

MEMORANDUM

To: Genesee Foundation Board Members

From: William P. Stanton

Subject: **June 13, 2007 Genesee Foundation Board Meeting,
Agenda Item 4.D.2., Land Development Liaison Report**

Date: June 13, 2007

Introduction

The Land Management Liaison is responsible for reviewing plans referred to the GF from the county and keeping abreast of the status of development on property adjacent to Genesee.

Referrals

The GF, as a registered HOA with the county, occasionally is asked to review and comment on proposed projects from the Jefferson County Planning and Zoning Division. We received four referrals since the last meeting as summarized below.

Project	Type of Request	Location
Cody Park Estates Overlook	Rezoning & Subdivide	North of I-70
Village at Elk Rest Meadows	Rezoning RC-1 to PD	West of Genesee
3398 & 3408 Avenue D, Kittredge	Rezoning C-1 to PD	Kittredge
Ashley Subdivision	Subdivide	North of I-70

All of the above properties are located more than a half-mile from the Genesee Foundation boundary, and the proposed projects will not have a significant impact on the Genesee Foundation.

Adjacent Property

Gary Anderson and Carla recently met with Jack Cavanaugh regarding the possible sale and development of the Ralston property. The following is Gary's report on the meeting.

1. Jack Cavanaugh (JC) confirmed that he is the broker offering the Ralston property.
2. The property is listed in three separate parcels, the largest of which is 435 acres. This is the parcel most likely to be developed in the short term. This parcel shares a border with the Foundation.

3. The original platting for the Foundation contains two access points into this 435 acre parcel, one from Tamarac Drive, one from Northridge Court. A third access from the Foundation was platted off Holly Court.

4. JC evidently has serious sales prospects for the 435-acre property. He asked us whether we would be willing to talk to a developer about the potential development of a portion of the 435-acre property with the goal of having those home sites annexed into the Foundation. We responded that we would certainly be willing to talk to a developer and that a necessary step would be to convince the Foundation BOD that such a plan was in the interest of the residents of the Genesee Foundation before such a plan could be presented to the community for an annexation vote. We emphasized to him that a great deal of work would need to be done before the Foundation would consider a community vote.

5. As part of the discussion, Gary suggested that JC consider contacting the Water and Sanitation District to get their agreement that they would discuss inclusion of such a development within their Special District as Foundation inclusion would require agreement of the GW&SD for inclusion as a pre-cursor to Foundation annexation. He suggested that it was a bit early to talk to the GW&SD, nonetheless, I gave him a contact name on the GW&SD BOD (Bruce Strand) and subsequently notified Bruce that I had done that.

6. During the course of the discussion JC indicated that the development discussion would likely center around 10-12 premier home sites, generally following the ridge line that extends to the west from the Tamarac area. Bear in mind that this was the sales broker's idea and not necessarily reflective of what a developer might suggest doing in order to improve his profit potential on the development.

7. After the meeting I requested that Carla provide me map copies of the platted access points. She subsequently sent that to me along with the reception numbers for the filings with the county.