

Land Development Liaison Report, April 9, 2008

The Jefferson County commissioners conducted their planned review of the Mt. Morrison Tower re-zoning on April 1, 2008. This hearing was necessitated after the appeals court overthrew the prior approval of the tower and sent it back to the county commissioners.

The Genesee Foundation, was represented in the hearing by both Scott Albertson, Foundation legal counsel and Gary Anderson, Foundation Board president both of whom spoke in opposition to the proposal. Legal counsel for CARE (Canyon Area Residents for the Environment) as well as other citizens also spoke in opposition to the proposal.

Despite the Rocky Mountain PBS FCC filing which was reported last month, the station manager was present and spoke of the continued need for the tower. He requested the commissioners support approval of the application.

After hearing all public statements, the commissioners had a prepared resolution of support for the proposal read into the record and then voted 3-0 to approve it.

CARE and members of the community will likely continue to fight the issue.

During March, we continued a discussion with the new owners of the Ralston Ranch regarding the future of the ranch property. The developers brought a preliminary concept for a small number of lots on property adjacent to the western boundary of Genesee, for our consideration. Many aspects of that proposal were appealing and, in our view, brought enhanced value to the Genesee community. We are continuing to discuss a broad range of issues, important to our community. These include:

- the number, size, and location of the properties,
- access and traffic,
- possible annexation,
- open space,
- trails,
- forest management

The developers continue to work toward a formal conceptual proposal. It is our intention to continue to keep the board updated regarding discussions with the developers and to communicate with the entire Genesee community soon after a formal proposal is received.

Development on the western border of Genesee is only desirable if it will augment Genesee property values and be in keeping with the Genesee lifestyle.

Reported by Gary Anderson, President Genesee Foundation