

Shadow Mountain Bike Park

Special Use Application for
Development of a day-use lift-
served bike park as a Class III
Commercial Recreation Facility.

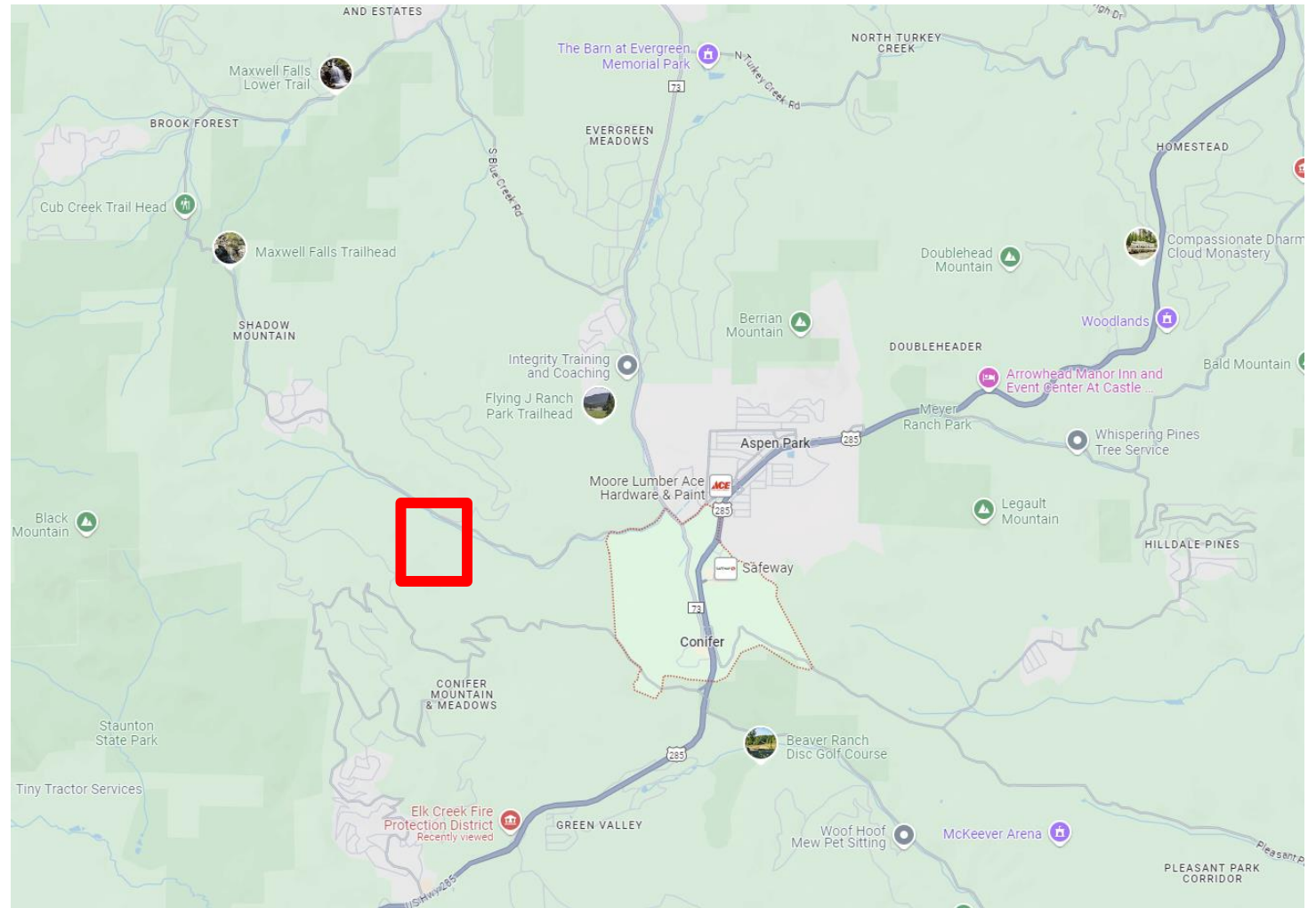
September 11, 2024

23-102980 RZ

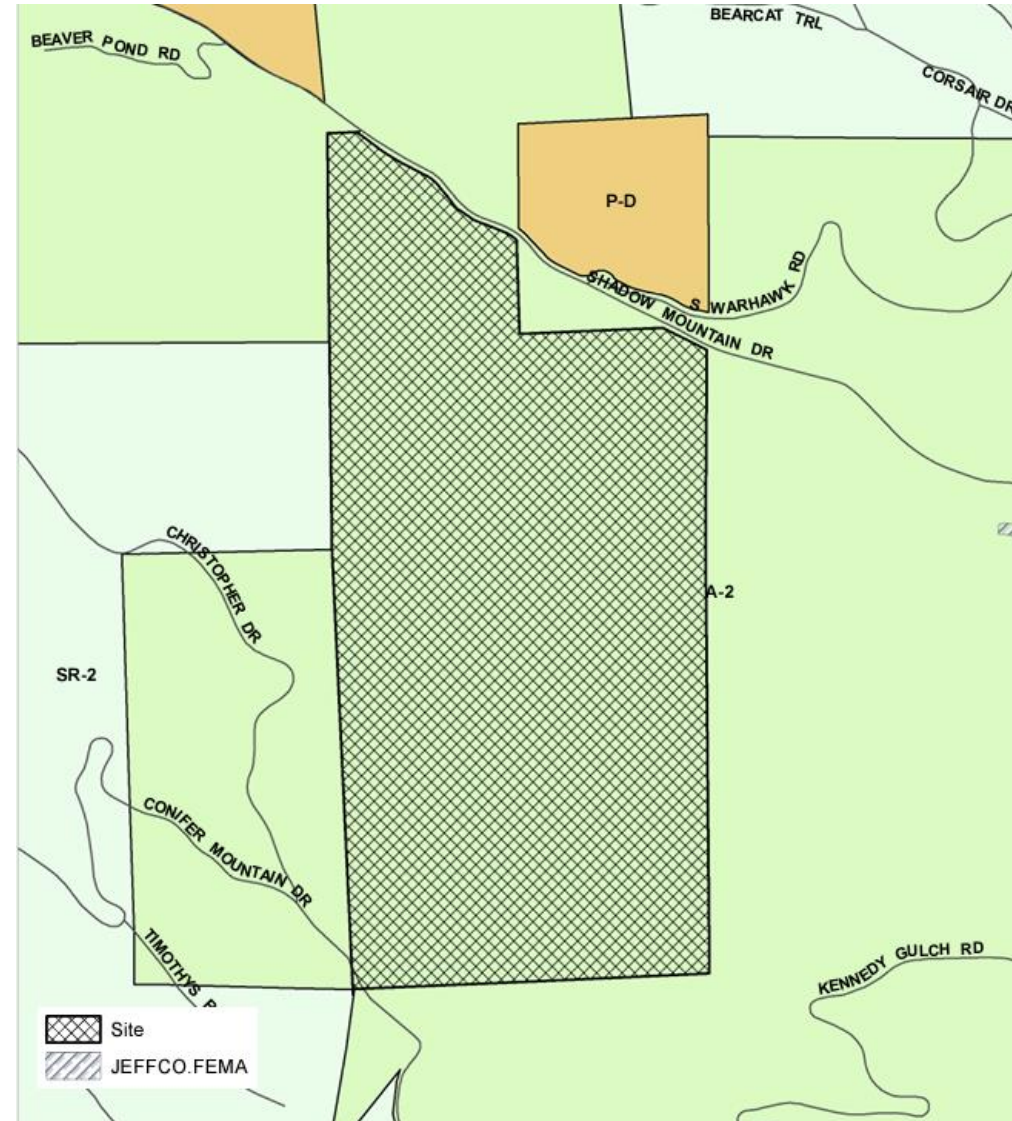
Dylan Monke



Area Map



Zoning Map



Special Use vs Rezoning

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

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

Special Use retains the underlying zoning, Rezoning does not. The proposed use will retain the Agricultural Two (A-2) uses with special provisions of adjustment.

A Rezoning would be a change of land use and replace the underlying agricultural zoning with a new zone district.

Process, timeframe and evaluation criteria are unchanged between both processes.

Existing Zoning

COLORADO
State Land Board

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Lease with us!

The State Land Board earns money for Colorado public schools by leasing trust land and minerals. 95% of your lease payments support Colorado schools and fund our operations because we receive no tax dollars.

- Agriculture
- Carbon Sequestration
- Commercial real estate
- Ecosystem services
- Oil and gas
- Permits
- Recreation
- Renewable Energy
- Rights-of-way
- Tower
- Water

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

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
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Veterinary hospital	X	X	X
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Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

Existing Zoning

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

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Water supply reservoir and irrigation canal	X	X	X

Jefferson County Zoning Resolution Definitions:

RECREATION FACILITIES:

- CLASS II: Facilities for sports and recreational activities that do not involve organized events which include motorized equipment, firearms or animals, except that golf carts accessory to a golf course and private motorized boats not involved in organized racing are allowed. All buildings housing such activities or accessory to such activities may not exceed a combined total of 15,000 square feet. (orig. 9-11-90; am.12-17-02)
- CLASS III: Facilities for the purpose of sports and recreational activities including those that involve organized events which include the use of motorized equipment, firearms, and/or animals. There is no building size limitation except as may be designated elsewhere in this Zoning Resolution or other applicable regulations. (orig. 9-11-90; am. 12-17-02)
- COMMERCIAL: Recreation facilities operated or owned by a commercial enterprise, open to the general public or members for a fee in return for the provision of some recreational activity. (orig. 9-11-90, am. 07-17-18)

Summary of Proposed Changes

	Current Zoning	Proposed Special Use
Land Use	Single Family Dwelling, Barn, Stables, General Farming, Dairy, Public Park, Veterinary Hospital, Cemetery, Telecommunication and other farming uses.	Class III Recreational Uses excluding motorized vehicles, firearms, and/or animal uses.
Setbacks	<p><u>Residential</u> 50-foot front 30-foot side 50-foot rear</p> <p><u>Livestock</u> 75-foot front 75-foot side 50-foot rear</p>	<p><u>Day-Use Lodge</u> 300-foot front 100-foot from all other SUD boundaries</p> <p><u>Parking, Water Storage, Maintenance Road & all Trails</u> 50-foot from all SUD boundaries</p> <p><u>Chairlift</u> 150-foot from all SUD boundaries</p>
Building Height	35-foot	<u>Building & Chairlift</u> No changes
Parking	3.5 per dwelling unit	1 space per occupancy rating of proposed lodge not to exceed 320 spaces. Only permitted in designated spaces
Design	No restrictions	Mountain Style architecture required. Flat roofs prohibited, natural color palette, low reflectivity,

Proposed Special Use Document

Shadow Mountain Bike Park SPECIAL USE DOCUMENT

SECTION 16, TOWNSHIP 6 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF JEFFERSON, STATE OF COLORADO
PAGE 1 OF 2

CASE NUMBER: 23-102860 PZ



GENERAL DESCRIPTION
The applicant, SE Group, Inc., proposes to develop a Special Use Document for the Shadow Mountain Bike Park, located in Section 16, Township 6 South, Range 71 West of the 6th Principal Meridian, Jefferson County, Colorado.

PROVIDER FOR RECORDING
The Special Use Document, Shadow Mountain Bike Park, was approved by the Board of County Commissioners, of the County of Jefferson, on 08/22/2023, and is approved for recording.

OWNER'S CERTIFICATE
The applicant certifies that the Special Use Document, Shadow Mountain Bike Park, was approved by the Board of County Commissioners, of the County of Jefferson, on 08/22/2023, and is approved for recording.

APPROVED BY:
SE GROUP, INC.
1500 S. W. 10TH AVE.
DENVER, CO 80202
www.segroup.com

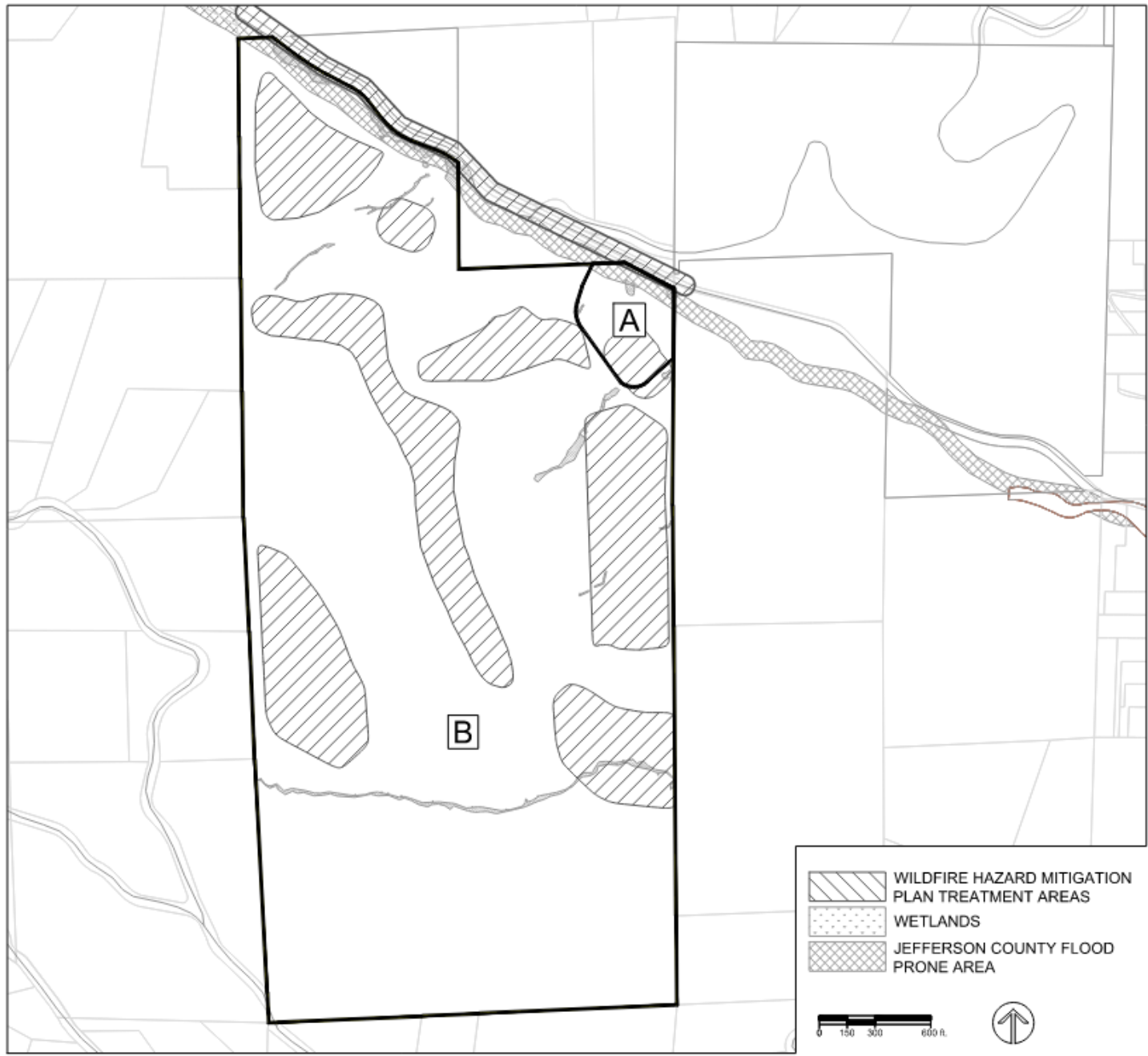
STANDARD FLEXIBILITY STATEMENT
The applicant hereby certifies that the Special Use Document Plan is intended to meet general conditions and that the provisions of the Special Use Document Plan, including the conditions for the purposes of planning and development, may be modified for the purposes of planning and development.




- The land adjacent to the road and trail easement.
- The land adjacent to the road and trail easement.
- The land adjacent to the road and trail easement.
- The land adjacent to the road and trail easement.



APPLICABILITY STATEMENT
The applicant hereby certifies that the Special Use Document Plan, including the conditions for the purposes of planning and development, may be modified for the purposes of planning and development.

OWNER'S CERTIFICATE
The applicant certifies that the Special Use Document, Shadow Mountain Bike Park, was approved by the Board of County Commissioners, of the County of Jefferson, on 08/22/2023, and is approved for recording.

APPROVED BY:
SE GROUP, INC.
1500 S. W. 10TH AVE.
DENVER, CO 80202
www.segroup.com



 WILDFIRE HAZARD MITIGATION PLAN TREATMENT AREAS
 WETLANDS
 JEFFERSON COUNTY FLOOD PRONE AREA

 0 150 300 600 FT.


USE AREAS
SCALE 1"=600'

Proposed Special Use Document – Page 2

Shadow Mountain Bike Park SPECIAL USE DOCUMENT

SECTION 16, TOWNSHIP 6 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER: 23-102980 RZ

PAGE 2 OF 2

WRITTEN RESTRICTIONS

A. **Intent.** The purpose of this Special Use is to permit a Class III Commercial Recreation Facility use for lift-assisted mountain biking and associated uses.

B. **Written Restrictions.** All standards of the Agricultural Two Zone District (A-2) and other applicable sections of the Zoning Resolution shall apply to the Property, with the modifications contained herein. Capitalized terms not defined herein shall have the meanings ascribed to them in the Jefferson County Zoning Resolution.

- Permitted Uses.**
 - Primary Uses.**
 - Class III Commercial Recreation Facility, excluding therefrom any activity that involves the use of non-domestic animals and/or firearms
 - Accessory Uses.**
 - Food and beverage vendors
 - Maximums: Two food trucks and one grab and go vendor during hours of operation
 - Food Truck Setbacks: 300 feet from N Property line and 100 feet from all other Property lines and located south of (behind) the Day Lodge
 - Setbacks: 30 feet from all Property lines
 - Maintenance Facilities Setbacks: 50 feet from all Property lines
 - Water Storage
 - Maximum height above ground: 15 feet
 - Maximum storage capacity: 200,000 gallons
 - Setbacks: 30 feet from all Property lines
 - Training Area Setbacks: 50 ft from all Property lines
- Development Standards**
 - Use Area A.** (6 acres)
 - Building Standards
 - Max Building Square Footage: 15,000 feet
 - Setbacks: 300 feet from N Property boundary, 100 feet from all other Property lines
 - Maintenance Road(s) Setback: 50 feet from all Property lines
 - Parking Setback: 50 feet from all Property lines
 - Use Area B.** (229.3 acres)
 - Only permitted for accessory maintenance facilities
 - Building Standards
 - Max Building Square Footage: 5,000 square feet
 - Setbacks: 300 feet from N Property boundary, 100 feet from all other Property lines
 - Trail Standards
 - Setbacks: 50 feet from all Property lines
 - Trail clearing width: 30 feet maximum
 - Chairlift Standards
 - Max Chairlift Height: All Chairlift infrastructure (including terminals and towers) and accessory structures will not exceed 35 feet in height
 - Setbacks: 150 feet from all Property lines
 - Chairlift corridor clearing width: 40 to 60 feet in accordance with safety or chairlift commission regulations
 - Chairlift terminals clearing: 200 feet maximum surrounding terminals
 - Maintenance Road(s) Setback: 50 feet from all Property lines

- Overlay Areas**
- Wildfire Hazard Mitigation Overlay.**
 - Mitigation strategies as outlined in the Wildfire Hazard Mitigation Plan, attached hereto as Exhibit A, will be implemented as part of Defensible Space Permit requirements
- Wetlands Overlay.**
 - No building, parking area, nor Chairlift is permitted in the Wetlands Overlay
 - In the event that Trail(s) cross the Wetlands Overlay, impacts must be avoided by bridging, raised platforms, or similar design
 - One Access Road shall cross N Turkey Creek and abutting Wetlands Overlay once in Use Area A for vehicular access from Shadow Mountain Drive into the Property and one Maintenance Road shall cross the Wetlands Overlay at two points within Use Area B. Construction of the Access and Maintenance Roads will require the installation of three culverts, up to 50 ft in

length, at each of these crossing points within the Wetlands Overlay. This work will be accomplished in accordance with State legislation and local authority guidance

- Lighting.**
 - No building, parking area, trail, nor Chairlift is permitted in the Flood Prone Area Overlay
 - No lighting is permitted in the Wetlands Overlay or Use Area B, except for lighting required in connection with the Chairlift
 - Lighting in Use Area A is permitted to be illuminated from one hour before to one hour after Guest Hours of Operation, except for security lighting, the use of which is not limited to certain hours
 - Lighting will be directed away from the Wetlands and Flood Prone Overlays
 - Building wall-mounted floodlights and rotating spotlights are prohibited
 - Light fixtures attached to any buildings shall not project above the fascia or roofline of such building, and shall not exceed 14 feet above the building foundation
- Signage**
 - No more than one permanent sign is permitted per building
 - Signs will be no closer than 50 feet from all Property lines, except for Entry Feature Sign(s) which are permitted on the Property
 - Sign illumination is prohibited
 - Signs will match the architectural elements of the primary building and be integrated into the overall landscape and building design
- Sound**
 - Sound levels shall adhere to maximum permissible noise levels for residential uses
 - Outdoor amplification is prohibited except for announcements and Special Event Permit occurrences
- Fencing**
 - Only wildlife friendly fencing is permitted on the Property as defined by Colorado Parks and Wildlife (CPW) recommended standards in the "Fencing With Wildlife in Mind" document or a similar document if CPW updates these standards
- Fires**
 - Outdoor fires using wood or charcoal for fuel are prohibited
 - All outdoor fires of any type are prohibited in Use Area B
- Trash Management**
 - Only wildlife-proof trash, recycling and composting containers are permitted to be used on the Property
 - Outside composting is prohibited
- Landscaping**
 - Landscaping plans will integrate Wildfire Hazard Mitigation Plan and Vegetation Preservation Plan recommendations
 - The County landscaping regulations shall not apply except those standards for Parking Lot Areas as defined in Section 15 of the Jefferson County Zoning Resolution
- Architecture.**
 - Buildings shall be designed to remain in context with the landscape and structures surrounding the Property
 - Buildings and lift infrastructure will adhere to a color palette resembling the surrounding landscape including reds, browns, and blacks
 - The scenic character of the area will be protected through the use of low-impact materials and colors (e.g., indigenous construction materials, such as stone and wood, as well as low-reflective glass and roofing materials)
 - Any reflective materials (metal, glass, plastics, or other materials with smooth surfaces) shall be covered, painted, stained, chemically treated, etched, sandblasted, corrugated, or otherwise treated to reduce reflectivity in the landscape
 - Building roofs will be slanted and planar angled, preferably to align with the hillside
 - Flat roofs on buildings are prohibited
- Parking**
 - The maximum number of parking spaces will not exceed 320 spaces
 - The minimum number of parking spaces shall adhere to a ratio of 1:0 space per 6 occupancy rating
 - Parking will only occur in designated parking spaces
 - Overnight visitor parking is prohibited; maintenance vehicles may be parked on the Property overnight, as necessary

- Wildlife**
 - Bird feeders are prohibited on the property between April 1st and the Thanksgiving holiday
 - Only round door knobs are permitted on all exterior doors on the property
 - All crawl spaces and areas under ground level decks shall be fully enclosed to prevent wildlife access
- Operations**
 - Guest Hours of Operation.** The Shadow Mountain Bike Park will be open to guests no earlier than sunrise and no later than sunset
 - Seasonal Closure.** The Shadow Mountain Bike Park will be closed to guests from January 1 through April 1 (the "Seasonal Closure")
 - Motorized Use.**
 - Motorized use is prohibited on trails
 - Class I or II e-bikes are permitted on trails
 - Guest Count.** The maximum number of guests visiting Shadow Mountain Bike Park in one day will not exceed 1,200 guests
- Definitions**
 - Chairlift:** All infrastructure required for the operation, maintenance, and support of the lift structure, including but not limited to terminals, towers, lines, poles, chairs, electrical equipment, and other related components.
 - Maintenance Facilities:** Operational, maintenance, and administrative services and facilities associated with the Class III Commercial Recreation Facility use.
 - Trails:** Trails constructed for use by cyclists and, in some cases, individuals on foot or other non-motorized means of transportation.
 - Food and Beverage Vendor:** Temporary food trucks outside of the Day Lodge or grab and go vendors within the Day Lodge, limited to vendors that do not require full kitchen space.
 - Water Storage:** Permanent storage facilities for operational and fire flow uses, including above-ground reservoirs or ground storage/cisterns.
 - Training Area:** An outdoor area for the purpose of training bike skills, which may include: structures, jumps, rams, and obstacles, paths made of dirt, gravel, or other natural materials, and other mechanisms for the purpose of learning or practicing bike skills.
 - Seasonal Closure:** An annual closure of Shadow Mountain Bike Park between January 1 and April 1 that does not permit guest access but does allow staff access and maintenance activities such as construction of trails and infrastructure on an annual basis during development, trail maintenance, drainage maintenance, vehicle maintenance, facilities maintenance, or safety improvements.

DATE	ISSUED FOR	REVISION #

PREPARED BY:
SE GROUP, INC.
PO BOX 2729
FRISCO, CO 80443
www.segroup.com

Proposed Special Use Document – Visual Analysis



VISUAL ANALYSIS
Figure 3b: Viewpoint 2
Shadow Mountain Drive
Proposed Conditions



Prepared by:
SE GROUP
and
Perkins&Will



Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

Section 6.D of the Zoning Resolution states that in reviewing proposed Rezoning applications the Planning Commission and the Board of County Commissioners may consider the following criteria:

- A. The compatibility with existing and allowable land uses in the surrounding area*
- B. The degree of conformance with applicable land use plans*
- C. The ability to mitigate negative impacts upon the surrounding area*
- D. The availability of infrastructure and services*
- E. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

Special Use Criteria

Criteria:

A – Compatibility

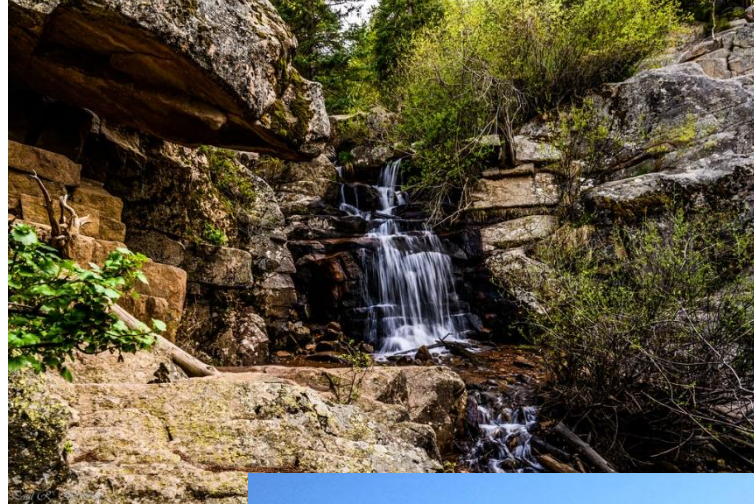
B – Conformance to CMP

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- ✓ A. *The compatibility with existing and allowable land uses in the surrounding area*



Special Use Criteria

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- ✓ A. *The compatibility with existing and allowable land uses in the surrounding area*



REC

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✓ B. *The degree of conformance with applicable land use plans*

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✗
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Special Use Criteria

Criteria:

A – Compatibility








B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

 B. *The degree of conformance with applicable land use plans*

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Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

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✘ B. The degree of conformance with applicable land use plans

CMP Recommends - 1 Dwelling Unit per 10 acres

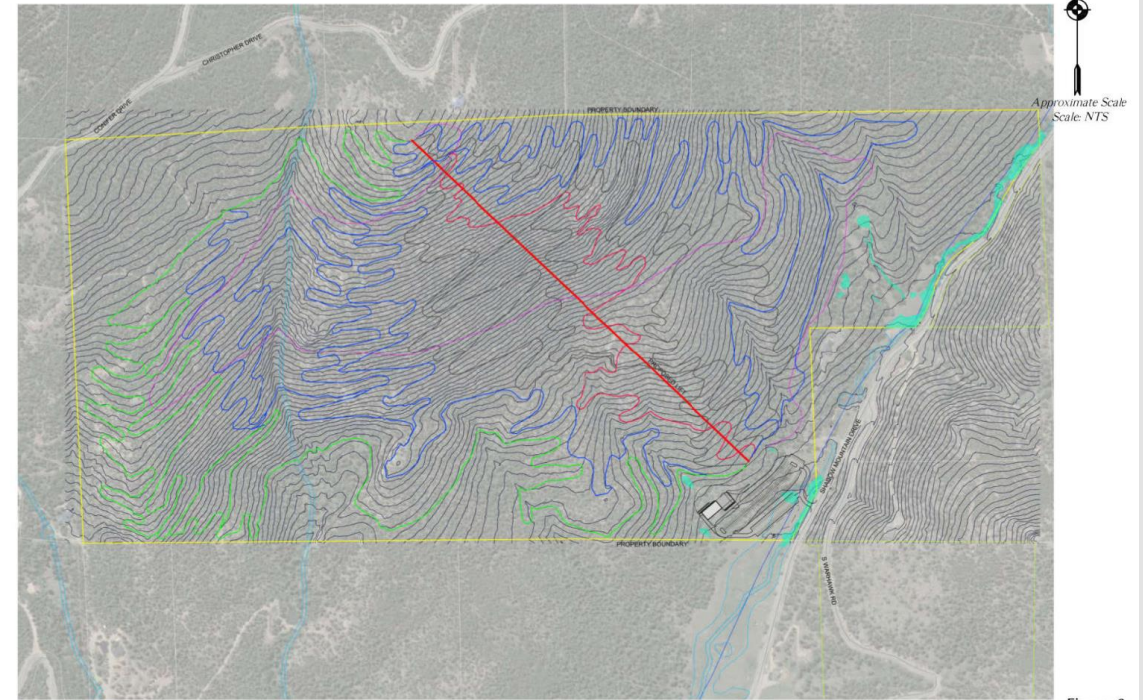


Proposed is a Commercial Class III Recreational Facility –

RECREATION FACILITIES:

3. CLASS III: Facilities for the purpose of sports and recreational activities including those that involve organized events which include the use of motorized equipment, firearms and/or animals. There is no building size limitation except as may be designated elsewhere in this Zoning Resolution or other applicable regulations. (orig. 9-11-90; am. 12-17-02)

4. COMMERCIAL: Recreation facilities operated or owned by a commercial enterprise, open to the general public or members for a fee in return for the provision of some recreational activity. (orig. 9-11-90, am. 07-



Note: This site plan is conceptual in size, layout and location. It is subject to change through subsequent review processes.

Figure 2a

Overall Site Plan
Shadow Mountain Bike Park (LSC #220850)

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✘ B. *The degree of conformance with applicable land use plans*

Proposals out of conformance are evaluated against three factors:

- 1. How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended Land Uses;*
- 2. How the proposed land uses are compatible with the surrounding Land Use Recommendations and community character?*
- 3. What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted?*

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✘ B. The degree of conformance with applicable land use plans

Proposals out of conformance are evaluated against three factors:

1. How the impacts associated with the proposed land use(s) will be mitigated **compared with the recommended Land Uses;**

Table 1a
Intersection Levels of Service Analysis - Existing and 2025
Shadow Mountain Bike Park
Jefferson County, CO
LSC #220850; April, 2024

Intersection No. & Location	Traffic Control	Existing Traffic						2025 Background						2025 Total - Scenario 1 ⁽¹⁾ (2)						2025 Total - Scenario 2 ⁽¹⁾ (2)					
		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday	
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service
1) <u>Shadow Mountain Drive/County Highway 73</u>																									
NEB Left																									
NEB Right																									
NWB Left																									
Critical Movement Delay																									
2) <u>County Highway 73/Rarkley Road</u>																									
SEB Left																									
SWB Left																									
SWB Right																									
Critical Movement Delay																									
3) <u>Shadow Mountain Drive/Site Access</u>																									
NB Approach																									
WB Left																									
Critical Movement Delay																									

(1) Scenario 1 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access. Scenario 2 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access and a right-turn acceleration lane on Shadow Mountain Road departing the site access.
 (2) Intersection #3: The critical movement delay is for the NB approach in Scenario 1 and for the WB left in Scenario 2.

Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP**
- C – Mitigation of Impacts
- D – Infrastructure + Services
- E – Health, Safety and Welfare

✓ B. The degree of conformance with applicable land use plans

Proposals out of conformance are evaluated against three factors:

2. How the proposed land uses are compatible with the surrounding Land Use Recommendations and community character?

WRITTEN CONDITIONS

1. STATE: The applicant of this Special Use is permitted to operate a Community Recreation Facility use for the specified use as described herein.

2. GENERAL: The applicant shall comply with all applicable provisions of the Shadow Mountain Bike Park Special Use Document and all other applicable provisions of the County of Jefferson and the State of Colorado, including but not limited to the following:

3. GENERAL: The applicant shall comply with all applicable provisions of the Shadow Mountain Bike Park Special Use Document and all other applicable provisions of the County of Jefferson and the State of Colorado, including but not limited to the following:

4. GENERAL: The applicant shall comply with all applicable provisions of the Shadow Mountain Bike Park Special Use Document and all other applicable provisions of the County of Jefferson and the State of Colorado, including but not limited to the following:

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12. GENERAL: The applicant shall comply with all applicable provisions of the Shadow Mountain Bike Park Special Use Document and all other applicable provisions of the County of Jefferson and the State of Colorado, including but not limited to the following:



VISUAL ANALYSIS
Figure 3B: Viewpoint 2
Shadow Mountain Drive
Proposed Conditions

Prepared by:
SE GROUP INC.
PO BOX 2728
FRESH CO 80441
www.segroup.com



Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✓ B. *The degree of conformance with applicable land use plans*

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✗
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✓ B. The degree of conformance with applicable land use plans

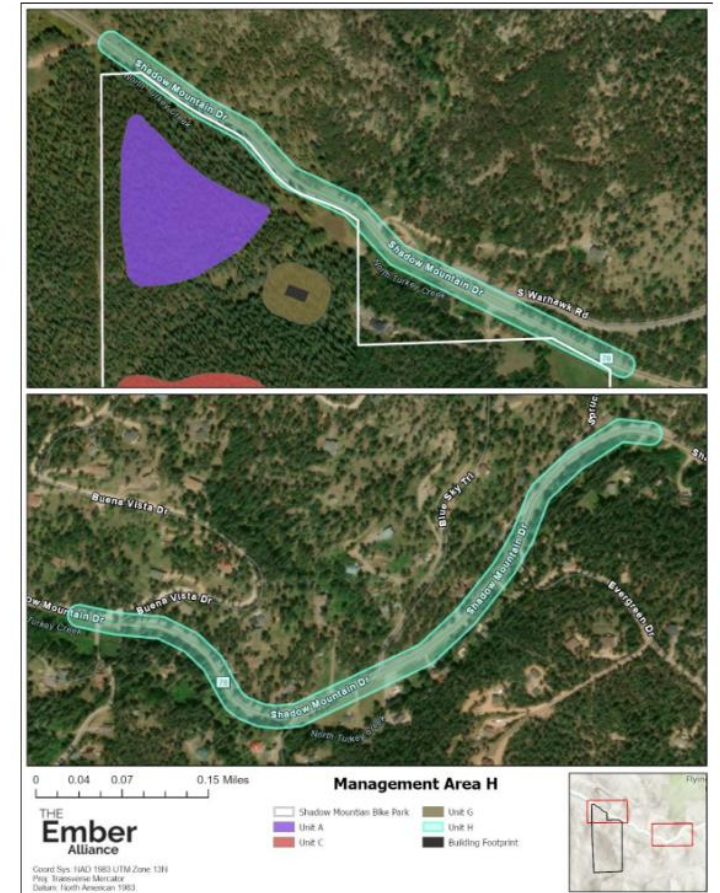
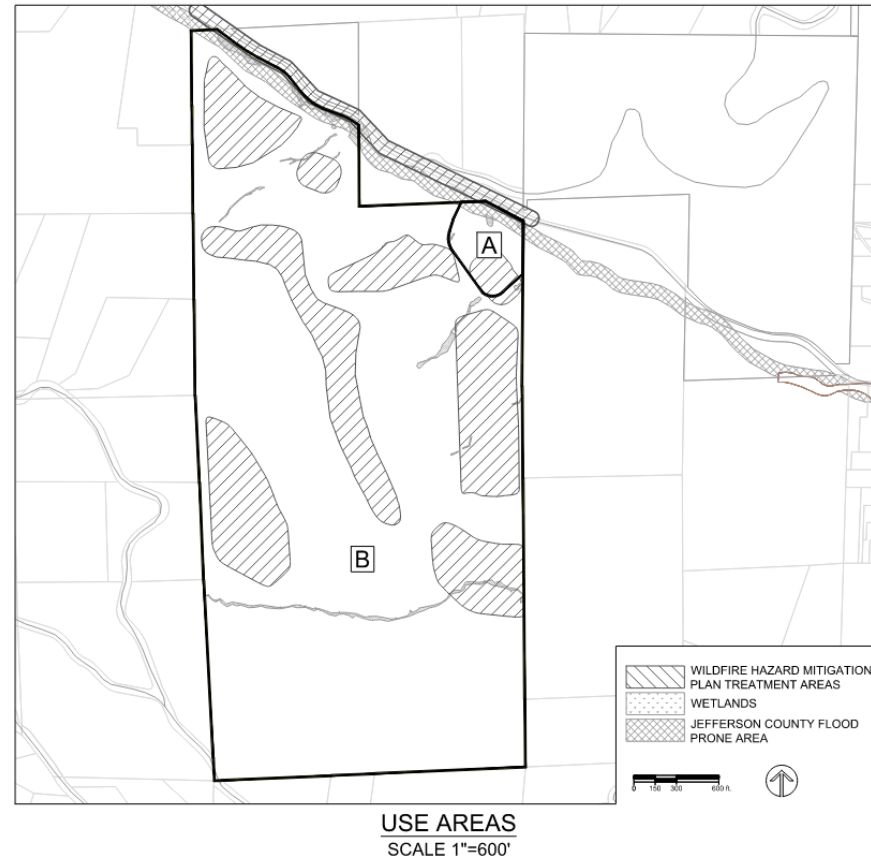


Figure 9. Management Area H.

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✓ B. *The degree of conformance with applicable land use plans*

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✗
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

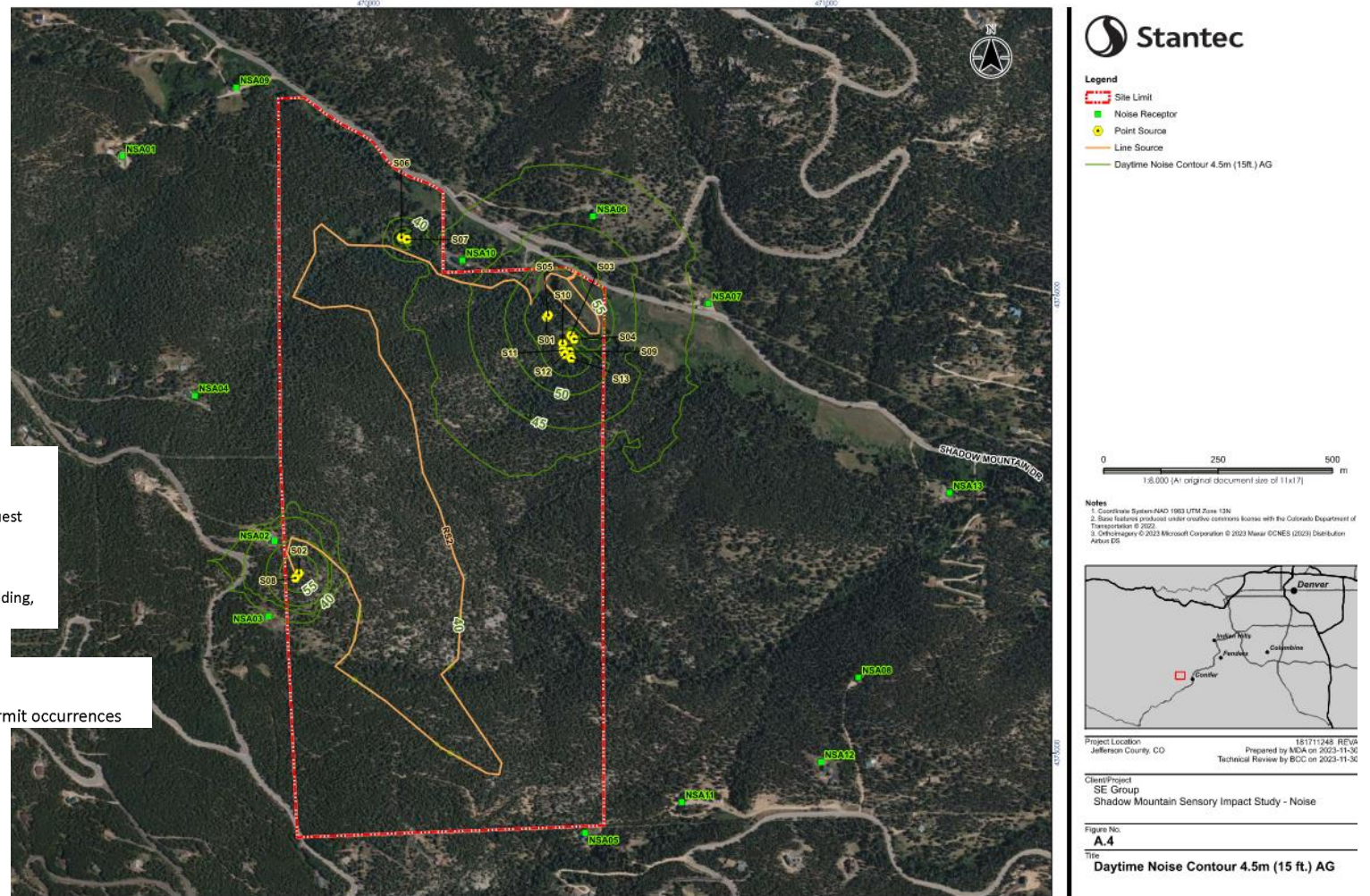
4. **Lighting.**

- a. No lighting is permitted in the Wetlands Overlay or Use Area B, except for lighting required in connection with the Chairlift
- b. Lighting in Use Area A is permitted to be illuminated from one hour before to one hour after Guest Hours of Operation, except for security lighting, the use of which is not limited to certain hours
- c. Lighting will be directed away from the Wetlands and Flood Prone Overlays
- d. Building wall-mounted floodlights and rotating spotlights are prohibited
- e. Light fixtures attached to any buildings shall not project above the fascia or roofline of such building, and shall not exceed 14 feet above the building foundation

6. **Sound.**

- a. Sound levels shall adhere to maximum permissible noise levels for residential uses
- b. Outdoor amplification is prohibited except for announcements and Special Event Permit occurrences

✓ B. *The degree of conformance with applicable land use plans*



Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

✓ B. *The degree of conformance with applicable land use plans*

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✗
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

CPW further appreciates the consultation because the location of this proposed project is in an area that experiences a high incidence of conflicts between residents and the aforementioned wildlife species, including but not limited to: black bear, mountain lion, coyote, fox, mule deer, and elk. The undeveloped Shadow Mountain Parcel provides important refuge for these wildlife species where they can avoid human contact and reduce the potential for conflict and game damage incidents. If development of the proposed project were approved, CPW makes the following recommendations based on CPW-documented wildlife habitat and wildlife conflicts in this area:

1. Implement a seasonal closure on construction activity and commercial operation from January 1 through July 1 to limit disturbance on wintering and newly born wildlife.
2. Require the use of bear resistant / bear proof trash cans and trash dumpsters for storage and disposal of waste on the property.
3. Prohibit bird feeders on the property between April 1st and the Thanksgiving holiday to prevent attracting black bears.
4. Prohibit feeding of all other wildlife on the property.
5. Prohibit outside composting, except when completely enclosed by electrified fencing.
6. Construction of any fencing to be completed in accordance with CPW recommended standards as outlined in the "Fencing With Wildlife in Mind" document <https://cpw.state.co.us/Documents/LandWater/PrivateLand/Programs/FencingWithWildlifeinMind.pdf>
7. Install round door knobs on all exterior doors instead of lever style door knobs to help prevent black bears from accessing unlocked doors.
8. Install motion sensing exterior lighting to illuminate the area around all exterior doors, garages, and walkways to deter wildlife conflict incidents.
9. Plant native vegetation that does not require additional watering, instead of planting non-native ornamental plants and grass lawns that require irrigation and fertilization.
10. Fully enclose all crawl spaces and areas under ground level decks to prevent wildlife access.



C. The ability to mitigate negative impacts upon the surrounding area

3.

Overlay Areas.

- a. Wildfire Hazard Mitigation Overlay.
 - i. Mitigation strategies as outlined in the Wildfire Hazard Mitigation Plan, attached hereto as Exhibit A, will be implemented as part of Defensible Space Permit requirements
- b. Wetlands Overlay.
 - i. No building, parking area, nor Chairlift is permitted in the Wetlands Overlay
 - ii. In the event that Trail(s) cross the Wetlands Overlay, impacts must be avoided by bridging, raised platforms, or similar design
 - iii. One Access Road shall cross N Turkey Creek and abutting Wetlands Overlay once in Use Area A for vehicular access from Shadow Mountain Drive into the Property and one Maintenance Road shall cross the Wetlands Overlay at two points within Use Area B. Construction of the Access and Maintenance Roads will require the installation of three culverts. up to 50 ft in length, at each of these crossing points within the Wetlands Overlay. This work will be accomplished in accordance with State legislation and local authority guidance
- c. Jefferson County Flood Prone Area Overlay
 - i. No building, parking area, trail, nor Chairlift is permitted in the Flood Prone Area Overlay

13.

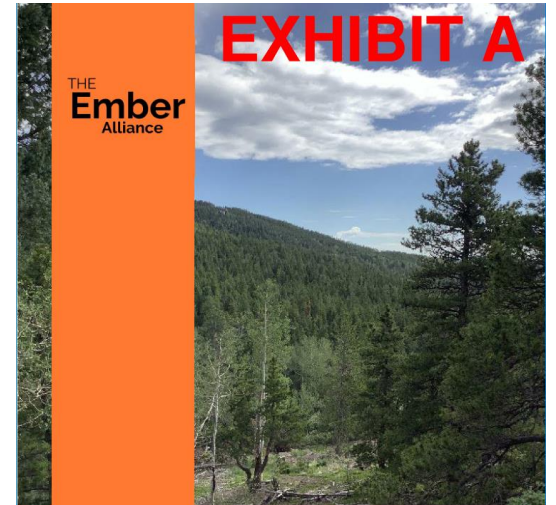
Wildlife

- a. Bird feeders are prohibited on the property between April 1st and the Thanksgiving holiday
- b. Only round door knobs are permitted on all exterior doors on the property
- c. All crawl spaces and areas under ground level decks shall be fully enclosed to prevent wildlife access

14.

Operations.

- a. Guest Hours of Operation. The Shadow Mountain Bike Park will be open to guests no earlier than sunrise and no later than sunset
- b. Seasonal Closure. The Shadow Mountain Bike Park will be closed to guests from January 1 through April 1 (the "Seasonal Closure")
- c. Motorized Use.
 - i. Motorized use is prohibited on trails
 - ii. Class I or II e-bikes are permitted on trails
- d. Guest Count. The maximum number of guests visiting Shadow Mountain Bike Park in one day will not exceed 1,200 guests



Shadow Mountain Bike Park
Wildfire Mitigation Hazard Plan



Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP
- C – Mitigation of Impacts
- D – Infrastructure + Services**
- E – Health, Safety and Welfare

✓ D. The availability of infrastructure and services



ELK CREEK FIRE PROTECTION DISTRICT
11993 South Elmwood Road P.O. Box 607 Collins, CO 80433

January 16, 2024
Jefferson County Planning and Zoning
1000 State Street
300 Jefferson Center Parkway
Suite 1000
Golden, Colorado 80401-1000

RE: 23-01-0000000-0001 - 2ND REFERRAL MOUNTAIN MOUNTAIN WILD PARK

Dear Madam:

The Elk Creek Fire Protection District has received the site plan submitted for the above mentioned project and we are responding to the information provided.

- Fire equipment access roads need to be designed in accordance with the International Fire Code, Section 201.
- The additional concrete needs to be designed and built to handle fire and EMS activities.
- The fire truck, maintenance shop and any other future personnel buildings need to meet the minimum fire code requirements.
- The proposed water supply meets the minimum requirements of what is allowed for fire with sprinklers. Water supply may be increased based on the design of the building.
- Fire hydrant, the pump, and the alarm connection from the fire hydrant have been addressed in the December 8, 2023 Fire District Response - Summary of Action Comments. SMDF will make comments on these items as they are available. If there are conditions change to the plans, then we will be additional requirements. A more detailed plan review would be conducted as more details become available.

Please contact me if you have any further questions.

Sincerely,



Rachel Bush
Fire Marshal
Elk Creek Fire Protection District

Phone: 303-816-9385 Fax: 303-816-9376 www.elkcreekfd.org

Draft

Regarding the Shadow Mountain Elk Park, second referral documents, the general comments from the **JCPH** local referral response are still appropriate. We also have some comments worth noting regarding the wastewater treatment design and review. A number of the descriptors could indicate a possible misunderstanding of later needs for the wastewater treatment system.

As the wastewater treatment system is now projected to have a capacity of greater than 2,000 gal, the treatment system will meet the definition of a domestic wastewater treatment works under the Colorado Water Quality Control Act.

Section 3.3 of the Stantec Engineering Report, revised April 2024 (Filename: SMDF - OWTS - Second Referral Response PDF), notes in part:

Design and construction of the OWTS will be in accordance with Jefferson County OWTS requirements including site application and design associated 1923-B-202, C.R.S. and the discharge permit requirements in the Water Quality Control Act 1923-B-201, et seq., C.R.S. (emphasis added).

To clarify, the site location application and design review requirements of 1923-B-202 C.R.S. are state requirements elaborated in Regulation 22 Site Location and Design Regulations for Domestic Wastewater Treatment Works, 5 C.A.R. 1002.02. This is likely known by the applicant since the "Site application and design" phrase is included, but it is worth noting to avoid misunderstanding. Although the county may have some permitting requirements, the review of the site location application and design for the domestic wastewater treatment works will be conducted at the state level.

Similarly, section 4.4 of the Stantec report notes in part:

Wastewater Discharge will be permitted through Jefferson County and the associated OWTS design and construction process. And the State Discharge Permit process. As noted above, the design review of a domestic wastewater treatment works will be conducted at the state level.

Sections 3.9 and 5.3 of the Stantec report indicate the wastewater treatment system is expected to consist of a septic tank and leach field with the anticipated cost of \$18,500 (section 5.3). Please note that the domestic wastewater treatment works must meet effluent limits in the subsequent state issued discharge permit. Advanced treatment beyond a septic tank and leach field is likely to be needed to meet expected effluent limits in a state discharge permit. In addition, there are fees associated with the state review process for the site location application and design. Cost estimates may not be critical at this point in time, but worth noting for clarity.

Hope this is helpful. Please let me know if you need additional information or have any questions. Thanks, David

David Katz, P.E.
Lead Wastewater Engineer
Engineering Section

 **COLORADO**
Water Quality Control Division
Department of Public Health & Environment

800.441.2802 / P. 303.763.1188
4300 Cherry Creek Drive South, Denver, CO 80246
www.colorado.gov / <https://www.colorado.gov/water-quality> / www.colorado.gov

24 hr Environmental Release/Incident Report Line: 1.877.318.5628

JCPH (County) Permitted OWTS

If the applicant intends to build this project using a phased approach, for example, building bike trails and no day lodge, maintenance buildings, etc., the OWTS, including closed vaults, may not exceed the 2,000 gallons per day and then would require a JCPH (County) issued OWTS permit. The OWTS will require a totalizing flow meter and monthly flows will be required to be submitted monthly to JCPH for review. If the gallons per day exceed the OWTS design, the owner of the property will be required to install a conforming OWTS that complies with local and state regulations and policies.

Prior to installing, altering, upgrading, remediating, or repairing an OWTS the applicant must receive a valid permit from JCPH. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitchell Brown at 303.271.5767 or mbrown@jeffco.us for more information on this process.

The owner may be subject to penalties per 25-10-113, C.R.S. if this property is found to be operating an unpermitted OWTS.

Jefferson County Onsite Wastewater Regulations, Section 6 Enforcement:

- 6.1 Penalties Per 25-10-113, C.R.S.**
- A. Any person who commits any of the following acts or violates any of the provisions of this section commits a Class 1 petty offense as defined in 18-1.3-503, C.R.S.:
1. Constructs, alters, installs, or permits the use of any OWTS without first having applied for and received a permit as provided for in 25-10-106, C.R.S.;

Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP
- C – Mitigation of Impacts
- D – Infrastructure + Services**
- E – Health, Safety and Welfare

✓ D. The availability of infrastructure and services

COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 SHERMAN ST., RM 821, DENVER, CO 80203 Main: (303) 865-3581 watercommissions@dnr.state.co.us		Office Use Only	Form GWS-45 (01/2020)
GENERAL PURPOSE Water Well Permit Application Review instructions on reverse side prior to completing form. The form must be computer generated, typed or in black or blue ink.			
1. Applicant Information Name of applicant FSBR, LLC Mailing address 32372 Lodgepole Drive City Evergreen State CO Zip code 80439 Telephone # (area code & number) 603-660-6604 E-mail (online filing required) phil@shadowmountainbikepark.com		6. Use Of Well (check applicable boxes) Attach a detailed description of uses applied for: <input type="checkbox"/> Industrial <input type="checkbox"/> Dewatering System <input type="checkbox"/> Municipal <input type="checkbox"/> Geothermal (production or reinjection) <input type="checkbox"/> Irrigation <input type="checkbox"/> Other (describe): <input checked="" type="checkbox"/> Commercial	
2. Type Of Application (check applicable boxes) <input checked="" type="checkbox"/> Construct new well <input type="checkbox"/> Use existing well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change or increase use <input type="checkbox"/> Change source (aquifer) <input type="checkbox"/> Reapplication (expired permit) <input type="checkbox"/> COGCC Well <input type="checkbox"/> Other:		7. Well Data (proposed) Maximum pumping rate 7.5 gpm Annual amount to be withdrawn 4.72 acre-feet Total depth 600 feet Aquifer unnamed	
3. Refer To (if applicable) Well permit # _____ Water Court case # _____ Unpermitted Basin Determination # _____ Well name or # _____		8. Land On Which Ground Water Will Be Used Legal Description of Land (may be provided as an attachment): See attachment	
4. Location Of Proposed Well County Jefferson 1/4 of the 1/4 A. # Acres 306 B. Owner Colorado State Land Board Section Township N or S Range E or W Principal Meridian 16 6 71 6 Distance of well from section lines (section lines are typically not property lines) 1930 ft. from [X] N [] S 2105 ft. from [] E [X] W For replacement wells only - distance and direction from old well to new well _____ feet _____ direction		9. Proposed Well Driller License # (optional): 10. Sign or Entered Name Of Applicant(s) Or Authorized Agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge. Sign or enter name(s) of person(s) submitting application _____ Date (mm/dd/yyyy) _____ If signing print name and title _____	
Shadow Mountain Drive, Conifer, CO, 80433 Optional: GPS well location information in UTM format. You must check GPS unit for required settings as follows: Format must be UTM <input type="checkbox"/> Zone 12 or () Zone 13 Units must be Meters <input type="checkbox"/> Easting _____ Datum must be NAD83 <input type="checkbox"/> Nothing _____ Unit must be set to true north Was GPS unit checked for above? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (no false other wells) Remember to set Datum to NAD83		Office Use Only USGS map name _____ DWR map no. _____ Surface elev. _____ Receipt area only AQUAMAP WE WR CWCB TSPD MYLAR SRS DIV ____ WD ____ BA ____ MD ____	
5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL) A. Legal Description (may be provided as an attachment): See attachment B. # of acres in parcel 306 C. Owner Colorado State Land Board D. Will this be the only well on this parcel? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (no false other wells) E. State Parcel ID# (optional) 61-163-00-001			

Jefferson County - Planning and Zoning Division
Water Requirement Report Worksheet

Case Number	23-102980RZ
Property Address	29611 Shadow Mountain Dr
ODP/Subdivision Name	Shadow Mountain Bike Park
Within MGWOD	Yes
Complies with MGWOD	

1) Calculate Water Withdrawal and Consumptive Water Use of Proposed Development

Type of Proposed Use	Description of Unit	FIXED FIELDS			INPUT		CALCULATED FIELDS			INPUT
		Annual Withdrawal per Unit (ac-ft per year)	Daily Withdrawal Per Unit (gpd)	Percent Consumptive Use	Number of Units	Total Annual Withdrawal (ac-ft per year)	Total Annual Consumptive Use of Water (ac-ft per year)	Average Water Withdrawal (gpd)	Occupancy Factor Per Year (Days)	
Bike Park Guests (Fri - Sun)	People	0.00	4	16%	1200	1.72	0.28	4800	117	
Bike Park Guests (Mon - Thurs)	People	0.00	4	16%	1200	2.33	0.37	4800	158	
Bike Park Staff (off season)	People	0.02	20	16%	30	0.67	0.11	600	365	
Total						4.72	0.76	10200		

2) Calculate water requirement in terms of acre-feet per acre per year.

10200	gallons	x	365	days	x	1	acre feet	x	1	project	=	0.04	acre-feet per acre
1	day		1	year		325851	gallons		306.0	acres			per year

3) Based on water requirements and Section 21 of the LDR, is an Aquifer Test required?
 - Since the water requirement does not exceed 0.20 af/aly, an Aquifer Test is not required with the rezoning application
 - Since the water requirement is less than 0.10 af/aly, an Aquifer Test is not required with the plat or SDP application

4) Aquifer Test Data

Well Permit Number	Total Depth of Well (ft)	Static Water Level (ft)	Production Rate (gpm)	Extrapolated Production Rate (gpd)	Total Hours Pumped	Water Level When Pumping Stopped (ft)	RECOVERY DATA		Percent Recovered
							Recovery- Hours After Pumping (hr)	Recovery- Water Level (ft)	
Total									

5) Comments
 *Well Permit information not provided by applicant
 *max 1200 guests based on revised ODP provided by applicant
 * Bike park operates April 1 through December 31 - 39 weeks - 275 days
 *30 bike park staff based on applicant information
 *Daily withdrawal (4 gpd) based on applicant data from Staunton State Park & County staff data from Loveland Ski Area. Four gpd referenced in the October 23, 2023 Engineering Study prepared by Stantec.

Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP
- C – Mitigation of Impacts
- D – Infrastructure + Services**
- E – Health, Safety and Welfare

✓ D. The availability of infrastructure and services

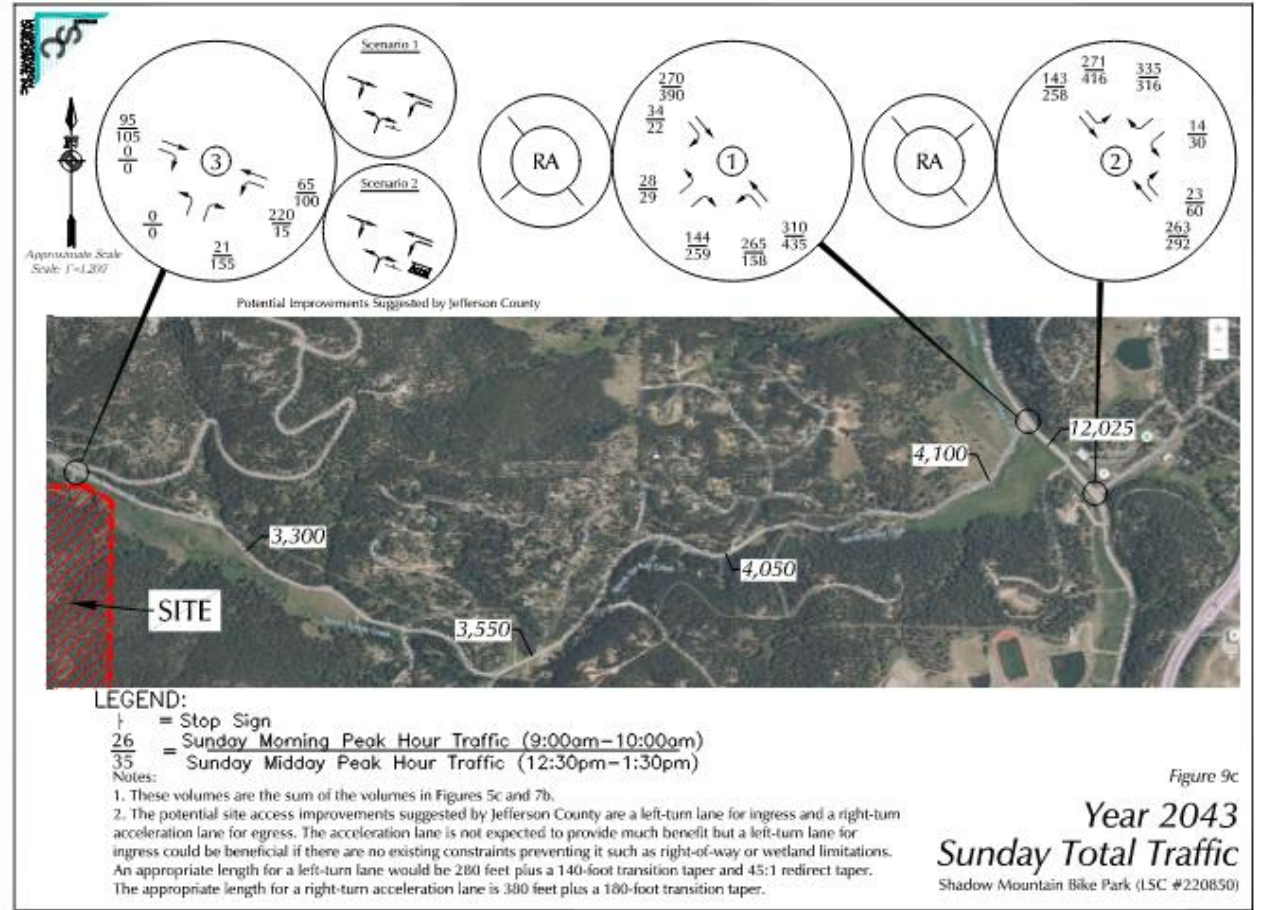


Figure 9c

Year 2043
Sunday Total Traffic
 Shadow Mountain Bike Park (LSC #220850)

Table 1a
Intersection Levels of Service Analysis - Existing and 2025
Shadow Mountain Bike Park
Jefferson County, CO
LSC #220850; April, 2024

Intersection No. & Location	Traffic Control	Existing Traffic				2025 Backdrop				2025 Total - Scenario 1 ^{(1) (2)}				2025 Total - Scenario 2 ^{(1) (2)}								
		Level of Service PM	Level of Service AM	Level of Service Mid-Day	Level of Service PM	Level of Service AM	Level of Service Mid-Day	Level of Service PM	Level of Service AM	Level of Service Mid-Day	Level of Service PM	Level of Service AM	Level of Service Mid-Day	Level of Service PM	Level of Service AM	Level of Service Mid-Day						
1) Shadow Mountain Drive/County Highway 73	TWSC	D	C	D	B	C	D	C	D	B	C	F	E	E	D	D	F	E	E	D	D	
NB Left		B	B	B	B	B	B	B	B	B	B	B	B	C	B	B	B	B	C	B	B	B
NB Right		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
NWB Left		30.4	17.2	30.7	14.7	22.6	31.7	17.5	32.4	14.9	23.5	59.6	36.8	39.0	30.4	26.8	59.6	36.8	39.0	30.4	26.8	
Critical Movement Delay																						
2) County Highway 73/Barkley Road	TWSC	A	A	B	A	A	A	A	B	A	A	A	A	B	A	A	A	A	B	A	A	A
SEB Left		F	D	F	C	D	F	E	F	C	D	F	E	F	C	D	F	E	F	C	D	
SWB Left		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
SWB Right		74.3	33.8	189.0	18.2	25.9	86.1	37.6	233.5	18.8	27.4	162.8	48.1	>240	20.8	49.8	162.8	48.1	>240	20.8	49.8	
Critical Movement Delay																						
3) Shadow Mountain Drive/Site Access	TWSC	--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	
NB Approach		--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	
WB Left		--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	
Critical Movement Delay		--	--	--	--	--	--	--	--	--	--	8.7	8.9	9.8	8.9	9.7	7.6	7.9	7.5	7.9	7.5	

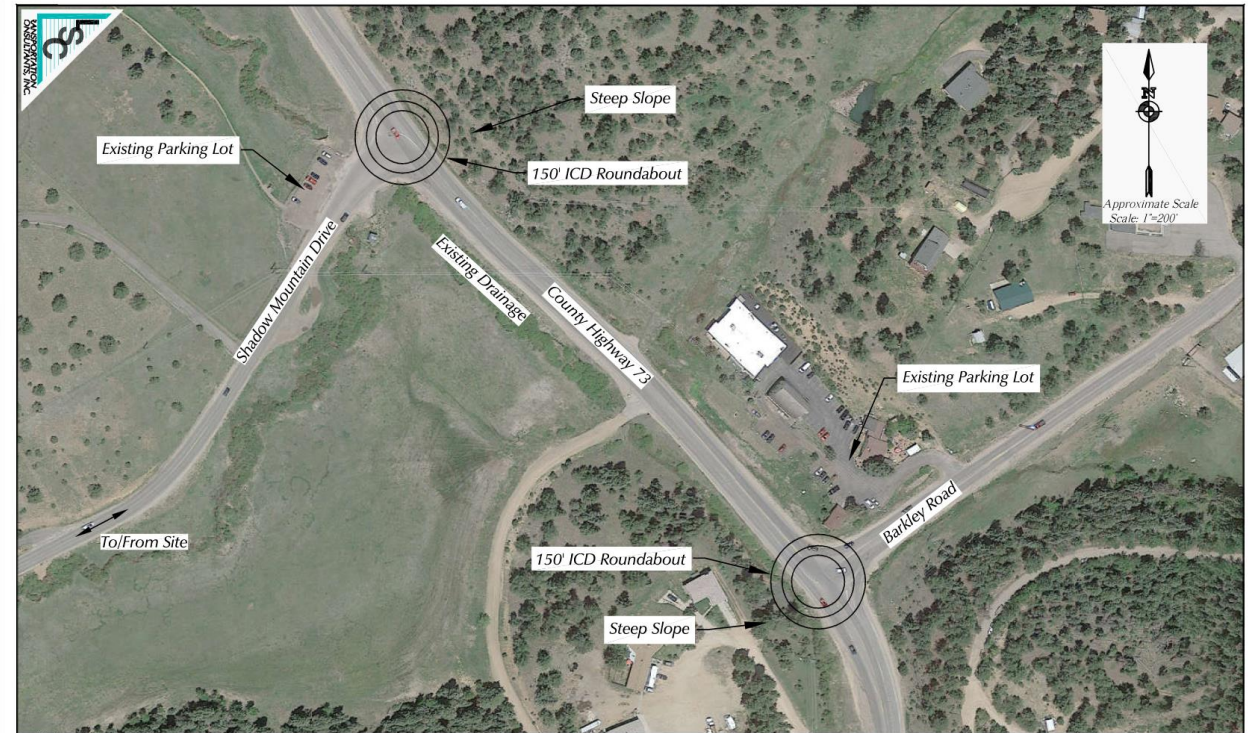
(1) Scenario 1 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access. Scenario 2 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access and a right-turn acceleration lane on Shadow Mountain Road departing the site access.
 (2) Intersection #3. The critical movement delay is for the NB approach in Scenario 1 and for the WB left in Scenario 2.

Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP
- C – Mitigation of Impacts
- D – Infrastructure + Services**
- E – Health, Safety and Welfare

✓ D. The availability of infrastructure and services



Notes:

1. The recommended mitigation over time is to construct a single lane roundabout at both locations consistent with feedback from Jefferson County.
2. Some of the potential design constraints are labeled above.
3. The site-generated trips are expected to comprise about 15 percent of Saturday peak hour trips by 2043 at CR73/Shadow Mountain Drive. This percentage will be much lower on weekdays and in the off-season.
4. The site-generated trips are expected to comprise about 12 percent of Saturday peak hour trips by 2043 at CR 73/Barkley Road. This percentage will be much lower on weekdays and in the off-season.

Figure 10

Potential Improvements Along CH 73 Based on County Feedback

Shadow Mountain Bike Park (LSC #220850)

Table 1a
Intersection Levels of Service Analysis - Existing and 2025
Shadow Mountain Bike Park
Jefferson County, CO
LSC #220850; April, 2024


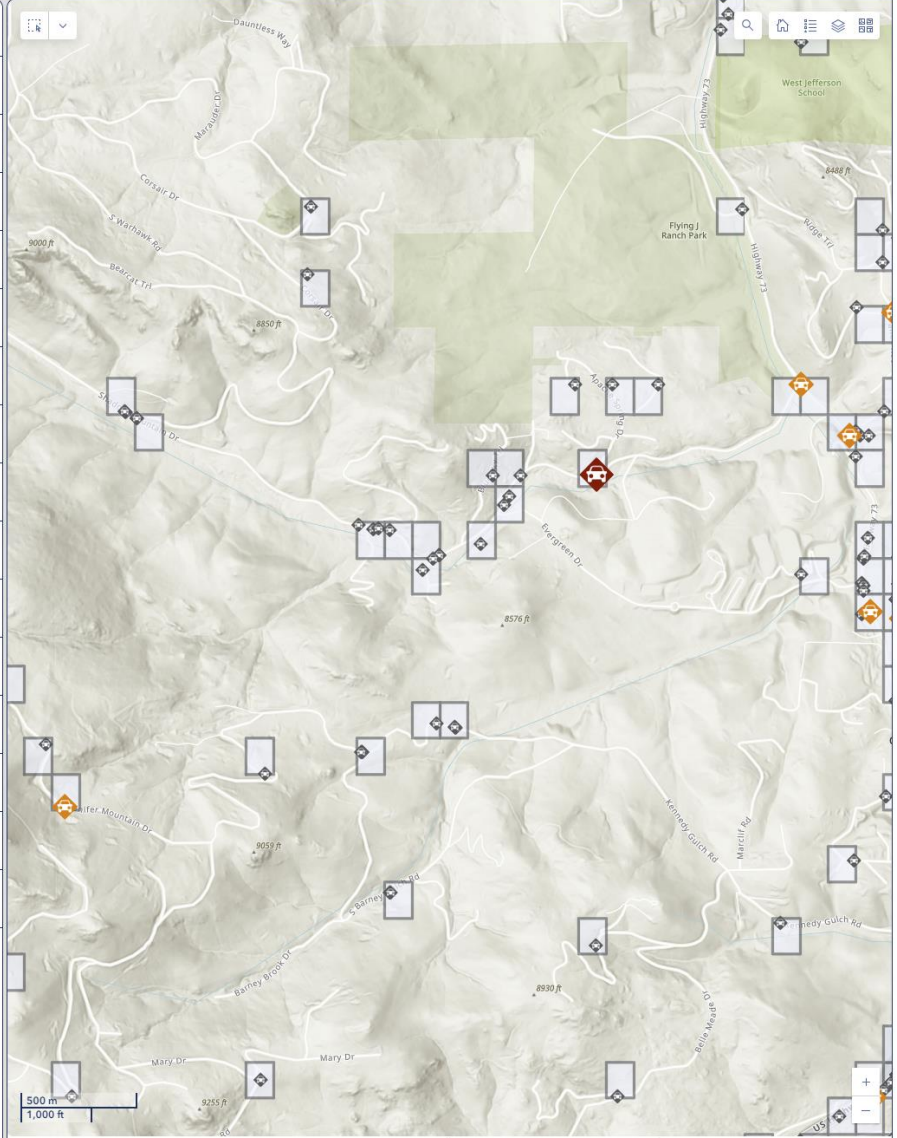















Intersection No. & Location	Traffic Control	Existing Traffic												2025 Backup						2025 Total - Scenario 1 ⁽¹⁾ (A)						2025 Total - Scenario 2 ⁽¹⁾ (B)					
		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday		Weekday		Saturday		Sunday							
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service						
1) Shadow Mountain Drive/County Highway 73	TWSC	D	C	D	B	C	D	C	D	B	C	F	E	E	D	D	F	E	E	D	D	F	E	E	D	D					
NB Left		A	A	A	A	A	A	A	A	A	A	B	A	A	A	A	A	B	A	A	A	A	B	A	A	A					
NB Right		B	B	B	B	B	B	B	B	B	B	B	C	B	B	B	B	B	B	C	B	B	C	B	B	B					
NWB Left		A	A	A	A	A	A	A	A	A	A	B	A	A	A	A	A	B	A	A	A	A	B	A	A	A					
Critical Movement Delay		30.4	17.2	30.7	14.7	22.6	31.7	17.5	32.4	14.9	23.5	59.6	36.8	39.0	30.4	29.8	59.6	36.8	39.0	30.4	29.8	59.6	36.8	39.0	30.4	29.8					
2) County Highway 73/Barkley Road	TWSC	A	A	B	A	A	A	A	B	A	A	A	A	B	A	A	A	A	A	B	A	A	A	A	A	A					
SB Left		F	D	F	C	D	F	E	F	C	D	F	E	F	C	D	F	E	F	C	D	F	E	F	C	D					
SWB Left		B	B	B	B	B	B	B	B	B	B	C	B	B	B	B	C	B	B	B	B	C	B	B	B	B					
SWB Right		74.3	33.8	189.0	18.2	25.9	86.1	37.6	233.5	18.8	27.4	162.8	48.1	>240	20.8	49.8	102.8	48.1	>240	20.8	49.8	102.8	48.1	>240	20.8	49.8					
Critical Movement Delay																															
3) Shadow Mountain Drive/Shadow Mountain Drive Access	TWSC	--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
NB Approach												A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
WB Left												A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Critical Movement Delay												8.7	8.9	9.8	8.9	9.7	7.6	7.9	7.5	7.9	7.5	7.9	7.5	7.9	7.5	7.5					

(1) Scenario 1 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access. Scenario 2 assumes the construction of a WB left-turn lane on Shadow Mountain Road approaching the site access and a right-turn acceleration lane on Shadow Mountain Road departing the site access.
 (2) Intersection #3. The critical movement delay is for the NB approach in Scenario 1 and for the WB left in Scenario 2.



DRCOG Crash Data Dashboard

Data years: 2018 - 2022 (data updated: 8/23/24)

 Date range 1/1/2018 - 12/31/2022	
 Year Currently showing all	
 Mode of travel Currently showing all	
 Severity Currently showing all	
 Municipality Currently showing all	
 County Currently showing all	
 Crash type Currently showing all	
 Road location description Currently showing all	
 Road condition Currently showing all	
 Weather condition Currently showing all	
 Lighting condition Currently showing all	
 Near a school Currently showing all	
 Equity quartile Currently showing all	
 Contributing factor (Loads slowly) Currently showing all	
 Vehicle movement (Loads slowly) Currently showing all	
 Driver action (Loads slowly) Currently showing all	

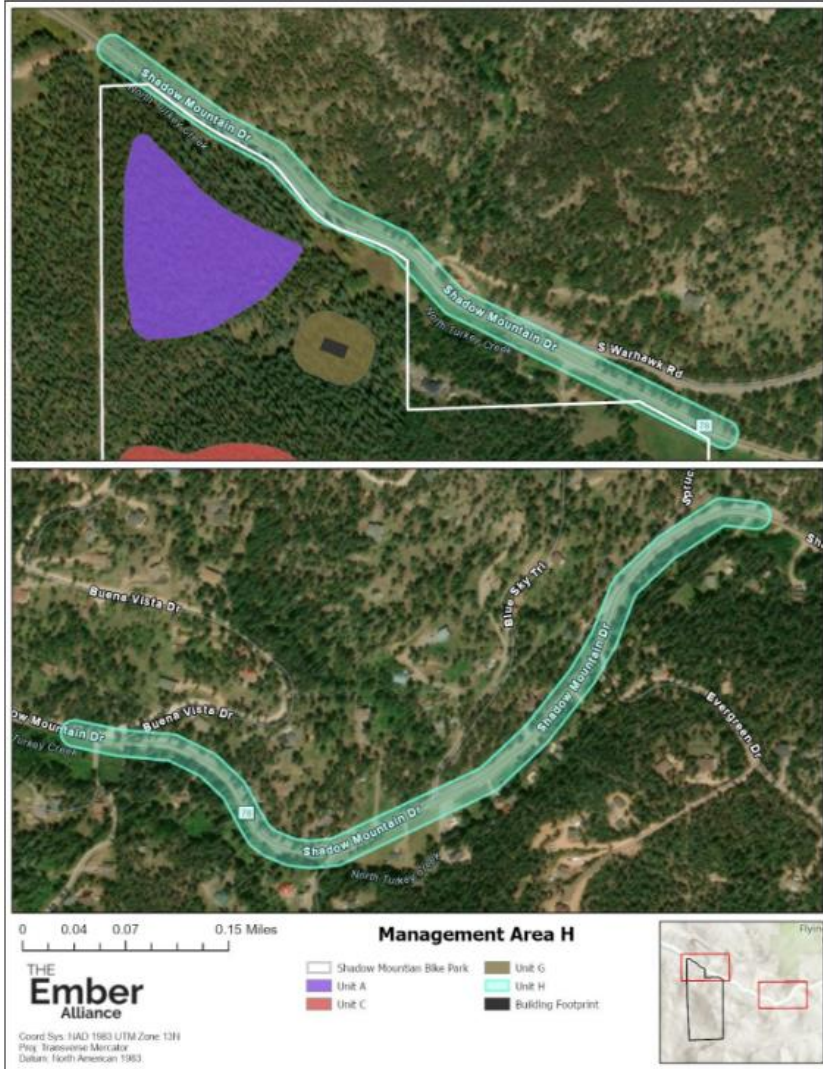
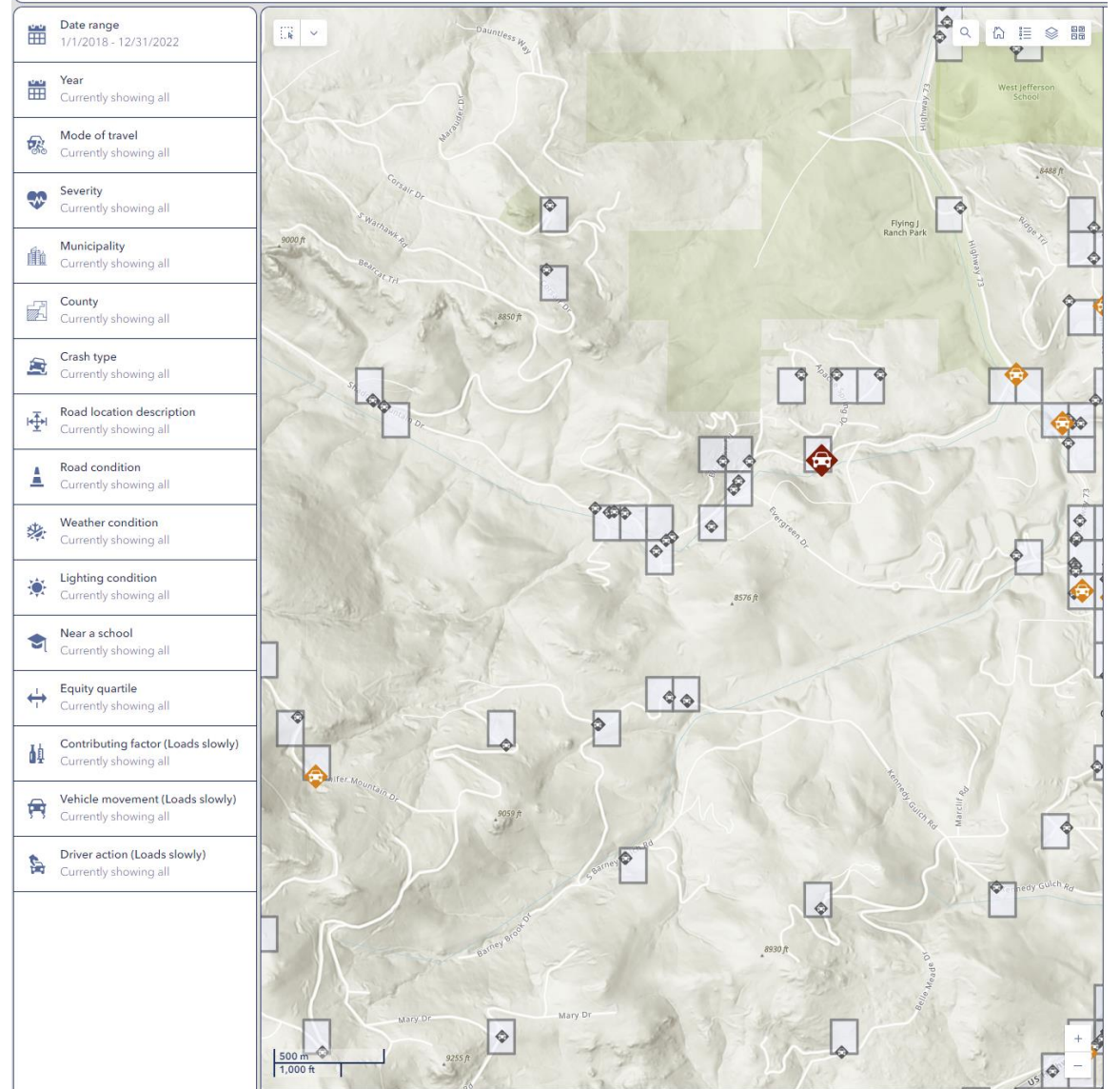


Figure 9. Management Area H.

DRCOG Crash Data Dashboard

Data years: 2018 - 2022 (data updated: 8/23/24)



Special Use Criteria

Criteria:

A – Compatibility

B – Conformance to CMP

C – Mitigation of Impacts

D – Infrastructure + Services

E – Health, Safety and Welfare

- ✓ *E. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

Elk Creek has not expressed concerns of increased demand based on the proposed request or similar developed facilities.

Staff has not been able to identify any specific areas of concern for health, safety and welfare.



Community Notification

The applicants posted signs in places deemed sufficient by Staff. Jefferson County mailed postcards to neighboring properties within ¼ mile of the subject property and notified all HOAs within 2 miles in conformance with Jefferson County policies and regulations.

Public Comments can be found in the Public Hearing Folder



Community Notification

Summary of concerns

- Land Use
- Air, Light, Odor, Noise
- Wildfire Risk
- Transportation
- Visual Resources
- Water Quality, Quantity and Sanitation
- Wildlife and Vegetation
- Property Values
- Wetlands
- Wildlife
- Trail Congestion & User Conflict



Special Use Criteria

Criteria:

- A – Compatibility
- B – Conformance to CMP
- C – Mitigation of Impacts
- D – Infrastructure + Services
- E – Health, Safety and Welfare

Summary of Staff Analysis:




Section 6 Rezoning and Special Use Process applications the Planning Commission may consider the following criteria:

- ✓ A. *The compatibility with existing and allowable land uses in the surrounding area*
- ✗ B. *The degree of conformance with applicable land use plans*
- ✓ C. *The ability to mitigate negative impacts upon the surrounding area*
- ✓ D. *The availability of infrastructure and services*
- ✓ E. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

Staff Recommendation

B. The degree of conformance with applicable land use plans

Proposals out of conformance are evaluated against three factors:

-  1. *How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended Land Uses;*
-  2. *How the proposed land uses are compatible with the surrounding Land Use Recommendations and community character?*
-  3. *What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted?*

**Staff recommends that the Planning Commission
recommend Denial of Case No. 23-102980 RZ**

Next Steps

Special Use

- Review of proposed zoning and supporting documents
- Case reviewed against Rezoning criteria
- PC and BCC hearings

Site Development Plan

- Permit for a Lodge, infrastructure and associated grading
- Administrative Process
- Cannot be approved until compliant with all County Regulations

Permits

- Grading Permits, Building Permits, etc.
- Administrative Process
- Planning and Zoning, Building Safety reviews

Planning Commission Action

The Planning Commission is charged with reviewing the request and staff report, receiving testimony and evidence on the application, and recommending approval or denial to the Board of County Commissioners.



Board of County Commissioners hearing is scheduled for
October 1, 2024 at 9:00 AM.