

State's first artificial turf golf course proposed

MANCOS, Colo. (AP) — Visitors to the Echo Basin Guest Ranch could one day play 18 holes without worrying about replacing a single divot.

Owners Dan and Kathi Bjorkman have proposed building a golf course made entirely of artificial turf amid the arid canyons of southwestern Colorado.

While golf courses have been using artificial turf for putting greens and tees for about 15 years, the Bjorkmans believe their golf course would be the first one in which all the greens are fake. "There is no way we could have a

natural-grass course, which needs 1 million gallons of water a day," Kathi Bjorkman said.

If their project is approved and their schedule holds, they hope to have an artificial turf putting green and driving range open in June and follow up with a nine-hole course in August. Work on the back nine would begin next year with the course ready in 2005.

The Bjorkmans are working with TourTurf, a company that distributes the golf-course version of artificial surfaces manufactured by FieldTurf.

The 18-hole course will require 1.3 million square feet of artificial surface, which looks like, feels like and plays like natural grass.

Creation of a golf course with an artificial surface starts with a 6-inch layer of pea-sized stones. A polyethylene carpet 2-1/2 inches thick, complete with blades of "grass," is placed on top of the base. Then, a mixture of sand and ground-up rubber from Nike athletic shoes that has been cryogenically treated and lowered to a temperature of 300 degrees below zero to remove air is poured into place.

"They tried grinding up several kinds of tires, but nothing worked like the tennis," Kathi Bjorkman said.

The artificial surface will be fire resistant, requires no irrigation or fertilizer and doesn't appeal to livestock or grass-eating wildlife. Moisture from rain or snow passes through the artificial surface to reach the soil below.

While the basic TourTurf composition is preserved, the surface varies slightly depending on whether it covers greens, fairways or tees.

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FREE

Fraser finalizes meadow look

by Harry Williamson

The future of the Maryvale Meadow is still up in the air, as a public hearing on the annexation and zoning of an additional 885 acres into the Rendezvous development has been continued until May 21.

The development is located between the downtowns of Fraser and Winter Park — referred to as an in-fill piece by the developers — and its centerpiece is the so-called "Maryvale Meadow."

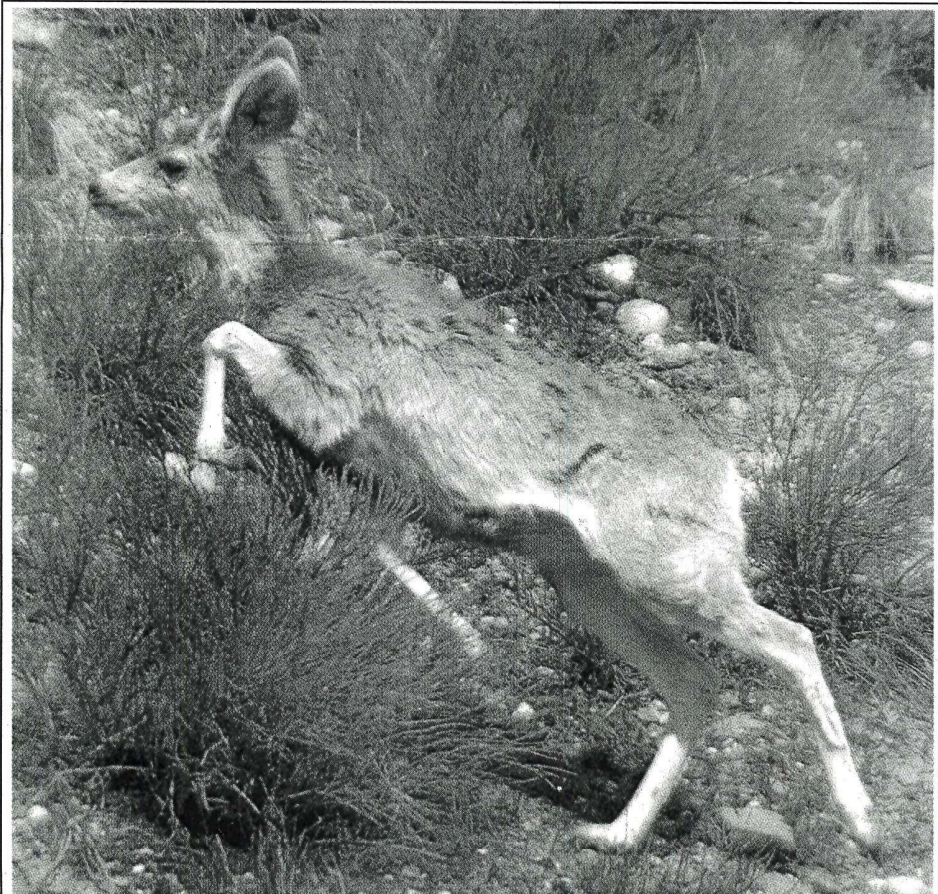
Fraser Town Manager Chuck Reid requested that the hearing, being held before the town board, be continued to give town staff members time to finalize several issues with the Rendezvous developers. Reid said the issues were concerned with the amount of financial assurances the town needs in case the development's golf course is not completed, along with an agreement on gated emergency vehicle access into the project. Other issues still to be decided are the length of time the town's approval of the new Rendezvous development plan would be vested or protected, plus a request from the town of Winter Park that approximately 80 acres be annexed into Winter Park instead of Fraser.

Reid and Mike Rantz, mayor pro tem, said they also wanted more time to study the financial and staffing impacts on the town due to adding the additional land into the development.

The number of units already approved by the town to be constructed is 3,327 residential units, 1,406 lodging units and 480,000 square feet of commercial space. Fraser Planner Jeff Durbin said these numbers, approved by the town board in a April, 1998 Planned Development District Plan (PDDP) are still valid "and what's in place today."

Denver-based developer Koelbel & Company, which bought the Rendezvous subdivision in 1999, is asking to annex 200 acres purchased from the Johns family and approximately 685 acres from the Denver Water Board into the town. Jack Bestall, Rendezvous project director, said the project's total number of units would not be increased from the amount already approved for its current 946 acres.

In his presentation, Bestall said the principal reason the two additional pieces of land were purchased was to have space where development and several golf holes could be relocated from the Maryvale Meadow, which is now being called the Cozens Meadow by Rendezvous officials. This meadow borders Highway 40 and provides a picturesque foreground for the



A leap into springtime

Taking advantage of a warm sunny day, this mule deer fawn frolics among the brush. The springtime weather has been very changeable in Grand County over the past several days, alternating between warm and dry conditions and cold temperatures with rain and snow. (Photo by Jean Landess)

mountains as people come into Winter Park. It is a favorite spot for several moose during the spring and summer months.

In his presentation, Bestall referred to the meadow as "a community asset," adding that his firm plans to put the Cozens Meadow and the Elk Creek Meadow, located to the east of the Community National Bank building and

between the Fraser Shopping Center, under conservation easements.

This was the first time in a public meeting the possibility of the conservation easements had been mentioned.

Bestall said the annexation, if approved by the town, would reduce the density in the overall 1,831 acre project from the existing 3.5 dwelling units per acre to 1.8 units an acre. He said the

amount of natural, undisturbed open space in both the meadows would increase from 41 acres to 112 acres. He said the total amount of open space in the meadows, including four holes of golf — down from the nine holes in the plan already approved — would be 80 percent of the two meadows.

During the public hearing before the

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'Strip mall' & wetlands discussed

Continued from Page 1

presentation was continued, Winter Park Ranch resident Felicia Muftic posed several questions, including if water treated at the sewage plant could be used to water the Rendezvous golf course? Bestall responded to that question, and to a similar one from local Melanie Zwick, that water pumped back is intended to be used to maintain water levels in the Fraser River in the stretch between the existing sewage lagoons and the new plant. Koelbel installed a pump-back line at an approximate cost of \$1.2 million.

Bestall said they have sufficient water rights, from the Cozens Ditch rights plus other rights, to handle the golf course watering.

Muftic also asked if there wouldn't be what she referred to as "strip mall" commercial development on the east side of Highway 40, to which Reid responded that some building planned for three areas could be called strip malls. She also asked about the status of a wetlands permit request on the west side of the development, currently being reviewed by the Army Corps of Engineers, asking if the Fraser board's consideration of the annexation could not be delayed until the Army Corps decided. Reid responded that the decision on the wetland permit, being from the federal level, would "tend to override" any local plan. He said the Army Corps decision would, if needed, "kick off a minor or major amendment" to the Rendezvous PDDP.

Muftic also asked about the status of a water suit filed by the Winter Park West Water & Sanitation District that Rendezvous wells might deplete those of the district. Bestall responded that they conducted a test where the wells were run at a much higher than normal level for seven days, with the water pumped into the river, and there was "no impact" on the Winter Park West wells.

"I can safely say that everything has been agreed to," he said.

She also restated her opposition to the Fraser Valley Parkway, a roadway that has been under planning for the past 20 years and is supported by the county and the towns. It is planned to run through the Rendezvous property, located basically alongside the railroad tracks.

Muftic started her comments by saying that the new PDDP was "a vast improvement" over the old one and that she was "not really in opposition to the annexation."

The only other public comment was from Dave Cautrell, a member of the board of the Fraser Cemetery Association, asking if the Koelbel firm might donate more land to the Fraser cemetery. Bestall said he would attend the next meeting of the association's board.

In comments from the Fraser board members, Pat Howlett and Steve Sumrall both said they felt the new plan was an improvement over the old plan and did remove more development from the meadow.

"The devil will be in the details," Howlett said.

Rantz said he got on the Fraser town board "to save the Maryvale Meadow, and that "this plan saves part of it." He also expressed concern about the increased costs the town would have in servicing the expanded area.



PADDLING — With the return of spring, this mallard duck was enjoying a local pond that is now free of ice. (Photo by Jean Landess)

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2003 Town & County Spring Clean-Up Program

**Grand County & Kremmling Clean-Up Day
Saturday, May 10**

The Kremmling Landfill will dispose of **ACCEPTABLE** items free of charge, for all of Grand County residents. There are materials that cannot be accepted at the landfill, or which will be charged for, even during the spring clean-up program.

Special note: This is the only county-wide clean-up day and acceptable refuse will only be accepted on May 10, 2003.

Winter Park Clean-Up Day • Friday, May 16
Roll-offs will be stationed around town.

Fraser Clean-Up Days • Fri. & Sat., May 16 & 17
Roll-offs will be stationed around town.

Granby Clean-Up Day • Saturday, May 17
Roll-offs will be stationed around town.

Tabernash Clean-Up Day • Saturday, May 17
Manned roll-offs will be stationed at the Road Shop on Hwy 40 from 8 am - 3 pm

Grand Lake Clean-Up Day • Friday, May 23
Roll-offs will be stationed around town.

Manned roll-offs will be stationed at the Fire Station across from Soda Springs
from 8 am - 3 pm

UNACCEPTABLE MATERIALS

- Any liquid other than motor oil
- Refrigeration units without certified CFC removal
- Tires on wheels

MATERIALS CHARGED FOR DISPOSAL

- Tires - must be off the wheels
- Construction or demolition materials
- Appliances (Refrigerator must be certified CFC free)
- Metal - siding, roofing or large pieces
- Concrete rubble

MOTOR OIL & CAR BATTERIES - accepted at no charge, but must be separated from other refuse

Special notes for the towns of Granby and Grand Lake. Midwest Auto Salvage will offer free of charge a 30-yard roll-off at these town locations for metals and appliances (except for refrigerators). All metals and appliances must be separated from other refuse to be accepted.

Please call your town hall for more information.

The Town of Fraser will accept refrigerators at the cost of \$35.00.