



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 Agency List, dated January 2, 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 the following agencies were provided with the opportunity to comment on the Application and provided comments:

- Cartography - khagaman@jeffco.us;
- CDOT Mountains - bradley.Sheehan@state.co.us; david.dixon@state.co.us;
- Colorado Parks and Wildlife NERO - Mountains - mark.lamb@state.co.us;
- Colorado State Forest Service - matt.piscopo@colostate.edu;
- CORE Electric Cooperative – bkaufman@core.coop
- Current Planning - NNELSON@jeffco.us¹
- Division of Water Resources - sarah.brucker@state.co.us; joanna.williams@state.co.us;
- Elk Creek Fire Protection - rparker@elkcreekfire.org; jware@elkcreekfire.org;
- Geologist - poconnel@jeffco.us;
- Historical Commission – tmaurer@jeffco.us; kbryson@jeffco.us
- Long Range - hgutherl@jeffco.us;
- Planning Engineering - NSEYMOUR@jeffco.us
- Public Health - publichealthelanduse@jeffco.us;
- Summit Utilities – jgutierrez@summitutilitiesinc.com
- Transportation and Engineering - ltownsen@co.jefferson.co.us; mvanatta@co.jefferson.co.us;
- United Power Inc - platreferral@unitedpower.com;
- XCEL Energy - donna.L.George@xcelenergy.com;

The following agencies were provided with the opportunity to comment on the Application but did not provide comments:

- CDPHE (Colo Health) - cdphe_localreferral@state.co.us;
- Army Corps of Engineers - kiel.g.downing@usace.army.mil;
- CSU Extension -
- Colorado Historical Society – oahp@state.co.us
- Colorado Natural Gas - jgutierrez@summitutilitiesinc.com;

¹ We understand this item to refer to the Planning and Zoning comments.

April 12, 2024

Page 2

- Colorado State Land Board - greg.ochis@state.co.us;
- Comcast - Alfonzo_Martinez@cable.comcast.com;
- LUMEN - platreview@lumen.com;
- Open Space - estoner@co.jefferson.co.us;
- Road & Bridge 4 - kdean@jeffco.us;
- US Fish and Wildlife Refuge Planning -
- Urban Agriculture Regional Education Coordination -

As a result of the comments received and follow-up discussions with referral agencies, the following items have been prepared or updated since the First Referral Response submittal, and are included in this resubmittal package:

1. Second Referral Response – Summary of Referral Comments – SMBP (this document)
2. Second Referral Response – Planning & Zoning – SMBP
3. Written Restrictions/ODP
 - a. Updated Item 2: Official Development/Special Use/Site Approval Plan [satisfies Zoning Resolution Section 9.B., Item 10] as described in the initial Application submittal
4. Engineering Study for Water System Improvements
 - a. Updated Item 12: Water [satisfies Zoning Resolution Section 9.B., Item 21] as described in the initial Application submittal
5. Engineering Study for Wastewater System Improvements
 - a. Updated Item 13: Wastewater [satisfies Zoning Resolution Section 9.B., Item 22] as described in initial Application Submittal
6. Wildfire Hazard Mitigation Plan
 - a. Updated Item 14: Fire Protection [satisfies Zoning Resolution Section 9.B., Item 23] as described in the initial Application submittal
7. Second Referral Response – Transportation and Engineering – SMBP
 - a. Includes updated Item 15: Transportation Analysis [satisfies Zoning Resolution Section 9.B., Item 27] as described in the initial Application submittal
8. Phase I Drainage Report
 - a. Updated Item 19: Phase I Drainage Report [satisfies Zoning Resolution Section 9.B., Item 29] as described in the initial Application submittal
9. Sensory Impact Assessment
 - a. Updated Item 28: Sensory Impact Report/Plan [satisfies Zoning Resolution Section 9.B., Item 33] as described in the initial Application submittal
10. Second Referral Response – CPW – SMBP
 - a. Includes updated Item 29a: Wildlife Summary [Satisfies LDR Section 4.B., Item 31] as described in the initial Application submittal
11. Second Referral Response – Historical Commission – SMBP
 - a. Includes Item 30: Historical, Archaeological, and Paleontological Report/Plan [Satisfies Land Development Regulation Section 4.B., Item 36] as described in the initial Application submittal
12. Second Referral Response – Public Health – SMBP

April 12, 2024
Page 3

13. Second Referral Response – Long Range Planning - SMBP

We look forward to your continued cooperation in connection with the Application. Please do not hesitate to reach out should you have any questions or require additional information.

Sincerely,



Phil Bouchard
Shadow Mountain Bike Park



Jason Evans
Shadow Mountain Bike Park