



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

**Breckenridge Open Space Advisory Commission**

May 23, 2022

Breckenridge Recreation Center

880 Airport Road, Breckenridge, CO 80424

Additional 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

[websiteopenspace@townofbreckenridge.com](mailto:websiteopenspace@townofbreckenridge.com).

<b>5:30 pm – 7:00 pm</b>	<b><i>Annual Open House. PLEASE NOTE: THE OPEN HOUSE WILL HELD BE IN THE REC CENTER GYMNASIUM. DUE TO RISING COVID NUMBERS, WE WILL NOT BE SERVING FOOD OR DRINKS. MASKS ARE STRONGLY RECOMMENDED.</i></b>	
<b>7:15pm</b>	<b><i>Call to Order</i></b>	
<b>7:20 pm</b>	<b><i>Discussion/Approval of Minutes</i></b>	<b>1</b>
	<ul style="list-style-type: none"><li>• April 25, 2022 Draft BOSAC Minutes</li></ul>	
<b>7:25 pm</b>	<b><i>Discussion/Approval of Agenda</i></b>	
<b>7:30 pm</b>	<b><i>Public Comment (Non-Agenda Items)</i></b>	
<b>7:35 pm</b>	<b><i>Staff Summary</i></b>	<b>4</b>
	<ul style="list-style-type: none"><li>• Field Season Update</li><li>• Friends of Breckenridge Trails (FOBT) Update</li></ul>	
<b>7:40 pm</b>	<b><i>Open Space Discussion</i></b>	<b>5</b>
	<ul style="list-style-type: none"><li>• Open Space and Trails Open House Recap</li><li>• Open Space and Trails Master Plan Update</li><li>• Council Matters Related to Open Space</li></ul>	
<b>7:50 pm</b>	<b><i>Executive Session</i></b>	
<b>8:00 pm</b>	<b><i>Adjournment</i></b>	

**I) CALL TO ORDER, ROLL CALL**

Duke Barlow called the April 25, 2022 meeting to order at 5:33 pm. Other BOSAC members present included Jeffrey Bergeron, Krysten Joyce, Nikki LaRochelle, David Rossi, Chris Tennial, and Bobbie Zanca. Staff members present included Rick Holman (virtual), Kirsten Crawford, Mark Truckey, Scott Reid, Anne Lowe, Zara Hickman, and Tony Overlock. Town Council members Kelly Owens and Todd Rankin were also attended. Members of the public included Kelly Ahern (virtual), Ian Hamilton (virtual), Bill Campie (DTJ Design), Francois De Kock (DTJ Design), Katherine King (Summit County Open Space), and Bill Mangle (ERO Resources).

**II) APPROVAL OF MINUTES**

- A) BOSAC SPECIAL MEETING MINUTES – MARCH 14, 2022  
The minutes were approved as presented.
- B) BOSAC MONTHLY MEETING – MARCH 28, 2022  
The minutes were approved as presented.

**III) APPROVAL OF AGENDA**

The agenda was approved as presented.

**IV) PUBLIC COMMENT**

There were no public comments.

**V) STAFF SUMMARY**

Ms. Lowe stated for the interest of time, the staff summary would not be discussed in detail to ensure time for discussion of the two Open Space discussion topics, unless BOSAC has specific questions. Mr. Barlow agreed and stated the staff summary could be revisited at the end of the meeting if time permits. Ms. Lowe stated that the BOSAC meetings would now be recorded, which recordings will be held for six months.

**VI) OPEN SPACE DISCUSSION**

- A) BOSAC ANNUAL MEETING  
Kirsten Crawford, Town attorney, presented an overview to BOSAC on Good Governance principles in regard to boards and commissions. Other topics discussed included the Town's guiding documents (Municipal Charter and Municipal Code), the Town's governmental structure, Code of Ethics, conflict of interest, and BOSAC's Rules. Ms. Crawford will follow up with Mr. Barlow for any requested changes to the Rules, which were last revised in 2017.
- B) OPEN SPACE AND TRAILS MASTER PLAN WITH DTJ DESIGN  
Bill Campie, Francois De Kock, and Bill Mangle were present to answer questions and collect feedback on the Open Space and Trails master plan draft.

Multiple BOSAC members provided feedback on the master plan's layout and flow of information. Mr. Tennial stated the vision statement would be better placed at the beginning of the plan. Ms. Zanca stated the flow of information, such as including management zones in section five, was confusing and unintuitive for the reader. Mr.

Bergeron stated that important information was not upfront in the plan, but located in the appendices, making it hard to find. Mr. Rossi stated the current format is difficult to read on a mobile phone, the most used digital device.

There were several comments on the document's decision-making framework for new trail construction. Mr. Bergeron stated a need for seasonal or multi-season considerations and for a winter parking assessment to be added to the framework. Ms. Joyce stated the decision-making framework in the plan did not include all the criteria the appendices had. Ms. Zanca stated a need for clearer language for trail construction criteria. Mr. Campie clarified that the criteria are not prioritized and that criteria should guide decisions and are not intended to be a scored checklist. Any future trails should meet as many considerations as possible.

Ms. LaRoche stated the Destination Management Plan (DMP) core values should be more incorporated into the master plan draft. The Town is guided by the vision statement and its community values.

Mr. Campie summarized the major themes of comments regarding the master plan draft, as follows:

- Decision Tree – how to use document throughout decision-making process
- Vision and removal of 10-year timeline
- Format and mobile phone layout
- Seasonal considerations, including Nordic skiing
- New trail justification while toning down emphasis on no new trails
- Removal or cleanup of e-bike section
- Target conservation zone map to be included
- Parking and infrastructure, including the costs of construction and maintenance
- Serving needed populations, including physical disabilities and overall accessibility
- Consolidate trail discussion with management zones
- Open space criteria
- Expand the communication and signage section with tools and best practices
- Incorporate Destination Management Plan and core values into the vision
- Dynamic web map

All BOSAC members agreed to review a second draft with DTJ Design before the master plan document goes before Town Council for review. DTJ Design requested BOSAC submit any specific written comments to Town staff by Sunday April 30<sup>th</sup> so that DTJ can implement those edits as well. Town staff will compile and submit the comments to DTJ for revision.

## VII) ADJOURNMENT

Mr. Barlow moved to adjourn the regular meeting of BOSAC. Mr. Tennal seconded the motion. The general meeting of BOSAC concluded at 8:12 pm.

The next meeting is the annual Open Space and Trails Open House, scheduled for May 23, 2022, at 5:30 pm.

---

Duke Barlow, Chair

DRAFT

---

Memorandum

To: Breckenridge Open Space Advisory Commission

From: Open Space & Trails Staff

Re: May 23, 2022 Meeting

---

### **Staff Summary**

#### **Field Season Update**

The 2022 field season has begun and the following projects are completed or underway:

- Maintenance on existing dry trails
- Hazardous tree removal
- Rock work on the Little Mountain Trail
- Maintenance duties on the McCain Property
- Repairs to the Wellington Bike Park

#### **Friends of Breckenridge Trails (FOBT) Update**

On May 21<sup>st</sup>, the FOBT program partnered with the Town and its annual Cleanup Day. The Doody Free Breck clean up event focused on removing trash and dog waste at our more popular trails and trailheads. Staff will provide BOSAC with a brief update. For more information on upcoming events please visit [Friends of Breckenridge Trails](#).

---

Memorandum

To: Breckenridge Open Space Advisory Commission  
From: Open Space & Trails Staff  
Re: May 23, 2022 Meeting

---

### **Open Space & Trails Discussion**

#### **2022 Open Space & Trails Open House Recap**

Staff appreciates BOSAC's interest and involvement in leading discussions and answering questions during the annual Open Space & Trails Open House. Since the BOSAC meeting immediately follows the Open House, staff requests that BOSAC take note of the open house agenda and flow of the event, interaction with participants, and feedback or comments received.

Staff requests BOSAC come prepared to answer the following questions:

- 1. What worked well for tonight's event?***
- 2. What would you change for future open houses?***
- 3. What feedback or comments did you receive?***

#### **Open Space & Trails Master Plan Update**

DTJ Design intends to have a revised draft of the Open Space & Trails Master Plan ready for BOSAC review on Friday, May 27<sup>th</sup>, which staff will distribute via email. DTJ has offered to schedule a special meeting to go over the revisions and new format on Monday, June 13<sup>th</sup> if BOSAC members wish to do so. This would allow BOSAC members several weeks to review the document.

The June 27<sup>th</sup> BOSAC meeting already has a long agenda with a presentation of the Town's Sustainability Plan and a request from Summit Public Radio & TV (SPRTV) to consider revising the existing agreement for their power line replacement project on Baldy, the route of which extends through jointly-owned Town and County open space.

Staff requests BOSAC come prepared to answer the following questions:

- 1. Does BOSAC have any questions about DTJ's current round of revisions?***
- 2. Does want to schedule a special meeting with DTJ on Monday, June 13<sup>th</sup> or wait until the June 27<sup>th</sup> meeting to review the Master Plan?***

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

Jeffrey Bergeron, in his role as Council liaison to BOSAC, will take questions and offer answers on open space-related topics that Council has recently discussed.

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
Acknowledgements	Acknowledgements	Update	Change to Jeffrey Bergeron	Bobbie Zanca
Acknowledgements	Acknowledgements	Wording	List boSAC and council members in alphabetical order	Duke Barlow
1	Background	Update	Acreage cited in 1st paragraph different than cited on page B3-6 - reconcile difference	Bobbie Zanca
1	Background or Into	Location in document	I agree that the community values could take more of a centered spot in the intro -- A way to better frame around them will highlight our community input and it will give us something to center open space and trails frameworks around.	Krysten Joyce
1	Introduction	Redundancy	Redundant paragraph "The purpose of the 2022..." on Section 1: Introduction page	Nikki LaRochelle
2	Introduction	Redundancy and 10-year timeline	P2- Guide for the "foreseeable future" not "next 10 years". And that paragraph is repeated.	Duke Barlow
2	Introduction	Wording	Strategic "structure"? instead of framework? DMF is used one sentence later.	Duke Barlow
2	Introduction	Wording	Again, no need to add the precision of "the next ten years".	Duke Barlow
3	Vision & Goals	Conservation priority	Page 3: First bullet in first column, I don't feel like we've agreed on this "#1 objective", and I think we need to remove emphatic statements that feel out of place like "it will take all of us": The number one objective of the OST program is conservation. We recognize that to achieve the ultimate goal of conservation, it will take all of us.	David Rossi
4	Vision Statement	Wording	Just maintains status quo-not aspirational...with the objective of improving our community's access and enjoyment of the outdoors for present and future generations.	Bobbie Zanca
4	Vision Statement	Forward-thinking	Agree on the need to revisit vision to be more forward thinking	Krysten Joyce
4	Vision Statement	Expansion/clarification	Vision statement: Need mention of preserving the "experience" of using our open space, and to better narrow "quality of life" charge to open space and not overreach by leaving too broad.	Duke Barlow
4	Engagement Facts	Delete	Not relevant and clutters up the page- delete	Bobbie Zanca
5	Habitat Sensitivity Map	How to use this document?	Could we say something more explicit like this is how you use this information to make future decisions and/or can it map to the criteria more specifically?	Krysten Joyce
5-6	Maps	Map Clarity	Curious if the open space and trails map as well as the habitat sensitivity map could be simplified? I am concerned these maps are too visually complex and therefore people just skip over them. It looks like color and detail on the trails map could certainly be simplified so it's more likely referenced.	Nikki LaRochelle
6	Habitat Sensitivity	How does this fit?	How does this fit in with the Conservation Overlay and into the plan's decision structure?	Bobbie Zanca
6	Habitat Sensitivity	Expansion/clarification	P6- what does "service area mean"? Should we include land holdings near Hoosier pass, in park County? Look at Figure 1 in higher res. Is golden horseshoe on there? Is ski area in "service area"?	Duke Barlow
8	Target Conservation Areas	Expansion/clarification	Is this meant to be comprehensive? What if we find others over the years? Add a statement that other areas may be identified in the future	Bobbie Zanca
8	Target Conservation Areas	Separation of recommendations from frameworks	I'd be interested to see if there's a way to separate the recommendations from the frameworks. For example, in the open space section on page 7 -- are target conservation areas more for a separate document? Maybe that's an appendix document.	Krysten Joyce
8	Target Conservation Areas	Provide Map	Create map of Target Conservation Areas	Nikki LaRochelle

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
8	Target Conservation Areas	Map Clarity	I'm still confused on how the Target Conservation Areas interface with the Conservation Overlays	Nikki LaRochelle
8	Target Conservation Areas	Alphabetize	Conservation criteria: not weighted so why not alphabetical? Said to be 10 previously, but 11 as listed. Maybe combine development potential w potential infrastructure	Duke Barlow
8	Target Conservation Areas	Provide Map	Need map for target conservation areas, if not in main plan then in appendix A3-16. Ideally conservation overlay map, for context, with the listed target conservation areas highlighted.	Duke Barlow
9	Trail Philosophy	Expansion/clarification	Seems very limiting to only connections to existing trails. We may not be adding any new ones right now but if this is to be a living document we shouldn't limit our options in the future especially since we work in conjunction with Summit County and they very well may be interested in adding new trails. Soften language to allow new trails as well	Bobbie Zanca
9	Decision Making Framework	Expansion/clarification	Appears as if these are Go-No Go decision points. Clarify that these are topics to consider but not necessarily the only criteria	Bobbie Zanca
9	Trail Topics	Expansion/clarification	List of Trail system recommendations-are these in random order/ ranked or are they all equal? Is this list comprehensive so no other recommendations can be considered when making decisions under this Plan? Clarify that these are suggested considerations and whether they are ranked or not. Try to avoid limiting our options	Bobbie Zanca
9	Trail Topics	Add Winter/Seasonal considerations	Under 'User experience' I would like included is the trail compatible for winter use of snow shoeing and cross country skiing. I don't care if DTJ is reluctant to list specific user groups. They do it throughout the plan by implication—(downhill only trails & features).	Jeffrey Bergeron
9-10	Trail Topics	Add recommendation for trail proximity	Also I like Bobbie's suggestion that the proximity of existing trails be considered when deciding if a new trail is recommended, and how a new directional trail might cause greater impact on an existing trail.	Jeffrey Bergeron
10	Trail Topics	Add seasonal consideration	Maybe Winter could be mentioned in earlier bullet about proactive communication on trail etiquette (i.e. "including Winter use"), and this bullet point removed.	Duke Barlow
12	Management Zones	Formatting	Consistency with table/chart design – the Management Zones table uses hot pink and bright green while the rest of the tables generally use gray and black. These should be consistent and I think brighter colors would be good.	Nikki LaRochelle
12	Management Zones	Front Country Area	I don't think 'front country' is enough, there are way too many areas within this zone that do not take into account areas that we've been told by Council feel overbuilt (French Gulch), and other opportunities where there is no access anywhere (Alta Verde), and tons of opportunity to the WEST of the river.	David Rossi
14	Management Zones	Location in document	Stewardship, Management zones, and Conservation Criteria have a lot of overlap. Consider consolidating from 3 to 2. BUT, Francois's proposed restructuring would account for this by leaving process details to the end. I love that idea.	Duke Barlow
14	Management Zones	Design Standards	Add consideration of trail purpose to design standards. Multi-use should have no downhill features, for example, and Nordic skiing shouldn't include steep sections.	Duke Barlow
16	Cucumber Gulch Preserve	Delete	2nd paragraph : "Considering the importance..." seems to be making a recommendation to the Town. Is this appropriate for the Master Plan? Consider deleting 2nd paragraph	Bobbie Zanca
17	Communication	Expansion/clarification	Communication: Suggest communication center, emphasize that it should catch people before they enter town, what info it needs to have, etc, but don't designate it's exact location.	Duke Barlow



BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
17	Communication	Expansion/clarification	Need more detail on signage. Almost nothing on etiquette signage, for example, which is something we all feel is very important. Where's the "suite of tools" for section 6??	Duke Barlow
17	Communication	Digital Communication	More guidance needed on digital communication. How do we know what the expectations should be or what measurables should be applied. Sure, we'll be contracting with Civic Brand but we don't even know what they should be doing.	Duke Barlow
17	BOST program Communication chart	Question	BOST Information Center-funding. Be certain that funding allows capital improvements before including this	Bobbie Zanca
17	Communication	Expansion/clarification	Interpretative signage-2nd bullet "Apply to be easy to read..." Not sure what word was intended here. Maybe "Design to be easy to read..."	Bobbie Zanca
17	Communication	Wording	3rd bullet-"...off the trail to the side"-this would make hikers step off the trail to read-could cause trail damage by directing foot traffic off the trail. Reconsider statement	Bobbie Zanca
17	Communication	QR Codes	Add QR codes	David Rossi
<b>Appendices</b>				Bobbie Zanca
A1-1	Background	Sales tax measure	I think more elaboration on the ballot measure is important here, the when, how, what	David Rossi
A2-1	Community Engagement	Location in document	Do details of community engagement need to be featured so prominently, second overall? Put with deeper details at B4-8. Maybe this is best left as a separate document, as discussed at meeting.	Duke Barlow
A2-3	Community Engagement	Typo	On Page A2-3 the parentheses (I think she means <b>quotations</b> ) is the wrong size	Nikki LaRochelle
A3-1	Open Space	Wording	suggest: "The identifying of viable land..."	Bobbie Zanca
A3-1	Open Space	Clarification	Appendix A3: I thought it was confusing to say "identification of viable lands for open space and conversation (comma splice! comma not needed!) is determined by two types of analyses:...habitat disturbance ...and habitat sensitivity" -- that sounds a lot like criteria to me but it's not the actual list of criteria -- that association or difference between the criteria and that section should be clarified.	
A3-1	Open Space	Clarification	Same as above - confusing: These criteria are separated into three defined value categories" but there are four (including 4th: cultural)	
A3-2	Disturbance Analysis	Expansion/clarification	Disturbance Analysis-will this analysis need to be redone periodically? If so, who does it? Will determination of each new/revised open space or trail require a specific determination as to which Disturbance Area it falls into? If, so who has the expertise to do this analysis? Clarify the way this section will be used in decision making.	Bobbie Zanca
A3-2	Disturbance Analysis	Expansion/clarification	Low Disturbance-Breckenridge Ski Area-does this just refer to the ski runs and the trails in the area? I guess not the buildings, condos, parking lot areas. Suggest describing a little more clearly what part of the Ski Area is low disturbance	Bobbie Zanca
A3-4	Open Space	Wording	Priority A "Threatening and Endangered..." Surely this is supposed to be "Threatened and Endangered..."	Bobbie Zanca
A3-4	Open Space	Expansion/clarification	List of species and habitats-is this an exclusive list? In 10 years could others be added? Make it clear that this is a suggested and not exclusive list so that we don't have to amend the Plan to consider other T&E species and habitats	Bobbie Zanca
A3-4	Open Space	Expansion/clarification	Priorities B&C-Not clear what the CNHP rankings are and their importance. Clarify what these are and how they impact decision making	Bobbie Zanca

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
A3-4	Open Space	Expansion/clarification	Priority D-Common Habitat-how can a species habitat not be significant or sensitive? Clarify what "not otherwise significant or sensitive" means and how this impacts decision making	Bobbie Zanca
A3-5	Sensitive Species	Expansion/clarification	Status column uses undefined acronyms. Consider including a table of acronyms in the Plan so the user can refer back to one place to find all acronyms	Bobbie Zanca
A3-5	Sensitive Species	Expansion/clarification	Resource Column-Riparian and wetland habitat is Priority B here-Why? Seems like sometimes Wetlands are higher in ranking/consideration and sometimes lower. Given all the concerns about shrinking wetlands and their importance to the environment especially because of ever stronger storms due to climate change a relatively low ranking seems unwise. Reconsider ranking or make clear that this is from some government body not the BOSAC's assessment of the importance of wetlands.	Bobbie Zanca
A3-5	Sensitive Species	Wording	NatureServe Status G5/S5-Secture. Should this be Secure?	Bobbie Zanca
A3-7	Habitat Sensitivity	Expansion/clarification and How to use this document?	Habitat Sensitivity Analysis Mapping-Don't understand why sensitive habitat shading was removed from high and medium disturbance areas and reduced in low disturbance areas. If there are sensitive habitat areas in high and medium disturbance areas shouldn't we be doing all we can to protect those? If they are in low disturbance areas shouldn't they be highlighted rather than reduced since we should be focused on protecting those areas since they aren't yet as highly disturbed? Obviously I don't understand this section and how we use it.	Bobbie Zanca
A3-7	Habitat Sensitivity	Wording	Land Protection Tools-Last sentence with parenthetical (i.e....) is either missing an example or has an extra comma. Should be e.g. rather than i.e. Correct as needed	Bobbie Zanca
A3-7	Habitat Sensitivity	Typo	Overlaid (spelling)	David Rossi
A3-8	Open Space Conservation	Quotation	Explain who turk is, fix formatting of this quote	David Rossi
A3-9	Conservation Criteria	Placement in document	Open Space and Conservation Criteria-now we are not ranking these factors which had been ranked in previous sections. Seems a bit confusing. Should this part be included in the Plan rather than the Appendix? I like giving the commission maximum flexibility but going into detail on rankings immediately before this section and then essentially saying "Nevermind about all those rankings" raises questions about the intent of pages of data and descriptions. Consider moving this section to the Plan	Bobbie Zanca
A3-10	Conservation Criteria	Question	Land Use Values-since zoning can change is there any notification process so BOSAC could weigh in before a zoning change is made? This may be a question for Anne.	Bobbie Zanca
A3-10	Conservation Criteria	Formatting	Text wrapping issue around table	David Rossi
A3-11	Recreation Values	Formatting	Add text to the effect "adjacency to local workforce housing" under Recreation Values	David Rossi
A3-13	Open Space	Scenic Values	How did you arrive at this chart? It's highly subjective... why is Hoosier North not scenic value?	David Rossi
A3-15	Target Conservation Areas	Expansion/clarification	Barton Creek-If there is a PUD district here wouldn't the potential for new recreation infrastructure be high not low? Last sentence about potential for historic homestead features- does this mean the potential to find new historic homestead features or to add such features? Clarify meaning	Bobbie Zanca
A3-15	Target Conservation Areas	Typo	Mid French Gulch-missing "." at end of 1st sentence - add period.	Bobbie Zanca
A3-15	Target Conservation Areas	Wording	Pls make sure these areas are in alignment with naming with Summit County Master Plan. Also the last sentence about homestead potential under Barton Creek... huh?	David Rossi

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
A4-1-2	Trail Philosophy	Expansion/clarification	Trail Philosophy-The primary philopsophy statement limits our ability to develop entirely new trails. Since we have this concept of mid country and back country areas not just front country areas we could be building new trails in the future that aren't right in town and don't connect with other trails. This should statement should be re-worded accordingly. Perhaps along the lines of: The primary philosophy is to consider building new trails in less crowded areas and connecting trails and loops in areas that already have a robust trail network.	Bobbie Zanca
A4-1-2	Trail Philosophy	Trail Philosophy	2nd paragraph under 'connecting trails' "2)" should be "limit" not "prevent"any real or perceived conflict	David Rossi
A4-2	System wide Trail Connectivity	Delete	Delete statement regarding need for new trails. We don't have to make new trails but at least we won't be potentially prohibited from doing so in the future.	Bobbie Zanca
A4-2	System wide Trail Connectivity	Expansion/clarification	Connections suggested across lower reaches of ski area needs more definition. If Peaks connect, I get it. But if it's gondola skiback/ 4:00, lower peak 9 it's not needed. Please define.	Duke Barlow
A4-3	Wayfinding	Expansion/clarification	Change naming convention... pls explain what this is. If we're suggesting new names, then let's discuss or remove this. The doc refers to specific named trails, we need to be careful not only for re-naming trails but also referring to specific trails if we're really thinking of renaming (am I misunderstanding this?)	David Rossi
A4-4	Parking	Parking	Add working with the Town and County to increase bus system support of busy trail heads to encourage the use of public transportation rather than personal vehicles	Bobbie Zanca
	Phase in overtime a permit/fee system...	Wording	Phase in overtime a permit/fee system...should be "Phase in over time" or just delete "overtime" altogether.	Bobbie Zanca
A4-5	Potential Single Use Trails	Expansion/clarification	Potential Single Use Trails-Could be viewed as limiting. Add-other areas may become good candidates for single use trails as well.	Bobbie Zanca
A4-5	Single Use Trails vs Multi	Formatting	Paragraph spacing here, second column (multiuse trails), third paragraph, spacing of first line	David Rossi
A4-6	Potential Single Use Trails	Expansion/clarification	Should we also consider seasonal changes? For instance Aspen Alley is so heavily hiked during Leaf Season that restrictng bikes during this limited period would be very welcomed by hikers who are often at risk of injury by fast moving bikers during this crowded period. And the bikers are going so fast they aren't really there to enjoy the leaves so much it seems to me. Consider adding this option. Doesn't mean we would have to do it but leaves open the possibility.	Bobbie Zanca
A4-7	Winter Trail Use	Expansion/clarification	Winter Trail Use-final sentence. Don't agree that snowshoing is uncommon on trails in the area. I often snowshoe myself and meet others doing the same. Delete last sentence and add snowshoing to first sentence.	Bobbie Zanca
A4-7	Winter Trail Use	Wording	"The recommendation is to maintain..." Do recommendations belong in a Master Plan? Delete 1st sentence. Rewrite to state that Signange and outreach will include winter specific etiquette. Revise last sentence in paragraph 2 to state :..., so no users are displaced"	Bobbie Zanca
A4-7	Winter Trail Use	Fat Biking	If we're going to make claims about the popularity of fat biking in this doc, then we should mention XC skiing is far more popular than fat biking here. Or let's remove the editorializing about specific uses	David Rossi
A4-8	Winter Trail Use	Fat Biking	Fat biking section—see above. This feels unnecessary and subjective, especially given the numbers relative to other winter users	David Rossi

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
A4-12	Framework for Trails	Expansion/clarification	I understand that many want to keep the decision making framework for new trails general with its questions but if this isn't codified with many details now, how will future commissions be able to ask for specific questions during the decision making process for a new trail? If we make this trail directional will it cause more congestion and conflict on another trail? There should be NO directional trails in winter. Will this new trail require parking for winter use or hiker use?) Maybe we need an appendix with numerous questions and trail design standards for both winter and summer.	Jeffrey Bergeron
A4-9	eBikes	Expansion/clarification	E-bikes-reconsider this section since the studies are not robust enough to declare that there are no significant impacts from e-bikes . The simple fact that e-bikes are very heavy, fast moving vehicles that pose a danger to slower moving hikers deserves a much more nuanced and thorough review than can be provided here. This becomes especially true if e-bikes are allowed on natural surfaces and even more critical if they are allowed during winter-a cross country skier or snowshoer simply can't jump out of the way of a fat tire e-bike. Revise this section to leave future changes in e-bike use to be determined by BOSAC based on relevant considerations at the time since this is an evolving issue.	Bobbie Zanca
A4-9	eBikes	Data Source	Remove this entire section. The study you're referring to is one study, it's controversial, and has been the subject of a lot of fact checking of its conclusions. No reason for us to push this in this document	David Rossi
A4-10	Trail Etiquette	Expansion/clarification	Trail Etiquette section: would not say anything is the 'wrong place' we cannot judge this. MAY be better opportunities with other trail development or connection on slalom fo rexample to preserve value for a contemplative hike.	David Rossi
A4-11	Decision Making Framework for New Trails	Wording	Decision Making Framework for New Trails-Breckenridge is blessed with many trails per capita... Missing "more" between "many" and "trails" in 1st sentence	Bobbie Zanca
A4-12	Decision Making Framework for New Trails	Expansion/clarification	We need to include congested areas vs underserved areas and opportunities for new connections for areas like Alta Verde/MCCain. More than 1,000 units of housing planned here. It's a total shame we are not talking about developing trails WEST of the river and creating specific ways for these residents to connect to our network, let's talk about land acquisition and get it done	David Rossi
A5-1 through 12	Frontcountry Zone	Expansion/clarification	Front Country –Single use trails can make other trails much more crowded. A small minority benefit from a mountain bike downhill only trails. The Frontcountry is where our trails are the most busy and multi-use makes more sense than crowding everyone onto one trail so that downhill mountain bikers can have a trail to themselves. We have done very little on etiquette signage, maybe that is our firstn step before adding more directional trails.	Jeffrey Bergeron
A5-1 through 12	Frontcountry Zone	Wording	Second column under management zones Pls be careful about prioritizing bike use!	David Rossi
A5-3	Front Country Trail features	Expansion/clarification	Front Country Trail features-too biking specific - add hiking features such as benches, information on wildflowers, historical, geologic features	Bobbie Zanca
A5-3	"Features"	Wording	"Features". This phrase scares me, in your chart where you describe the Uses of Front Country and Mid Country, and it implies that "features" are part of the norm. Personally I think the phrase could be left all together but rather be discussed if any feature are needed or wanted for both winter or summer. By putting it in the master plan it opens the door for future commissions to interpret that feature SHOULD be included rather than COULD. This is an issue that I'm going to take to the mat as I feel strongly about it.	Jeffrey Bergeron

BOSAC Comments on Master Plan

Page	Topic	Issue/questions	Revision suggestions	Commissioner
A5-3	Single Use Trails	Expansion/clarification	Single Use Trails vs Multi-Use Trail: Keep in mind Aspen Alley was built to replace the trail that was too difficult to ride up. It's intended use has always been as a two way trail. We need that connection as an uphill route. And while this document claims that more areas in the US are designing trails to be single use, it is mostly to benefit mountain bikers only. I believe in multi-use. We do not have enough acreage to build many specific trail for every single user group.	Jeffrey Bergeron
A5-3	Zones	Expansion/clarification	First column item on proximity: Pls be more specific to new workforce areas. Also wtf is BLM CQTE ? Can we explain this. Also watch spacing on this page on bottom. Feels crammed in	David Rossi
A5	Zones	Expansion/clarification	Midcountry Infrastructure-Few Trailheads-why? This area should be considered for more trails if the Front country is already crowded. Don't limit trailheads	Bobbie Zanca
A5	Zones	Expansion/clarification	Management Intensity-occasional single use or directional trails, signage. Change to appropriate. Don't restrict options in the Mid Country so much	Bobbie Zanca
A5	Zones	Expansion/clarification	Back Country-minimal signage. Even the back country needs signs especially since the Challenge/Risk section says that emergency assistance is difficult or non-existent. We'll need some signs. Change to appropriate	Bobbie Zanca
A5-5	Cucumber Gulch	Question	Cucumber Gulch-is this really considered Back Country? Just a question	Bobbie Zanca
A5-10	River Restoration	Expansion/clarification	River Restoration - Can we add 'where feasible/practical' in this 'should be expanded' section about river restoration? We also need something along the lines of cost/benefits as part of the process here.	David Rossi
A5-11	Weeds	Expansion/clarification	Weeds - We need to include something about strategies for weed management. We need to walk the walk here instead of just chatting about it as weeds are everywhere	David Rossi
A6-1	Communication	Question	OST Information Center: Where and when was this discussed with BOSAC? I don't recall this being discussed recently and unless I missed a meeting this should not be in this document	David Rossi
A7-1	Org Chart	Wording	Staff Table (Figure 7.1) in my estimation should not have personnel names listed. It should just be the position.	Nikki LaRochelle
A7-3-6	Funding Tools	Expansion/clarification	Funding tools - which of these funding tools are currently being used? Does staff have the resources necessary to implement these if they aren't doing so already? Are these useful? Consider revising if there's no real plan to implement these.	Bobbie Zanca
A7-3-6	Summary of Capital Budgets	Typo	Summary of Capital Budgets-typo 2nd bullet. Change "amd" to "and"	Bobbie Zanca
A7-6	Scenario Analysis	Typo	What if there is a recession and sales tax revenues??? Finish sentence please.	Duke Barlow
A7	Funding and Operations		Remove this entire section would be my vote—it's not been vetted and I'm highly concerned about talking about our funding running out. We have not discussed this.	David Rossi
B1	eBikes	Expansion/clarification	Relook this based on earlier comments and BOSAC meeting comments	Bobbie Zanca
B1	eBikes	Delete	Page B1-1: Remove the ebike stuff entirely	David Rossi
B2	Challenges and Issues	Expansion/clarification	Accessibility - Challenges and Issues Section doesn't address David Rossiess the very real challenges of making trails and open spaces accessible to differently abled people.	Bobbie Zanca
B2-2	Inclusivity and Accessibility	Wording	Can we say community orgs instead of churches or in addition to?	David Rossi
B3-4	Virtuous Circle	Delete	The Virtuous Circle chart is too busy, so I doubt people will take the time to look at it. I'd suggest removing the photos to make it simpler/more visually appealing. I suspect people will just skip over it as it is.	Nikki LaRochelle
B3-5	Economic Value	Redundant	Financial overview feels redundant to area I think should be removed	David Rossi

**BOSAC Comments on Master Plan**

Page	Topic	Issue/questions	Revision suggestions	Commissioner
B3-5A	acreage stated in Sales tax paragraph inconsistent with acreage page 1 of the plan.	Update	Acreage stated in Sales tax paragraph inconsistent with acreage page 1 of the plan. Correct to show consistency	Bobbie Zanca
B3-6	Question for Anne	Question	Question for Anne-Is the difference between the total acreage and the 4330 acres under Partnerships the amount of acres that are in the town limits?	Bobbie Zanca
B3-11	Expenditures	Expansion/clarification	if we're going to talk about expenditures, let's talk about future not past. This warrants further discussion with bosac first, however	David Rossi
B3-13	The financials in this section don't seem to align with the financials in the BOSAC packet.	Update	The financials in this section don't seem to align with the financials in the BOSAC packet. Update this information. However-another fix could be to delete these projections since they are best estimates now but each year we'll be using more recent projections to make decisions on.	Bobbie Zanca
Appendix B4	Surveys	Delete	Delete-these surveys were useful in developing the Plan but not statistically sound.	Bobbie Zanca
The remainder of the Packet from Branding on	Branding to end	Delete	don't include in the Plan as they are supporting details that don't add to the Plan itself. Keep in the BOSAC files for reference if needed in the future.	Bobbie Zanca
Engagement Report	Engagement	Delete	I think this is asking for trouble. Too many of these surveys seemed based on statistically insignificant data	David Rossi
Engagement Report	Live Polling	Redundant	Again redundant on trail framework, and missing congestion, new areas, focus on neighborhoods that do NOT have trail access	David Rossi

**BOSAC General Comments on Master Plan**

General Comments	Commissioner
I really support the comments made at our meeting about reorganizing the document to pull the significant parts of the plan out of the appendices and into the Plan itself and I hope that we can have a flow chart somewhere in the document that helps us properly navigate the decision making process once we are actually using the Plan for specific projects. I got the feeling that I wasn't the only one that was a bit confused by it.	Bobbie Zanca
I might suggest a working session where we take a potential project and run it through the steps of the Plan to see how it works in actual practice. That can raise issues of misunderstanding that are not apparent until a "war game" is actually run. Better to find out now rather than later that implenting this plan doesn't work as easily as we would hope.	Bobbie Zanca
I liked Bill and Francois' ending suggestions in the meeting about making more of a snapshot at the beginning, including a description of how to approach this document (what you'll find inside, and where), like an exec summary.	Krysten Joyce
I'll reiterate my comments that I'd like to see more of the meat of each section up top: there is some critical information in the appendix that I think belongs in the actual plan. For example, the open space conservation criteria without the description and elaboration in the appendix was confusing to see. They seemed like considerations but not actual criteria until you get to appendix (where the criteria were much more clear to me)	Krysten Joyce
I'd like better clarification on how all of their analyses led to decision frameworks -- for example on page 5 the habitat map and sensitivity is mentioned right at the section's beginning, but it's unclear how it relates to the rest. It's obviously important, but could we say something more explicit like this is how you use this information to make future decisions and/or can it map to the criteria more specifically?	Krysten Joyce
I think it could be useful to better link some of the information: for example, there is obviously a trails section and appendix; however, there is also the "trail planning and design guidelines" in the management zone section. It will be hard for future users (BOSACs and staff etc) to toggle back and forth when they're looking for a framework to decide on trails. should be linked.	Krysten Joyce
The Trails framework in the upper section and appendix are similar but not aligned. I think there should just be one framework, and any supplemental questions to guide decisionmaking should be called something else -- or like additional guiding questions to help go through the framework or something. But it's confusing that they're called almost the same thing but are different. (page 10 and A4-11/A4-12)	Krysten Joyce
I like the idea of using the trails framework for making a trails decision (Chris comment) -- I'm thinking this will be very useful for deciding about trails where we have a location in mind. However, what about when we want to fill a need but don't have a location in mind (like if we want more connectivity to neighborhoods beyond Wellington, or if we think we need another hiking only trail, or we need a nordic trail, etc, does this framework help us determine new trails when no location is currently in mind? Should it?)	Krysten Joyce
One general concern is that the Master Plan focuses mostly on land and trails close to town, when Breckenridge Open Space and Trails has always considered that their boundaries of focus start at Farmers Corner and ends at Hoosier Pass. While some of this land is National Forest, Town does own parcels throughout this zone and there are ongoing issues that have always been part of our focus – re-building and improving the Wheeler Trail , winter and summer parking issues and connectivity to town trails. We endorse races that use many of these trails and yet we don’t do much to work on them. Town was also actively involved with the Continental Divide Wilderness Bill which shows numerous conservation areas that aren’t mentioned in this master plan.	Jeffrey Bergeron
Another one, there is nothing on Backcountry skiing – where these zones are and what the issues are (parking being the biggest, and also conflicts with motorized.)	Jeffrey Bergeron
Four Community Values should be more prominent/serve as focal point and orientation point for document.	Nikki LaRochelle
The design/layout of this whole plan seems so plain. I wish there was more creativity put towards the layout. I like the integration of photos but think some info-graphics could be very effective to capture a lot of data and info quickly. There isn’t one info-graphic used in this.	Nikki LaRochelle
I’ve noticed a redundancy of four to five photos utilized multiple times. It would be great to have unique photos through the document and no redundancy.	Nikki LaRochelle
General comment- there was never any mention of incorporating youth programs into stewardship/ improving etiquette from a grass roots level. This is a key piece of the puzzle that was flushed out in focus groups and surveys but not mentioned in this plan.	Duke Barlow

**BOSAC General Comments on Master Plan**

General Comments	Commissioner
<p>Maybe it's sufficient as is but I'd like to consider adding a greater emphasis on partnerships. Breckenridge doesn't exist in a vacuum- we need to maintain strong relationships w county open space, USFS, Breck ski area, etc. to be successful on a broader scale. This is hardly mentioned and might warrant a little more emphasis.</p>	Duke Barlow
<p>Please do a spell check and a grammar check. Please remove the double spaces after periods</p>	David Rossi
<p>We need to limit all the acronyms (like "MP" and "OSTMP") and use only where they're necessary or commonly known, be consistent through the document, and explain them in footers or parentheses.</p> <ul style="list-style-type: none"> <li>o BOST I've never heard used before</li> <li>o We don't go by "The BOSAC", that's used in a couple of places.</li> <li>o There are many other acronyms used that aren't consistent thru doc, just want to make sure someone goes through and uses only common language for our org</li> </ul>	David Rossi
<p>Document really misses the mark on winter, can we find more ways to integrate this given our trail use in winter is nearly as high as summer for locals</p>	David Rossi
<p>Create more of the funnel type of document per our discussion of an Executive Summary, pulling out the appendix information, and giving us more meat to work with</p>	David Rossi
<p>The document overall is entirely too long, but without information that is really pertinent to a Master Plan, so I'd like to evaluate removing entire sections</p> <ul style="list-style-type: none"> <li>o I don't see value in things like including finances or budget or the management structure/org chart/job descriptions. These feel like they could be put on the open space website but in other places, they are not "Master Plan" worthy</li> <li>o I think we need to move the engagement section to an appendix. This doesn't feel pertinent to the plan other than supporting some of the recommendations. It should be referenced to, not a key section</li> </ul>	David Rossi
<p>I think there is way too much confusion on the survey data sources. Some of the live surveys had six respondents, for example, and if you just breeze through it you'd think this stuff was gospel.</p> <ul style="list-style-type: none"> <li>o There is a section referring to the DMO destination surveys, and that's also confusing. I think we need to consider removing survey information unless it's absolutely a valid number, and in any event show the survey source, number of respondents.</li> </ul>	David Rossi
<p>Not readable on a phone, this is how most people will probably read through this, is laid out in a booklet format. We don't want to encourage printing for practical reasons</p>	David Rossi
<p>Can we create an HTML document that is styled with CSS and placed on the breck open space website and linked from the Town website vs. doing a huge sized download of a PDF?</p>	David Rossi
<p>I've been impressed with the design of the website and other elements of the master plan process. The layout and design of this document doesn't feel up to those standards, but might be due to format</p> <ul style="list-style-type: none"> <li>o Column headers should sit above text, align tops of columns better</li> <li>o For example, the tables are standard InDesign basic tables, no styling or anything placed on them.</li> <li>o Some important examples <ul style="list-style-type: none"> <li>☒ Navigation elements and text that refers to important sections of the master plan need to be hotlinked, whether in a PDF or HTML</li> <li>☒ Sidebar spacing is funky and it's not clear what these callouts are for—can we make sure they're used consistently and more often for quick reads?</li> <li>☒ Type is hard to read, make sure any HTML version is responsive</li> <li>☒ Spacing and margins—pls make sure we're not encroaching and cramming too much on one page (bottom margins seem too small)</li> </ul> </li> </ul>	David Rossi
<p>I don't love the maps. They're over-detailed and I worry they'd be ignored or too hard to grasp by the general reader, even zoomed in. Can we simplify them?</p>	David Rossi