



OPEN SPACE & TRAILS DEPARTMENT

970.668.4060 ph | 970.668.4225 f
www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

STAFF REPORT

TO: Board of County Commissioners
FROM: Michael Wurzel, Resource Specialist
FOR: May 28, 2019 Consent Agenda
REQUEST: Approval to exercise option agreement to acquire Lot 8, Open Space, Block 1 Dillon Valley Sub and a recreational trail easement through Lot 9, Block 1 Dillon Valley Sub (Snake)

At their April 2019 meeting, OSAC unanimously recommended the County acquire Lot 8, Open Space, Block 1 Dillon Valley Sub and a recreational trail easement through Lot 9, Block 1 Dillon Valley Sub in the Snake River Basin (see Map).

Lot 8, Open Space, Block 1, Dillon Valley Sub - 0.335 acres. Owner: K C Ensor Realty Co, Schedule No. 801255

Recreational Trail Easement: Lot 9, Block 1, Dillon Valley Sub - 30' x 20'. Owner: K C Ensor Realty Co, Schedule No. 6513871

OPEN SPACE VALUES: Purchase of the property and acquisition of the recreational trail easement will provide a unique recreational opportunity to Dillon Valley residents and further protect undeveloped lands in the densely populated Dillon Valley area. The property meets the following open space selection criteria:

- **Recreational:** Lands with significant recreational value, particularly non-motorized passive uses not requiring intensive maintenance or management.
- **Buffers:** Natural and undeveloped lands which separate and buffer the impacts of development, define the boundaries of urbanized areas, prevent urban sprawl and strip development, and contribute to the rural mountain quality of the local landscape.

BACKGROUND: The Dillon Valley District is contemplating constructing a trail through their property to connect the neighborhood to the elementary school. The idea of this natural surface trail appears to have strong community support. Per direction of the BOCC, Open Space staff reached out to the landowner of Straight Creek Townhomes to gauge his interest in granting the County a trail easement to connect to the Dillon Valley District parcel, through Straight Creek Townhomes, and along 1-70 and out to Little Beaver Trail next to the old church parcel being developed for workforce housing.

The landowner is willing sell the open space property to the County for its assessed value of \$5,628 and grant a recreational trail easement through the corner of another parcel to create the desired trail corridor. The parcel is 0.335 acres and identified as "open space" on the most recent plat. It could possibly accommodate a "pocket park," though additional acreage would be likely be lost due to wetlands on the parcel, wetland setbacks and lot line setbacks.

Negotiations have led to the property and trail easement being under contract for \$5,628, with closing scheduled on or before July 15, 2019. There are no known environmental concerns on the property.

STAFF RECOMMENDATION/REQUEST: Staff concurs with OSAC's recommendation to pursue acquisition of Lot 8, Open Space, Block 1 Dillon Valley Sub and a recreational trail easement through Lot 9, Block 1 Dillon Valley Sub at an approximate cost to the Open Space fund of \$5,628. Staff requests BOCC approval to exercise the option agreement and proceed with closing.

Cc: Scott Vargo, Bentley Henderson, Jeff Huntley, Jim Curnutte