

Ryan Howser

From: F. Jackson Yonce <fjyonce@aol.com>
Sent: Tuesday, June 14, 2022 3:26 PM
To: Ryan Howser
Subject: Forest Heights Subdivision Comments

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Dear Ryan,

I wish to officially submit the following comments regarding the Forest Heights Subdivision. I am a property owner on Forest Heights Circle and also happen to own a segment of Forest Heights Circle, which is on an easement that crosses the entire southern 60' of my property at 7940 Forest Heights Circle.

1. TRAILS: We've had a number of discussions, and a recent in-person meeting, regarding the public trail that connected Forest Heights Circle with Meadow Glen (existing since at least the 1960's) and Red Tail Ranch (existing for several years). Those trails are currently closed. I am not sure there can be an agreement between the two principal property owners where the trails would be re-opened / re-established (Phyllis Didleau and Judith von Ahlefeldt). Absent that, and with an eye towards the future, I'd like to see Forest Heights Circle have a trail easement (over the surface of the roadway) to the end of the road. With that in place, talks can continue in the future with current or future land owners to establish a permanent trail to reconnect Forest Heights Circle to Meadow Glen and Red Tail Ranch.

I will allow a trail easement on my portion of Forest Heights Circle, over the roadway (not a separate trail next to the road).

It would also be appropriate to have a trail easement placed on "Lot 1" extending from Forest Heights Circle north, either on the gas-line easement or the eastern north-south utility easement. These easements would get us very close to a trail network and allow discussions with private property owners, current and future, to continue with the hope of re-establishing local public trails.

2. ROAD: As an owner of a portion of Forest Heights Circle I have a vested interest and legal right to approve the road design and construction over my portion of the road. My title indicates a 60' roadway easement with the center of the road to be at 30' from the southern property line. The current road is north of this 30' center line (the southern edge of the road is actually several feet north of the 30' center line, on average). Any widening of Forest Heights Circle will need to be to the south of the existing roadway, with no impacts to the vegetation on the north side of the road (by road base or ditches / drainage / erosion work). The new road should really (and legally, according to my title) have its center at the 30' center line. The most recent road design on EDARP does show a movement to the south of the road as it crosses my property line. I have discussed this a number of times with the Didleaus and been assured they would honor this; I just want this instruction / expectation placed in writing so am adding this comment.

Finally, regarding the road: I see no reason to widen it to the current County Road dimension requirements. This road currently serves 6 residences, and when built out, will serve 8. There is no reason to disturb the surroundings and cause the Didleaus the financial burden of widening the road to 2 12' lanes with 4' shoulders and 6:1 slopes. A much smaller road footprint will preserve more of the natural surroundings, cause less construction disruption and "tearing-up" of the fragile landscape (still recovering from the 2013 Black Forest Fire), and would be more than adequate for residents and emergency vehicles. Building a giant cul-de-sac at the end of the road seems wholly unnecessary as well; garbage and fire trucks have had no trouble turning around in the current configuration, which is surrounded by fragile wetlands and some of the few remaining tree stands.

Thank you!
Frederick ("Jack") Yonce

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