



April 12, 2024

Jefferson County – Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
Attn: Dylan Monke, Planner

Re: Shadow Mountain Bike Park - Case No. Case No. 23-102980 RZ

Dear Mr. Monke,

We are in receipt of the Second Referral Response Letter from Jefferson County Historical Commission (“JCHC”), dated January 22, 2024, as part of the second referral of the application for a special use for the Shadow Mountain Bike Park project (the “**Application**”). We understand that we have satisfied a number of the JCHC’s recommendations from their First Referral Response Letter dated May 10, 2023. After further consideration and review of additional information provided by a local resident, the JCHC responded to our Second Referral by recommending the following:

Recommendation 1. A Historical, Archaeological and Paleontological Report/(Plan) shall be prepared in accordance with Land Development Regulation, Section 31 and shall address the alternatives for protection of any historical, archaeological and/or paleontological sites. Once the Historical, Archaeological and Paleontological Plan is completed and approved, if historical, archaeological and paleontological resources are present or discovered during site preparation, the applicant shall notify the Jefferson County Planning and Zoning Division to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

Recommendation 2. The mountain and historic landscape are basically intact throughout the project area. JCHC will work with the applicant to consider this landscape during project design and developing mitigation measures.

Recommendation 3. Although the applicant is not required to conduct an on-the-ground survey, JCHC believes it is the most reliable approach for identifying cultural resources and reducing potential impacts to them during planning and not during development, which can result in project delays and unnecessary damage to cultural resources.

In response to these recommendations, we scheduled a meeting with the JCHC to better understand their expectations and establish next steps. In the meeting, we discussed our commitment to an on-the-ground survey in certain parts of the project area and suggested delaying the preparation of an Historical, Archaeological, and Paleontological Report/Plan until the design/development phase, since a report would be prepared to describe the project area and survey results at that point anyway. In the meeting, JCHC was willing to consider these next steps and accept a response letter (this letter) instead of a Report/Plan in this referral. Lastly, we discussed next steps, and from that conversation, we commit to the following measures:

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- We will prepare a Historical, Archaeological, and Paleontological Report/Plan in accordance with Land Development Regulation, Section 31. The information required according to LDR Section 31 will be included in the report that follows cultural surveys as required per Section 106 compliance.
- We are committed to conducting cultural surveys in areas with higher levels of ground disturbance, which includes: the driveway, parking lot/base area, and area around the top of the chairlift.
- We would like to invite a member of JCHC to assist in the flagging of trail alignments during the design and development phase to determine the presence (or likelihood therein) of cultural resources, if necessary.
- If historical, archaeological and paleontological resources are discovered during site preparation or construction, all construction in the immediate vicinity shall cease and the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

We understand the importance of preserving historical, archaeological, and paleontological resources and is committed to prioritizing the protection of resources, if present within the project area. If the Application is approved by the County, we would work with the Jefferson County Historical Commission, the Conifer Historical Society, and other cooperating agencies to fulfill the requirements for this resource, establish mitigation measures where necessary, and continue the project planning accordingly.

Sincerely,

Phil Bouchard
Shadow Mountain Bike Park

Jason Evans
Shadow Mountain Bike Park