



February 6, 2018

Ms. Patricia Hesch  
Land Ownership Adjustment Program Manager  
United States Forest Service  
Rocky Mountain Region  
1617 Cole Blvd., Building 17  
Golden, CO 80401

Dear Ms. Hesch:

The Town of Winter Park (Town) has reviewed the proposed land exchange between TMII Development, LLC (TMII) and the United States Forest Service. The seven acre land exchange along Mary Jane Road at the Mary Jane base will provide the necessary access to develop Outlot F, Bridger's Cache Subdivision. The exchange will allow for development of residential units at the base that are needed to serve our visitors and guests.

In 2001, the Town approved Ordinance 315, Series 2001, an ordinance approving an amendment to the West Portal Village at Winter Park Planned Unit Development. The amendment permitted the development of Bridger's Cache Subdivision, a 20 unit single-family subdivision. In addition, the amendment platted Outlot F and zoned it O-S-F (Forestry, Agriculture, Recreational and Open Space District) until legal access could be obtained to the outlot. Once legal access is granted, TMII will be permitted to apply to the Town to change the zoning from O-S-F to D-C (Destination Center District). This zone change will allow TMII to develop the property in the manner proposed in preliminary drawings submitted to the Town.

The Town of Winter Park recognizes the importance of developing adequate services at the base of Mary Jane to serve our visitors and guests. The potential development of townhomes and condominiums at the base would provide a type of lodging not currently available.



The Town is in support of the proposed land exchange with the United States Forest Service. The exchange will permit legal access to Outlot F and allow TMII the ability to develop the outlot as envisioned in our Town Plan.

Respectfully,

TOWN OF WINTER PARK

A handwritten signature in black ink, appearing to read "Nick Kutrumbos". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Nick Kutrumbos  
Mayor Pro Tem