



TOWN OF BRECKENRIDGE
OPEN SPACE & TRAILS

Breckenridge Open Space Advisory Commission

August 17, 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, Cucumber Gulch Preserve. Meet at bottom of BreckConnect Gondola. |
| 5:30 pm | Call to Order |
| 5:35 pm | Discussion of Minutes <ul style="list-style-type: none">▪ July 20, 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• Summit County Outdoor Coalition (SCOC) Grant Submission• SGM Quandary Peak Trailhead Design Contract• Aspen Alley Seasonal Management Plan• Trail Matrix Update |
| 6:00 pm | OST Discussion <ul style="list-style-type: none">• Breckenridge History Proposed 2027 OST Workplan |
| 6:45 pm | Other Matters Related to Open Space |
| 6:50 pm | Council Matters Related to Open Space |
| 7:00 pm | Executive Session |
| 7:50 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 LaRoche called the July 20th, 2026 regular meeting of BOSAC to order at 5:33 pm. Other members of BOSAC present were Nikki LaRoche, Krysten Joyce, Bobbie Zanca, Matt Powers, Chris Tennal, and Town Council liaison Jay Beckerman. Staff members present were Alex Stach, Tony Overlock, Chris Kulick, and Mark Truckey. Katherine King, Summit County Open Space Director was in attendance. Members of the public present included: Teague Holmes, Jonathan Heckman, Becky Walter, Josh Tostado, and Kris Carlsted. Members of the public that were present virtually: Kelly Ahern, Greg Ruckman, and Alex Lindquist.

II) APPROVAL OF MINUTES

The June 15, 2026 BOSAC meeting minutes were approved as presented.

III) PUBLIC COMMENTS

Teague Holmes spoke in support of the Tiger Road Rec Path to improve pedestrian and cyclist safety amidst growing traffic, while endorsing the Rose Trail and beginner-friendly options. Highlighting a gap in the local trail network, he urged BOSAC to consider more natural, technical, and steep trails that challenge advanced riders without relying on high-speed jump features. He also advocated for expanding and directing riders toward designated downhill/gravity zones (like Slalom and Hard Luck) to meet high-level riding demand while reducing speed-related user conflicts on shared, bi-directional flow trails.

Jonathan Heckman proposed building a hub-and-spoke style trail network on Town-owned land at Little Mountain, taking advantage of nearby parking and facilities at the Ice Rink and Wakefield trailheads, the concept features an easy, green-graded climb trail leading to a hub that feeds 6–10 downhill trails spanning green to double-black difficulties. He emphasized that this would give local riders a legal, close-to-town space for technical progression, fill a major gap in Breckenridge's system, and help to separate high-speed downhill traffic from hikers to eliminate user conflicts.

Kris Carlsted echoed previous comments, arguing that the nationwide trend of machine-built flow trails has become oversaturated and belongs in bike parks rather than natural settings. Preferring a return to traditional "hand-built" trails—citing Idaho Springs as a success model and local routes like Game Trail as inspiration—he advocated for natural, steep, and rocky fall-line terrain. He also endorsed the Little Mountain concept as an ideal testing ground for a hand-built network, noting that concentrating high-speed, technical riding into a dedicated, controlled area is the best way to satisfy expert mountain bikers while curbing user conflict elsewhere.

Becky Walter supported previous speakers, emphasizing that while Breckenridge's cross-country network is world-class, the trail system is missing both ends of the spectrum: true

beginner green trails and un-sanitized, steep, technical trails for advanced riders. She backed the Little Mountain hub-and-spoke concept as a way to minimize user conflict and fulfill these needs, highlighting that the local mountain bike community are eager to show up as active stewards for trail work and maintenance. Finally, she noted that expanding options on both ends of the skill spectrum would benefit all trail users and serve as a strong economic driver for local tourism.

Josh Tostado echoed the previous speakers by emphasizing that providing dedicated outlets for downhill-style riding is essential for reducing user conflict. Drawing on his experience riding across the country, he pointed out that, in his opinion, fast, skilled riders are currently speeding down multi-use climbing trails simply because there isn't enough steep, raw, and rocky terrain available for them. Citing model biking destinations like Sedona and Moab, he urged BOSAC to invest across the entire difficulty spectrum.

IV) STAFF SUMMARY

A. Field Season Update

Mr. Beckerman asked about the trail tampering incident at Aspen Alley. Mr. Overlock replied that a section near the bottom of the realigned Aspen Alley (a steep pitch off mine tailings) was targeted by an unknown individual who drilled wooden boards across the top and bottom to block access. Staff removed the barricades, posted signs warning against illegal tampering under Summit County rules, and installed trail cameras to monitor the area.

B. Friends of Breckenridge Trails (FOBT)

C. Naturalists Update

Ms. Zanca asked about the success of Breckenridge's inaugural Wildflower Week festival. Mr. Stach replied that hikes led by open space naturalists were very successful, with the Breckenridge Tourism Office reporting ~95% participation across registered events. To protect user experience and trail impact, staff and the BTO will focus on clearer messaging next year to enforce group size caps and manage un-registered walk-ups.

D. Accessibility Page on BreckOST.com

E. IMBA Trail Town Promotion

Mr. Stach presented a 90-second promotional video created with Jacob Ojeda from the Town's Outreach for Breckenridge's IMBA (International Mountain Bicycling Association) Trail Town designation. The video highlights local riding; featuring well-known trails and bike parks, youth cyclists and the Firecracker 50 race.

F. CSFS Forest Stewardship Joint Property Analysis

G. Bald Barber

BOSAC unanimously approved the name of the new "Bald Barber" trail – 6/0.

H. RAMI

I. B&B Trailhead Vault Toile

J. Quandary Trailhead Improvements Update

K. Little Daisy Open Space

Town Council Liaison, Mr. Beckerman reported that the Breckenridge Town Council approved the project guidance and final naming for the Little Daisy Open Space.

L. North Barton Connection/ Aspen Alley Trail Update

M. BTO Business of the Year Award

N. Burro Trail Easement

O. BOSAC Field Trip

V) OPEN SPACE DISCUSSION

Trails Workplan (0:27:50)

Mr. Overlock led the Trails Workplan discussion, which focused on refining the Trails Matrix Work Plan—a draft tool designed to prioritize a multi-year “wish list” of potential and proposed trails. BOSAC commissioners debated whether the "Community Context" scoring criteria was too rigid, suggesting a change from "and" to "and/or" so specialized trails aren't penalized for not meeting every connectivity metric. There was also discussion about the similarity between the User Experience and Community Context columns and that they could perhaps be combined and the Community Context column could be relabeled as “Connectivity”. Concerns were also raised over discrepancies between localized wildlife habitat data and on-the-ground observations in French Gulch, prompting the group to propose adding dedicated location assessment column to better evaluate real-world impacts and parking access.

Working through the exercise, specific trail evaluations highlighted trade-offs between user experience, cost, and redundancy. A proposed Phase 1 of the Tiger Road Rec Path scored high for user experience and neighborhood connectivity (Vista Verde, Shores, Highland Greens, Wayside, Vic’s Landing, Ten Mile Vista and other neighborhoods in the area east of HWY 9), but low on management due to its \$1M-per-mile cost, prompting debate over whether Open Space should fund construction of recpaths while Streets & Parks handles maintenance. Concepts like American Gulch to Lincoln Park received moderate scores due to redundancy with Forest Queen Road, and the Rose Trail sparked conversation over beginner safety and access constraints.

Moving forward, BOSAC agreed that the matrix serves as a helpful discussion tool rather than a final decision-maker. To allocate resources effectively across competing projects, staff will adjust the matrix wording and consider developing a secondary prioritization tool. The

group also acknowledged the behind-the-scenes coordination required for trail planning, with Ms. King noting that Summit County Open Space primarily reacts to Town-led proposals within the Upper Blue basin.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Overlock shared that in early August, Breck Create will install the "Wolves" art piece at Illinois Creek, alongside a permanent marble dispenser.

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Regarding the access road, Town Council Liaison Mr. Beckerman noted that renaming McCain Drive to "Little Daisy Drive" is prohibited by local road-naming rules against duplicate words. Following a brief discussion, **BOSAC voted 6-0 to retain the name McCain Drive**, determining a name change wasn't worth the administrative effort given existing addresses and some Town Council members' preference to honor H.O. McCain.

VIII) EXECUTIVE SESSION

Ms. LaRochelle moved that BOSAC go into executive session under C.R.S. § 24-6-402(4) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators concerning a property that the Town may be interested in acquiring for open space purposes. Mr. Tennal seconded the motion. BOSAC went into an executive session at 7:17 PM.

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

IX) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, with Mr. Beckerman seconding the motion. The July 20th, 2026 regular meeting of BOSAC concluded at 8:09 PM.

The next regular meeting of BOSAC is scheduled for August 17th, 2026.

Nikki LaRochelle, Chair

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: August 17, 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 a variety of projects and accomplishments this field season, including:

- Completed ditch maintenance on Sallie Barber Road, Yellow Brick, and Mountain Pride.
- Completed post–Firecracker 50 maintenance on Backdoor, Nightmare, Barney Flow, and Carter Park.
- Completed extensive hazardous tree and corridor clearing on Chantilly, Barney Ford, and Red Pig.
- Installed split-rail fencing along Bonanza and Washington Trails.
- Harvested materials and constructed buck-and-rail fencing.
- Copper Canyon Trail is on schedule to be completed by the end of August.
- Contractors completed road maintenance on Baldy Road from Hannah's Way down, Sallie Barber Road, Rich Gulch, and Prospect Road.
- Little Mountain hand rail project was completed by local contractor.
- Opened Bald Barber Trail with associated signage.
- Illinois Creek Sign Pilot Project: Installation of the pilot project signs is expected to begin in early September.

Friends of Breckenridge Trails (FOBT) Update

- On July 25, 2026, FOBT partnered with Friends of Dillon Ranger District (FDRD) for a very productive day on the Mountain Pride Trail. Over 40 volunteers constructed 100 feet of turnpike, installed drainages, and installed 2 signposts.
- On August 8, 2026, 25 volunteers participated in the Sawmill Trail Restoration Day. Buck-and-rail material was carried up to the building site, over 70 sections were constructed, numerous social trails were closed off, limbing was conducted along the trail, and new decking was added to the viewing pier.

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

OST Naturalists have continued to actively engage both the community and visitors this season through a variety of guided hikes and educational events. Guided hike programming has focused on local flora and fauna, wildflower identification, natural history, and foraging. Recent event highlights include hosting a Medicinal Tea Time at Carter Park on August 1, 2026, and partnering with Summit County Open Space and Trails staff (County) and Summit County Rescue Group during a Colorado Fourteeners Day stewardship event at the Quandary Peak Trailhead. Alongside public outreach, Naturalists maintain

ongoing departmental support through core stewardship duties, field data collection, and wildlife camera monitoring.

SCOC Grant Submission

The Summit County Outdoor Coalition (SCOC) officially submitted its application for the 2026 Regional Impact Grant to support the Tenmile Range Recreation Access Project. The submission represents a broad collaborative effort across Summit County, drawing active involvement from key partners including the U.S. Forest Service, Colorado Parks and Wildlife, Summit County, and the Towns of Breckenridge, Frisco, Silverthorne, and Keystone. Supported by 24 partner letters of support and key conservation, non-profit, and recreation stakeholders, the application is also accompanied by the updated 2026 [SCOC Charter](#) and [Regional Plan](#). Next steps include the grant review and evaluation period with formal funding decisions and award notifications slated for December 2026.

SGM Quandary Peak Trailhead Design Contract

The County and Town have awarded the Quandary Trailhead Design contract to SGM, a consulting firm based out of Glenwood Springs with extensive trailhead design experience in Pitkin and Eagle Counties. The design work will be separated into two phases, with the first- encompassing detailed site evaluations including a geotechnical investigation, topographic survey, environmental investigation, and preliminary drainage report- scheduled to be complete by November 1, 2026. The second phase, which entails 30% through 100% construction designs, is slated to be completed by June 2027.

Aspen Alley Seasonal Management Plan

To manage peak fall foliage visitation to the Aspen Alley Trail, staff is preparing a dedicated seasonal transit plan operating from September 12 through October 3, 2026. The Town's Mobility Department was able to secure funding from the State of Colorado's Clean Transit Enterprise grant to provide a 15-passenger shuttle van to run daily from 6 AM to 8 PM, connecting trail users between the recommended parking at the Breckenridge Ice Rink (Illinois Creek Trailhead) and the Wakefield Trailhead. During this three-week window, the Wakefield parking lot will be closed to general vehicle traffic – leaving two ADA spaces accessible – with barricades and shuttle turnarounds managed in coordination with the Town's Parks and Streets Department. Temporary wayfinding signage, additional porta-potties, variable message sign (VMS) boards, a temporary Breck E-Ride micro-mobility hub at the Wakefield parking lot, and volunteer/staff trailhead ambassadors are also planned during this time.

Trail Matrix Update

Staff appreciated BOSAC's thoughtful discussion during the July 2027 BOSAC meeting as they worked through suggested trail ideas using the Trails Matrix, which was developed from the Open Space & Trails Master Plan. It was a great opportunity to see how effective the Trails Matrix can be in organizing and fairly evaluating proposed trails based on established criteria.

Moving forward, staff will work internally to further refine the Trails Matrix and will meet with partners to discuss missing trail connections, community needs, and opportunities to improve the overall user experience. Based on those discussions, staff will develop a proposed breakdown of trail concept tiers to present to BOSAC for discussion during an upcoming meeting.

Memorandum

To: Breckenridge Open Space Advisory Commission
From: Open Space & Trails Staff
Re: August 17, 2026 Meeting

Open Space & Trails Discussion

Breckenridge History Proposed 2027 OST Workplan

Larissa O'Neil, Breckenridge History's (BH) Executive Director, will be in attendance to present an update on 2026 workplan projects as well as an overview of BH's proposed restoration projects on open space properties in 2027. BOSAC will be asked to provide a recommendation related to funding support for the BH's proposed 2027 workplan during the September 21, 2026, BOSAC meeting.

- 1. Does BOSAC have questions for Ms. O'Neil relating to BH's 2026 project update or proposed 2027 workplan?***
- 2. Does BOSAC generally support BH's proposed 2027 workplan?***
- 3. Is there any information BOSAC would like staff to provide to support a discussion of potential funding support for BH's 2027 workplan during the September 21, 2026, BOSAC meeting?***