

## PLANNING ENGINEERING MEMORANDUM

**TO:** Dylan Monke, Case Manager  
**FROM:** Nathan Seymour, Planning Engineering  
**DATE:** January 16, 2024

**RE:** 23-102980RZ; Special Use Application for Shadow Mountain Bike Park at 29611 Shadow Mountain Drive, Conifer CO 80433

### Key Issues:

- **The Transportation Analysis will require updates as shown below.**
- **The Phase I Drainage Report will require minor updates.**

### SPECIAL USE COMMENTS

1. Transportation: The County has identified Shadow Mountain Drive to be upgraded to a Major Collector classification based on current traffic counts. Left turn lanes are required for driveways/accesses on Major Collector roadways, therefore a westbound left turn lane will be required on Shadow Mountain Drive at the site access. Please update the analysis to show the westbound left turn lane and do not analyze scenarios without the left turn lane. The safety risk is required to be mitigated based on road classification even if the LOS is ok at this location

The design of the left turn lane will not be required until the time of the Site Development Plan.

2. Phase I Drainage Report and Plan: The previous comments were not addressed. Minor comments to the Phase I Drainage Report can be found attached on the Red Mark Print, Eng Phase I Drainage\_RM2. Please update as appropriate and resubmit.
3. Official Development Plan (ODP) - Written Restrictions:
  - a) The ODP states that the maximum number of guests visiting Shadow Mt. Bike Park shall not exceed 1,200 guests. What is this based on? The Traffic analysis states that on Saturday and Sunday the project is expected to generate 1000 vehicle trips. This could equate to more than 1,200 guests. Make sure the ODP note jibes with the Transportation analysis and or explain the assumptions made between the two documents.

### OTHER CONSIDERATIONS

1. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Section 9 for more details on the requirements for the Site Development Plan.
2. Floodplain Development Permit: A Jefferson County Flood-prone area is located on the northern portion of the property along North Turkey Creek. Construction, including grading and/or access in this area will require a Floodplain Development Permit through Jefferson County Planning & Zoning. This should be submitted at the same time as the Site Development Plan.

### CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure

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by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NRS  
Attachment/Enclosure  
c: File