

Miranda Benson

From: ML Wolbrink <mlwolbrink345@gmail.com>
Sent: Tuesday, August 13, 2024 4:14 PM
To: PCD Hearings; ML Wolbrink; A Wolbrink; Ryan Howser; Meggan Herington
Subject: Villagree Development LLC The estates at Cathedral pines

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Dear Board of County Commissioners,

We reside in Cathedral Pines and received the information on the public hearing for the preliminary plan for the Estates at Cathedral Pines.

Studying the trail proposal (the yellow dotted lines), Mr. Cawfield (Villagree Development LLC) is proposing a portion of the trail access from Winslow Drive to the SW corner of his property. According to the map, it ends abruptly forcing trail users to turnaround and head back to Winslow Drive. He proposes a trail along Winslow Drive but that area gets covered by snow chunks from snow plows in the winter. It looks like he has a portion of trail from a back gate of his gated community on the west side of his property that meets the existing cathedral pines/Black Forest Regional trail on the NW side of his property. This would only benefit the residents of his gated community, no one else.

Our request is to have Mr. Cawfield complete the trail access from the SW portion of his property to the trail access on the West side of his property. This will allow trail users to continue their hike/ride/snowshoe/ski from the Black Forest Regional trail, on the south side of Cathedral Pines, cross Winslow drive, head west, then turn North to meet the Black Forest Regional trail on the NW side of the Estates at Cathedral Pines. This would be very helpful and safer for trail users rather than having to walk/run/ride on Winslow Drive especially in the winter when that portion of the trail would not be usable.

Mr. Cawfield's interrupted trail access proposal is probably an oversight on his part and we would appreciate your assistance in making sure that the trail goes from Winslow drive through the SW and Western edges of his property to benefit trail users.

Thank you very much for your time and consideration.

ML and Alex Wolbrink