



Winter Park

Manifest

Fifty cents

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New meadow plan is welcomed

Meadow density is reduced with addition of land

by Harry Williamson

The Fraser Board of Trustees last week continued a public hearing to annex 885 acres into the Rendezvous project after receiving a barrage of positive comments on what the developer is doing to protect what is commonly referred to as the Maryvale meadow.

Denver-based developer Koelbel & Company, the owner of the Rendezvous subdivision, 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 density would not be increased from the amount already approved for its current 946 acres.

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. Bestall said the amount of natural (undisturbed) open space in both the Cozens (Maryvale) meadow and the Elk Creek meadow, located south of the Community First Bank building, would increase from 41 acres to 122 acres. He said the total amount of open space in the meadows, including four holes of golf — down from the nine holes in the already approved plan — would be 80 percent under the new plan.

He added that a condition of the Denver Water Board, in its contract to sell the land to Koelbel, is that the density in the overall subdivision could not be increased and that the amount of open space in the meadow would have to be at least doubled.

"We see this as a joint effort to do the right thing," said Chuck Smith, real estate manager with the Denver Water Board, in an interview before the hearing. "We're looking at this for the valley's good. We would rather see any building in the meadow be in the trees."

The board decided to continue the public hearing until Jan. 15, 2003 at 7:30 p.m. after Fraser Planner Jeff Durbin said the time was needed to take the necessary actions to include the land in the town's Three-Mile Plan. He said the Fraser Planning Commission will start discussion on enlarging the plan at its November meeting.

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

"These are entitlements and cannot be taken away," he said.

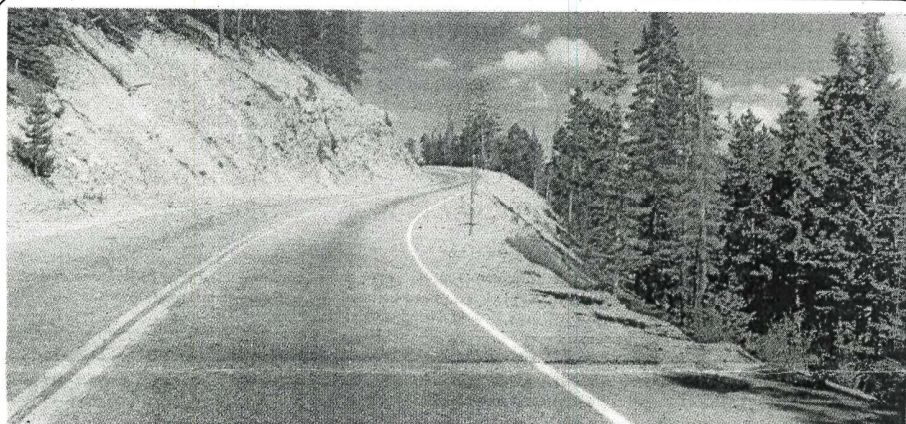
More than 50 people attended the hearing, providing basically a stream of positive comments about the plans of

Rendezvous developer Koelbel & Company to move more density out of the meadow. Although there were questions about where the commercial space would actually go on the west side of

Highway 40, where the Fraser Valley Parkway would be located and if the meadow was suitable for a golf course, no one said they opposed the annexation plan.

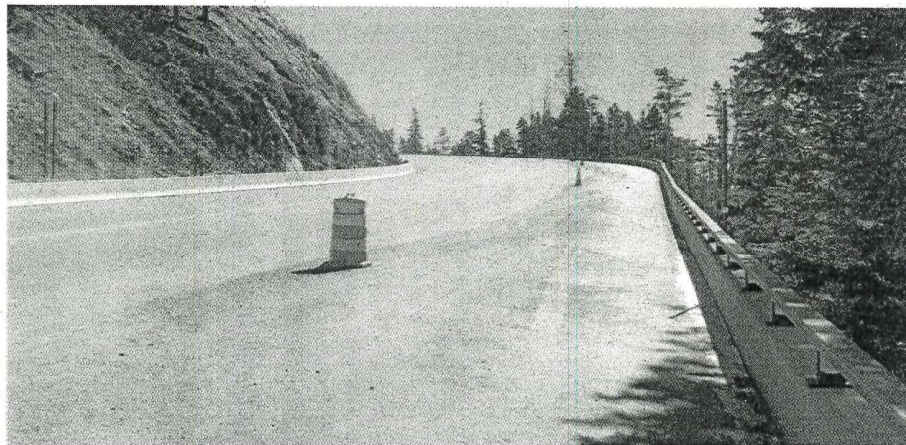
Following the public comments, Trustee Pat Howlett said there was a lot of excitement being generated by the possible changes, referring to

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Berthoud Pass, then & now

Pictured are "before" (top) and "after" photographs of a portion of three miles of Highway 40 on the east side of Berthoud Pass, which was widened in a four-year, \$50 million project by the Colorado Department of Transportation. The section shown above is referred to as "the narrows," located just below where the roadway previously became three lanes before reaching the top of the pass. It has gone from a width of 25 feet to 66 feet.



Finally time to see changes on pass

by Harry Williamson

Even now, in the waning days of the four-year, \$50 million project to widen three miles of Highway 40 on the east side of Berthoud Pass, it is difficult for Brian Gilbert to find a moment to look around and see the changes he and his crews have caused.

"It's been nonstop, with all the last-minute details of getting this thing done," he said.

Gilbert has been the Colorado Department of Transportation's (CDOT) project engineer on the job since a year

before construction actually started in 1999.

And as a resident of Empire since 1989, he was well aware of the safety aspects of the Berthoud Pass project.

"Almost everyone who lives up here knows someone who went over the side," Gilbert said of the stretch of roadway, which has now been widened from an average of 25 to 38 feet to its current 66 to 88 feet width. New barriers have also been constructed along the edge of the new road.

"We will still have the snow and the

ice, the visibility problems, but people won't be going over the side," he said.

Gilbert compared the Berthoud work with the project done by the Colorado Department of Transportation (CDOT) on the highway through the Glenwood Springs canyon, which is most often tagged as the department's most impressive accomplishment.

"This was not of the same magnitude, but its difficulty rates just as high," he said.

He said that of the 33 walls con-

Continued on Page 3

Rendezvous hearing set for Jan. 15

Continued from Page 1

Rendezvous as "our own little mini IntraWest project." He said Fraser would benefit from the reduced density in the meadow, from the economic development and from the possibility of acquiring more water rights.

"I would like to see more catchment basins, more like the original plan, to retain some water here before it flows downriver," Howlett said.

Mike Rantz, mayor pro tem, said while he appreciated the Koelbel plan, which has less building in the meadow, a further reduction in density "would make me smile."

Durbin opened the public hearing by saying the board could not legally annex the property until it was included in the town's Three-Mile Plan, adding that the Johns parcel is already in the plan. He presented a series of computerized maps that showed the added land is all located on the west side of the railroad tracks, extending to the south to CR 72 and to the north to the west side of the town of Winter Park.

Winter Park officials have requested that approximately 80 acres of the new land be annexed into their town since it is already included in their Three-Mile Plan.

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

- Preservation of the meadows.
- Wildlife habitat.
- Wetland impacts, with discussions already under way with the Army Corps of Engineers.
- The Fraser Valley Parkway and CR 72.

- A memo from the town of Winter Park about annexing 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 communi-

overall density) and they could join us as corporate citizens to enhance this community."

During the public comments, former Fraser mayor Jeff Johnston, who served on the town board for 18 years, said he supported the annexation and the new plan which he said was much improved

LaPorte. Approximately a dozen people spoke in favor of the annexation plan.

In response to a question, Bestall said the commercial building would be located on the east side of Highway 40, in an area around the Cozens Ranch building, and on the west side of the highway at the south and west sides of the meadow, mostly in the trees.

He said there would also be some commercial building between the Community First Bank building and the Fraser Shopping Center.

Bestall said the Fraser Valley Parkway, which is planned to be an alternate county north-south route to Highway 40, would likely be located near the railroad tracks.

In response to a question from long-term resident Louise Powers, Bestall said two of the four golf holes planned for the meadow would be near the trees on the meadow's west side. He added that most of the golf course, including the clubhouse, will be located west of the railroad tracks, with at least two underpasses planned.

The original plan had the clubhouse located in the meadow.

The Koelbel firm is paying approximately \$4 million for the water board land. Koelbel also plans to make a \$400,000 contribution — on behalf of itself and the water board — as "seed money" into the Rendezvous Foundation.

This foundation, which will also receive a one-quarter of one percent "community enhancement fee" on every property sold in the development, was recently established by Rendezvous to help benefit local organizations.

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ty recreation center being planned by the valley's recreation district.

Affordable housing. In his comments, Buz Koelbel, president of Koelbel & Company, 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," Koelbel said, adding that initially both the Johns family and the Denver Water Board were hesitant to sell their land.

"What the Denver Water Board understood and embraced was the sensitivity of valley residents about the meadow," he said. "We told them we would make a commitment (not to increase the

from the one originally approved by the town.

He said the town board was always concerned about the future of the Maryvale meadow, but never had sufficient funds to be able to purchase it.

"When we approved the original development we were all starving to death and someone wanted to come in and build. This is a much improved plan," he said.

Several people stressed the importance of preserving the meadow as much as possible, saying that meadows are what make the Fraser Valley unique from other mountain ski areas.

"These good vistas that we enjoy are not found in other mountain communities," said local businessman Mike



Legal Notices

Legal No. 478W

PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Grand County will make final payment (less retainage) to Rocky Mountain Pressrest after October 27, 2002 for their work on the Grand County Maintenance Facility.

For more information, please contact the Grand County Road and Bridge Department, between the hours of 8:00 a.m. and 5:00 p.m. at 887-2123.

Sara L. Roene
Sara L. Roene
Grand County Clerk and Recorder

DATE: *October 14, 2002*

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Legal No. 479W

NOTICE OF BUDGET

Notice is hereby given that a proposed budget for year 2003 has been submitted to the Board of Directors of the Fraser Sanitation District. A copy of such proposed budget is available for public inspection at the District Administrator's office. The proposed budget will be considered at the regular meeting of the Board of Directors to be held at the Fraser Town Hall, 153 Fraser Ave., Fraser, Colorado on December 3, 2002 at 7:00 p.m.

Any interested elector of the Fraser Sanitation District may inspect the proposed budget and file or register any objection at any time prior to the final adoption of the budget.

Fraser Sanitation District
Alison Naschak, District Administrator

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NOTICE OF FINAL SETTLEMENT

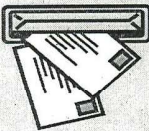
The Board of County Commissioners of the County of Grand, State of Colorado, hereby gives Notice of Final Settlement with Elam Construction for all sums due to Elam Construction in connection with work done on County Road 5. Final payment will be made on or after November 4, 2002.

For more information please contact the Grand County Road and Bridge Department, between the hours of 8:30 a.m. and 5:00 p.m. at 970-887-2123.

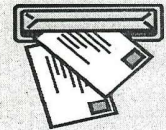
Sara L. Roene
Sara L. Roene
Grand County Clerk and Recorder

DATE: *October 21, 2002*

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Legal Email Address



Please direct your legal documents to this address:
legals@grandcountynews.com or legals@rkymtnhi.com

You must call to confirm that we have received your email.

You may still fax, mail or hand-deliver your legals.