



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

July 20, 2026

Council Chambers in Town Hall

150 Ski Hill Road, Breckenridge, CO 80424

THE TOWN OF BRECKENRIDGE IS 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. Questions and comments can be submitted prior to the meeting to websiteopenspace@townofbreckenridge.com.

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| 4:00 pm | Site Visit, B&B Trailhead |
| 5:30 pm | Call to Order |
| 5:35 pm | Discussion of Minutes <ul style="list-style-type: none">▪ June 15, 2026, Draft BOSAC Meeting Minutes |
| 5:40 pm | Discussion/Approval of Agenda |
| 5:45 pm | Public Comment (Non-Agenda Items; 3-Minute Limit Please) |
| 5:50 pm | Staff Summary <ul style="list-style-type: none">• Field Season Update• Friends of Breckenridge Trails (FOBT)• Naturalists Update• Accessibility Page on BreckOST.com• IMBA Trail Town Promotion• CSFS Forest Stewardship Joint Property Analysis• Bald Barber• RAMI• B&B Trailhead Vault Toilet• Quandary Trailhead Improvements Update• Little Daisy Open Space• North Barton Connection/ Aspen Alley Trail Update• BTO Business of the Year Award• Burro Trail Easement• BOSAC Field Trip |
| 6:00 pm | OST Discussion <ul style="list-style-type: none">• Trails Workplan |

7:00 pm	Other Matters Related to Open Space
7:05 pm	Council Matters Related to Open Space
7:10 pm	Executive Session
7:40 pm	Adjournment

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

I) CALL TO ORDER

Nikki LaRochelle called the June 15th, 2026 regular meeting of BOSAC to order at 5:32 pm. Other members of BOSAC present were Krysten Joyce, Dave Rossi, Bobbie Zanca, Matt Powers, Chris Tennal, and Town Council liaison Jay Beckerman. Staff members present were Alex Stach, Duke Barlow, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King, Summit County Open Space Director, and Larissa O'Neil, Breckenridge History Executive Director were also in attendance. Members of the public present included: Rae Moody, Alex Lindquist, Craig Cummings, and Matt Derrick. Members of the public that were present virtually: Greg Ruckman.

II) APPROVAL OF MINUTES

The April 13, 2026 BOSAC meeting minutes were approved as presented.

III) PUBLIC COMMENTS

Ms. Rae Moody presented demographic statistics to support a proposal to extend the recpath along a ½ mile section of Tiger Road, highlighting critical safety and connectivity needs for residents living in the Braddock Hills subdivision and other nearby neighborhoods.

Mr. Matt Derrick advocated for localized infrastructure improvements, emphasizing the need for a bike park near the Blue 52 neighborhood and a safer pedestrian pathway/road crossing on Ski Hill Road. Mr. Derrick also suggested a bike only trail within the River Trail recreation corridor to mitigate user conflicts.

IV) STAFF SUMMARY

A. Field Season Update

B. Friends of Breckenridge Trails (FOBT)

Mr. Overlock highlighted recent volunteer stewardship successes, including a Friends of Breckenridge Trails weed pull event at Cucumber Gulch Preserve. Additionally, staff partnered with Breckenridge Grand Vacations employees for a targeted tree-thinning effort at the Barney Ford open space.

C. Naturalists Update

D. Open Space Acquisition Update

Mr. Barlow provided an update on recent property acquisitions. Town and County open space staff confirmed that a noted mineshaft is not located on the newly purchased Handy Lode parcel but sits on adjacent National Forest land. Staff have notified the Division of

Reclamation, Mining and Safety (DRMS) of the existence of the mineshaft and DRMS is arranging to close public access.

E. Reiling Dredge Punt Shelter

F. DNR Kennels LNG Temporary Lease Extension

G. Alpine Eco Reed Canary Grass Report

H. North Barton / Aspen Alley Public Scoping

Mr. Overlock shared that staff and consultants made slight adjustments to the North Barton Trail alignment to mitigate specific wetland concerns and are considering possible reinforcement measures on the Aspen Alley alternative trail to address slope stability concerns. Staff remain optimistic that constructing the Aspen Alley alternative trail and beginning construction of the North Barton Trail this fall is still possible.

I. OST Website Accessibility Page

J. Open House Feedback

V) OPEN SPACE DISCUSSION

McCain Renaming (0:14:13)

BOSAC commissioners and staff engaged in a comprehensive discussion regarding the renaming of the McCain parcel, evaluating potential themes centered on local history, geography, and environmental restoration.

Suggestions included honoring prominent women from Breckenridge's history, alongside geographic choices. Both commissioners and staff expressed caution regarding naming entire parcels after specific individuals due to potential future interpretation issues. The group reiterated a preference for geographic or thematic names over individual names. Mr. Beckerman referenced a previous Town Council decision regarding naming the nearby skier parking lot, which focused on a geographical theme to help with user wayfinding.

BOSAC suggested including the word "Preserve" in the title to emphasize need for long-term protection of the property.

Ultimately, the commissioners decided to move forward with a formal recommendation to Town Council, acknowledging that Council retains final authority as established by Town's Naming Policy. The committee voted between two proposed names: Little Daisy Preserve and El Prado Preserve. During the discussion, BOSAC agreed that previous concerns regarding the duplicity of the Little Daisy name were surmountable.

The group also noted a desire to incorporate Spanish language elements and natural history themes into future interpretive signage or trail names within the open space parcel itself.

Motion: To recommend "Little Daisy Preserve" as the name recommendation to Town Council, with "El Prado Preserve" and "Willow Bender" flagged for future consideration as names for trails or features within the parcel. *The motion passed with a vote of 5:1:1, with Willow Bender and El Prado each receiving single votes.*

STRAP RPI Grant Application (0:54:18)

OST staff presented a potential funding opportunity through the Summit County Outdoor Coalition involving a \$2.5 million GOCO/CPW Regional Partnership Initiative (RPI) grant and requested a BOSAC recommendation for Council to formally support this grant application and associated matching funds commitment via a resolution.

If awarded, \$1.2 million of the grant would be specifically directed toward critical infrastructure improvements at the Quandary Trailhead, including parking expansion, paving, vault toilets, and an informational kiosk. To secure the funding, the Town would commit up to \$400,000 in matching funds, contingent upon final Town Council approval.

The committee expressed unanimous support for the regional scope of the proposal. Some members voiced concerns over investing so much money outside of the Town's core but ultimately recognized the economic benefit Quandary Peak visitation has on the Town's economy and supported the grant application and matching fund commitment. This grant proposal was approved by the Summit County Open Space Advisory Council (OSAC) and will now be proposed to the Board of County Commissioners (BOCC) for county approval.

Motion: To recommend Council support of the \$2.5 million Regional Partnership Initiative (RPI) grant application through the Summit County Outdoor Coalition, including the Town's conditional commitment, if awarded, of up to \$400,000 in matching funds for the Quandary Peak Trailhead improvements. *The motion passed with a vote of 6:0 (Commissioner Rossi abstained).*

Trails Workplan (1:11:27)

Mr. Overlock presented an updated Trails Matrix with an associated Purpose Statement. The commissioners discussed operational inconsistencies between the current trail development matrix scoring system and the Open Space Master Plan. Discussion focused heavily on balancing hierarchical conservation priorities against the program's four co-equal strategic goals: conservation, recreation, access, and inclusion.

BOSAC highlighted the importance of consistently evaluating trail proposals against the three Trail Philosophy objectives identified in the 2023 OST Master Plan and to frequently consider "what's missing" from the existing trail network.

Commissioners agreed that the matrix should account for opportunity costs and the structural trade-offs between building brand-new trails versus rebuilding existing ones, and trail building costs versus other potential OST expenses such as forest health initiatives. The commission concluded that while any scoring tool carries inherently subjective elements, the refined matrix will serve as a highly valuable guideline for staff decisions and ensure

consistent project tracking. The team agreed to pilot the tool on upcoming trail proposals before adopting permanent modifications, potentially dedicating an upcoming BOSAC site visit to a proposed trail concept for further discussion during the following meeting.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman provided an update on current “open space adjacent” Town Council priorities:

- **Sawmill Connector Project:** Updates on the timeline and development of the connector path between the parking garage and Main Street.
- **Fire Danger & Mitigation:** Current regional fire levels and ongoing coordination regarding summer preparedness.
- **Dark Sky Initiatives:** Progression on the Town's dark sky streetlight conversions.
- **Animal Control:** New dog park regulations currently under consideration by Council.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Ms. Joyce seconded the motion. BOSAC went into an executive session at 7:45 PM.

The executive session of BOSAC concluded at 8:09 PM. The participants in the executive session were Nikki LaRochelle, Krysten Joyce, Matt Powers, David Rossi, Chris Tennal, Bobbie Zanca, and Council liaison Jay Beckerman. Staff present included Duke Barlow, Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King from Summit County Open Space & Trails was present.

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Mr. Beckerman seconding the motion. The June 15th, 2026 regular meeting of BOSAC concluded at 8:11 PM.

The next regular meeting of BOSAC is scheduled for July 20th, 2026.

Nikki LaRochelle, Chair

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: July 20, 2026 Meeting

Staff Summary

A map, with bookmarks for many of the locations referenced in this Staff Summary, can be found [here](#).

Field Season Update

Staff have been busy with various projects and accomplishments this field season, including:

- Opened the Cucumber Gulch Preserve on July 6th, installed buck-and-rail fencing, and removed numerous hazard trees.
- Completed drainage improvements on the Mountain Pride Trail using the mini excavator.
- Conducted post-F50 trail maintenance throughout the trail system. Maintenance is still planned for the Backdoor and Nightmare on Baldy trails.
- Replaced numerous trail signposts throughout the system.
- Harvested materials for buck-and-rail fencing.
- Assisted the Breckenridge Outdoor Education Center (BOEC) with construction of an accessible trail to the ropes course on their Wilderness Campus, near the Sawmill Reservoir.
- Installed split-rail fencing along the Washington and Bonanza Trail corridor.
- Completed construction of the Ranch at Breckenridge (RAB) Trail.
- Installed signage and trail cameras on Aspen Alley to address safety concerns resulting from unauthorized trail modifications by a member of the public.

Friends of Breckenridge Trails (FOBT) Update

- Mountain Pride Day: Friends of Breckenridge Trails partnered with the Friends of the Dillon Ranger District (FDRD) for a successful volunteer trail stewardship event. Volunteers replaced existing turnpikes, constructed new turnpikes, and installed numerous drainage features along the Pinball Alley and Mountain Pride trails. The event was highly productive, with approximately 30 volunteers participating.
- Community-Wide Weed Pull: Approximately 25 volunteers participated in the countywide Community Weed Pull, removing 478 pounds of false chamomile along the Blue River Trail. The event was part of a collaborative effort across Summit County to reduce the spread of invasive weeds.

For a complete list of summer volunteer events, please see the event calendar link.

<https://breckost.com/events> **Reminder:** All BOSAC members are expected to attend at least one volunteer event each year.

Naturalists Update

Breckenridge's inaugural Wildflower Week (July 2nd – July 12th, 2026) was a successful collaboration between the Town's Open Space & Trails department and the Breckenridge Tourism Office, drawing a large public response with ~90% of all registration-required events completely selling out. The festival combined outdoor education with arts and culture – offering everything from guided naturalist hikes on

popular trails to botanical cocktail courses and floral craft classes—all centered around a strong message of pollinator education and Leave No Trace principles. The timing of the festival worked perfectly as alpine and forest superblooms were peaking. This collaborative initiative not only successfully connected the community to our local ecosystem but also provided a vital summer economic boon for the town following a low-snowpack winter. [There were numerous articles and videos produced featuring OST naturalists Ella Garner and Jayden Floyd.](#)

Accessibility Page on BreckOST.com

[The Open Space & Trails Accessibility subpage](#) and registration portal launched successfully on BreckOST.com on June 25, 2026. The newly centralized digital hub features an interactive application portal for Other Power-Driven Mobility Devices (OPDMD), the OPDMD Policy and Assessment Factor documents, an eligibility flowchart, an online map detailing OPDMD permitted trails, and will soon host a dynamic ArcGIS StoryMap highlighting local "All-Persons" trails and providing important details and statistics of the trails. The BreckOST.com Accessibility subpage has also been linked from the Town's [Accessible Breck](#) website. The public response to these tools has been immediate and positive, with 15 users already successfully completing the accommodation form since the portal went live.

IMBA Trail Town Promotion

To promote our recent IMBA Trail Town Designation, Town of Breckenridge staff filmed a 90-second promotional video that showcases Breckenridge's world-class mountain biking and interconnected trail network. Designed specifically for social media platforms, this quick video highlights our commitment to diverse riding terrain, sustainable trail building, and public land stewardship from a mountain biking perspective. The promotional push aims to celebrate this national milestone with the community while simultaneously driving engagement toward our upcoming volunteer stewardship days, Leave No Trace principles, and vibrant mountain biking community. Staff plan to present this video during the meeting.

CSFS Forest Stewardship Joint Property Analysis

Under the County's existing agreement with the Colorado State Forest Service, OST and County staff are coordinating to include a Forest Stewardship analysis of jointly owned open space properties in next year's workplan. Under this collaborative framework, the CSFS team will provide the analysis services, and the Town and County would split the costs of the study. CSFS has begun fieldwork for a parallel analysis of Town-owned open space properties, with expected completion by end of 2026.

Bald Barber

As noted above, the construction of the new Ranch at Breckenridge trail is complete. OSAC discussed this trail during their July 3, 2026, meeting and supported BOSAC's recommendation that the section of trail connecting Sallie Barber Road to True Romance be restricted to 2-way hiking and uphill biking only, and the short spur connecting to Spiral Staircase be designated as hiking only. The trail will open to the public once staff are able to install signage that communicates these user restrictions.

OSAC also discussed a name recommendation for the new trail and considered names that referenced nearby geography as well as the uphill biking designation. Considered names included Sweet Dreams, Elm Street, Sallie Up, and Bald Barber. OSAC voted to recommend Bald Barber as the name for the new trail due to its: reference to both Sallie Barber and Bald Mountain, allusion to the *Nightmare on Elm Street* movie series- therefore building off the theme of the nearby Nightmare on Baldy trail, and levity.

Staff supports OSAC's naming recommendation for the reasons stated and recommend formally adopting Bald Barber as the name for this new trail. Because this trail was constructed, and is planned to be managed, jointly by Town and County, BOSAC needs to approve OSAC's name recommendation. Please advise staff of any questions or concerns relating to the proposed Bald Barber trail name during the meeting.

RAMI

The Volpe National Transportation Systems Center (Volpe), in collaboration with the County, and the Towns of Breckenridge, Dillon, Frisco, and Silverthorne, has completed the final draft of their [Recreation Access Management Initiative \(RAMI\) Summary Report](#). The report attempted to identify which Summit County trailheads need improvement, providing specific recommendations for each. The document is intended to be used as a non-binding reference tool to guide future land management decisions and does not commit partners to implementing the recommended improvements.

Suggested next steps include developing criteria to help land managers determining when improvements should be initiated (such as increased visitor use, available funding, and safety issues), using these established criteria to prioritize specific trailhead improvements, and to identify cost estimates and timelines for each prioritized improvement.

B&B Trailhead Vault Toilet

The site plan and proposed location for the B&B Trailhead vault toilet will be discussed during the BOSAC site visit and have since been approved by Summit County Planning Department. The location was also reviewed and approved by Summit County Road and Bridge, which will be responsible for winter maintenance and snow plowing at the site.

Staff submitted applications for the Grading and Excavating Permit, Onsite Wastewater Treatment System (OWTS) Permit, and Building Permit on June 24th.

Delivery and installation are anticipated between late September and October. During installation, the B&B Trailhead parking lot will be closed for one day while a crane is on site to place the vault toilet. The project is also coming in under budget. The vault toilet building cost is approximately \$79,000, with installation estimated at \$12,000, for a total project cost of approximately \$91,000.

Quandary Trailhead Improvements Update

As part of the planned [Quandary trailhead improvements](#) outlined in the Southern Tenmile Recreation Access Plan (STRAP), staff are assisting County with a major Planned Unit Development (PUD) amendment application for Aspen Springs to allow for trailhead and accessory uses on Lot 2, east of McCullough Gulch Road, and a reroute to the Quandary Peak trail on Lot 3, west of McCullough Gulch Road.

Council and the Board of County Commissioners (BOCC), on June 23, 2026, each unanimously supported contributing up to \$400k in matching contributions for the Regional Partnership Initiative Grant to fund Quandary Peak Trailhead improvements.

Little Daisy Open Space

During their July 14, 2026 meeting, Council voted to support BOSAC's recommendation, by unanimous decision, to formally name the "McCain" open space the "[Little Daisy Open Space](#)". Per the Town's Naming Policy, Council approved this naming designation via Resolution.

North Barton Connection / Aspen Alley Trail Update

Staff continue to partner with SE Group and the U.S. Forest Service (USFS) on the approval process for the North Barton Trail Connection and the Aspen Alley Alternate Route.

Staff have been working with the USFS to address concerns related to trail grades, while SE Group has provided the USFS with all public scoping comments for review. Overall, the public feedback and agency comments have been very positive.

Staff are also working with the USFS to obtain a Special Use Permit for the North Barton Trail Connection. The permit would authorize the Town to construct and maintain the new trail, which is necessary because the trail is located outside of the defined boundaries of the existing Golden Horseshoe Special Use Permit between the USFS and the County.

If progress continues as anticipated, staff expect both projects to receive USFS approval in early August. Construction of the Aspen Alley Alternate Route could begin this fall, and the North Barton Trail Connection could begin with a Friends of Breckenridge Trails (FOBT) volunteer workday in September. Potential names for each trail will be brought to BOSAC for discussion and consideration at a future meeting, although USFS process may dictate the name for the North Barton Connection as the trail is located entirely on National Forest.

BTO Business of the Year Award

The Town of Breckenridge Open Space & Trails department was recognized as the Business of the Year Award at the Breckenridge Tourism Office (BTO) Annual Meeting, with presenters specifically highlighting the department's commitment to communication and community collaboration. In accepting the award, staff expressed gratitude for BTO's creative partnership, shared vision and ongoing support, particularly for the inaugural Breckenridge Wildflower Week.

Burro Trail Easement

Staff recently completed a trail easement agreement with the Sunrise Point HOA for a small section of the Burro Trail near the lower end of the trail. Although this portion of the trail is located on land originally designated as Public Open Space, the original plat did not clearly establish public trail access. The new trail easement will permanently authorize public, non-motorized access across this section of the trail.

During discussions, the Sunrise Point HOA also expressed interest in potentially transferring this parcel (Lot 8), which is designated as Public Open Space and surrounded by U.S. Forest Service land, to the U.S. Forest Service if they are interested in accepting ownership. This dedication would allow the U.S. Forest Service to take over long-term management responsibilities for the parcel and provide operational continuity as the USFS currently manages the rest of the Burro Trail.

BOSAC Field Trip

Staff have been coordinating with the City of Fort Collins and Larimer County to organize a field trip for BOSAC members and supporting staff. The proposed date is September 30th, which works well for both agencies.

This field trip will provide a unique opportunity to learn how the City of Fort Collins and Larimer County collaborate to plan, develop, and manage their open space and trail systems, similar to the partnership between the Town of Breckenridge and Summit County.

Staff are currently working on the itinerary and logistics. The trip will be similar in format to the previous Jefferson County field trip and will include site visits, project discussions, and opportunities to exchange ideas and best practices. Additional details will be provided as the schedule is finalized.

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: July 20, 2026 Meeting

Open Space & Trails Discussion

Trails Workplan

Staff appreciated BOSAC's input and, based on the feedback received, revised the purpose statement of the Trails Workplan. Staff also reviewed the proposed Trail Matrix to ensure its conservation-focused weighting generally reflects the strategic goals of the Open Space and Trails Master Plan while using the Trail Development Guidelines as the evaluation criteria. While the matrix may not perfectly align with every strategic goal, staff believes it provides a solid framework for evaluating and prioritizing proposed trail projects.

The purpose of the Trail Matrix is to provide staff and BOSAC with a consistent and objective method for evaluating proposed trail projects using conservation-focused criteria. The matrix is intended to be a working document that will be updated periodically as projects are completed, refined, added, or removed.

Once projects are included in the matrix, their rankings are intended to serve as a starting point for discussion, not as the final decision-making tool. Staff, BOSAC, and agency partners will use the matrix to facilitate thoughtful conversations about which projects make the most sense to pursue in the near term and which may be better suited for future implementation, if ever.

The goal of this discussion is to test the Trail Matrix by reviewing the drafted scores for a selected group of trail concepts. This exercise should help reveal if any further refinement of the Trail Matrix is needed and, ultimately, to allow staff to move forward with prioritizing the list of proposed trail concepts. At our meeting, staff will take BOSAC through [each of the selected trails identified in the matrix](#) and discuss how the draft score was developed. A map, with each proposed trail concept bookmarked, [is linked here](#). Staff will be looking for BOSAC input if they agree with the scoring provided by staff, along with any suggestions on modifications that would make the matrix most useful.