



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

**Breckenridge Open Space Advisory Commission –  
Special Meeting**  
August 22, 2022  
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 [websiteopenspace@townofbreckenridge.com](mailto:websiteopenspace@townofbreckenridge.com).

- 4:00 pm**      ***Site visit to the Barney Ford Trail. Carpool and meet at the pull off on Baldy Road overlooking the trail and aspen project area.***
- 5:30 pm**      ***Call to Order***
- 5:35 pm**      ***Discussion/Approval of Minutes***      **1**
- July 11, 2022 Draft BOSAC Special Meeting Minutes
- 5:40 pm**      ***Discussion/Approval of Agenda***
- 5:45 pm**      ***Public Comment (Non-Agenda Items)***
- 5:55 pm**      ***Staff Summary***      **5**
- Field Season Update
  - FOBT Update
  - Naturalist Program Update
  - Forest Health Project Update
  - Open Space Visit to Pitkin County
  - BIFA Update
  - Breck Epic Update
  - Upcoming Meetings
- 6:10 pm**      ***Open Space Discussion***      **8**
- Barney Ford Site Visit Debrief
  - Draft OST Master Plan
  - Council Matters Related to Open Space Topics
- 7:30 pm**      ***Adjournment***

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

Nikki LaRochelle called the July 11, 2022, special meeting of BOSAC to order at 5:32 pm. Other BOSAC members present included Duke Barlow (virtual), Jeffrey Bergeron, Krysten Joyce, Nikki LaRochelle, David Rossi, Chris Tennial, and Bobbie Zanca. Staff members included Scott Reid, Anne Lowe, Tony Overlock, Zara Hickman, and Kirsten Crawford. Members of the public included Ellen Hollinshead and Peter Grosshuesch (Summit County OSAC).

**II) APPROVAL OF MINUTES**

**A) BOSAC MEETING MINUTES – JUNE 27, 2022**

The minutes were approved as presented.

**III) APPROVAL OF AGENDA**

The agenda was approved as presented.

**IV) PUBLIC COMMENT**

Ms. Hollinshead expressed her support for the new Betty's to Chantilly trail.

**V) OPEN SPACE DISCUSSION**

**A) OST MASTER PLAN**

Mr. Tennial facilitated discussions with BOSAC members to discuss master plan topics in three sections. The first section focused on content, not grammar or design. The second section determined consensus on topics from all commissioners. Finally, the third section addressed formatting and organization to make a more readable document.

Mr. Rossi asked if BOSAC would review the master plan document before it went to Town Council. Ms. Lowe stated the next review with BOSAC would be during a joint session with Town Council. BOSAC and Council members will receive the revised master plan draft two weeks in advance.

Mr. Tennial stated that up to this date, the messages BOSAC provided to DTJ Designs were convoluted. BOSAC didn't come together as one voice with comments, and as a result, the consultants have had difficulty understanding what BOSAC is seeking for the master plan. However, after reviewing BOSAC's compiled comments, there is some consensus on content and organization, and the purpose of the meeting is to achieve further consensus.

Mr. Barlow agreed that there are similarities in the compiled comments from BOSAC members. However, Mr. Barlow stated that the executive summary and master plan were too long. If both documents were shorter, they would be easier to read. Additionally, the vision should reflect the program, not the master plan. Mr. Barlow stated the statements in the master plan regarding the Town and Ski Resort were unclear or incorrect. Finally, the master plan must present a clear message on trail etiquette.

Mr. Bergeron stated his opposition to the term 'features' regarding trail design. He requested clearer trail etiquette language and signage throughout the trail network and not only at kiosks or trailheads. Additionally, Mr. Bergeron stated that one-way trails are not a solution to any trail issues. He doesn't believe the service area is the Upper Blue. Finally, the vision should express what the program wants to achieve.

Ms. LaRochelle stated the length of the document limits the accessibility of certain stakeholders; this might mean removing the executive summary. It is important to remember who will read the master plan and how it will be used as a tool. Ms. LaRochelle stated that content should be considered for current and future staff and BOSAC members. The master plan's original intent was to be a dynamic decision-making framework. Prescriptive language should be omitted to achieve the original purpose. Ms. LaRochelle stated her comments reflected the current and future community needs and how to address growth regarding open space (e.g., parking). Finally, Ms. LaRochelle asked about the Target Conservation Zones regarding future open space planning.

Ms. Lowe stated the identified zones have high conservation value and guidelines for land protection. The map within the plan guides staff on conservation areas protect, as well as some areas to avoid, mitigate, or minimize for trail planning.

Mr. Reid stated this map does not consider land ownership patterns or boundaries. The map also identifies areas to focus on when buying private land.

Ms. Joyce stated her main concern was the length of the executive summary and master plan and how they would be used. The organization of the master plan is confusing and may detract from the tools they provide if stakeholders do not know how to utilize them. For example, the organization of the document makes it difficult to see relations between the two documents (e.g., headers and sub headers), as the terminology is different. Ms. Joyce stated the public engagement information should move to the appendices. Additionally, clarity between guidelines versus values and overall consistency are necessary. Lastly, Ms. Joyce requested partnerships be added to the new trail decision-making framework.

Ms. Zanca stated her agreement to decrease the length of the executive summary and master plan. Throughout both documents, the structure detracts from the content. For example, it emphasizes the decision-making framework but the goals and objectives are difficult to determine. She believes the goals and objectives are in there, but are not called out explicitly and could be teased out for better organization and flow. Additionally, Ms. Zanca agreed with previous vision statement comments. Ms. Zanca questioned the practicality of the management zones and the stated zone guidance (e.g., signage). Lastly, Ms. Zanca noted a need to define partnership relations further for the decision-making framework.

Mr. Rossi requested that the commissioner's comments regarding grammar and format be submitted to DTJ for consideration and copyediting. The main concern of the executive summary and master plan is length. BOSAC initially requested the executive summary, but now may not be necessary. Mr. Rossi asked if the executive summary could better serve as an introduction to the master plan. Better organization of the two documents could reduce length. Mr. Rossi agreed with previous requests for a clear vision statement. The document length could be reduced by utilizing storymaps and digital document formats. Lastly, Mr. Rossi stated a future trail inventory helps establish goals and can address e-Bikes in the future.

Ms. Joyce asked if the Breckenridge Social Equity Advisory Commission (SEC) has approved the equity and inclusion language included in the master plan.

Ms. Lowe stated that DTJ's incorporated the SEC's guidance in drafting this section of the plan.

Mr. Tennial stated the mission statement must reflect the program's history and future goals. The placement of the mission statement at the beginning of the master plan sets the goals for the document's use. Mr. Tennial stated the master plan needs a stronger emphasis on restoration and stewardship of the Town's open space as a third pillar of the program with conservation and trails. Additionally, Mr. Tennial expressed his agreement with decreasing the plan length for better organization. Public engagement was critical to this process, but the information belongs in the appendices.

Ms. LaRochelle asked the staff for their content comments.

Ms. Lowe stated that the OST program is complex and the length of the document of the full plan is necessary for staff. Additionally, the Town's OST program currently aligns with County priorities and content of their master plan, including e-Bikes and other technology as emerging trends.

Mr. Reid stated the challenge is to create a document all stakeholders can use. In addition, it is essential to anticipate what trends are coming, such as e-Bikes.

Mr. Tennial asked BOSAC to discuss the topics of concern to find consensus. For example, all BOSAC members expressed concerns about the length and organization of the two documents and a need for clarity of the vision statement.

Mr. Rossi stated the staff comments must be taken into consideration. If the master plan utilized storymaps online, it would decrease length while still giving staff the detail necessary for their work.

Ms. Joyce questioned the vision of the master plan. Mr. Tennial stated the vision of the plan and mission of the program are two different things. The mission was given to BOSAC, and the master plan should support the OST mission.

Ms. Zanca stated the mission defines the program, and the vision defines the master plan.

Mr. Rossi stated any signage guidance included in the master plan should be clear, concise, and aligned with OST partners (e.g., Summit County or the USFS).

Ms. Zanca stated the master plan already includes goals, but they are embedded in the chapter text, making them difficult to distinguish. Mr. Rossi suggested separating the goals from the decision-making framework to make them more straightforward.

Ms. Lowe stated that OST staff would work with DTJ to pull the goals and objectives out of the draft plan to ensure they are well defined.

**VI) ADJOURNMENT**

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes". Mr. Tennial seconded the motion. BOSAC went into executive session at 7:52 pm.

Mr. Barlow attended the executive session virtually.

The executive session of BOSAC concluded at 8:05 pm. The participants in the executive session were: Duke Barlow, Jeffery Bergeron, Krysten Joyce, Nikki LaRochelle, David Rossi, Chris Tennial, Bobbie Zanca. Staff present included Kirsten Crawford, Scott Reid, Anne Lowe, Zara Hickman, and Tony Overlock.

Mr. Tennial moved to adjourn the special meeting of BOSAC at 8:06 pm. Ms. Joyce seconded the motion.

The next regular meeting of BOSAC is scheduled for July 25, 2022.

---

Duke Barlow, Chair

---

Memorandum

To: Breckenridge Open Space Advisory Commission  
From: Open Space & Trails Staff  
Re: August 22, 2022 Meeting

---

### **Staff Summary**

#### **Field Season Update**

Our Open Space & Trails (OST) Technicians have been busy completing the following projects:

- Maintenance on existing dry trails and hazardous tree removal system-wide.
- Trail construction and rock work on the Little Mountain Trail.
- Trail finishing work on Mineral Hill Trail Phase 2.
- Assisted Breck Create with two installations for the Breckenridge International Festival of Arts (BIFA).
- Completed maintenance on the B-Line Trail.
- Oversaw Rocky Mountain Youth Corps constructing the new Chantilly Trail.
- Cleared corridor for the new Galena Ditch Trail.
- Hosted a team-building event on the new Chantilly Trail with Town employees.

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

- July 9: Cucumber Gulch Preserve Weed Pull – 23 volunteers, including nine from the Breckenridge Tourism office, joined staff in pulling false chamomile around neighborhood portals into Cucumber Gulch Preserve.
- July 23: In conjunction with Summit County Open Space, Friends of the Dillon Ranger District, U.S Forest Service, and Summit County Mountain Bike Alliance, 60 volunteers constructed over 1,000 feet of trail on the new Chantilly Trail.
- August 4: River Trail Weed Pull – 1 volunteer joined staff for a second weed pull on the River Trail north of Valley Brook Road.
- August 6 & 7: In conjunction with Volunteer for Outdoor Colorado (VOC), FOBT hosted a weekend event in which 55 volunteers constructed 3,600 feet of trail to complete the new Galena Ditch Trail.
- August 18: Iowa Hill Weed Pull
- August 20: Chantilly Trail

For more information on FOBT events or to sign up, please visit the [FOBT webpage](#). The next event will take place on Saturday, September 10<sup>th</sup> on the Chantilly Trail.

#### **Naturalist Program Update**

July and August are peak times for the OST Naturalists. They completed the following:

- Themed Cucumber Gulch Preserve guided hikes offered twice a day, Tuesdays through Saturdays.
- Environmental outreach and educational interpretive stations weekly at Illinois Creek Trailhead.
- Participating in all stewardship-focused FOBT events.
- Assisting with ongoing monitoring for beavers (bi-weekly) and boreal toads (monthly) with EcoMetrics and staff.

- Cataloging wildlife and visitor use surveys via trail camera photos and counters.
- A virtual wildflower tour of Cucumber Gulch Preserve was created to allow visitors of all ability levels to experience the wildflowers visible from the Preserve trails. To access the Storymap, please use the QR code below.



### **Forest Health Project Update**

Below are updates on the two forest health projects the Town is currently engaged in:

- The Shock Hill and Airport Road Hazardous Fuels and Forest Health project began on July 5 and concluded July 14. This project completed treatment on twenty-four acres of Town-owned Open Space. This project is a collaboration with Colorado State Forest Service (CSFS) and Denver Water’s Forests 2 Faucets (II) grant program.
- The Peabody Placer Hazardous Fuels and Forest Health project may begin in September of 2022, although staff and partners are still waiting to for confirmation from the contractors. Contractors have until October 2023 to complete work. Temporary trail closures will take place on Extension Mill Road, Hard Luck, Middle Flume, and Upper Flume while crews work in the trail corridor. All trails will be open for weekend use and will not interfere with the Fall Classic (if work commences this fall). This project is a collaboration with Summit County Open Space, CSFS, and the White River National Forest for 83.4 treatable acres. Additional funding is made available through Denver Water’s Forest 2 Faucets (II) and 1A Strong Futures programs.

### **Open Space Site Visit to Pitkin County**

Please mark your calendars for **Wednesday, October 12<sup>th</sup>** for a BOSAC and staff visit to Pitkin County Open Space & Trails. Staff is continuing to work with Pitkin County staff to finalize topics of discussion and possible site visits, which may include biking or hiking. If you have specific topics you wish to discuss, please let Anne know. For more information on Pitkin County Open Space & Trails department, please visit their [website](#). Staff will follow up with BOSAC regarding logistics, carpooling, and times.

### **BIFA Update**

Breck Create’s Breckenridge International Arts Festival (BIFA) is ongoing through August 12-21<sup>st</sup>. Trail Mix installations are up at Iowa Hill, Moonstone, and a short three-day installation at Illinois Creek. Staff are monitoring the installations and documenting before and after photos to ensure that any areas damaged by the installations are repaired by Breck Create.

### **Breck Epic Update**

The Breck Epic is ongoing August 14-19<sup>th</sup>. With all the rain, race organizers and staff are in touch regarding any cancellations or reroutes to ensure rider safety and trail sustainability.

## Upcoming Meetings

- McCain River Restoration/Coyne Valley Road site visit with Town Council – Tuesday, August 23<sup>rd</sup> at 12pm
- CIRSA Good Governance Presentation to Town Council – Tuesday, August 23<sup>rd</sup> at 2pm (hybrid meeting)
- Meet and Greet with Town Council – September 6<sup>th</sup>

**09  
06  
22**

**Meet & Greet  
W/ TOWN COUNCIL**

**You are invited!**

**4:30 PM - 6PM**

**@ Beaver Run, Copper Top III**  
620 Village Rd, Breckenridge, CO 80424

**Appetizers Provided!**

**Please RSVP by Thursday, 09/01:**  
[peytonr@townofbreckenridge.com](mailto:peytonr@townofbreckenridge.com)

- **Joint Town Council/BOCC Meeting – September 27<sup>th</sup>**  
The Breckenridge Town Council and BOCC will have a joint meeting on September 27<sup>th</sup> at 9:30am at the County Courthouse in Breckenridge. The meeting is open to the public.



---

Memorandum

To: Breckenridge Open Space Advisory Commission  
From: Open Space & Trails Staff  
Re: August 22, 2022 Meeting

---

**Open Space & Trails Discussion**

**Barney Ford Trail Site Visit Debrief**

Following the site visit to the Barney Ford Trail prior to tonight’s BOSAC meeting, we will have a short debrief on the proposed trail maintenance.

**Draft OST Master Plan**

The latest draft of the OST Master Plan was emailed to BOSAC members on August 17<sup>th</sup>. Please review the latest draft and come prepared to discuss the overall direction of the plan.

As part of the Master Plan, staff have configured a web application, called the Master Plan Dashboard, which includes an interactive map and data from the plan.

A dashboard is a curated web GIS application to allow users to interact with data with selected tools. This is a dynamic data environment that allows users to view different datasets and their spatial relationships. To explore the Master Plan Dashboard, zoom in or out with the mouse wheel or by using the + or – buttons. Features are scale dependent and will appear as the map is zoomed in.

The dashboard includes the following tools: legend, layers list, filter, query, and bookmarks. The legend shows data contained in the dashboard. The layer list allows users to toggle on and off different layers. The selection tool allows users to filter the management zones. The query tool provides a list of trails that intersect with each of the three management zones. Lastly, the bookmarks tool zooms in or out to return users to the Upper Blue overview, the Golden Horseshoe, or Cucumber Gulch Preserve.



To access the dashboard, please use the following QR Code.



**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.