help us avoid getting into a situation like we did this year. The second motion can help us resolve the current situation in a manner that seems fair and proper. We just wanted to float these two motions with you for consideration. Okay. Thank you, Greg.

**IV) STAFF SUMMARY**

**A) SIGNAGE WORKPLAN RFP**

Mr. Bergeron: I'd like to reiterate and just mention again, I would support etiquette signage as a priority for the Signage Workplan. And also I'd like to see and just make sure that we have on every portal, actually every trail, has a small "No E-Bike" sign, I think that'd be worthwhile.

**B) ADDITIONAL COMMENTS**

Mr. Barlow: I just had a question about the CAIC signs. I noticed they are back up at B&B and Sallie Barber... and I'm not opposed to the Sallie Barber one, but my question is what is the process for deciding that? Like, do they consult Town or County on that? The CIC signs about avalanche danger.

Ms. Lowe: That is something that came about during the pandemic and is a collaborative program that included the sheriff's office, the police departments, the USFS, the towns in Summit County, and the ski resorts. I believe that particular group identified which trailheads would be included to have that signage. And they've kept the same locations since then.

Mr. Bergeron: The B&B one. Yeah, that just seems a little bit unneeded.

Mr. Barlow: I agree that it is unnecessary. As we proceed with the Signage Workplan, will we have any say in that matter? (The location of CAIC signs)

Ms. Lowe: I think we would, and we'd chat with the County as our joint owners on that one.

V) **OPEN SPACE DISCUSSION**  
**New Trail Construction Projects for 2024**

Ms. Lowe: Well, I'm going to turn this over to Tony to talk about a couple of trail projects that we've been chatting about for a couple of years now.

Mr. Overlock: Just kind of want to recap the process we went through back in 2020, working with the county, the US Forest Service, and the Golden Horseshoe Oversight Committee. We worked out an agreement with the Forest Service on a Special Use Authorization that gave the Town permission to do maintenance on Forest Service trails. And with that agreement, there was kind of an acceptance of new trail proposals with the US Forest Service that these proposals that we worked through would be put on top of their list or a priority. Back in 2020, we packaged up a few trails to go through the NEPA analysis. And those were, once again, worked through with the Golden Horseshoe Committee, BOSAC, and Summit County Open Space. And then in 2021, we conducted the NEPA analysis study, and the proposed trails were approved through the NEPA analysis. We then also wanted to work with Colorado Parks and Wildlife to see if they had any concerns and/or recommendations. And they did have some concerns with three of those trails. One was the Rock Island connection (connection in the Golden Horseshoe, north to south). The alignment veered away from the road into some critical habitat, and they were really concerned about that one. And then they also had two concerns about the Upper Chantilly Trail and the Dry Gulch connection as well. CPW was less concerned on the Upper Chantilly/Dry Gulch proposals compared to Rock Island, but at the same time they did have concerns about some wildlife impacts. We worked with them the next season and had a site visit with the local CPW officer. He came out and walked the alignments and got a better feel for the area and the surrounding network, and really discovered that since we had such a condensed network surrounding these connections that we wanted to build, and that the impact of the wildlife was not that substantial as they originally thought. So, they gave us the go ahead. They concluded that the disturbance is already here and that they don't really see any issues with these proposed trails. That's kind of where we ended up.

Mr. Overlock: [Chantilly Connection on screen] Last year we connected this triangle piece, and we moved this alignment because of the shaded mustard color is all on

Town and County open space; we were able to construct that trail on our own property. And then the further extension, as you can see, is all on US Forest Service land. The top of the ridgeline is right here and we're staying below the ridgeline. The new connection would meander down through Open Space property to its connection with the Upper Flume Trail and Mike's Trail. And we feel this provides a valuable connection; if you're on this side of the trail system you can connect into French Gulch/French Creek without having to descend the Upper Flume and then ride back up the road to get into the French Gulch area. It's a great opportunity to disperse users and traffic, as well and create a better user experience.

Mr. Bergeron: So, part of the connection is already made... the new trail construction would be going where?

Mr. Overlock: It would traverse USFS land north through a rock upcropping. And then right here, it does a nice descent. The goal here is to make this like a 5%/6%, really family-friendly, fun, kind of climb... exaggerating low grades, just to make it more enjoyable. From there it's a nice descent down into French Gulch.

Mr. Bergeron: I would say with this trail, and every new trail that we're building, if possible, to consider winter use. In other words, so on the sections that are particularly steep to have the trail wide enough so that someone can wedge up, because these trails, especially with that long contour... this would be a perfect trail for kind of a kick and glide ski, snowshoe or whatever.

Ms. Zanca: Around how many feet is the proposed new construction?

Mr. Overlock: About 4,000 ft.

Ms. Zanca: How long will that take to construct?

Mr. Overlock: We are planning with the County to attack this in a variety of different ways. Whether we're using a contractor, maybe the contractor roughs it in, and then we use our Friends of Breck Trails volunteers to fine tune. We are also looking at Rocky Mountain Youth Corps, whether that's a college age group, or we've gone down the alley of using our high schoolers as well, which is more of a work experience and training outcome than a work productivity level with that. So, we're working with the County, looking at costs and volunteer opportunities.

Ms. Zanca: Do we have a cost estimate?

Mr. Overlock: I think we are budgeting maybe around \$20,000 to \$30,000ish, per trail. But you know, depending on youth corps in the past, we've got donations and funding for RMYC as well through the One Track Mind Foundation. So those

possibilities are out there. A two-week Rocky Mountain Youth Corps session usually goes for about \$16,000 to \$17,000. We would predict that the trails would be done by the end of the summer of 2024. Those expenses would be split in half with the County.

Mr. Overlock: [Dry Gulch on screen] The focus of this trail is connection as well and just providing a better user experience, trying to make that north to south connection in the Golden Horseshoe. This trail that's in our system right now is not used that much, you know, it kind of goes to nowhere. And so, we're trying to utilize that trail and then make a better connection to our system. Right now, if people descend on Dry Gulch, it's another large descent of 800, 900 feet, and then it's a climb back up Traylor Way to connect to the system. So this new proposal, it's maybe about 3,500 feet of trail and it remains on grade. It's pretty on grade traversing. It would be a nice, easy build. We were kind of thinking a contractor for this one, or Youth Corps, out here just because of the limited access. It's a little harder to get to and would be difficult to get our Friends of Breck Trails volunteers out here.

Mr. Barlow: How long is this proposed section?

Mr. Overlock: Around 3,200/3,300 ft.

Mr. Overlock: The overall plan would be, whether it be our crew or if we do hire a contractor, to kind of revamp the existing Dry Gulch Trail and give it a nice facelift and really kind of bring it into the system that way, too.

Mr. Barlow: There wouldn't be plans to decommission the lower portion of Traylor Way?

Mr. Overlock: Nope, those would remain as is... there's still a great wintertime activity in use up there.

Mr. Overlock: [Master Plan Trail Development Guidelines on screen] To help guide this process we used our Master Plan and kind of put it into a "grid-like" checklist to help with that decision-making process. All of this was pulled directly from the Master Plan development guidelines. The first topic is conservation. Does it avoid sensitive habitat? Does it avoid high quality natural resources, like wetlands? And that was a yes. Minimize fragmentation? Yes. Utilizing existing roads or corridors? That was a no. Provide opportunity to commission roads or other services? That's something we want to work with CPW on and we discussed this option with them as trying to enhance other areas... so if we are disturbing one area, is it a possibility to enhance a surrounding area around it for wildlife? We will continue to work with them to see if we can do that. And based on our habitat sensitivity map – it is low and does avoid any kind of ridgetop or visual disturbances.

Mr. Overlock: I'd be open to any sort of input on this grid style checklist, I was trying to put this information into a process that is usable and friendly. Would love to hear your feedback. Do you think it needs more information? Is it too much information? Is there missing information?

Mr. Bergeron: Again, I mean, I don't know if it belongs here, but I would love to see something be cognizant of year-round use. I think anytime we design a trail from now on, we need to be aware that mountain biking is only five months of the year and there's other uses for the rest of the year.

Mr. Overlock: Yes, I think that would make sense under "user experience."

Mr. Bergeron: Yeah, just something to be aware that, design trails for year-round use. It's as simple as that.

Ms. Lowe: And I will say CPW wants Dry Gulch as "summer use" only, because there are still wildlife concerns in the winter and it's sort of a naturally quiet time in the winter there without having to put a gate up, because the elk and other animals are moving through there. So, they were ok with the summer use at Dry Gulch.

Mr. Bergeron: Don't we own it? So, I mean, we're going to build a trail and CPW says we can only use it for half the year?

Mr. Overlock: That was their recommendation. I think their idea is to try to keep that area quite as possible since we already have some winter recreational use up here. I think overall, their concern was mostly during the calving and fawning period in the springtime. And we feel that the location of this trail would limit that kind of springtime use anyway.

Ms. Zanca: And why is that?

Mr. Overlock: It's kind of hard to get to in general, and to get to this area a lot of the trails need to be dry, and they won't be until summer... a lot of those north facing connections will be kind of snowed in for a while. This trail probably wouldn't be open until mid-June, maybe even late June.

Ms. Zanca: So, it wouldn't actually be closed? You say it wouldn't be open, as in it's not easily accessible... that doesn't mean its closed.

Mr. Overlock: Correct. We would not put a full closure in unless we came to an agreement where we felt like it was needed.

Ms. Lowe: But what we've told CPW, is that we think it's naturally limited for that sensitive time is in the spring because it's very hard to get to.

Mr. Barlow: One thing I'm just noticing regarding these guidelines is... and I would support both of these, but to me, the Upper Flume to Chantilly connection really does add more access, you know, like it's, it is kind of tough to get from the Flume Trails into French Gulch. Otherwise, you have got to go all the way to Gold Run Road and up the road. Whereas the Dry Gulch connection feels like more of a luxury. And again, I would support it, but my concern is that our development guidelines don't flesh that out. You know, it's not clear, you don't see that distinction here when we're answering these questions.

Ms. Zanca: One thing I noticed with both of these proposed trails... when we're talking about providing access to underserved communities, the answer is no. What is it going to take for us to do that? What's the criteria for something that does provide access to underserved communities? Or are all our trails going to end up with a no there?

Ms. Lowe: I think there is a place for that in the frontcountry zone in particular, but this is midcountry. It's harder to get to. It's a bit removed from transit, from parking areas. You really got to be hoofing it or biking it to get to this area. But in our front country management zones, that's a great opportunity to really address those underserved communities.

Mr. Overlock: I think that's a great point, Bobbie. And as we move forward with our Trails Plan, I think that was one of the priorities discussed, that's like, we really want to look at underserved neighborhoods and areas that do not have trail access. So, I think in the future, as we work through our trails plan and come up with a wish list and where we'd like to see trails, we remind ourselves like this should be a checkbox – yes.

Ms. Zanca: And on our Signage Workplan RFP, are we having aspects of that that are meant to help with underserved communities, particularly non-English speaking communities?

Ms. Lowe: Yes, that accessibility piece is definitely part of our RFP that Alex is working on.

Mr. Tennial: I am in support of both these trails. We've been working on these for a while. One question or one comment would be for future trails that need parking or parking considerations, I think we could add that to the matrix. Maybe also consider putting what the closest trailhead is to the new trail just so we understand the location better.

Ms. Zanca: And along those lines, shouldn't we identify where the nearest bus stop would be?

Mr. Overlock: Yes, those are great ideas. Anything else on the grid, the table before we kind of go into the approvals? Because I think this is just a good process for us to fine tune and work.

Ms. Joyce: Having not looked at the Master Plan recently... are these all of our criteria questions per category or not quite?

Mr. Overlock: This is kind of broken down – this is one portion of the trail development guidelines. It does go into a little bit more in depth compared to what we looked at. I can't remember the exact categories, but it's something that we can go back through. I think Anne added a few other things from those earlier pages in that context.

Ms. Joyce: I like seeing this all on one page. I think that this is a great format as we continue to make these decisions and it's really helpful. And to Bobbie's point, clearly not a lot of these trails are not going to be useful to all populations and we recognize that, but it also is a good reminder the reason why we made these criteria with more open-ended questions is to kind of weigh all the considerations that we thought were important. And some are obviously, they're not going to check every box, but hopefully it does drive us in decision-making to ensure that we're balancing that with trails that are going to be accessible. So, I really like Bobbie's point, and I also think that this kind of helps address that these are the criteria we set out to always consider. We're not always going to meet every single one, but this will help drive our future decisions when we have opportunities to identify new trail-making.

Mr. Tennial: One other comment, just because it's going to be a forward-facing analysis of future trails, could we get a summary? Like what we're asking about before, it [the new trail length] would be 3,200 feet or, you know, half mile or whatever, and maybe what kind of jurisdictions the trail might traverse. Like a summary beneath the description up above, so it's easier to see what we're up against.

Ms. LaRochelle: This is reiterating Duke's point I think; but I find myself thinking that it's missing the broader philosophical question of – if we need the trail? I love this Dry Gulch to ZL connection on a personal level, but I question how many people it'll actually serve. The Dry Gulch trail as it stands, I bet doesn't see much traffic at all. And that might be, maybe if you rebuilt it or fixed it up a bit, it would help. Certainly, ascending that trail is really difficult. And perhaps this connection would foster more use. That's probably something we should talk about. But Duke said the



word luxury, which is what comes to mind to me as well, is it really worth building? And again, that's thinking more broadly for our community and who would use it.

Ms. Joyce: Well, that's a great point. And it's also a decision that was made before we made our Master Plan. It's interesting to see if this decision would have been made after the fact.

Ms. LaRochelle: Yeah. I mean, that's a good point, Krysten, because I find myself wondering, certainly when we came up with those six trail proposals, someone came up with those and there was a point to why we need them. I'd like to understand the history of who thought that was needed. I think from a sort of connectivity standpoint, it absolutely makes sense, but it's connecting a kind of obscure trail to an even more obscure trail. I'm always on the side of really wanting to be prudent about expanding our trail system ad nauseam. And I'm fearful that it won't end, but I know that's just my opinion. I think understanding the rationale is important.

Ms. Lowe: Yeah, and this particular trail system is part of a Special Use Authorization with the Forest Service, which started in about 2017/18 from work sessions with OSAC, BOSAC, and Town Council. It was packaged together with that Special Use Authorization and approved in 2019. It's just been this kind of slow start to tackle some of these trails to get the NEPA done and address the concerns of our partners. It's been a slow process, but this originally was born out of BOSAC and OSAC.

Ms. LaRochelle: Do you think though, and I'm not sure if this would be helpful to other people, but Chris, you're mentioning some sort of summary. I think is there a way to understand the historical background of like what purpose it's serving or where it came from? That'd be the kind of thing I'd love to hear from those groups back in 2017 – on why they wanted to build this.

Mr. Overlock: Yeah. I think Nikki, the overall goal is to try to make north to south connection. Similar to what we were doing with Rock Island. Addressing the question of, "how can we get people north to south in the Golden Horseshoe while avoiding as much roads as possible?" And this one's going to be a little bit more on the Western side of the Golden Horseshoe connection, while the Rock Island connection would be more in that the middle part of the Golden Horseshoe, making that connection. The overall goal is trying to make that north to south connection and hoping that people would come through Lincoln Meadows, utilize the Golden Horseshoe Roads, and then come over on the Dry Gulch Trail.

Mr. Bergeron: Also, I'd like to understand; by doing this [building the proposed trail connections] are we not going to do other things? I mean, obviously, there's only X amount of trail work that we can afford and the manpower that we can allocate. These

trails are admittedly going to serve a smaller set, not the Upper Flume one, but the one for Dry Gulch; to serve a smaller segment of our community. Will that take away from maintenance or building a trail that perhaps could be a little bit more user-friendly? In the front-country or one that is friendly to multiple user groups? One that we don't have to worry about the CPW saying, you know, don't use this too much in the winter?

Mr. Overlock: That is a hard question to answer on that, Jeffrey. I think it's a valid concern. On the trail standpoint of maintenance and budget, it's on the minimal side of being able to maintain an easy trail. But to the question of our trail density and if it's just, you know, is this taking up space that might not be used. That's hard to say. And CPW's decision might come back and be like, "no, I'm sorry, that was your one chance for the trail that we, you know, we don't really want to see any new trails up in this eastern area of the Golden Horseshoe."

Mr. Bergeron: Well, if that's the case, I mean, if it's so tentative being, uh, sustainable and, and healthy and healthy for the habitat. That that's not a selling point for me. If, if this is something that, oh, this is a one-time only deal that we can do this and down the road, we might say, "nah, we wish we didn't do that."

Mr. Overlock: I do think this will be a valuable trail in the system. It's funny, Nikki, when we have these underused trails, and I am always still surprised when we put in a new trail or connection, on how it changes your whole thought process and how you ride. And I do think this will happen again once we've provided this connection. Now when you are going to hike or ride in that area, this will become a new whole loop system.

Ms. LaRochelle: My question for you on that, Tony, is what opportunity do we have to make any further realignment? I think particularly on the Dry Gulch Trail... if you were ascending from Gold Run Gulch Road, that climbs pitchy. Is there an opportunity to realign that with this process or is that something you'd have to do separately? That whole part is so steep to climb. I think it discourages most people because it is so difficult.

Ms. Lowe: New switchbacks there would be on Forest Service land and would require another NEPA process.

Mr. Bergeron: Before I sign off, I'd like to and approve this, and I'm just one of seven, I'd like to think about the rationale when the trail was considered back in 2017. There has to be something there written down about that. If it's this trail, and I like the Upper Flume to Chantilly connection, but if it's this trail or nothing else, I'd like to know if that's the case... Or if it's this trail versus something else where we

could allocate our money and manpower towards and to compare the two. This for me is a low priority.

Mr. Overlock: Any more input on the way we presented the Master Plan Trail Development Guidelines?

Mr. Bergeron: Just again, to consider year-round use, varying uses and what Chris was saying about possible parking opportunities.

Ms. Joyce: I agree with that. Also, when thinking about parking and talking about connections, it's still interesting information, but it's not necessarily a high priority for me. I think to have that on the chart, it makes sense, but these [proposed trails] are connections. For me, parking doesn't feel very important in this situation. I would also echo Jeffrey's comments on the winter use. I think that some of these connections have a really good opportunity to think about some winter loops. That is most of our year here. I think if we can consider that, especially if this currently doesn't get that much summer use, how this would be impacted for winter use. I think would be good information to have as we're going through this. And finally, I'd like to understand why these ones were pulled out of the Master Plan, if not all of them. And obviously this chart could be like five pages long if everything was pulled out of there. But I do know we had some specific questions for each of these four categories. Just to make sure we're not losing anything from the Master Plan in each of those questions. But in general, I really like this format for making a determination. I also like the idea of the summary because some of these are trails that came up before my time on BOSAC and understanding why this decision was made over a different connection, I think would be useful information.

Mr. Barlow: Anne, just to clarify. We don't need to get too in the weeds, but you said if we're doing switchbacks on Forest Service land, we need a NEPA. So, if these trails had more switchbacks, we'd have the NEPA? Otherwise, we don't because of the SUA?

Ms. Lowe: The proposed alignment that Tony shared has already been through the NEPA process. I believe the analysis was done in 2021.

Mr. Barlow: Ok, understood, got it.

Mr. Tennial: Another thing to consider on this one is, it's part of the conversation about north-south connections. I think that's why the Dry Gulch connection is relevant. It is a useful connection... that's what we're trying to accomplish all the way up and down that ridge line is some north-south connections. So yeah, and if we didn't have to climb or descend Traylor Way, I'm all for it.

Ms. Zanca: In terms of your guideline sheet – I would say that if you can't capture details and all the specific things that needed to be considered on one page, you could just have a link. And if somebody wants the bigger picture, you just hit the link and it takes you to more information. That would give us a little more in-depth analysis.

Mr. Barlow: Everybody comfortable talking about these trails one at a time for approval or not and/or delay? Let's tackle the Upper Flume to Chantilly connection first.

**\*Unanimous support from BOSAC on Upper Flume to Chantilly connection trail\***

Mr. Barlow: Now the Dry Gulch to ZL connection. What does everyone think about this one?

Mr. Tennial: I'm supportive.

Mr. Barlow: I need more information. I think if I had to vote yes or no right now, I'd vote no. Doesn't mean I can't be seduced, but I'd like to think about... if we do that, are we not going to do something else? And I wonder how much it will be used.

Ms. Joyce: Is your resource concern more related to Town and County or more related to NEPA process/CPW approvals, that sort of thing? Or both?

Mr. Bergeron: Both. I think there's both, but there's a lot of unknowns. One, we're not doing this on our own property. We're doing this on Federal lands. Is that going to change? What if they say they're seeing too much winter use and they say, no, this is not what we signed off on. That, and I can't see this being really a big attraction for hikers. I think it would be for mountain bikers and maybe skiers. I think it's allocating resources to something that I think will have limited use. But then again, I'm just one of seven and I understand if I'm looking at it from a different lens.

Ms. Zanca: And why wouldn't hikers be attracted to this?

Mr. Bergeron: It's just a long approach. You'd have to park either by the Jessie Mine and go all the way up there. I don't know how you'd do this under six or seven miles maybe, it'd have to be a loop. It would be kind of a fun trail running course, maybe.

Mr. Overlock: I don't know if it helps at all, Jeffrey, but you know, as you move further to the East and this area, we have some areas that are restricted for Wilderness Areas and it, and it does become more of a sensitive habitat area. We do have an opportunity and we do have all the permission to move forward with this trail. So

even though this might not be the ideal connection that we're looking for, it is an opportunity. It might not be, like you said, the best, but I do think it will be used.

Mr. Bergeron: One more thing. You know, we're handwringing about habitat in Cucumber Gulch, and you know, the alignment of particular trails in Cucumber Gulch, which is surrounded by a ski resort, trophy homes, and a functioning Nordic Center. I mean, this is a kind of unpainted palette of habitat and this trail will go right through it. Now, I don't know enough about that kind of stuff to see if that's a red flag, but it just kind of comes at me that way.

Mr. Barlow: Tony, just for context, isn't that why the Rock Island single track was shot down? Because CPW concerns about wildlife habitat?

Mr. Overlock: It was, Duke. And we're still hopeful that we can come up with a better alignment, possibly on the other side of the road that can stay within proximity closer to the road that might have more switchbacks and turns, but still could provide that. So that connection is still not lost. You know, as we're moving forward here. I think that it should still be a priority that we try to move forward with.

Ms. Zanca: Do you have a budget for the Dry Gulch connection?

Mr. Overlock: Probably around \$20,000 to \$30,000 split between the County and us.

Mr. Barlow: I'll go ahead. I support moving forward with this. I do have concerns and Jeffery, you voiced a lot of them, but in the end, I think it is a north-south connection through the Golden Horseshoe, and we don't have many of those. For that reason, most of all, I support it.

Ms. LaRochelle: I support it as well. I do think some consideration about reworking the Dry Gulch Trail is necessary, and that in tandem with this trail, would make the whole thing more accessible. Because the more I think about it, Dry Gulch from Gold Run Road to Heinous is hard. I think that's one of the best trails in our system, but it's hard and I would like more people to be able to use it. I think as such other people would use, or people would use this connection, but the north-south connection makes sense to me. I think it'd be great.

Mr. Barlow: Krysten and Bobbie, still need to hear from you on the Dry Gulch to ZL connection.

Ms. Joyce: I share Jeffrey's concerns, but not enough to say no.

Ms. Zanca: And I don't have a reason to say no either.

**\*BOSAC approves Dry Gulch to ZL connection 5 to 1\***

**Forest Health Updates**

Mr. Stach: The Peabody Place Fuels Reduction Project is finished in the Golden Horseshoe for the season. All the aspects of work were completed in Units 1 and 2, including the rehabilitation of the temporary roads and trail crossings. Unit 3 is fully treated, but the CSFS crew was unable to fully rehab the existing road before the snow fell. Bill Wolf and the CSFS crew will be back out in the spring to ensure that work is completed before next summer. The slash piles created from this project will ideally be burned in the winter of 2024/25. Jordan Mead from Summit County Open Space & Trails and representatives from Summit County Fire & EMS, along with the Sheriff's office and Red, White, Blue, put together a County Wide Burn Plan and had an information session on November 15<sup>th</sup>. They presented three sites that are ready to burn, the most important one to us would be the Bacon Lode, located just east of town. It's a priority-based system and they are ready to burn opportunistically when conditions are right. Ideally, this would just take a single burn day on each site based on the amount fuel that is stored there. We will make sure to communicate to the affected communities, smoke-sensitive individuals, and the neighborhoods close by. There will be pre-burn communications 24 hours ahead of time through a number of different channels. Also, I am working with Jordan and the County Wide Burn Plan team to move forward with a site-specific burn plan to address the piles on Airport Road/Shock Hill. Hopefully in the next few weeks we will have finished some of the steps we need to take to move forward with those piles. We will take the same steps for communicating pre-burn messages to the affected neighbors on that side of town.

Mr. Bergeron: Who ultimately makes the call on when to burn the piles?

Mr. Stach: As far as the operational side, a burn boss who leads the whole operation makes that call. That's going to be someone from Summit Fire and EMS for the Bacon Lode, who will also take care of the Cortina Mesa and Settlers Creek sites to the north. The burn boss will lead the operations side, with support from a trainee burn boss and assistance from local fire crews as well. All the operations are done by someone who is experienced in this field.

Mr. Bergeron: Who is in charge of public outreach?

Mr. Stach: For our stuff on Town of Breckenridge land, I'll be working with Brooke Atteberry to form a communications plan. We will try our best to make sure that everyone has at least a few days' notice when it comes time to burn.

Mr. Bergeron: How about stuff on County lands? Who is in charge of communications for that?

Mr. Stach: Jordan Mead from Summit County Open Space & Trails is spearheading the communications side from a County standpoint. I know that you can get alerts through the Summit County alert system, same way that like when you see road closures and stuff like that. They will also post on their website and through a number of other channels as well.

Ms. Zanca: Where are the piles on Ski Hill Rd?

Mr. Stach: Sorry, I misspoke. I meant Airport Rd. The piles on Airport Rd. are on the steep east-facing slope behind the distillery and our new office.

Ms. Lowe: There is also the other area that is right across from the Recreation Center, going along Robin Theobald's property and up into Shock Hill from there, which we we did walk as one of our BOSAC site visits.

Mr. Stach: There will also be physical signs, like VMS boards in and around the closest neighborhoods.

Ms. Lowe: Are there any questions pertaining to Forest Health? I just want to make sure you all have the information you need for these burns. Obviously, when the conditions are right, it goes pretty fast and there's 24-hour notice. The sheriff's office is our Agency Administrator, ultimately making the call. A lot of this county-wide stuff that happens is a great coordination with all our different fire agencies, County, and Town to make this happen.

Ms. Zanca: What is the timeframe for this?

Mr. Stach: Ideally this winter because conditions call for a having a minimum of 4 inches of snow on the ground. Potentially, into the spring season as well. I also forgot to mention that there is slightly more volume on the Town of Breck parcels, which might take longer than a single day. Again, all depends on conditions, wind speed, etc...

Ms. Lowe: I also wanted to mention that the Forest Service put out a notice there's potentially some piles that may burn this week up on Peak 7. And so that may be happening any moment.

### **Council Matters Related to Open Space Topics**

Mr. Bergeron: You know, I was racking my brain and actually looked at the agenda, there's not a whole lot that pertains to Open Space. We talked a lot about the Gold Rush Lot and about what is going to be happening there; BGV is going to have to

build some employee housing on the Gold Rush lot, also kind of a podium for parking to satisfy their parking obligations. They need to house, I think, 30% or 35% of the staffing that's created by this development. So, they're going to do a lot of it there to satisfy their obligation there. How many housing units can that property sustain and still be usable? The big question is how we get people across the road. If we're going to have a lot of local housing there – bridge, tunnel, gondola, whatever... that's a big issue. I think everyone thinks it'd be cool to let BGV build the units by just giving them density, but it's how much of a good thing, you know, and there is still a question of how we're going to get them to work. But, you know, I think that can be worked out.

Mr. Bergeron: Another thing – the owners of that property by 7-Eleven, Himmelstein came in and gave a proposal. He has that property that I believe that Town tried to buy years ago and has no density. But again, he would love to have the Town give him density for him to build either a few different studios or a three, four-bedroom place that would be a long-term rented with a deed restriction to it. He would like the town to wave a bunch of fees, PIFs, water fees, TDRs, all that stuff. And so, we kind of sent him with staff to work out a proposal and to see how that, the council was, they didn't shoot it dead in the water, but there's still some unanswered questions on that too. So that's about it.

Mr. Bergeron: We also talked a little bit about the triathlon that McCormick is having at Gold Run Gulch. Is it called the “Breckenbeiner” now? Which is, it's fat biking, skiing and running. Yeah, sounds like a great time. But this is going to be like a kind of a national event. I mean, this is a big deal. And I'm sure that's going to do something to our Nordic Center.

Ms. Zanca: Was there any discussion of Laurium after a couple of the Town Council members came out to see it?

Mr. Bergeron: We haven't really talked about that yet. I asked a friend of mine who's an excavator to go up there and asked, “could we do something with earthwork with the current footprint?” And he said, absolutely. So, I don't know, we haven't talked about it since then, but I'd like to do a site visit there with an engineer and see how that could function without going across the gate and into the meadow.

Bobbie Zanca: So where do we currently stand on this?

Mr. Overlock: The staff is working this winter with Summit County Open Space & Trails to come up with a variety of options; whether that's still trying to redo the existing one, possibly relocating the trailhead a little bit out of the meadow into the Open Space property and then trying to get more specifics with those options, considering cost analysis and disturbance analysis and provide more options.



Mr. Bergeron: Tony, do we have someone on staff that has excavator expertise that we could say, “what could you do with this?”

Mr. Overlock: Somewhat Jeffrey, but to get engineered specific plans that would get approved through the County? No. What we need is the approval of engineered plans, and our staff engineers are really busy. So, it's not like we can go to them, “Hey, can you give us four options?” They can't even give us one. That’s what we're just lacking, is trying to find that source of engineer detailed information because we don't really have it in house. We're just going back to the drawing boards and try to come up with some more plans.

### **Other Matters**

Ms. Joyce: I got more information on renaming McCain and I wanted to get people's opinions on how we make a determination. Nikki and I had talked a little bit about this. She had some good ideas on some names, and I've done some sourcing for some names. And we just wanted to have a quick chat about – how do you name a property? What would this group like to see in terms of a process. Now that we have a couple ideas do we vote? Does this go through a specific process and how can I formally present some of the ideas?

Ms. Lowe: We don't have process for naming open space parcels, but for our trails, we tend to follow and match Summit County and their trail naming conventions, which is usually to use historic names and mining claims, in particular. But we don't have such a policy in place for open space, which is why we're open to ideas.

Ms. Joyce: I had originally gone down the road of indigenous people, but it turns out to be really difficult to get any firsthand knowledge about tribes that were in this area that aren't secondhand information after going through a lot of historical rabbit holes. Another option that came up when I was talking to Larissa O'Neil at Breckenridge History, would be to name it after some of Breckenridge's great females. We have a lot of male-named trails, open spaces, and mining claims. So, she gave me a couple lists, a list of a couple women that have some awesome history. I think there's that kind of acknowledgement that maybe some other really amazing local women that were not sealed in history and should be recognized. But before I go through all of them, I know there were some other good ideas, and that Nikki had a few based on some of the other parcels in town. I want to give her an equal opportunity to bring some of those before we get attached to any of the ones that I have. So, should we just put it on the agenda for the next meeting? Or I can send something around via email for the public record? Or I don't know how you suggest we do this...

Ms. Lowe: Happy to put it on the agenda if that makes sense. And then people can have a little bit of time with the packet to review that and have a good discussion.

Mr. Bergeron: But you don't have to articulate it right now. But I would love to get an email and have a couple of days with those suggestions just so I can ruminate on it. I haven't heard Nikki's ideas yet, but I like the suggestion of naming it after an important local woman.

Ms. Zanca: Well, do we have the problem with round robin emails and open meeting restrictions?

Ms. Lowe: If you send it to me first, I can make sure to send those names out to everyone and we'll put it on a future agenda.

Ms. LaRochelle: What's the process if BOSAC has a recommendation... does that just go to Council or what's the broader context for that?

Ms. Lowe: Correct, Council.

Mr. Barlow: Part of "Other Matters" is suggesting topics for upcoming BOSAC agendas. I just think we're developing quite a list. We'll have to strategize what to do when... I know we have the McCain name, and we're going to be working on the RFP for the Signage Workplan. We need to do a site visit of the new office, a winter use work session, Cucumber Gulch, trivia, and BIFA.

Ms. Lowe: BIFA will come back in January.

Mr. Bergeron: If we have knowledge of a social trail and we what's the process to codify that to see if the Forest Service would bite on that? I don't want to voice the trail now, but how do I do that? Talk to you and Scott, and then you broach it? I know it's something you're both familiar with, but how's that work?

Mr. Overlock: Right now... I feel the Forest Service attitude, if it's not in their system, then they're not going to approve it. I think during this whole SUA agreement, we brought it up and their instant reaction was, if it's not on our system, we don't want it. They've yet to do anything about it. I don't know if times have changed and that's serving a different area that they might look at it in a different way... but if they did approve it, they would have to put it through their own NEPA process. And we spoke with them about kind of a future trails list and trails plan for NEPA. And even though we would offer to pay for that NEPA study, they still have to have the personnel to do their studies as well.

Ms. Lowe: Well, I think they're really constrained right now with staffing issues. So even if we pay for consultants, they still have to bring in all their staff to review everything... and they don't have the staff or the time to do that now. We're not really quite sure what that timeline would look like right now.

Mr. Overlock: But we are going to continue to work with them and I think we should continue to develop a list of trails that we think are high priority and move forward for NEPA and see what they say, but knowing that they are limited on their staff time.

Mr. Barlow: Is there a timeline for when we should have that list developed? I know that we're subject to their staffing limitations, but at least we should be on time the best we can and say, "well here's what we like whenever you can get to it."

Mr. Overlock: I think we should start adding it to our winter agenda. We recently had a meeting with Summit County Open Space & Trails to discuss this topic as well.

#### **VI) EXECUTIVE SESSION**

Mr. Barlow 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. David Rossi seconded the motion. BOSAC went into an executive session at 6:54 PM.

The executive session of BOSAC concluded at 7:18 PM. The participants in the executive session were Duke Barlow, Krysten Joyce, Nikki LaRochelle, Chris Tennial, Bobbie Zanca, and Council liaison Jeffrey Bergeron. Staff present included Anne Lowe, Tony Overlock, Mark Truckey, Scott Reid, and Alex Stach. Katherine King was present from Summit County Open Space & Trails.

#### **VII) ADJOURNMENT**

A motion to adjourn the BOSAC meeting was made by Mr. Bergeron, and Mr. Tennial seconded it. The November 27, 2023 regular meeting of BOSAC ended at 7:19 PM.

The next regular meeting of BOSAC is scheduled for December 11, 2023.

---

Duke Barlow, Chair

---

Memorandum

To: Breckenridge Open Space Advisory Commission  
From: Open Space & Trails Staff  
Re: December 11, 2023 Meeting

---

**Staff Summary**

**Field Season Update**

Since the last BOSAC meeting, staff have completed the following:

- Hazardous tree removal.
- Installing seasonal fencing and signage and traffic counters.
- Started snowmobile compaction on the groomed non-motorized routes; Gold Run Road, Dry Gulch, Fall Classic, Hard Luck, Slalom, Upper Flume, Middle Flume, & Tom's Baby.

**Summer Concessionaire Data**

Staff has compiled the summer 2023 data from commercial entities and nonprofit organizations who conducted tours on Town open spaces and trails via license agreements. This is the sixth year of implementation of a formal application process, which has allowed staff to evaluate data and hold operators accountable. Currently, criteria for operators to obtain a license agreement include, among other requirements, a limit of 5 commercial operators per season on the Town's natural surface trails with 200 user days each (summer only) and a group size no larger than 6 including a guide. Different user days and group sizes were established for different resource types other than natural surface trails, including SUP yoga on Rounds Pond, fishing on the Blue River, and biking on the Recreation Path. There are no caps on nonprofits focused on local youth, education, and stewardship. The Town's Recreation Center kid's programs are included in the commercial totals and represent the highest numbers of users.

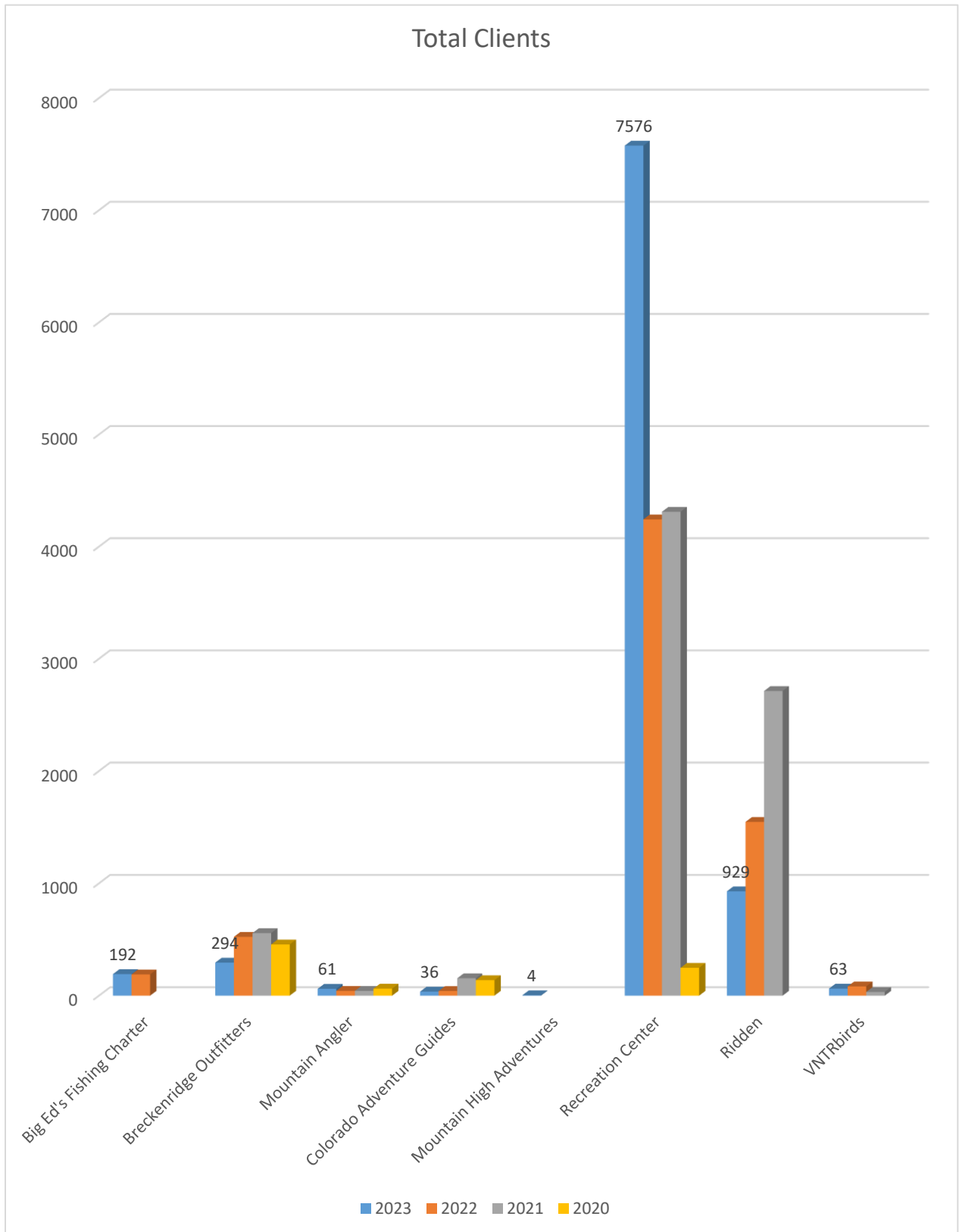
Staff continues to refine the program and have granted a couple of year-long license agreements to those groups (commercial and nonprofit) that have similar activities and uses year-round.

- Ridden was the only concessionaire to use the Recreation Path.
- All nonprofit organizations and Ridden have year-long license agreements.
- Most tours were conducted during the week as opposed to weekends.
- Breckenridge Outfitters had conducted the most fishing tours on the Blue River.
- Keystone Science School conducted the most tours out of the nonprofits.
- The most popular trails used included: Wellington Bike Park, Carter Park, Barney Flow, River Trail, and the Illinois Creek Trail.

**Table A: Commercial License Agreements**

Angler License Agreement			Natural Surface Trail Agreement			Recreation Path Agreement		
Company	Tours Conducted 2023	Total Clients w/ guides 2023	Weekend	Weekday	Average Tour Size	Resource Type/ Activity	Duration of Tour Hours	Most Used Trails
Big Ed's Fishing Charter	63	192	18	45	3	Blue River/Fly Fishing	2	River Trail, Blue River Steps
Breckenridge Outfitters	70	294	33	37	4	Blue River/Fly Fishing	2	River Trail, Blue River Steps
Mountain Angler	20	61	7	13	3	Blue River/Fly Fishing	4	River Trail, Blue River Steps
Colorado Adventure Guides	13	36	5	8	3	Natural Surface Trails/ MTB	3.4	Town System
Mountain High Adventures	4	8	2	2	2	Natural Surface Trails/Kids MTB	2.5	Wellington Bike Park, Illinois Creek, Barney Fow
VNTR Birds	15	63	12	3	3	Natural Surface Trail/ Women's	4	Carter Park, Wellington Bike Park, Illinois Creek
Recreation Center	231	7576	0	231	6	Natural Surface Trails/ MTB, Hike	3	Town System
Ridden (Year-Long Agreement)	144	929	51	93	5	Fat Bike	2	Rec Path/ River Trail

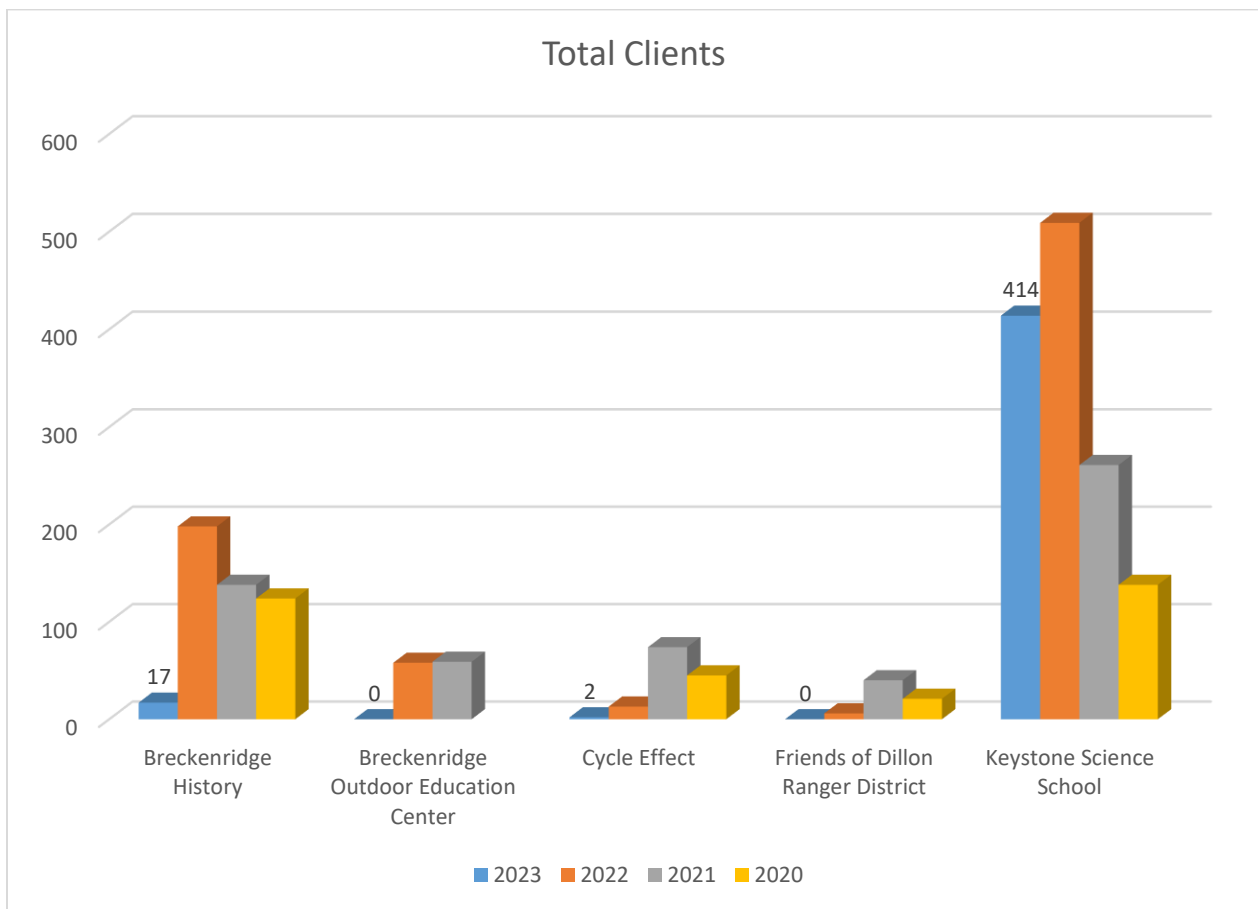
**Figure 1: Commercial Use from 2020 to 2023 Comparing Total Clients**



**Table B: Non-profit Year-Long License Agreements**

Company	Tours Conducted 2023	Total Clients w/guide 2023	Weekend	Weekday	Average Tour Size	Activity	Duration of Tour Hours	Most Used Trails
Breckenridge History	17	79	0	17	5	Hike	2.5	Iowa Hill, B&B
Breckenridge Outdoor Education Center	0	0	0	0	0	N/A	N/A	N/A
Cycle Effect	2	27	0	2	13	MTB	2	Town Trails
Friends of Dillon Ranger District	0	0	0	0	0	N/A	N/A	N/A
Keystone Science School	28	414	1	27	15	Hike	4	B&B, Horseshoe Dredge

**Figure 2: Non-profit Use from 2020 to 2023 Total Clients**



**2023 Field Season Review**

Joel Dukes will lead a presentation covering the highlights of the 2023 field season.

**Council Matters Related to Open Space Topics**

Jeffrey Bergeron, in his role as Council liaison to BOSAC, will provide updates on open space-related topics that Council has recently discussed.

**Other Matters**

This standing agenda item is intended to provide commissioners an opportunity to raise questions for a brief discussion and response, or to suggest items for upcoming agendas.