

Miranda Benson2

From: PCD Hearings
Sent: Thursday, February 29, 2024 11:17 AM
To: PCD Hearings
Subject: FW: Forest Heights Estates, MS 206, Planning Commission Hearing 3/8/2024
Attachments: Forest Heights BFTA Review pdf Comments Revised.pdf; Forest Hts Feb. 28 Trails.pdf

From: Cheryl Pixley <cheryl@cherylpixley.com>
Sent: Thursday, February 29, 2024 9:19 AM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Forest Heights Estates, MS 206, Planning Commission Hearing 3/8/2024

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Dear Ryan,

Attached are comments submitted in June, 2022 by the Black Forest Trails Association. I have not seen the concerns addressed by the applicant in any communication posted on EDARP. The trail situation is still of great concern, as the Forest Heights Estates subdivision is a strategic location for connecting trails in all directions. These trails have been in use, some for 50 years and longer, and need to be documented to be preserved.

Please be sure our comments go out in the information packet for the Planning Commission members, as this situation is critical.

Your assistance is greatly appreciated.

Respectfully,

Cheryl Pixley
Vice President
Black Forest Trails Association **Error! Filename not specified.**
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BLACK FOREST TRAILS ASSOCIATION

02/28/24

Subject: Forest Heights Estates Minor Subdivision (MS-206)

On June 1, 2022 the El Paso County Planning & Community Development Department, commenting on this proposal, stated "Parks staff have identified a proposed Black Forest Trails Association (BFTA) equestrian trail impacted by this project. Parks staff recommends the applicant reach out to BFTA to discuss conveyance of a trail easement." To that end the Black Forest Trails Association is endeavoring to work with the applicants to maintain neighborhood access with trails connecting Herring Road to Meadow Glen Lane. We submitted review comments in June, 2022, summarized here, and requesting the applicant provide:

- 1) A 10' non-motorized, multi-use public trail easement on or along the length of Forest Heights Circle from Herring Road to its easternmost termination point and
- 2) Starting from the 25' non-motorized, multi-use public trail easement platted in the existing gas pipeline easement from Forest Heights Circle north to Lot 1's northern boundary, a 20' easement easterly on the 20' utility easement along the northern edge of Lot 1 to Meadow Glen Lane, connecting Forest Heights Circle with Meadow Glen Ln.
- 3) A 15' non-motorized, multi-use public trail easement from applicant Phyllis Ditleau, platted to connect Lot 1 trail easement, ending at Northwest corner of Lot 1, with Meadow Glen Lane

The final subdivision of lots along Forest Heights Circle affords a unique and excellent opportunity for the County to partner with citizens for the common goal of connecting citizens to Parks and Open Space amenities with cooperative efforts that will create a lasting non-motorized trail system and facilitate emergency egress routes. Black Forest Trails Association looks forward to working with the applicants and developer to achieve this end.

BFTA has a long history partnering with property owners on Forest Heights Circle and Meadow Glen Lane as Section 9 is in a unique position to provide non-motorized trail connectivity among BFTA local trails and Regional Parks and Open Spaces. One such trail has long connected Herring Road, Forest Heights Circle and Meadow Glen Lane by a Black Forest Trails Association sponsored non-motorized trail that utilized Forest Heights Circle and paralleled the Eastern boundary of proposed Lot 1. This trail segment was an informal social trail dating back to the mid-1950s.

This trail was expanded in 2020, with applicant Phyllis Ditleau's permission, to add an east-west extension, continuing the trail across the north edge of her adjacent property immediately east of the proposed Lot 1 as part of a BFTA effort to connect Meadow Glen Lane to Ward Lane.

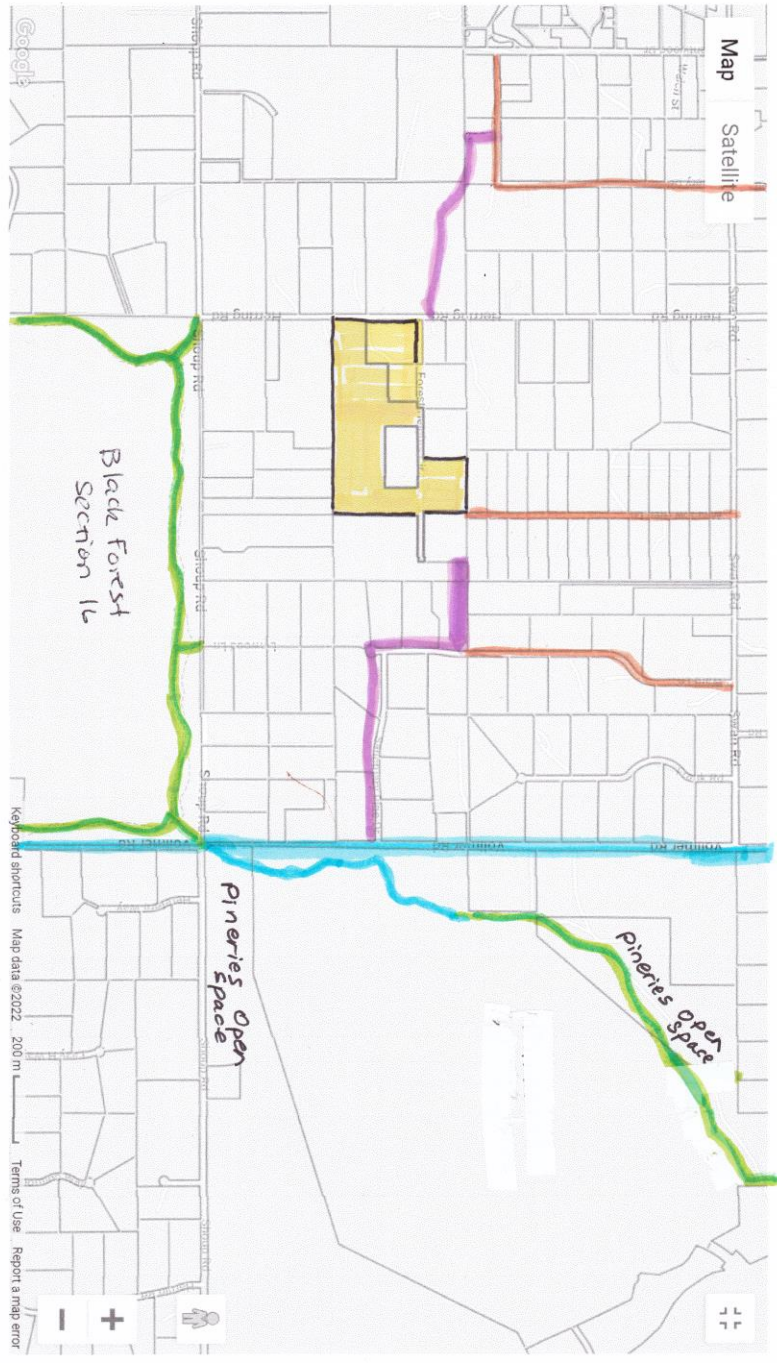
This trail continues east, into Redtail Ranch, where public trail easements are platted over utility easements, designed to establish a non-motorized trail route from the Forest Heights and Meadow Glen Neighborhoods to both the Pinerias Open Space and Section 16. This links to the future Regional Trail along Vollmer Road, which is part of the Regional Trail System connecting Pinerias Open Space and Section 16 trails. These private property land easements provide local residents much needed access to both The Section 16 Trail and to the Pinerias Open Space.

BACKGROUND:

Black Forest Trails Association, a 501(c) (3) non-profit corporation, was established in 1995 and, seeks to encourage the use of gravel roads as non-motorized trails. BFTA also encourages private landowners and developers to create trails on easements connecting the gravel roads with the Regional Trails to form an integrated system to reach nearby County Parks and Open Spaces. Also, since 2013, BFTA has sought to build trails on easements with a width of 15' to accommodate emergency vehicular egress from dead end roads in the case of future wildfires. As a result, BFTA has provided local neighborhoods with non-motorized trails that not only access the County Trail system safely on foot, horseback or bicycle but simultaneously facilitate emergency egress.

The attached maps show the routes of trails surrounding proposed Forest Heights Estates and illustrates the importance of maintaining public trails in the subdivision

- █ Trails on gravel roads
- █ Regional Trail route
- █ Public Trails on private property
- █ Internal park trail



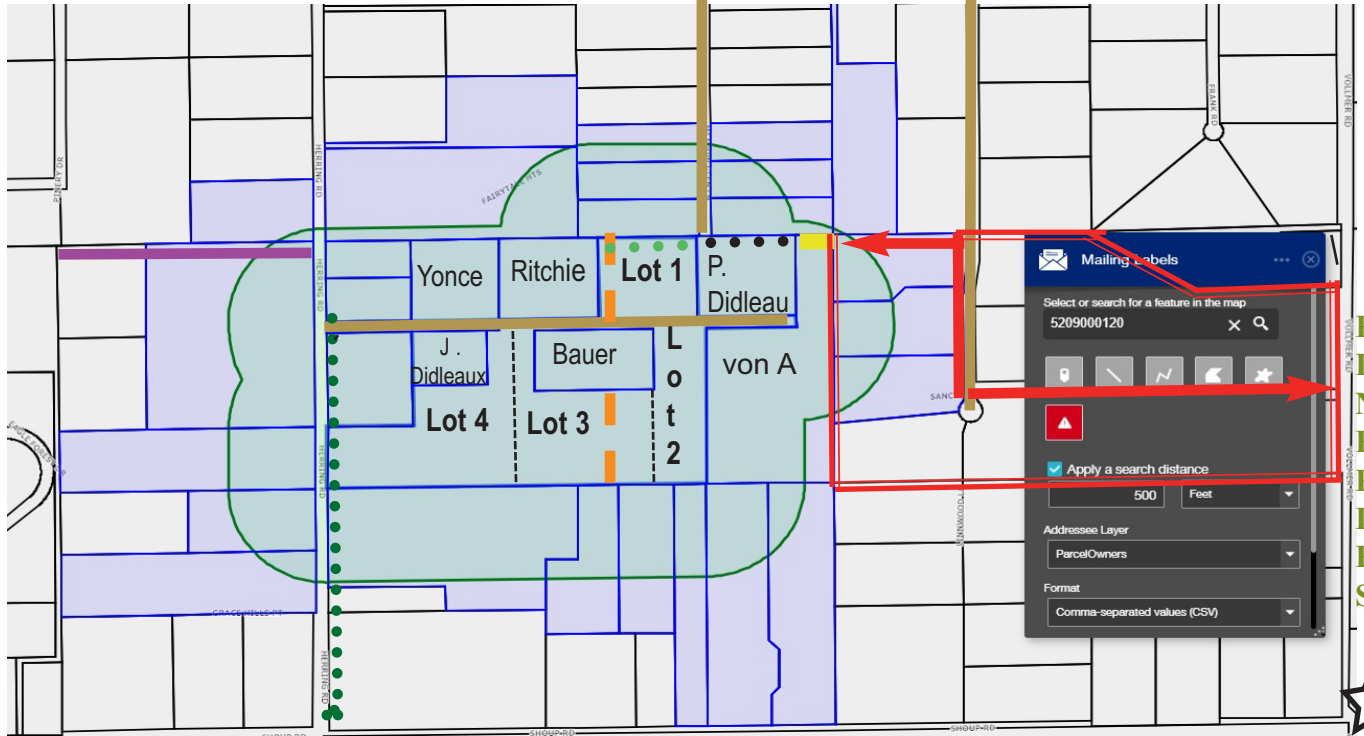
Forest Hts Estates Key Trails

Approx Entrance to Pineries Open Space - Vollmer Rd

To Swan Rd./New Discovery

Meadowglen

Ward Ln



PINERIES OPEN SPACE

KEY

- Redtail Ranch Plat
- — — — REG TRAIL-gasline
- — — — Gravel Roads
- BFTA-vonA
- • • • P. Didleau-Request reopen
- • • • REQUEST PLAT NOTE FOR UTILITY EASEMENT. ALREADY HAS FORCE BROAD BAND CABLE - request for BFTA Easement on Plat - BFTA Maintains (like Redtail Ranch)
- — — — Existing BFTA Trail - McDermott- Verbal
- • • • Potential BFTA Trail - Herring Rd. in Additional 15' MTCP Preserved ROW
- — — — Planned Pineries OS Trail
- ★ Section 16 Neighborhood Existing Access

SECTION 16 Partnership Trail
El Paso County Tier I Trail 4 miles
T12S R65W Sec. 9

SHOUP Rd.