

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 August 18, 2025 regular meeting of BOSAC to order at 5:30 pm. Other members of BOSAC present were David Rossi, Chris Tennal, Bobbie Zanca, Krysten Joyce, and Town Council liaison Jay Beckerman. Matt Powers was absent. Staff members present were Mark Truckey, Chris Kulick, Duke Barlow, Alex Stach, and Tony Overlock. Katherine King from Summit County Open Space and Town Council Member Todd Rankin were also present. Members of the public: Kelly Ahern was present virtually.

II) APPROVAL OF MINUTES

A) BOSAC REGULAR MEETING – July 21st, 2025

The minutes were approved as presented.

III) PUBLIC COMMENTS

N/A

IV) STAFF SUMMARY

A. Field Season Update

B. FOBT Update

C. STRAP

Mr. Barlow asked the commissioners to confirm their support for including the open space program in a letter regarding the Southern Tenmile Recreation Access Plan. BOSAC unanimously supports the letter.

D. Forest Stewardship Plan

E. United States Forest Service (USFS) Mosquito Range Land Acquisition

Mr. Barlow asked the commissioners for their endorsement, on behalf of the Town of Breckenridge, in a letter of support regarding the USFS purchasing lands in the Mosquito Range. BOSAC unanimously supports the letter.

F. Starburst Award

G. BreckCreate

H. McCain Community Meeting and StoryMap

I. BreckHistory

Mr. Barlow updated the commissioners that work has been completed at the Laurium Boardinghouse and Preston Cabins and encouraged them to visit the sites. Mr. Barlow asked the commissioners if they were comfortable with BreckHistory expanding its scope of work for the 2025 season to include restoration work to the Laurium blacksmith shop. BreckHistory does not request additional funding support for this project. BOSAC unanimously approved the expanded scope of work.

J. CGP Reed Canarygrass

Mr. Stach clarified a few points regarding the NutraFix soil amendment being applied in the Cucumber Gulch Nature Preserve, stating that the product is not an herbicide and it's not intended to directly eliminate the targeted invasive species. Mr. Stach stated that applying NutraFix can help restore the soil's micronutrient balance which favors native, perennial plants. The targeted invasive species (reed canary grass and Canada thistle), however, perform better in nutrient-poor soils. Applying Nutrafix may cause the invasives to absorb an overabundance of nutrients, which can negatively affect their growth and ability to compete.

K. Trailhead Wi-Fi

L. BOSAC Field Trip

Mr. Overlock stated that he had spoken with Jefferson County Open Space about setting up a potential open space field trip and proposed a few dates in October. Staff will communicate via email to finalize dates with commissioners, and the group can discuss topics and site visit ideas during the September BOSAC meeting.

V) OPEN SPACE DISCUSSION

McCain Open Space Design (07:12)

The McCain Open Space design team, comprised of members from THK Associates, CDR Associates, and ERO Resources, presented their concept designs to the Open Space Advisory Commission.

Ms. Carrie Tanner presented ERO Resource's environmental analysis work completed to date. Ms. Tanner discussed multiple opportunities and constraints of the McCain Open Space site, highlighting thriving species near the river, potential wildlife viewing opportunities, and locations for potential non-motorized trail connections. Ms. Tanner identified a few challenges, including struggling vegetation, potential wildlife decline, social trail formation, and high traffic on the nearby recreation path. ERO's recommendations included weed control efforts, incorporating shrubs for erosion control, designating no-public-access areas, and adding interpretive signage and wildlife cameras.

Ms. Laura Hickey from CDR Associates presented the Phase 1 public engagement results, showing strong community interest in walking and biking trails, river access, and low-impact amenities. The team plans to launch a survey on a new story map and host a neighborhood event at Vista Verde for the Phase 2 engagement process, while continuing to gather feedback from stakeholders.

THK Associates then presented their two design concepts for open space development, focusing on a few optimal areas for engagement due to their sediment deposition and gentle slopes. The plans aim to balance recreation access with conservation, featuring options that include both paved and soft-surface trails, with a key difference being the level of programming intensity between the two concepts. The team discussed trail improvements, including connecting the Vista Verde neighborhoods to the regional trail system, proposed a 100-foot berm corridor for screening parking and snow storage areas, and the concept of incorporating landscape features to help maintain natural aesthetics. The group then discussed the design of the actual trail system in the open space, focusing on the balance between paved and soft surface trails. Mr. Kern explained options for parking without dedicated spaces, considering the conversion of bike lanes on the McCain Road to parking. The conversation also touched on the realignment of the recreation path and the potential impact on user conflicts. BOSAC commissioners favored the reduction of paved trails in favor of soft surfaces, with only key connections remaining paved. As the THK team presented Option 2, Mr. Spicer explained the key differences between the two concepts, noting that Option 2 was a less intensive plan with natural shade trees, while Option 1 featured more intensive development with permanent shade structures and larger gathering areas. Mr. Spicer explained a few features like discovery play areas, rock walls, identifiers to connect with Breckenridge's identity and limit social trails, while Mr. Kern explained how bike lane and road improvements could calm traffic in the area. The THK team also proposed creating a viewing blind for a roost site, a bird's nest play area, and potentially incorporating monumental public art in a central meadow. The overall plan emphasized the importance of safe river access and preserving the natural landscape while providing opportunities for public engagement.

A few key conversation points between the commissioners and design team included the use of soft surfaces versus paved trails, noting that while soft surfaces might be less expensive, they require more maintenance and could be challenging to plow in winter. Mr. Rossi and Ms. LaRochelle voiced concerns regarding the success of revegetation, with Mr. Kern expressing confidence that native plants could thrive without permanent irrigation, though temporary measures might be needed for establishment. Multiple commissioners asked how winter recreation might be managed in this area. The group discussed a few winter recreation options, including grooming trails for cross-country skiing and running, with a preference for soft surface trails over paved ones. They considered the impact of a new skier parking lot on traffic and environmental concerns, with suggestions to use the lot seasonally for open space access.

The BOSAC commissioners were unanimously supportive of the second design concept, and all agreed that focusing on creating a natural, low-impact design that emphasizes exploration and discovery play would be a great feature and help the space maintain a more natural feel. Commissioners also agreed to prioritize minimal paving and natural shade, and to maintain

focus on winter usability. Ms. Joyce discussed the potential for art installations and an amphitheater-like space. Ms. LaRochele wanted to make sure accessibility remained a consideration, given the parcel's unusually flat topography. Ms. LaRochele and Mr. Rossi both shared concerns regarding implementation and maintenance challenges associated with the proposed vegetation concepts.

Ranch at Breckenridge (1:49:08)

Mr. Barlow introduced the trail development plans for the Ranch at Breckenridge trail network, focusing on two proposed trails: a multi-use two-way trail creating a singletrack alternative to the steep section of Sallie Barber Road located directly south of Sallie Barber Mine, and a hiking-only trail that would connect Spiral Stairs Trail to True Romance Trail. The trails would cost \$80,000 total (\$35,000 for the hiking-only section) and would be constructed by Higher Ground Earthworks. Mr. Barlow also stated that CPW (Colorado Parks & Wildlife) is recommending just the hiking-only trail due to elk habitat concerns near the Australia Gulch drainage. The proposed trails would ideally improve winter recreation access, while also reduce user conflicts and create additional connections and loops. The Summit County Open Space and Trails Commission voted unanimously to proceed with both trails during their August 12, 2025, meeting.

BOSAC discussed both trail options, with a focus on removing the connector section to the Sallie Barber Mine due to conservation concerns and habitat disruption. The commissioners also explored the possibility of making the trail uphill only for bikers to reduce user conflicts, while maintaining hiking-only sections. Mr. Overlock explained that the original vision included a connection to Spiral Staircase, but private property trail easement restrictions led to the current design. The commissioners and staff ultimately decided to include a third option as a choice. (Option 1 = both trails as drawn and originally proposed, Option 2 = hiking-only trail, Option 3 = remove Australia Gulch connection to Sallie Barber Mine and allow uphill biking on the upper section of the trail, and Option 4 = none of the above.)

Mr. Tennial voted for option 4, Ms. Zanca for option 2, Mr. Beckerman for option 3, Ms. Joyce voted for option 3, Mr. Rossi voted for option 4, and Ms. LaRochele voted for option 3.

Option 3: 3 votes

Option 4: 2 votes

Option 2: 1 vote

Staff will work with the County to determine next steps for the Ranch at Breckenridge trails.

Copper Canyon (2:23:56)

Mr. Overlock asked if the commissioners had any questions regarding the Copper Canyon parcel, the neighborhood survey, and/or the proposed trail. There was a brief discussion between BOSAC and staff regarding some negative feedback received from neighbors in the survey, and multiple commissioners pointed out the benefits of the connecting trail to the larger community. Ultimately, the commissioners agreed that the Copper Canyon trail would

create a vital connection in an underserved part of the greater trail network and help keep both bikers and hikers off Boreas Pass Road. The commissioners unanimously supported the construction of the Copper Canyon trail.

VI) OTHER MATTERS RELATED TO OPEN SPACE TOPICS

N/A

VII) COUNCIL MATTERS RELATED TO OPEN SPACE TOPICS

Mr. Beckerman summarized Town Council's decision regarding Aspen Alley trail restrictions. Commissioners shared with Mr. Beckerman that they were disappointed in Town Council's decision and Mr. Beckerman provided reassurance that Town Council values input from BOSAC on matters pertaining to open space. Staff shared that OSAC voted 7-1 in favor of alternating day use restrictions. Mr. Beckerman also provided updates on the Runway development project and BIFA's Trail Mix exhibits, as well as their impact on the trails at Little Mountain and Illinois Creek.

VIII) ADJOURNMENT

A motion to adjourn the BOSAC meeting was made by Ms. LaRochelle, which was seconded by both Ms. Joyce and Mr. Rossi. The August 19th, 2025, regular meeting of BOSAC ended at 8:16 PM.

The next regular meeting of BOSAC is scheduled for August 18th, 2025.

Nikki LaRochelle, Chair