

Lindsey Wire

From: Alicia Halberg
Sent: Monday, December 7, 2020 2:59 PM
To: Dolphin, Tom
Subject: RE: Ken Caryl meeting
Attachments: #79062009.pdf; #73554186.pdf

Hi Tom,

Thank you for your patience. I was able to talk with my supervisor about this and have clarification on your question about lot and building standards, as well as a correction to something that came up during our meeting.

It looks like we have received a number of inquiries all related to the same project from different folks, and those inquiries have all ended up with different planners and engineers on our staff. It may be a good idea to consolidate communications between the project team and our office.

It looks like the Ken Caryl ODP and the later amendment ODP *do* list maximum numbers of units. I had missed the charts included in those ODPs. My apologies for the oversight. The amending ODP chart shows that Use Area R-3 K/C I allows for a maximum number of 270 dwellings. This means Parcel B (59-321-00-007) would have a maximum of 270 dwellings allowed, and only within the R-3 use area (a portion of the property is zoned for an open space use area). Similarly, the R-2 Use Area shows a maximum of 600 dwellings. R-2 K/C III was already platted in 1979 and built out shortly after with 268 dwellings. This means the R-2 Use Area is limited to 332. It's my understanding that the chart in the amendment ODP supersedes the chart in the original Ken Caryl ODP on its front page.

Finally, if an R-2 use (such as two-family attached dwellings) were to be built out in the R-3 Use Area, which is allowed, it would follow the lot and building standards of the R-2 use area. This means, yes, the 4,000 square foot minimum lot size would apply to R-2 uses developed on Parcel B. Similarly, if a use allowed in the R-1 use area were to develop on that lot it would need to follow lot and building standards from the R-1 lot and building standards. The Ken Caryl ODP is unique in that the residential use areas build on each other, like children's blocks. The lot and building standards (lot size minimums, setbacks, etc.) stay with each use.

I hope this helps to clarify. If you have any questions about this please don't hesitate to reach out.
Thank you,

Alicia Halberg, AICP

Planner III
Planning and Zoning

Jefferson County

100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
303.271.8778
ahalberg@jeffco.us

Jefferson County, including Planning and Zoning, is on a 4x10 work schedule. My hours are generally Monday through Thursday from 8 a.m. to 6:30 p.m. County offices are closed on Fridays.

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From: Dolphin, Tom <tdolphin@spencerfane.com>
Sent: Thursday, November 19, 2020 4:19 PM
To: Alicia Halberg <ahalberg@co.jefferson.co.us>
Subject: RE: Ken Caryl meeting

Hi Alicia,

Thank you for the meeting yesterday!

I have one question:

Does the minimum lot size of 4000 square feet and minimum lot width of 50 feet apply only to Parcel A (and not to Parcel B)?

Parcel B is zoned R-3 and seems to include single family detached and attached, but the Area and Minimum Lot Description only deals with multi-family dwellings and does not seem to cover single family dwellings.

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3740 M 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

From: Alicia Halberg <ahalberg@co.jefferson.co.us>
Sent: Wednesday, November 18, 2020 5:00 PM
To: Dolphin, Tom <tdolphin@spencerfane.com>
Subject: [EXTERNAL] RE: Ken Caryl meeting

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Hi Tom,
Great chatting with you just now. As promised here are those additional documents.

The map attached is a part of the [South Plains Area Plan](#), which is a component of the County's [Comprehensive Master Plan](#).

Please let me know if you have any additional questions. Happy to assist!
Thank you,

Alicia Halberg, AICP

Planner III
Planning and Zoning

Jefferson County

100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
303.271.8778
ahalberg@jeffco.us

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From: Dolphin, Tom <tdolphin@spencerfane.com>
Sent: Wednesday, November 18, 2020 4:31 PM
To: Alicia Halberg <ahalberg@co.jefferson.co.us>
Subject: RE: Ken Caryl meeting

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3740 M 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

From: Alicia Halberg <ahalberg@co.jefferson.co.us>
Sent: Wednesday, November 18, 2020 4:18 PM
To: Dolphin, Tom <tdolphin@spencerfane.com>
Subject: [EXTERNAL] Ken Caryl meeting

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Send me that PIN!

Alicia Halberg, AICP
Planner III
Planning and Zoning

Jefferson County
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
303.271.8778
ahalberg@jeffco.us

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Lindsey Wire

From: Dolphin, Tom <tdolphin@spencerfane.com>
Sent: Thursday, December 3, 2020 9:29 AM
To: Lindsey Wire
Cc: Russell Clark; Kurtz-Phelan, James
Subject: RE: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA

Lindsey,

Thank you for the response!

In regards to #2 below, the Jefferson County Zoning Resolution specifically cites townhomes as being permitted in a property zoned as R-3 such as Parcel B but then the ODP only goes as far to say "multi-family." I could see the need to add the clarification.

B. Permitted Uses (orig.3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	F
Single-family dwelling	X	X	X	X	X	X	X		
Two-family dwelling or duplex						X	X	X	
Multi-family dwelling or townhome							X	X	
Multi-family dwelling (20 dwelling units to 50 dwelling units per acre).									
Religious Assemblies and related uses, parish house and/or parsonage.							X	X	
Private nonprofit museum							X	X	
Parochial or private schools Not									

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3740 M 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

From: Lindsey Wire <lwire@co.jefferson.co.us>
Sent: Thursday, December 3, 2020 7:48 AM
To: Dolphin, Tom <tdolphin@spencerfane.com>
Cc: Russell Clark <rclark@co.jefferson.co.us>
Subject: [EXTERNAL] RE: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA

[Warning] This E-mail came from an External sender. Please do not open links or attachments unless you are sure it is trusted.

Hi Tom,

Please see below for a response to your questions:

1. Both parcels are included within the jurisdiction of Jefferson County and are zoned per the Ken Caryl Ranch North "Plains" Segment Amended ODP recorded at reception number 79062009. This document is an amendment to the Ken-Caryl Ranch Official Development Plan, recorded March 13, 1973. All provisions of this document shall continue in full force and effect except as amended by the North Plains ODP Amendment 1. The requirements of the Jefferson County Zoning Resolution and the Land Development Regulation also apply to this development.
2. It was determined that the proposed number and type of homes for these developments (330 residential units for Parcel A and 270 units for Parcel B) are in compliance with the zoning. For Parcel B, we are processing a document to clarify that townhomes are allowed, as the ODP does not specifically call out townhomes as an allowed use. We do however, support this clarification.

Thank you,

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419



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From: Dolphin, Tom <tdolphin@spencerfane.com>

Sent: Monday, November 16, 2020 5:26 PM

To: Lindsey Wire <lwire@co.jefferson.co.us>

Subject: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA

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Lindsey,

I am following up on the voicemail I just left for you regarding my inquiry as to whether your department is able to provide a letter that confirms the zoning discussed in the two points below. Again, I am representing the developer of the property with regards to a development loan it is seeking from a bank. The bank is requiring an opinion letter from my firm regarding the two points below. While my firm is drafting the opinion letter, we would very much like to be able to reference an official letter from you. Unfortunately time is not on our side here as we would need a draft by Friday this week if possible.

The bank is looking to verify the following two points:

1. Are the properties under the zoning jurisdiction of Jefferson County and included within the Jefferson County Comprehensive Master Plan and Zoning Resolution (JCCMP), the Jefferson County Zoning Resolution (JCZR), the Ken Caryl Ranch ODP and the Ken Caryl Ranch North "Plains" Segment Amended ODP (KCR ODP)?
2. Is Parcel A zoned for single family and attached residential with entitlements for up to 330 residential units? And is Parcel B zoned attached single family and townhome residential with entitlements for up to 270 residential units?

The letter can be addressed as follows (but you could deliver the letter to us so we could reference it while drafting our opinion letter):

CIBC Bank USA
120 S. LaSalle Street
Chicago, Illinois 60603

Please let me know if you think you can provide such a letter. I appreciate your time.

Thank you,

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3740 M 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

Lindsey Wire

From: Russell Clark
Sent: Wednesday, December 2, 2020 7:02 PM
To: Lindsey Wire
Subject: RE: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA

Follow Up Flag: Follow up
Flag Status: Completed

1. Are the properties under the zoning jurisdiction of Jefferson County and included within the Jefferson County Comprehensive Master Plan and Zoning Resolution (JCCMP), the Jefferson County Zoning Resolution (JCZR), the Ken Caryl Ranch ODP and the Ken Caryl Ranch North "Plains" Segment Amended ODP (KCR ODP)?

Both parcels are included within the jurisdiction of Jefferson County and are zoned per the Ken Caryl Ranch North "Plains" Segment Amended ODP recorded at reception number 79062009. This document is an amendment to the Ken-Caryl Ranch Official Development Plan, recorded March 13, 1973. All provisions of this document shall continue in full force and effect except as amended by the North Plains ODP Amendment 1. The requirements of the Jefferson County Zoning Resolution and the Land Development Regulation also apply to this development.

Looks good to me.

One thing I want to be careful of here is that I know you mentioned the ODP requires that the property follow the Zoning Resolution that was in effect at that time... Is that something we want to mention here?

2. Is Parcel A zoned for single family and attached residential with entitlements for up to 330 residential units? And is Parcel B zoned attached single family and townhome residential with entitlements for up to 270 residential units?

The short answer to this one is yes... I do not have the Ken-Caryl Ranch ODP in front of me but I know it was determined that the proposed number and type of homes for these developments was found to be in compliance with the zoning. I can pull the exact numbers before responding to Mr. Dolphin.

The number is correct. We are processing a document to clarify that townhomes are allowed, as they ODP does not specifically call out townhomes as an allowed use.

Thanks for your help!

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419



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From: Dolphin, Tom <tdolphin@spencerfane.com>
Sent: Monday, November 16, 2020 5:26 PM
To: Lindsey Wire <lwire@co.jefferson.co.us>
Subject: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA

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1. Are the properties under the zoning jurisdiction of Jefferson County and included within the Jefferson County Comprehensive Master Plan and Zoning Resolution (JCCMP), the Jefferson County Zoning Resolution (JCZR), the Ken Caryl Ranch ODP and the Ken Caryl Ranch North "Plains" Segment Amended ODP (KCR ODP)?
2. Is Parcel A zoned for single family and attached residential with entitlements for up to 330 residential units? And is Parcel B zoned attached single family and townhome residential with entitlements for up to 270 residential units?

The letter can be addressed as follows (but you could deliver the letter to us so we could reference it while drafting our opinion letter):

CIBC Bank USA
120 S. LaSalle Street
Chicago, Illinois 60603

Please let me know if you think you can provide such a letter. I appreciate your time.

Thank you,

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
☎ 303.839.3740 📠 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

Lindsey Wire

From: Russell Clark
Sent: Wednesday, December 2, 2020 6:42 PM
To: Chris OKeefe; Mike Schuster; Lindsey Wire; Todd Hager
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

Follow Up Flag: Follow up
Flag Status: Completed

OK, I recalled it differently. I thought they said they would be OK with using "to peak" measurements for height. Time for some Gink Biloba for me.

From: Chris OKeefe <cokeefe@co.jefferson.co.us>
Sent: Wednesday, December 2, 2020 6:40 PM
To: Mike Schuster <mschuste@co.jefferson.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Todd Hager <thager@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

That is what I recall as well. And I thought they agreed to that.

From: Mike Schuster <mschuste@co.jefferson.co.us>
Sent: Wednesday, December 2, 2020 4:45 PM
To: Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Todd Hager <thager@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

I typed this before I received Lindsey's response, i just didn't send it.

Just my 2 cents.

I remember saying in the meeting that maybe they should request to use our normal height measurement because that would be easiest for us when it comes to the issuance of building permits.

Sent from my iPhone

On Dec 2, 2020, at 1:28 PM, Susan Wade <swade@redland.com> wrote:

Hi Lindsey,

We greatly appreciate your input and guidance for the Minor Variation Request letters. We will proceed as directed.

As for #4 in reference to Parcel A.2.b, our understanding of the September 1st meeting is that everyone agreed all lots with grade shall be measured from midpoint of ridge to midpoint of grade. I clearly remember discussing the County's diagram (attached) on "how do I measure building height". This diagram illustrates the ability to measure midpoint of ridgeline to midpoint of grade for lots with

walkout or garden level. So our justification is based on the county standard, please let us know if there are other code standards that conflict with this information.

Please review and I will call you shortly to discuss further.

Best regards,

SUSAN WADE, PLA

Sr. Planner
Associate Principal

<image002.jpg>

1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Lindsey Wire <lwire@co.jefferson.co.us>

Sent: Tuesday, December 1, 2020 11:54 AM

To: Susan Wade <swade@redland.com>

Cc: Chris OKeefe <cokeefe@co.jefferson.co.us>; Mike Schuster <mschuste@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; 'Steve Bishop' <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Mike Pietschmann <mpietschmann@redland.com>; Rob Oglesby <roglesby@redland.com>; Todd Hager <thager@co.jefferson.co.us>

Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

Hi Susan,

Russ Clark, Todd Hager and I met this morning to discuss the Minor Variation Request letter that you sent in. After reading through the document, we have the following comments.

1. There will be two Minor Variation cases processed, one for each property and future Preliminary and Final Plat. Please resubmit the request letter such that there is a separate letter for Parcel A and for Parcel B. Please also reference the Parcel Identification Number (PIN) for both properties in the submittal letters.
2. In reference to Parcel A.1.a., Staff's review of the request for the reduction of lot width will be based in part on the location of said lots. In order to process this request, please include a conceptual site plan of Parcel A for review during the processing of this request. The site plan should show the locations of the proposed lot sizes (ie 60x110, 50x110 and 45x110).
3. In reference to Parcel A.1.b., the request that minimum lot width be measured at the front or rear setback line was not discussed at our previous meeting. Staff will require that the minimum lot width be measured at the location where the width is smallest.
4. In reference to Parcel A.2.b., Staff's understanding in the previous meeting was that all residential units on grade would have a maximum building height of 30 feet when measured from the average point between grade to the peak of the roof. In your request letter you are measuring to the average point of the roof. Please provide additional background for why this change was made and why this request should be supported.
5. In reference to Parcel A.3 and Parcel B 3, rather than making permitted encroachment into building setbacks request as written, please modify the language to request that encroachments are permitted per the Jefferson County Zoning Resolution. For your reference the language in the Zoning Resolution is located in Section 2.D.6.a. and is as follows:

All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, and fireplaces may protrude 24 inches into the setback. Underground counterforts and window wells may protrude into setbacks.

6. Please include a conceptual site plan of Parcel B to support the Minor Variation Request Memorandum.

Thank you and please let us know if you have any questions.

-Lindsey

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

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<image008.jpg>

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From: Susan Wade

Sent: Tuesday, November 17, 2020 1:32 PM

To: Lindsey Wire ; Philip Taylor

Cc: Chris OKeefe ; Mike Schuster ; Russell Clark ; 'Steve Bishop' ; 'Dennis Carruth' ; Mike Pietschmann ; Rob Oglesby

Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

Hi Philip,

It is nice to virtually meet you.

Lindsey said in the email below that you will be taking over review of the Minor Variation Language Memo sent to the County on November 6th (re-attached for your reference). Please let us know when we may receive your input or comments on the draft minor variation language.

Please let us know if you have any question on the memo.

Best regards,

SUSAN WADE, PLA

Sr. Planner
Associate Principal

<image009.jpg>

1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Lindsey Wire <lwire@co.jefferson.co.us>

Sent: Thursday, November 12, 2020 1:20 PM

To: Susan Wade <swade@redland.com>

Cc: Chris OKeefe <cokeefe@co.jefferson.co.us>; Mike Schuster <mschuste@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; 'Steve Bishop' <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Mike Pietschmann <mpietschmann@redland.com>; Rob Oglesby <roglesby@redland.com>; Philip Taylor <pxtaylor@co.jefferson.co.us>

Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

Hi Susan,

Thank you for sending over this document. Phil Taylor, copied on this email, will be taking over the processing of these requests and will be in touch with any questions.

Thank you,

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

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are open by appointment only. We encourage you to schedule [appointments](#) and submit [applications](#) online. Please go to [planning.jeffco.us](#) for more information.

From: Susan Wade <swade@redland.com>

Sent: Friday, November 6, 2020 9:33 AM

To: Lindsey Wire <lwire@co.jefferson.co.us>

Cc: Chris OKeefe <cokeefe@co.jefferson.co.us>; Mike Schuster <mschuste@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; 'Steve Bishop' <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Mike Pietschmann <mpietschmann@redland.com>; Rob Oglesby <roglesby@redland.com>

Subject: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

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Good morning Lindsey,

Please see the attached Minor Variation Language memo as we discussed at our meeting/call on Oct 28th, 2020.

We really appreciate the group effort to resolve/clarify the inconsistencies in the 1973 ODP. Please review the draft language we agreed upon and let us know if you have any additional thoughts or comments, we will then prepare a formal letter/process.

Best regards,

SUSAN WADE, PLA

Sr. Planner

Associate Principal

<image009.jpg>

1500 West Canal Court

Littleton, CO 80120

Office: (720) 283-6783 x139

Cell: (720) 771-2986

swade@redland.com

www.redland.com

From: Lindsey Wire <lwire@co.jefferson.co.us>

Sent: Thursday, November 5, 2020 3:54 PM

To: Susan Wade <swade@redland.com>

Subject: Ken Caryl ODP Amendments between 1972 and 1978

Hi Susan,

I heard back from our research team and they suggested that to find all of the amendments to this document it might be best to work directly with the County Clerk and Records Office <https://www.jeffco.us/398/Recording> or use their Records Index Search <https://www.jeffco.us/1027/Records-Index-Search>.

You would not be able to look directly at the documents without an account, but you can read the document type and reception number if you click on Real Estate, Search Real Estate Index and, Party name of Ken Caryl Ranch. It might be best however to make an appointment with the clerk in the first link.

Once you know exactly what you are looking for, you can get copies from Clerk and Recorder or our Office.

Also as a heads up we have had some internal discussions regarding intersection spacing and I agree with Nathan Seymour's analysis. If you could please let your engineer's know that would be very helpful.

Thanks!

Lindsey Wire

Jefferson County Planning and Zoning

Civil Planning Engineer

303-271-8717

lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

<image010.png>

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<planning-and-zoning-guides-how-do-i-building-height.pdf>

Lindsey Wire

From: Chris OKeefe
Sent: Wednesday, December 2, 2020 6:40 PM
To: Mike Schuster; Lindsey Wire; Russell Clark; Todd Hager
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

Follow Up Flag: Follow up
Flag Status: Completed

That is what I recall as well. And I thought they agreed to that.

From: Mike Schuster <mschuste@co.jefferson.co.us>
Sent: Wednesday, December 2, 2020 4:45 PM
To: Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Todd Hager <thager@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

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Best regards,

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Sr. Planner
Associate Principal

<image002.jpg>

1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

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Thank you and please let us know if you have any questions.

-Lindsey

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

<image007.png>

<image008.jpg>

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Sent: Tuesday, November 17, 2020 1:32 PM

To: Lindsey Wire ; Philip Taylor

Cc: Chris OKeefe ; Mike Schuster ; Russell Clark ; 'Steve Bishop' ; 'Dennis Carruth' ; Mike Pietschmann ; Rob Oglesby

Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

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Thanks!

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<planning-and-zoning-guides-how-do-i-building-height.pdf>

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To: Lindsey Wire
Cc: Chris OKeefe; Mike Schuster; Russell Clark; 'Steve Bishop'; 'Dennis Carruth'; Mike Pietschmann; Rob Oglesby; Todd Hager; Travis Frazier
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo
Attachments: planning-and-zoning-guides-how-do-i-building-height.pdf

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From: Susan Wade <swade@redland.com>

Sent: Friday, November 6, 2020 9:33 AM

To: Lindsey Wire <lwire@co.jefferson.co.us>

Cc: Chris OKeefe <cokeefe@co.jefferson.co.us>; Mike Schuster <mschuste@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; 'Steve Bishop' <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Mike Pietschmann <mpietschmann@redland.com>; Rob Oglesby <roglesby@redland.com>

Subject: --[EXTERNAL]--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Lindsey,

Please see the attached Minor Variation Language memo as we discussed at our meeting/call on Oct 28th, 2020.

We really appreciate the group effort to resolve/clarify the inconsistencies in the 1973 ODP. Please review the draft language we agreed upon and let us know if you have any additional thoughts or comments, we will then prepare a formal letter/process.

Best regards,

SUSAN WADE, PLA

Sr. Planner

Associate Principal



1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Lindsey Wire <lwire@co.jefferson.co.us>
Sent: Thursday, November 5, 2020 3:54 PM
To: Susan Wade <swade@redland.com>
Subject: Ken Caryl ODP Amendments between 1972 and 1978

Hi Susan,

I heard back from our research team and they suggested that to find all of the amendments to this document it might be best to work directly with the County Clerk and Recorders Office <https://www.jeffco.us/398/Recording> or use their Records Index Search <https://www.jeffco.us/1027/Records-Index-Search>.

You would not be able to look directly at the documents without an account, but you can read the document type and reception number if you click on Real Estate, Search Real Estate Index and, Party name of Ken Caryl Ranch. It might be best however to make an appointment with the clerk in the first link.

Once you know exactly what you are looking for, you can get copies from Clerk and Recorder or our Office.

Also as a heads up we have had some internal discussions regarding intersection spacing and I agree with Nathan Seymour's analysis. If you could please let your engineer's know that would be very helpful.

Thanks!

Lindsey Wire

Jefferson County Planning and Zoning

Civil Planning Engineer

303-271-8717

lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419



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Lindsey Wire

From: Dolphin, Tom <tdolphin@spencerfane.com>
Sent: Monday, November 16, 2020 5:26 PM
To: Lindsey Wire
Subject: --{EXTERNAL}--Preliminary and Final Plat development - Cases 20-111127PA and 20-111125PA
Attachments: Parcel A Jeffco Pre-Application Response 7.22.20.pdf; Parcel B Jeffco Pre-Application Response 7.22.20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lindsey,

I am following up on the voicemail I just left for you regarding my inquiry as to whether your department is able to provide a letter that confirms the zoning discussed in the two points below. Again, I am representing the developer of the property with regards to a development loan it is seeking from a bank. The bank is requiring an opinion letter from my firm regarding the two points below. While my firm is drafting the opinion letter, we would very much like to be able to reference an official letter from you. Unfortunately time is not on our side here as we would need a draft by Friday this week if possible.

The bank is looking to verify the following two points:

1. Are the properties under the zoning jurisdiction of Jefferson County and included within the Jefferson County Comprehensive Master Plan and Zoning Resolution (JCCMP), the Jefferson County Zoning Resolution (JCZR), the Ken Caryl Ranch ODP and the Ken Caryl Ranch North "Plains" Segment Amended ODP (KCR ODP)?
2. Is Parcel A zoned for single family and attached residential with entitlements for up to 330 residential units? And is Parcel B zoned attached single family and townhome residential with entitlements for up to 270 residential units?

The letter can be addressed as follows (but you could deliver the letter to us so we could reference it while drafting our opinion letter):

CIBC Bank USA
120 S. LaSalle Street
Chicago, Illinois 60603

Please let me know if you think you can provide such a letter. I appreciate your time.

Thank you,

Tom Dolphin Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3740 M 612.710.9170
tdolphin@spencerfane.com | spencerfane.com

Lindsey Wire

From: Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Sent: Thursday, November 12, 2020 2:48 PM
To: Susan Wade; mpietschmann@redland.com
Cc: Huxley Bruce; Reed Tim; Lindsey Wire
Subject: RE: Capacities Related to Ken Caryl Ranch Parcels A & B
Attachments: 20201112_KenCarylRanchParcelA_Cmts.pdf; 20201112_KenCarylRanchParcelB_Cmts.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[FYI....Additional Info](#)

Land dedication credit is not shown.

Matthew Hanks, GISP
GIS Manager
Planning & Property
Jeffco Public Schools
303.982.2354

From: Hanks Matthew
Sent: Thursday, November 12, 2020 2:28 PM
To: Susan Wade <swade@redland.com>; mpietschmann@redland.com
Cc: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Lindsey Wire (lwire@co.jefferson.co.us) <lwire@co.jefferson.co.us>
Subject: Capacities Related to Ken Caryl Ranch Parcels A & B

See attachment

Matthew Hanks, GISP
GIS Manager
Planning & Property
Jeffco Public Schools
303.982.2354

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Cc: Huxley Bruce; Reed Tim; Lindsey Wire
Subject: --{EXTERNAL}--Capacities Related to Ken Caryl Ranch Parcels A & B
Attachments: 20201112_KenCarylRanch_CapCmts.pdf

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See attachment

Matthew Hanks, GISP
GIS Manager
Planning & Property
Jeffco Public Schools
303.982.2354

Lindsey Wire

From: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>
Sent: Tuesday, November 10, 2020 1:15 PM
To: 'Susan Wade'; 'Dennis Carruth'; 'Steve Bishop'; Mike Pietschmann; Rob Oglesby; Hanks Matthew; Reed Tim; Lindsey Wire
Subject: RE: Ken Caryl Ranch and Jefferson County School District

Follow Up Flag: Follow up
Flag Status: Completed

Susan,

Thanks for setting up this meeting to review your development plans for the Ken Caryl Ranch parcels.

The school district will be requesting land dedication in lieu of fees:

Based on your current pre-application information, the following looks to be the land dedication requirement projections.

Parcel A: 250 SFD (4.8 acres)
Parcel B: 213 SFA (3.408 acres)
Parcel C: 250 MFA (3.2 acres)

Total Parcels A, B: 8.208 acres
Subtract 5.351 acres credit: 2.857 acres

Total Parcels A, B, C: 11.408 acres
Subtract 5.351 acres credit: 6.057 acres

At this time, we are requesting that all dedicated school land be adjacent, and connected to, any dedicated park land.

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.K12.co.us

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-----Original Appointment-----

From: Susan Wade <swade@redland.com>
Sent: Monday, November 2, 2020 10:54 AM
To: Susan Wade; Huxley Bruce; 'Dennis Carruth'; 'Steve Bishop'; Mike Pietschmann; Rob Oglesby; Hanks Matthew; Reed Tim; 'Lindsey Wire'

Subject: Ken Caryl Ranch and Jefferson County School District

When: Thursday, November 12, 2020 2:00 PM-3:00 PM (UTC-07:00) Mountain Time (US & Canada).

Where: Jeffco School District

Bruce,

We would prefer an in-person meeting if possible, please let us know the building address and meeting room. Please see the GoTo invite below for those who may not be able to attend in person.

New Meeting

Thu, Nov 12, 2020 2:00 PM - 3:00 PM (MST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/168322677>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 168-322-677

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/168322677>

CAUTION:This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: swade@redland.com

Lindsey Wire

From: Susan Wade <swade@redland.com>
Sent: Friday, November 6, 2020 9:33 AM
To: Lindsey Wire
Cc: Chris OKeefe; Mike Schuster; Russell Clark; 'Steve Bishop'; 'Dennis Carruth'; Mike Pietschmann; Rob Oglesby
Subject: --{EXTERNAL}--Ken Caryl Ranch Parcels A and B Minor Variation Language Memo
Attachments: 20001_KCR Minor Variation Draft Language MEMO_2020-11-05.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Best regards,

SUSAN WADE, PLA
Sr. Planner
Associate Principal

Redland
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Thanks!

Lindsey Wire

Jefferson County Planning and Zoning

Civil Planning Engineer

303-271-8717

lwire@jeffco.us | planning.jeffco.us

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Golden, CO 80419



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Lindsey Wire

From: Mike Schuster
Sent: Thursday, November 5, 2020 8:27 AM
To: Lindsey Wire
Cc: Chris OKeefe
Subject: FW: --{EXTERNAL}--Land Development Regulations

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lindsey,

Can you reach out to Traci about the inclusion issue for these properties? She doesn't seem like she understands that there is not a formal application on these properties. Please work with her to set up a meeting that Chris and I can attend. If possible maybe we could schedule the meeting for the week of November 16th? Or later since they have not yet applied for the plats.

Thanks,
Mike

From: Traci Wieland <TraciW@kcranch.org>
Sent: Wednesday, November 4, 2020 8:36 PM
To: Mike Schuster <mschuste@co.jefferson.co.us>
Cc: Victoria DeSair <victoriad@kcranch.org>
Subject: --{EXTERNAL}--Land Development Regulations

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Hello Mike,

I am the District Manager for the Ken-Caryl Ranch Metropolitan District. The creation of the new Deer Creek Metropolitan District and the ongoing conflict between Foothills Parks and Recreation District has us very concerned. The Deer Creek project is small enough that it will not greatly impact our District or HOA; however, the future North American Development project of three properties, currently within Plains Metropolitan District, is set to have major impact on our operations. We understand that Foothills Parks and Recreation will be petitioning for inclusion of these properties; however, we feel our District is a much better fit for inclusion given our collaborative work with the Ken-Caryl Ranch Master Association, of which these new properties are located within. We would like to meet with you and Chris O'Keefe as soon as possible to discuss. Please let me know several options for meeting next week. Thanks in advance, and we look forward to hearing from you.

Traci Wieland, MPA
District Manager
303-979-1876 ext. 136
traciw@kcranch.org



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Lindsey Wire

From: Rob Oglesby <roglesby@redland.com>
Sent: Wednesday, October 21, 2020 3:36 PM
To: Nathan Seymour
Cc: Brian Hart; Ross Klopff; Lindsey Wire
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

Follow Up Flag: Follow up
Flag Status: Completed

Hey Nathan,

I wanted to follow up on my voicemail earlier today. Let me know if you have any other questions.

Thanks,

ROB OGLESBY, P.E.
Project Engineer



1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x133
Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

From: Rob Oglesby
Sent: Friday, October 16, 2020 12:18 PM
To: 'Nathan Seymour' <nseymour@co.jefferson.co.us>
Cc: Brian Hart <bhart@redland.com>; Ross Klopff <rklopff@co.jefferson.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

Hey Nathan,

Thank you for reviewing the plan and providing comments. We will research additional traffic calming devices to implement if we move forward with the 20 mph design speeds.

Can you also provide a further explanation on the intersection spacing requirements internally to our site, specifically on the local roads connecting to Ken Caryl and Chatfield? Let me know if you have any questions or additional comments.

Thanks,

ROB OGLESBY, P.E.
Project Engineer

Redland

WHERE GREAT PLACES BEGIN

1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x133
Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

From: Nathan Seymour <nseymour@co.jefferson.co.us>
Sent: Friday, October 16, 2020 11:46 AM
To: Rob Oglesby <roglesby@redland.com>
Cc: Brian Hart <bhart@redland.com>; Ross Klopf <rklopf@co.jefferson.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

Hi Rob,

Your site plan was reviewed and County Staff has the following comments. A 15 mph is unrealistically slow and we would not support a new development with a 15 mph design speed. Our standard for local streets is 25 mph. T&E would consider allowing a 20 mph design speed if there were other elements to reduce motorists speeds, other than the two constraining corners. This could include narrower street widths or traffic calming elements.

Staff also supports grid-type street designs for their connectivity and traffic calming benefits. We would encourage developers to use grids as much as possible in design of public streets.

If you are aligning your intersection with those across the street we would more than likely support the request if it was demonstrated to be at a safe location.

Let me know if you have any other questions.

Nathan Seymour
Civil Planning Engineer
303.271.8751



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From: Rob Oglesby <roglesby@redland.com>
Sent: Tuesday, October 06, 2020 2:32 PM
To: Nathan Seymour <nseymour@co.jefferson.co.us>
Cc: Brian Hart <bhart@redland.com>; Ross Klopf <rklopf@co.jefferson.co.us>
Subject: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

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Hey Nathan,

I wanted to thank you for your time last week to review our site plan. Based on our conversation, we have revised the site plan and we are looking to clarify a few items.

The new site plan has eliminated any dead end public roads; we have looped a local road through the site. Also, we tried to provide adequate intersection spacing while treating alleys as local roads. There are two main concerns with the site plan that we would appreciate your input:

- The internal looping local road currently meets the standards for a 15mph road. Can we design this road as a 15mph posted speed with the 15mph road standards? This would include horizontal, vertical and sight distances.
- We wanted to clarify the intersection spacing along our local road in terms of distance from Ken Caryl Ave and Chatfield Ave. If the intersection spacing would need to be 500ft, would the County be open to a variance request?

Would you be able to provide any additional feedback from you and the transportation department? We will continue to coordinate with West Metro to confirm that our site plan is in conformance with their standards as well.

Thank you so much for taking the time to help us through these site changes. Let us know if you would like to hop on a call to discuss.

Thanks,

ROB OGLESBY, P.E.
Project Engineer



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Littleton, CO 80120
Office: (720) 283-6783 x133
Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

Lindsey Wire

From: Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Sent: Wednesday, October 21, 2020 9:40 AM
To: Lindsey Wire
Subject: --{EXTERNAL}--Ken Caryl Ranch Parcels A/C & B

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Lindsey,

Do you have the latest residential unit data that the developer is proposing for Ken Caryl Ranch Parcels A/C & B?

It has changed a few times, but I'm needing this data to calculate the possible land dedication and subtract their dedication credits.

Thanks,
Matt

Matthew Hanks, GISP
GIS Manager
Planning & Property
Jeffco Public Schools
303.982.2354

Lindsey Wire

From: Russell Clark
Sent: Tuesday, October 20, 2020 6:44 PM
To: Lindsey Wire
Subject: Response to questions - Zoning
Attachments: Response to questions - Zoning.docx

Lindsey,
Here is the letter answering their questions about zoning issues.
-Russ

Lindsey Wire

From: Rob Oglesby <roglesby@redland.com>
Sent: Friday, October 16, 2020 12:18 PM
To: Nathan Seymour
Cc: Brian Hart; Ross Klopff; Lindsey Wire
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

Follow Up Flag: Follow up
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Hey Nathan,

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Thanks,

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Project Engineer

Redland
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From: Nathan Seymour <nseymour@co.jefferson.co.us>
Sent: Friday, October 16, 2020 11:46 AM
To: Rob Oglesby <roglesby@redland.com>
Cc: Brian Hart <bhart@redland.com>; Ross Klopff <rklopff@co.jefferson.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

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Staff also supports grid-type street designs for their connectivity and traffic calming benefits. We would encourage developers to use grids as much as possible in design of public streets.

If you are aligning your intersection with those across the street we would more than likely support the request if it was demonstrated to be at a safe location.

Let me know if you have any other questions.

Nathan Seymour

Civil Planning Engineer
303.271.8751



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Would you be able to provide any additional feedback from you and the transportation department? We will continue to coordinate with West Metro to confirm that our site plan is in conformance with their standards as well.

Thank you so much for taking the time to help us through these site changes. Let us know if you would like to hop on a call to discuss.

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Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

Lindsey Wire

From: Melodie Clayton
Sent: Thursday, October 15, 2020 3:12 PM
To: Nathan Seymour; Ross Klopf
Cc: Lindsey Wire; Yelena Onnen
Subject: Re: Ken Caryl Ranch - Parcel B Site Questions

Good Afternoon Nathan,

T&E discussed this site today. 15 mph is unrealistically slow and we would not support a new development with a 15 mph design speed. Our standard for local streets is 25 mph. T&E would consider allowing a 20 mph design speed if there were other elements to reduce motorists speeds, other than the two constraining corners. This could include narrower street widths or traffic calming elements.

T&E also supports grid-type street designs for their connectivity and traffic calming benefits. We would encourage developers to use grids as much as possible in design of public streets.

Thank you,

Melodie Clayton, E.I.

Associate Transportation Engineer
She/Her

Jefferson County

Transportation and Engineering
100 Jefferson County Parkway, Suite 3500
Golden, CO 80419

p 303.271.8471 e mclayton@jeffco.us



Find us on the web: <https://www.jeffco.us/788/Transportation-Engineering>

[Transportation and Engineering | Jefferson County, CO](#)

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From: Melodie Clayton <mclayton@co.jefferson.co.us>

Sent: Thursday, October 8, 2020 4:20 PM

To: Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopff <rklopff@co.jefferson.co.us>

Cc: Lindsey Wire <lwire@co.jefferson.co.us>; Yelena Onnen <yonnen@co.jefferson.co.us>

Subject: Re: Ken Caryl Ranch - Parcel B Site Questions

Good Afternoon Nathan,

15 mph is quite slow and is unlikely to be approved. In addition, those tight curves may not accommodate the turn radius required by the fire department. T&E will discuss internally whether we would allow down to 20 mph; typical paved, public, local roadways in the County are at 25 mph. We have a meeting scheduled for next week.

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I hope this information helps. I'll let you know more after the meeting next week.

Thank you,

Melodie Clayton, E.I.

Associate Transportation Engineer
She/Her

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p 303.271.8471 **e** mclayton@jeffco.us



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From: Nathan Seymour <nseymour@co.jefferson.co.us>

Sent: Thursday, October 8, 2020 10:11 AM

To: Ross Klopf <rklopf@co.jefferson.co.us>; Melodie Clayton <mclayton@co.jefferson.co.us>

Cc: Lindsey Wire <lwire@co.jefferson.co.us>; Yelena Onnen <yonnen@co.jefferson.co.us>

Subject: Ken Caryl Ranch - Parcel B Site Questions

Hello Ross and Melodie,

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The Applicant had a few follow up questions based on the site plan that is in the development stages. See attached Sketch Plan.

They would like to have a mix of public and private streets on site. The wider ring road and connection from north to south would be Public. I've provided some initial feedback to their questions in green but would appreciate any other comments you may have. Main question for T&E is are you ok with a posted 15mph street?

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Thanks,

Nathan Seymour

Civil Planning Engineer
303.271.8751



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From: Rob Oglesby <roglesby@redland.com>
Sent: Tuesday, October 06, 2020 2:32 PM
To: Nathan Seymour <nseymour@co.jefferson.co.us>
Cc: Brian Hart <bhart@redland.com>; Ross Klopf <rklopf@co.jefferson.co.us>
Subject: --[EXTERNAL]--Ken Caryl Ranch - Parcel B Site Questions

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Hey Nathan,

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Thank you so much for taking the time to help us through these site changes. Let us know if you would like to hop on a call to discuss.

Thanks,

ROB OGLESBY, P.E.
Project Engineer

Redland

WHERE GREAT PLACES BEGIN

1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x133
Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

Lindsey Wire

From: Mike Schuster
Sent: Tuesday, October 13, 2020 12:22 PM
To: Lindsey Wire
Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

Follow Up Flag: Follow up
Flag Status: Completed

Maybe a stretch, but I think we should use it. The only thing we would have to say to the District is that the balance of the land they need may not be free, unless the developer decides to do the right thing.

From: Lindsey Wire <lwire@co.jefferson.co.us>
Sent: Thursday, October 8, 2020 6:52 PM
To: Mike Schuster <mschuste@co.jefferson.co.us>
Subject: FW: Ken-Caryl Ranch Parcels A and B Clarification Memo

Hi Mike!

I read through Section 32 and did not see anything that specifically allowed the School District to request more land dedication than what is required by our regs except maybe the following:

- g. The school district shall approve any sites that are to be dedicated as public school sites. (orig. 4-20-10)

From the above I think we could maybe make the point that if the school district wants land dedication and they need to approve of the site, then they could choose the size of the site as well?

I don't know that might be a stretch.

Let me know what you think!

Thanks,

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419



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From: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>

Sent: Wednesday, October 7, 2020 2:28 PM

To: Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>

Cc: Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>

Subject: FW: Ken-Caryl Ranch Parcels A and B Clarification Memo

Lindsey,

Jeffco Schools would like to get Jefferson County's interpretation of the remaining school land dedication credit balance of 5.3508 acres and how this may affect the school district's request for Redland to provide land dedication. Can you please define this credit and if this is something the developer can claim to reduce the amount of acreage the school district can request?

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.K12.co.us

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From: Susan Wade <swade@redland.com>

Sent: Tuesday, October 6, 2020 8:16 AM

To: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>

Cc: Steve Bishop <sbishop@nadm.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>

Subject: [EXTERNAL] RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

Good morning Bruce,

Please see the requested historical background on the Ken Caryl Ranch School Credit. We have attached the following:

- Village Homes Jefferson County Preliminary Application Report of 2006 – Exhibit B on page 23 shows a table depicting location and amount of acreages of school land dedicated.
- Jeffco School & Park Credits Balance – October 18, 2013 memo from Charles Barthel, Jeffco Senior Civil Planning Engineer, confirming a then balance of 12.883 acres of school land dedication credit.
- Jeffco Response letter of May 20, 2020 from Ross Klopff confirming a remaining school land dedication credit balance of 5.3508 acres (after PA-1A and PA-1B)

Dennis and I are available for a call tomorrow at 2:00 pm, I will send a calendar invite shortly.

Best regards,

SUSAN WADE, PLA

Sr. Planner

Associate Principal

Redland

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1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>

Sent: Thursday, October 1, 2020 3:49 PM

To: Susan Wade <swade@redland.com>; Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopff <rklopff@co.jefferson.co.us>

Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>

Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

Susan,

Can you explain what the Ken Caryl Credit Balance of 5.35 acres represents in your Memo? Please forward any correspondence you may have on this.

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.k12.co.us

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From: Susan Wade <swade@redland.com>
Sent: Wednesday, September 30, 2020 10:11 AM
To: Lindsey Wire <lwire@co.jefferson.co.us>; Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>
Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>
Subject: [EXTERNAL] Ken-Caryl Ranch Parcels A and B Clarification Memo

Lindsey and team,

Please see the attached clarification memo outlining the key topics from our call on July 20th, 2020. We have included everyone from the call, please forward to other pertinent staff within Jefferson County as needed.

Please let us know if we can answer any questions or clarify any of the statements. We are currently coordinating a meeting next week with Bruce Huxley with the School District. Please let us know if you would like to schedule a follow up team call/meeting to discuss next steps.

Thank you in advance for your assistance in helping resolve these few key topics.

Best regards,

SUSAN WADE, PLA
Sr. Planner
Associate Principal



1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

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From: swade@redland.com

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From: swade@redland.com

Lindsey Wire

From: Melodie Clayton
Sent: Thursday, October 8, 2020 4:21 PM
To: Nathan Seymour; Ross Klopf
Cc: Lindsey Wire; Yelena Onnen
Subject: Re: Ken Caryl Ranch - Parcel B Site Questions

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon Nathan,

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p 303.271.8471 **e** mclayton@jeffco.us



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From: Nathan Seymour <nseymour@co.jefferson.co.us>

Sent: Thursday, October 8, 2020 10:11 AM

To: Ross Klopf <rklopf@co.jefferson.co.us>; Melodie Clayton <mclayton@co.jefferson.co.us>

Cc: Lindsey Wire <lwire@co.jefferson.co.us>; Yelena Onnen <yonnen@co.jefferson.co.us>

Subject: Ken Caryl Ranch - Parcel B Site Questions

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The Applicant had a few follow up questions based on the site plan that is in the development stages. See attached Sketch Plan.

They would like to have a mix of public and private streets on site. The wider ring road and connection from north to south would be Public. I've provided some initial feedback to their questions in green but would appreciate any other comments you may have. Main question for T&E is are you ok with a posted 15mph street?

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Thanks,

Nathan Seymour
Civil Planning Engineer
303.271.8751



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Cc: Brian Hart <bhart@redland.com>; Ross Klopff <rklopff@co.jefferson.co.us>
Subject: --{EXTERNAL}--Ken Caryl Ranch - Parcel B Site Questions

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Thanks,

ROB OGLESBY, P.E.
Project Engineer



1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x133
Cell: (303) 518-2115
roglesby@redland.com
www.redland.com

Lindsey Wire

From: Ross Klopf
Sent: Thursday, October 8, 2020 3:49 PM
To: Lindsey Wire; Mike Schuster
Cc: Russell Clark
Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo
Attachments: Parkandschool-westerly.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hello All, Here are the details on the Park and School fees:

School fees: credit available after completion of Westerly Apartments

7.367 Acres

- School requirements for Deer Creek Golf Club PA-1A= 1.1648
- School Requirement for Deer Creek Golf Club PA-1B= 0.8512

Remaining School Credit= 5.35 acres

Park Credit after the completion of Ken Carl Apartments (Note that Westerly Apartment got the park credit from Skyland Meadows and the remaining number is still quite high:

45.905 Acres

- Park Requirements for Deer Creek PA-1A= 1.75 Acres
- Park requirements for Deer Creek PA-1B= 1.28 Acres

Park Fee Credit remaining is: 42.875 Acres

- A full movement access onto Ken Carl, It may work but we will need to see the left turn lane stacking analysis for Ken Carl Avenue Westbound plus the intersection level of service.

¾ access onto Chatfield may work if the slopes are not excessive and will need to be justified in the transportation study

Relief for spacing requirements will need to be requested in conformance with Section 2 of the Land Development Regulation.

Please let me know if you have any questions on this.

Thanks!

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Ross Klopf, PE, CFM, Civil Planning Engineer
Planning and Zoning

Jefferson County
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
o 303.271.8733
rklopf@jeffco.us



-----Original Appointment-----

From: Lindsey Wire <lwire@co.jefferson.co.us>
Sent: Tuesday, October 6, 2020 4:50 PM
To: Lindsey Wire; Ross Klopf; Russell Clark; Mike Schuster
Cc: Chris OKeefe
Subject: Ken-Caryl Ranch Parcels A and B Clarification Memo
When: Thursday, October 8, 2020 2:00 PM-2:30 PM (UTC-07:00) Mountain Time (US & Canada).
Where: WebEx Online

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LINE*****

WebEx information for your meeting scheduled on <https://meetings.jeffco.us/meetings> will replace this section after you save and send this invitation.

DO NOT DELETE OR CHANGE ANY OF THE TEXT BELOW THIS LINE

Lindsey Wire has scheduled this WebEx meeting.

Ken-Caryl Ranch Parcels A and B Clarification Memo
Host: Lindsey Wire

When it's time, start or join the WebEx meeting from here:
<https://meetings.jeffco.us/orion/joinmeeting.do?MTID=a28c2fae17ee05fb947ce3682144adfe>

Access Information

Meeting Number: 992 140 805
Meeting Password: (This meeting does not require a password.)

Audio Connection

8850 (Internal)

303-271-8850 (Local Number)

Access Code:

992 140 805

Hosts, need your host access code or key? Go to the meeting information page:

<https://meetings.jeffco.us/orion/meeting/meetingInfo?MTID=13a8f49651b54f388c80a0fb7d9a5ce2>

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The meetings.jeffco.us team

Lindsey Wire

From: Nathan Seymour
Sent: Thursday, October 8, 2020 10:12 AM
To: Ross Klopff; Melodie Clayton
Cc: Lindsey Wire; Yelena Onnen
Subject: Ken Caryl Ranch - Parcel B Site Questions
Attachments: 20001_KCR Parcel B Sketch Plan_2020-10-05_Redlines_JeffCo.pdf; 20-111127PA_ Pre-App Response Packet.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Sent: Wednesday, October 7, 2020 2:28 PM
To: Lindsey Wire; Russell Clark; Chris OKeefe; Nathan Seymour; Ross Klopf
Cc: Reed Tim; Hanks Matthew
Subject: FW: Ken-Caryl Ranch Parcels A and B Clarification Memo
Attachments: Jeffco School & Park Credits Balance 10.18.13.pdf; Jeffco Response letter 5.20 PA1B 19-111655PF.docx; Jeffco Village Homes Report 2006.PDF; Ken-Caryl Parcels A and B Clarification Memo 9.30.20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Lindsey,

Jeffco Schools would like to get Jefferson County's interpretation of the remaining school land dedication credit balance of 5.3508 acres and how this may affect the school district's request for Redland to provide land dedication. Can you please define this credit and if this is something the developer can claim to reduce the amount of acreage the school district can request?

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.K12.co.us

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From: Susan Wade <swade@redland.com>
Sent: Tuesday, October 6, 2020 8:16 AM
To: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>
Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Subject: [EXTERNAL] RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

Good morning Bruce,

Please see the requested historical background on the Ken Caryl Ranch School Credit. We have attached the following:

- Village Homes Jefferson County Preliminary Application Report of 2006 – Exhibit B on page 23 shows a table depicting location and amount of acreages of school land dedicated.

- Jeffco School & Park Credits Balance – October 18, 2013 memo from Charles Barthel, Jeffco Senior Civil Planning Engineer, confirming a then balance of 12.883 acres of school land dedication credit.
- Jeffco Response letter of May 20, 2020 from Ross Klopf confirming a remaining school land dedication credit balance of 5.3508 acres (after PA-1A and PA-1B)

Dennis and I are available for a call tomorrow at 2:00 pm, I will send a calendar invite shortly.

Best regards,

SUSAN WADE, PLA

Sr. Planner

Associate Principal



1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>

Sent: Thursday, October 1, 2020 3:49 PM

To: Susan Wade <swade@redland.com>; Lindsey Wire <lwire@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>

Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>

Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

Susan,

Can you explain what the Ken Caryl Credit Balance of 5.35 acres represents in your Memo? Please forward any correspondence you may have on this.

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.K12.co.us

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From: Susan Wade <swade@redland.com>
Sent: Wednesday, September 30, 2020 10:11 AM
To: Lindsey Wire <lwire@co.jefferson.co.us>; Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopf <rklopf@co.jefferson.co.us>
Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>
Subject: [EXTERNAL] Ken-Caryl Ranch Parcels A and B Clarification Memo

Lindsey and team,

Please see the attached clarification memo outlining the key topics from our call on July 20th, 2020. We have included everyone from the call, please forward to other pertinent staff within Jefferson County as needed.

Please let us know if we can answer any questions or clarify any of the statements. We are currently coordinating a meeting next week with Bruce Huxley with the School District. Please let us know if you would like to schedule a follow up team call/meeting to discuss next steps.

Thank you in advance for your assistance in helping resolve these few key topics.

Best regards,

SUSAN WADE, PLA
Sr. Planner
Associate Principal



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Lindsey Wire

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Sent: Tuesday, October 6, 2020 8:16 AM
To: 'Huxley Bruce'; Lindsey Wire; Russell Clark; Chris OKeefe; Nathan Seymour; Ross Klopf
Cc: Steve Bishop; 'Dennis Carruth'; Brian Hart; Rob Oglesby; Mike Pietschmann; Reed Tim; Hanks Matthew
Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo
Attachments: Jeffco School & Park Credits Balance 10.18.13.pdf; Jeffco Response letter 5.20 PA1B 19-111655PF.docx; Jeffco Village Homes Report 2006.PDF

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Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>; Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Subject: RE: Ken-Caryl Ranch Parcels A and B Clarification Memo

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Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property
Facility Management
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Office: 303-982-2340
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Sent: Wednesday, September 30, 2020 10:11 AM
To: Lindsey Wire <lwire@co.jefferson.co.us>; Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Russell Clark <rclark@co.jefferson.co.us>; Chris OKeefe <cokeefe@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopff <rklopff@co.jefferson.co.us>
Cc: Steve Bishop <sbishop@nadg.com>; 'Dennis Carruth' <dennis@carruthproperties.com>; Brian Hart <bhart@redland.com>; Rob Oglesby <roglesby@redland.com>; Mike Pietschmann <mpietschmann@redland.com>
Subject: [EXTERNAL] Ken-Caryl Ranch Parcels A and B Clarification Memo

Lindsey and team,

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Please let us know if we can answer any questions or clarify any of the statements. We are currently coordinating a meeting next week with Bruce Huxley with the School District. Please let us know if you would like to schedule a follow up team call/meeting to discuss next steps.

Thank you in advance for your assistance in helping resolve these few key topics.

Best regards,

SUSAN WADE, PLA
Sr. Planner
Associate Principal

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From: swade@redland.com

Lindsey Wire

From: Susan Wade <swade@redland.com>
Sent: Wednesday, September 30, 2020 10:11 AM
To: Lindsey Wire; 'Huxley Bruce'; Russell Clark; Chris OKeefe; Nathan Seymour; Ross Klopf
Cc: Steve Bishop; 'Dennis Carruth'; Brian Hart; Rob Oglesby; Mike Pietschmann
Subject: --{EXTERNAL}--Ken-Caryl Ranch Parcels A and B Clarification Memo
Attachments: Ken-Caryl Parcels A and B Clarification Memo 9.30.20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Associate Principal

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1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

Lindsey Wire

From: Susan Wade <swade@redland.com>
Sent: Tuesday, September 15, 2020 1:42 PM
To: 'Huxley Bruce'; Lindsey Wire; 'dennis@carruthproperties.com'; 'sbishop@nadg.com'; Rob Oglesby; Brian Hart; Russell Clark
Cc: Reed Tim; Hanks Matthew
Subject: RE: [EXTERNAL] Jeffco School District Discussion Points

Follow Up Flag: Follow up
Flag Status: Completed

Bruce,

Thank you for the responses, please let us review and then we would like to set up a call/meeting to discuss potential solutions.

Best regards,
Susan

SUSAN WADE, PLA
Sr. Planner
Associate Principal

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1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>
Sent: Friday, September 11, 2020 3:36 PM
To: Susan Wade <swade@redland.com>; Lindsey Wire <lwire@co.jefferson.co.us>; 'dennis@carruthproperties.com' <dennis@carruthproperties.com>; 'sbishop@nadg.com' <sbishop@nadg.com>; Rob Oglesby <roglesby@redland.com>; Brian Hart <bhart@redland.com>; 'rclark@co.jefferson.co.us' <rclark@co.jefferson.co.us>
Cc: Reed Tim <Tim.Reed@jeffco.k12.co.us>; Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Subject: RE: [EXTERNAL] Jeffco School District Discussion Points

All,

See Jeffco Schools' responses in RED to Susan Wade's e-mail at the beginning of this chain.

Thanks,
Bruce

Bruce Huxley, Architect, LEED AP
Director, Planning and Property

Facility Management
Jeffco Public Schools
Office: 303-982-2340
Bruce.Huxley@jeffco.k12.co.us

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From: Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Sent: Thursday, September 3, 2020 1:15 PM
To: Huxley Bruce <Bruce.Huxley@jeffco.k12.co.us>; Reed Tim <Tim.Reed@jeffco.k12.co.us>
Subject: Fwd: [EXTERNAL] Jeffco School District Discussion Points

Below is the response from the County to the Ken Caryl Ranch development team

Thanks,
Matt

Matt Hanks, GISP
GIS Manager
Planning & Property
Jeffco Schools
303-982-2354

From: Lindsey Wire <lwire@co.jefferson.co.us>
Sent: Thursday, September 3, 2020 1:08 PM
To: Hanks Matthew; Susan Wade
Cc: 'Dennis Carruth'; 'Steve Bishop'; Rob Oglesby; Brian Hart; Russell Clark
Subject: RE: [EXTERNAL] Jeffco School District Discussion Points

Hi Everyone,

School land dedication requirements are found in the Land Development Regulation Section 32. Per Section 32.C.2, the school district may choose to accept the dedication of land for public school sites, which will offset the fee requirements. In addition, the Ken Caryl Ranch Official Development Plan designates a portion of this property as an Elementary School site, the full language from the ODP with regard to schools is below.

E. Schools

In discussions with the Jefferson County R-1 School District, it has been determined that the Ken-Caryl Ranch planned development and the surrounding planning areas will require a total of five elementary schools, one junior high school, and one senior high school.

These school sites are tentatively located on the proposed Official Development Plan included with this filing. Prior to the time of filing for final plat approval any plat upon which will be located a school site, the site will be mutually agreed upon as to exact location between the developer and the District, and the developer will reserve and dedicate the site to the District.

The average number of acres included with the school sites designated on the proposed Official Development Plan is as follows:

Elementary School	17 acres
Junior High School	20 acres
Senior High School	35 acres

Per the comments received from the Jefferson County R-1 School District, the District is requesting that School Requirements be provided through the dedication of land, rather than fees-in-lieu. Based on the receipt of this request, it is therefore Staff's determination that School Land Dedication is required at this time.

I understand that the developer and the District are currently in discussions with regard to this requirement and am happy to provide any additional information or clarification as needed.

Thank you,

Lindsey Wire

Jefferson County Planning and Zoning
Civil Planning Engineer
303-271-8717
lwire@jeffco.us | planning.jeffco.us

100 Jefferson County Parkway, Suite 3550
Golden, CO 80419



Beginning June 1, 2020 Jefferson County offices, including Planning and Zoning, will be open Monday through Thursday. County offices will be closed on Friday. Monday through Thursday, Planning and Zoning will have limited staff in the office due to social distancing requirements. *Please note that we are open by appointment only. We encourage you to schedule [appointments](#) and submit [applications](#) online. Please go to planning.jeffco.us for more information.*



[Everyone Counts – Find out more about the 2020 Census](#)

From: Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>
Sent: Thursday, September 3, 2020 11:18 AM
To: Susan Wade <swade@redland.com>; Lindsey Wire <lwire@co.jefferson.co.us>
Cc: 'Dennis Carruth' <dennis@carruthproperties.com>; 'Steve Bishop' <sbishop@nadg.com>; Rob Oglesby <roglesby@redland.com>; Brian Hart <bhart@redland.com>
Subject: RE: [EXTERNAL] Jeffco School District Discussion Points

Hi Susan,

Jeffco Schools is waiting on the County's official response to the filing. Once you receive the official response from the County regarding their requirements based on our comments, then we can discuss further.

Thanks,
Matt

Matthew Hanks, GISP
GIS Manager
Planning & Property
Jeffco Public Schools
303.982.2354

From: Susan Wade <swade@redland.com>
Sent: Tuesday, September 1, 2020 8:51 PM
To: Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>; 'Lindsey Wire' <lwire@co.jefferson.co.us>
Cc: 'Dennis Carruth' <dennis@carruthproperties.com>; 'Steve Bishop' <sbishop@nadg.com>; Rob Oglesby <roglesby@redland.com>; Brian Hart <bhart@redland.com>
Subject: RE: [EXTERNAL] Jeffco School District Discussion Points

Hi Matt,

We wanted to follow up on the email we sent you last Monday.
Please let us know if we can answer any additional questions.

Best regards,
SUSAN WADE, PLA
Sr. Planner
Associate Principal

Redland
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1500 West Canal Court
Littleton, CO 80120
Office: (720) 283-6783 x139
Cell: (720) 771-2986
swade@redland.com
www.redland.com

From: Susan Wade
Sent: Monday, August 24, 2020 8:09 AM
To: 'mhanks@jeffco.k12.co.us' <mhanks@jeffco.k12.co.us>
Cc: 'Dennis Carruth' <dennis@carruthproperties.com>; Steve Bishop <sbishop@nadg.com>; Rob Oglesby

<roglesby@redland.com>; Brian Hart <bhart@redland.com>

Subject: FW: [EXTERNAL] Jeffco School District Discussion Points

Matt,

Thank you for taking time to speak with me last week. As we discussed, I have outlined the key current conditions of the Ken Caryl Ranch and the Jeffco School District relationship. Please pass this summary along to your team, we would be happy to meet with you, Tim and, Bruce if you have any additional questions or comments.

Current Conditions:

- Ken-Caryl Ranch has in existence two elementary schools, one middle school and one high school.
- Prior Ken-Caryl Ranch school land dedications exceed plat requirements...our records show a current school land credit balance of approximately 5.3508 acres. **Please clarify “current school land dedication credits”. The acreage provided to the school district from the developers was agreed upon at the time. Our current land dedication request will be based on the total number and types of units proposed and approved.**
- Prior Ken-Caryl Ranch school land dedications, and resulting school construction and capacity, were planned to address full build-out at Ken-Caryl in excess of 5,500 homes. To date there are 4,524 units have been built or in the final approval process. The future Parcels A, B and C projects are zoned for an additional 950 units, but likely will pursue entitlements for approximately 705 units (255 single family on Parcel A, 200 single family attached on Parcel B and 250 multifamily rental on Parcel C). With the future development of Parcels A, B and C, Ken-Caryl Ranch will become fully built out at approximately 5,300 units. **Our land dedication request will be based on the proposed and approved number and types of units. The 705 units you may be proposing will equate to 11.296 acres:**

Housing Type	Dwelling Units	Number of People Per Unit	Acres	Total	Per 1,000 People	Total Dedication
Single Family Detached	255	3.0	6.4	4,896	4.896	8.096
Single Family Attached	0	2.5	6.4	0	0	
Multi-Family	250	2.0	6.4	3,200	3.200	

Housing Type	Dwelling Units	Number of People Per Unit	Acres	Total	Per 1,000 People	Total Dedication
Single Family Detached	0	3.0	6.4	0	0.0	3.200
Single Family Attached	200	2.5	6.4	3,200	3.2	
Multi-Family	0	2.0	6.4	0	0.0	

- The School District for many years now has confirmed no interest in additional school land dedications...or school construction...and thus no interest in the 10-acre school designated parcel in the Tract 4 open space northeasterly of Parcel A. **At this time district will be requesting land dedication. The developer may propose alternate land options and locations.**
1. Parcel A, Parcel B and Parcel C will be pursued as separate plats or site development plans...perhaps by separate ownership entities. Finding contiguous land for a 10+ acre school dedication is challenging at best. Except for the prior 10-acre parcel (mentioned above), the open space lands within Tracts 4 and 5 have steep topography and are not very suitable for development. **The developer may propose alternate land options and locations.**
- The proposed 10- acre elementary tract adjacent to Parcel A would have a single point of access (via Alkire extended), would serve no communities to the north, northwest or northeast, is blocked by Meadows Golf

Course to pedestrian or vehicular access, would pose noise and congestion problems for golfers at Meadow Golf Course, and would seem to serve no public interest or need. **The developer may propose alternate land options and locations.**

- After allocation of remaining school land dedication credits, the likely remaining balance to meet LDR requirements is likely less than 7 acres. **Please clarify “remaining school land dedication credits”.**
- Also, please note the land dedication calculation on page 3 of pre-app comment letter misrepresents the SFA and MF units for parcels A and C. The correct proposed unit distribution is as follows: 226 units SFD, 62 SFA and 250 MF units. This correct breakdown results in a reduction of total dedication of approximate 0.75 ac. Further refinement will occur as the site plan is refined. **Our land dedication request will be based on the proposed and approved number and types of units.**

Based on the current conditions listed above, our recommended resolution would be to apply the remaining school land credit of 5.3508 acres and provide payment of fees in lieu for balance. Please let us know if you have any additional questions or comments.

Thank you again for your time.

Best regards,
SUSAN WADE, PLA

Sr. Planner
Associate Principal

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