

Mason honored by run on Sterling

by Harry Williamson

Family and friends yesterday joined in a ski-down and a memorial service for Jack Mason, the 53-year-old mountain manager of Winter Park Resort who died this past Saturday after falling approximately 35 feet from a lift.

"Winter Park Resort was Jack's life in both the summer and the winter. He knew these mountains as well as, or better, than anyone else," said Gary McGraw, Winter Park vice president for operations.

McGraw was Mason's long-term, immediate supervisor at the resort.

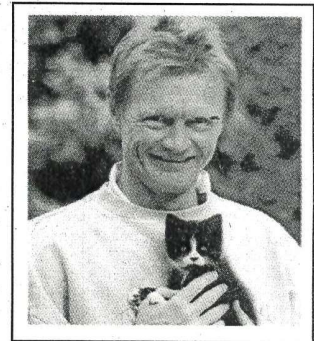
"Jack approached his work with the same gusto and perfection as he showed in his snowboarding and bike riding. Anything he pursued, he always did an excellent job," McGraw said.

People yesterday afternoon, in a ceremony that his family said was designed to "celebrate Jack's life," skied down Sterling Way, one of Mason's favorite trails, and one of the more difficult ones

at the resort. A memorial service was then held at the Mary Jane Day Center.

"This is a devastating loss for the resort and its employees," said Gary DeFrange, president and CEO. "Jack was an integral part of our mountain operations for more than 30 years. He was an avid skier, snowboarder and mountain biker and his passion for all outdoor mountain sports and his ever-present grin will be missed by all his friends and col-

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Winter Park

Manifest

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Fifty cents

West side, golf plan unveiled

by Harry Williamson

The town of Fraser has gotten its first look at the plan for the west side of the Rendezvous development, which includes four golf holes and some development in the so-called Maryvale, or Cozens, meadow.

The plan was recently presented at a meeting of the Fraser Planning and Zoning Commission, which continued a public hearing on the plan. The plan, which is hinged to the town's approval of annexing another 885 acres into the project, replaces plans done by previous developers that had a great deal more development planned for the meadow.

Jack Bestall, Rendezvous project manager, told the planning commissioners that one of the primary goals of the project was to reduce the meadow's density.

"We have worked very hard to be responsive to the community's concerns. It is a visual asset to everyone who lives up here, including us," Bestall said.

In the annexation public hearing, held before the Fraser town board, Buz Koelbel, president of Koelbel & Company, said the additional acreage was obtained, much of it coming from the Denver Water Department, so the meadow's density could be reduced.

Koelbel said one of "the first and loudest" messages he heard after buying the development in 1994 was the importance of protecting the meadow.

"We pretty quickly decided what was needed was additional property," he said.

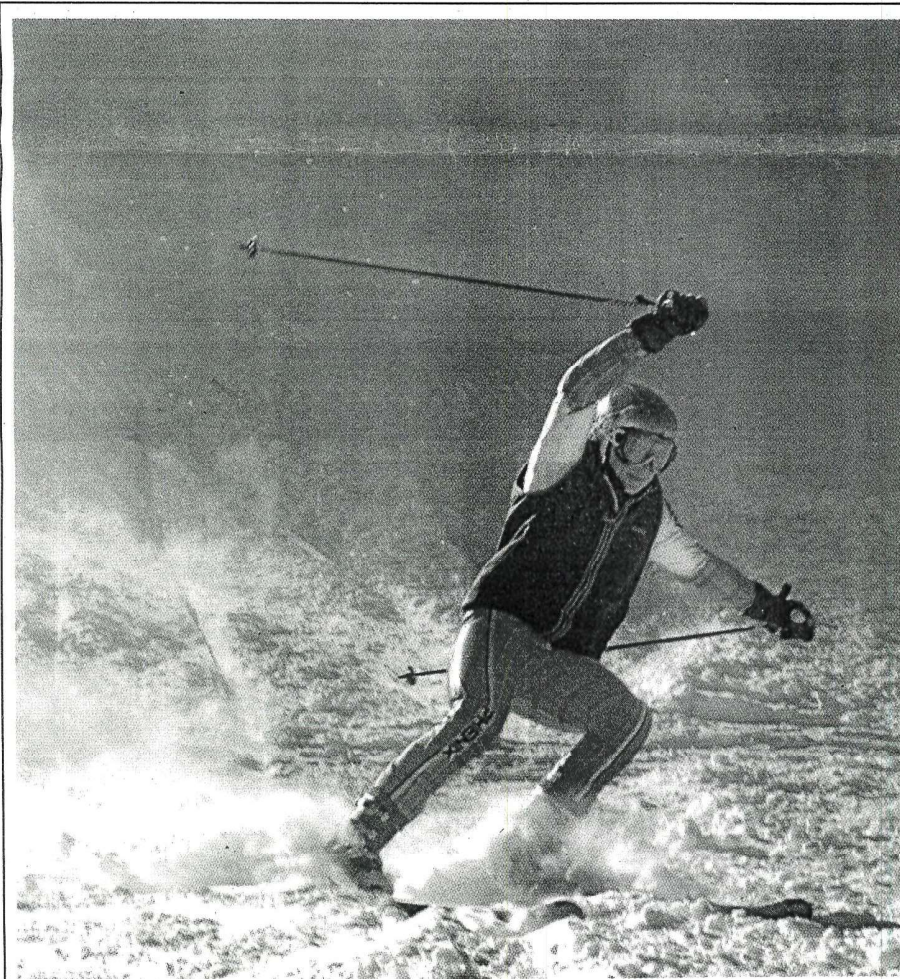
The project currently consists of 946 acres, and the plan presented to the planning commission includes 200 acres purchased from the Johns family and approximately 685 acres from Denver Water. The new plan has the same density numbers that the town has already approved for the smaller acreage.

Fraser Planner Jeff Durbin said that the town has already approved a density for the Rendezvous development of 3,327 residential units, 1,406 lodging units and 480,000 square feet of commercial space.

Durbin has identified some of the issues of the annexation that might be considered by the trustees as including the following:

- Preservation of the meadows.

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What does snow bring?

Skiers, snowboarders and, hopefully, people, people and more people. This month's great snowfall, which is nudging up on an all-time record, has local businesses dreaming of a highly successful holiday season. Those taking to the slopes of Winter Park Resort include skiers from the Junior Olympic team, with one pictured above. (Photo by Jean Landess)

All of Rendezvous is now planned

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- Wildlife habitat.
- Wetland impacts.
- The Fraser Valley Parkway and CR 72.

• A memo from the town of Winter Park that it should receive some of the land.

• Access to the Vasquez base area at Winter Park Resort.

• The design of the golf course and possible impact on water and water quality.

• Location of the proposed community recreation center being planned by the valley's recreation district.

• Affordable housing.

Speaking to the commissioners, Bestall said the aim of the project was to develop what he termed a "sustainable community." He 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 that Rendezvous added the 885 acres in response to community concerns and needs including conservation of the meadows and sustaining the scenic and wildlife values while creating a community which draws on the small town atmosphere and rustic mountain character of the area.

"By adding the 885 acres we can better distribute development so that it fits better on the land. We have also worked with the Grand County Historical Association to protect the Cozens Ranch Museum. We want to work with the association to add a mountain museum that will memorialize the Grand County history of moving from ranch to recreation," he said.

At the planning commission meeting, local resident Kirk Klancke expressed concern about the future of the Fraser Cemetery.

In an interview after the meeting, Bestall said he had met with Klancke, and that he will be working with the Fraser Cemetery Association on an appropriate buffer, along with other aspects.

There was also a discussion on height

modifications. Bestall said the approved Project Development District (PDD) plan allows for a building height of 75 feet in planning area 4W. He said that Rendezvous is requesting a reallocation of building heights, with 50 feet requested in two areas and 75 feet in 2W. Those areas border Highway 40 and the Fraser Valley Parkway. Bestall compared this with the 115 feet at Zephyr Mountain Lodge at Winter Park.

"This would ensure a dynamic, pedestrian character in the mixed-use development while protecting the meadow and open space around it," he said.

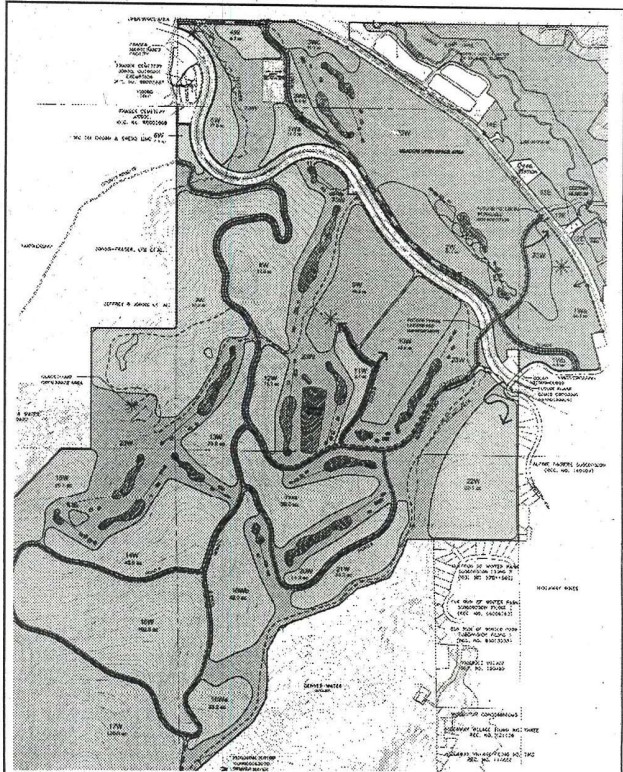
"These planning areas are particularly good for this use because they are adjacent to the roads.

He said that the new PDD plan is more than 45 percent open space, and includes 144 affordable dwelling units. It also includes land for a proposed Fraser maintenance building adjacent to planning area 5W and a proposed recreation center site.

He added that, with the necessary town approvals, it is hoped that work can start on golf course construction next summer. He said the course is planned as an 18-hole championship course, with nines that return to the clubhouse located in Planning Area 9W. A practice range, practice putting green, and Fairways 1, 10 and 18 are located in the clubhouse complex. He said the course will be designed and managed to follow the Audubon Signature Series criteria.

Specifics on some of the individual planning areas in the new plan include the following:

- Planning Area 1Wa — This area of



Pictured above is a map depicting the Rendezvous development plan being considered by the Fraser Planning Commission.

EPISCOPAL CHURCH SERVICES
 Saturday evenings at 6 pm
 Cranmer Memorial Chapel
 75 High Country Rd., Winter Park
 (behind Park Plaza)
 Sunday mornings at 9 am
 St. John the Baptist Episcopal Church,
 390 E. Garnet Ave, Granby
 Holy Eucharist & Sunday School
 St. John the Baptist Episcopal Church - 887-2742
 Rector: The Rev. Spencer Carr - 887-2193
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SANTA'S WORKSHOP HOLIDAY SCHEDULE

Special Family Events, Cooper Creek Square
 December 7th, - December 21st, 2002

Cooper Creek Square

Santa Claus will be available to hear all of those special Christmas wishes at the following locations.

December 7, 2002: Breakfast buffet with Santa Claus and live entertainment with your Christmas favorites performed by John Becker. Hosted by the Divide Grill, from 9:00 a.m. to 12:00 p.m. Buffet includes pancakes, scrambled eggs, sausage bacon, potatoes, fruit selection and beverages. Children 12 and under are Free!! Parents or guardians wishing to join in pay only \$6.00. This will be a fun event for everyone so please join us!!

December 7, 2002: Santa will be coming to B'Jammin from 1:00 p.m. to 4:00 p.m. Bring your Cameras!!

December 8th, 2002: Santa will be coming to Rookie Peep's Closet. A face painter will be there to help celebrate the season & The Fireside Four will be performing throughout the mall.

December 14, 2002: Santa will be at B'Jammin from 2:00 p.m. until 6:00 p.m. with his bag of special surprises for all.

December 15, 2002: Santa will be coming to Santa's Haus from 12:00 p.m. to 3:00 p.m.

December 21, 2002: Santa is checking his list and counting it twice as he visits Cooper Creek Square for the last time of the season. Set your watch for 4:00 p.m. to 8:00 p.m. The Fireside Four will be performing Christmas favorites throughout the mall.

Cooper Creek Square is honored to announce a live performance by the Fraser Elementary Choir on December 9, 2002 from 4:00 p.m. to approximately 4:30 p.m. Complimentary cookies & hot chocolate will follow the performance at Cookies N More. See you at the Fountain.

Cooper Creek Square wants to take this opportunity to express its deepest appreciation to the Snowshoe unit, Brownie troops 1429 & 476 for their assistance with the angel decorations for our 2002 "Angel Tree."

There will be special treats or gifts at each appearance!

Please watch for the flyer that will be coming home from school with your children for a full schedule of holiday events. **Remember !!!** Cooper Creek Square for the Holidays. All of us look forward to sharing this very special family time of year.

LOCATED IN THE HEART OF DOWNTOWN WINTER PARK

Plan based on annexing 885 acres

Continued from Page 1

approximately 32.5 acres wraps around the south end of the Cozens Ranch (Maryvale) meadow, between Highway 40 and the Fraser Valley Parkway. It abuts the town of Winter Park.

Land use — It is envisioned as a mixed-use village with a pedestrian friendly environment. The plan indicates 230 attached residential units, 300 lodging units and 185,800 square feet of commercial space oriented to retail, service and office commercial. This planning area has also been proposed as an appropriate location for the community recreation center proposed by the Fraser Valley Metropolitan Recreation District.

• **Planning Area 1Wb** is approximately 4.6 acres, located in the trees south of the Fraser Valley Parkway, abutting the town of Winter Park and Kings Crossing Road.

Land Use — The area is planned for 40 attached residential units.

• **Planning Area 3Wa** includes approximately 11.5 acres in a densely wooded lodgepole peninsula bounded by the Union Pacific Railroad on the south, Elk Creek on the west, a five-acre in-holding parcel zoned accommodations on the north, and the proposed Fraser Valley Parkway on the east.

Land Use — The area is planned for 110 attached residential units.

• **Planning Area 3Wb** is approximately 6.2 acres, located on the edge of the meadow adjacent to the Fraser Valley Parkway.

Land Use — This area is planned for 80 attached dwelling units overlooking the golf course's 13th fairway.

• **Planning Area 3Wc** is approximately

11.5 acres, located between Highway 40, the Fraser Valley Parkway and the 12th fairway.

Land Use — The area is planned for mixed use residential (60 units) and retail and office commercial (30,000 square feet).

• **Planning Area 4W** is approximately 10.4 acres situated along the Fraser Valley Parkway, south of the Fraser Valley Center, adjacent to the five-acre in-holding parcel near the Elk Creek meadow.

Land Use — The parcel is planned for 100 attached residential units in close, walk-to proximity to current and planned services. It is adjacent to open space.

• **Planning Area 5W** consists of 17 acres between the Union Pacific Railroad and Elk Creek meadow.

Land Use — The plan indicates 100 residential dwelling units and a potential public site to be used for maintenance and operations by the town of Fraser.

• **Planning Area 6W** is approximately 4.1 acres located between County Road 72, the Fraser Cemetery and the Union Pacific Railroad.

Land Use — The plan indicates 50 attached residential units in this area.

• **Planning Area 7W** has approximately 97 acres along the western boundary of Rendezvous, adjoining Rendezvous Road and the 9th fairway.

Land Use — 45 detached and 225 attached residential units are planned.

• **Planning Area 8W** has 51 acres along Rendezvous Road above the 10th and 11th fairways.

Land Use — 63 detached and 75 attached residential units are planned for this area.

• **Planning Area 9W** includes 45.5 acres on a hill surrounded by the 16th and 17th fairways, the Union Pacific Railroad and Planning Area 10W.

Land Use — The plan provides for a mixed-use resort enclave in this area including: 153 attached residential units, 200 lodging units, 20,000 square feet of retail and the golf clubhouse.

• **Planning Area 10W** includes 42.6 acres on a hill surrounded by the 10th fairway, the Union Pacific Railroad and Planning Area 9W.

Land Use — The plan provides for a mixed-use resort enclave in this area including: 118 attached residential units, 350 lodging units, and 30,000 square feet of resort retail and recreation amenities.

• **Planning Area 11W** has 9.7 acres between the clubhouse road and the clubhouse golf complex.

Land Use — The plan includes 10 detached and 24 attached residential units, along with the potential of 150 lodging units.

• **Planning Area 12W** has 16 acres along Rendezvous Road, across from the clubhouse.

Land Use — The plan indicates 42 attached residential units.

• **Planning Area 13W** has 23 acres along Rendezvous Road and Road C above the 9th fairway.

Land Use — 50 detached residential units are planned for this area.

• **Planning Area 14W** has 49.6 acres.

Land Use — 117 detached residential units are planned for this area.

• **Planning Area 15W** has 26.1 acres off Road "B," adjoining the 7th and 8th fairways.

Land Use — 12 detached residential units are planned for this area.

• **Planning Area 16W** has 102.5 acres inside of the Road "B" loop.

Land Use — 90 detached residential units are planned for this area.

• **Planning Area 17W** has 120 acres.

Land Use — 72 detached residential units are planned.

• **Planning Area 18Wa** has 23.2 acres along Road B above Leland Creek.

Land Use — 14 detached residential units are planned for this area.

• **Planning Area 18Wb** has 42 acres along Road "B" above the 4th fairway.

Land Use — 47 detached residential units are planned for this area.

• **Planning Area 19W** has 36 acres between Rendezvous Road and Road "A" above the 2nd and 3rd fairways.

Land Use — 86 detached and 93 attached residential units are planned for this area.

• **Planning Area 20W** has 11.3 acres between Rendezvous Road and Road "A" adjoining the 3rd fairway.

Land Use — 57 attached residential units are planned for this area.

• **Planning Area 21W** has 24.3 acres along Road "A" above Leland Creek.

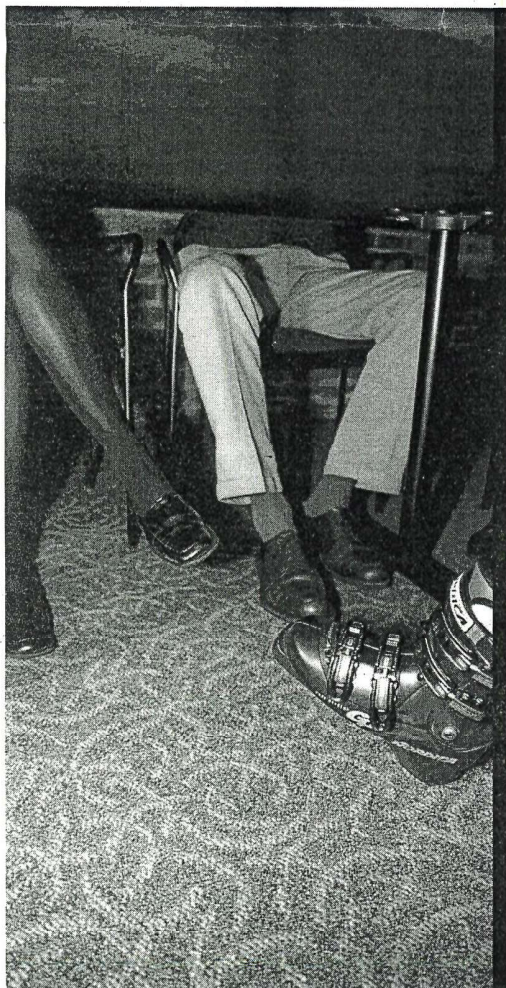
Land Use — 57 attached residential units are planned for this area.

• **Planning Area 22W** has 80.1 acres accessed from the new Kings Crossing extension above Leland Creek.

Land Use — 80 detached residential units are planned for this area.

• **Planning Area 23W** includes approximately 463 acres of natural open space and golf course. Major natural fea-

Continued on Page 18



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Mason at WP since 1971

Continued from Page 1

leagues at the resort as well as throughout the community and ski industry."

The Mason family has requested that, in lieu of flowers, donations be made to the Epilepsy Foundation, 4351 Garden City Drive, Landover, MD 20785.

Witnesses said Mason fell out of the

Sunnyside chairlift at Mary Jane after suffering seizure-like symptoms at 11:17 a.m. It was reported yesterday that the autopsy showed he was killed by the fall, which was likely the result of an epileptic seizure. Grand County Coroner Dave Schoenfeld said Mason suffered blunt-force trauma in the fall that left him with

extensive internal injuries. He had been taking medication to control epilepsy for several years. Jack had named the Sunnyside lift, which was not equipped with safety bars.

Mason had been a resort employee since 1971 when he was hired as a ski patroller. From 1974 to 1981 he was the assistant patrol director and was promoted to ski patrol director in 1981, serving in that position until 1995 when he became mountain manager. He was one of the candidates for the resort's CEO position when DeFrance was hired.

Mason was active with the National Ski Patrol and was a past chairman of the organization. He was also active in the local community and had previously served on the Winter Park Town Council as well as the town's planning commission.

Rendezvous' plan for west side presented

Continued from Page 12

tures of the open space system include the Cozens Meadow, Elk Creek Meadow, the Glacier Lake open space area and Leland Creek that would be kept in their natural state. The golf course has been carefully sited to fit with the natural terrain and will meet Audubon design criteria. This integrated open space system will provide open areas for seasonal wildlife movement and human recreation.

Part of the community trail system will utilize the open spaces to provide residents and visitors a local loop and regionally linked recreational opportunity. Rendezvous has a projected build-out of 20 years.

Youth volunteers needed

Continued from Page 10

regarding complimentary ski lessons for the kids. We'll soon have an office and a new computer and website, thanks to the generosity of Winter Park Web," he said.

GYEA is seeking volunteers and donations to help with the winter program.

The group needs gear such as backpacks; snowshoes; ski and snowboard equipment; avalanche shovels, beacons and probes; winter sleeping bags; and camping equipment. As well, winter clothing — hats, gloves, jackets and other ski clothing in small to medium sizes — is needed.

Food donations are also welcome. "We can always use food appropriate to backpacking travel such as gorp, peanut butter, honey, power bars, cheese, crackers and bread," Silvestri said.

The group's wish list includes office supplies and a van.

"GYEA is operated 100 percent by volunteers," he added. "In addition to parents, sponsors and other supporters, over a dozen community volunteers have fostered positive relationships with

these kids from past trips and want to see these activities continue."

Anyone interested in becoming involved with GYEA can contact the group by phone at 726-7199 — leave a message — or by e-mail at gyea@grandcounty.com.

Marvin's andouille cornbread dressing recipe

Continued from Page 14

what he calls, "Say Cheese," a hand-crafted cheese served with the "proper" accompanying item, usually a fruit, bread or crackers.

The Point offers a less expensive menu, including sandwiches.

Andouille cornbread dressing

Ingredients
cornbread (see recipe below)

- 1/2 t. salt
- 1/8 t. pepper
- 1/4 c. minced onion
- 1/2 c. minced celery
- 1/2 lb. andouille

- 1/2 lb. melted butter
- 2 c. chicken stock (may use canned chicken broth, low salt)
- 3 lg. beaten eggs

Coarse grind andouille in food processor or mince by hand. Sweat andouille, celery, onions, salt and pepper together 'til onions are clear. Crumble cooked cornbread in mixing bowl. Add andouille mix, toss well. Add stock, butter and beaten eggs, toss lightly just to coat evenly. Place in lightly buttered 8x12 baking dish. Bake covered at 350 degrees for 30-45 minutes.

Cornbread Ingredients

- 1 c. cornmeal
- 1/2 c. flour
- 2 t. baking powder
- 1/2 t. salt
- 2 lg. eggs, beaten
- 1 c. milk
- 3 T. oil

Method

Mix dry ingredients in a mixing bowl. Combine wet ingredients in a separate mixing bowl. Add dry mix to wet mix 'til well moistened. Spread in buttered shallow 6x9 baking pan. Bake at 425 degrees 8 to 10 minutes. Cool.



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