



## 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:** Katherine King, Senior Resource Specialist  
**FOR:** April 14, 2020 Consent Agenda  
**REQUEST:** Approval to exercise option agreement to acquire Lots 9 and 10, Block 7 Alpine Breck (Upper Blue)

---

The OSAC was polled via email and unanimously recommended the County acquire Lots 9 and 10, Block 7 of Alpine Breck Filing No. 2.

Alpine Breck Lots 9 and 10, Block 7. Schedule Nos. 2800880, 2800618 Owner: Jackie Mae Herpel, 1.07 acres.

**BACKGROUND:** These two wetland lots were listed for sale for \$34,900. The real estate agent provided the wetland delineation which indicated that both lots contain more than 50% wetlands (or 67% and 89%, respectively). Summit County protected the entire wetland complex on an unbuilt cul-de-sac to the north of these lots in 2013 (see map). It seemed logical to protect these as an extension of that complex, particularly at the reasonable listing price.

### **OPEN SPACE VALUES:**

- Unique lands - Both of the lots will expand protection of the wetland complex to the north. They will be eligible for transfer of two Transfer of Development Rights (TDRs) into the Upper Blue TDR bank.

**STAFF RECOMMENDATION/REQUEST:** Staff concurs with OSAC's recommendation to pursue acquisition of Lots 9 and 10 of Alpine Breck at an approximate cost to the Open Space fund of \$30,000. Staff requests BOCC approval to exercise the option agreement and close on the property on April 22.

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