



## OPEN SPACE & TRAILS DEPARTMENT

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### **STAFF REPORT**

**TO:** Board of County Commissioners  
**FROM:** Katherine King, Senior Resource Specialist  
**FOR:** July 23, 2019 Consent Agenda  
**REQUEST:** Ratification of dedication of real property - Woodmoor HOA parcels (Upper Blue)

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OSAC unanimously recommended the County accept a donation of the Woodmoor at Breckenridge HOA common area lots at their September 2017 meeting, and the BOCC authorized staff to move forward with pursuing donation in November of 2018. This summer, staff and OSAC members were able to reach final agreement with the HOA on the donation. BOSAC and Town Council also unanimously recommended accepting the donation, and the property was deeded to the Town and County in early July.

7 parcels owned by the Woodmoor at Breckenridge HOA totaling 22.95 acres: see Map

**BACKGROUND:** Several years ago, the Woodmoor HOA reached out to Open Space staff to gauge the County's interest in accepting a donation of their common area lands, as the HOA was in the process of being dissolved. Although OSAC recommended the County consider acceptance of the donation, there were still title and administrative details to work out, and the proposal did not move forward at that time.

Recently the area gained additional attention due to Breckenridge acquiring land near there, and the opportunities it provided for trails and trail connections up to the front side of Baldy from Town. After staff re-initiated discussion with the HOA, they were now more in a position to follow through with the donation. They signed the deed dedicating the property to the Town and County in early July.

**OPEN SPACE VALUES:** The Woodmoor HOA lots are primarily located along Boreas Pass Road, and provide possibilities for trail connections from either Juniata Trail or Illinois Gulch to the front side of Baldy. The property contains the following open space values:

- Recreational: In addition to trail connection possibilities to Baldy, these parcels also provide access to historically mined areas that may be appropriate for 'loop' style hiking trails for interpretive purposes. The County already holds a public trail easement along Illinois Gulch.
- Extensions of public land: The parcels are adjacent to USFS land and other private and public open space lands.
- Unique lands: Together with surrounding undeveloped parcels, the area may function as a wildlife movement corridor.

**STAFF REQUEST:** Staff requests that the BOCC ratify the dedication of the Woodmoor HOA lots to Summit County, at no cost to the open space fund.

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