

Shadow Mountain Bike Park is a seasonal day use recreational proposal in Conifer, CO. Mountain biking is our passion, and we're working with community partners to build a park for everyone.



Applicants:
Phil Bouchard, Jason Evans

Jefferson County Planning Commission
September 11th, 2024

SMBP Project Team:

Core Team

- Phil Bouchard: Co-creator - Denver, CO
- Jason Evans: Co-creator - Denver, CO
- Katie Rothman: CMO / Communications Director - Conifer, CO
- Kevin Roof: Founding Partner - Arvada, CO
- Diana Caruso Jenkins: Counsel, Otten Johnson - Denver, CO

Extended Team

- **SE Group:** Travis Beck / Melanie McKenzie. SE Group is a recreational planning / design firm - Frisco, CO.
- **LSC Transportation Consultants:** Christopher S. McGranahan, PE, PTOE - Denver, CO.
- **The Ember Alliance:** Kenzie Hartt, Wildfire Analyst - Fort Collins, CO.

Shadow Mountain Bike Park (*SMBP*) Project History

Timeline / Milestones

- **August 2020**
 - Inception
- **January 2021**
 - First community meeting
- **May 2021**
 - Planning lease with the Colorado State Land Board
- **May 2022**
 - Enter pre-application with Planning staff
- **July 2022**
 - Second community meeting
 - Post all questions and answers from community meeting on our website
- **January 2023**
 - Submit application for a special use permit
 - Three referral revisions within 2023/2024.
- **August 2024**
 - SMBP receives Jefferson County Planning Staff recommendation for approval of our concept

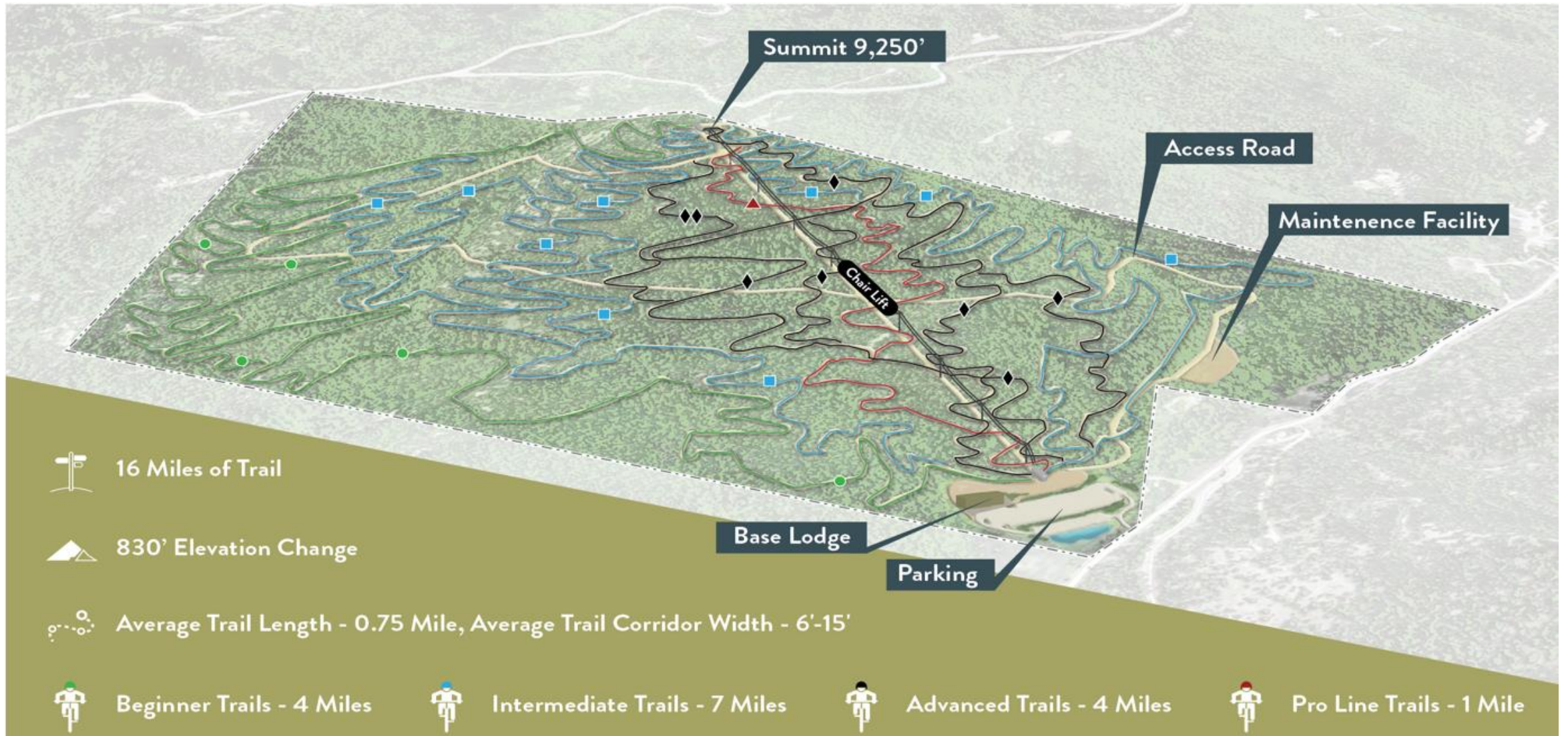
Shadow Mountain Bike Park: Project History (Continued)

Additional Community Outreach / Involvement

- Hired Coms Director to help increase our availability
- Multiple meetings with STOP SMBP leadership
- Met directly with 100+ residents
- Volunteered/available at Elevation Celebration (23/24)
- Members of Conifer Chamber of Commerce (April 2023)
- **Regular Elk Creek Fire Board meeting attendees**
- Attended public traffic forum on Shadow Mountain Drive roadway safety
- Attended public meeting for STOP SMBP to hear concerns (2023)
- **Attended multiple Conifer town halls**
- Website updates, email blasts, info inbox, social media
- Responses to social media, over 400 emails
- Posted answers to all questions from community meeting
- Podcasts on MyMountainTown, Conifer Radio
- Met with Rotary Clubs, Chamber of Commerce, real estate groups
- Multiple news outlet articles
- Members of Mountain Women in Business (Nov 2023)

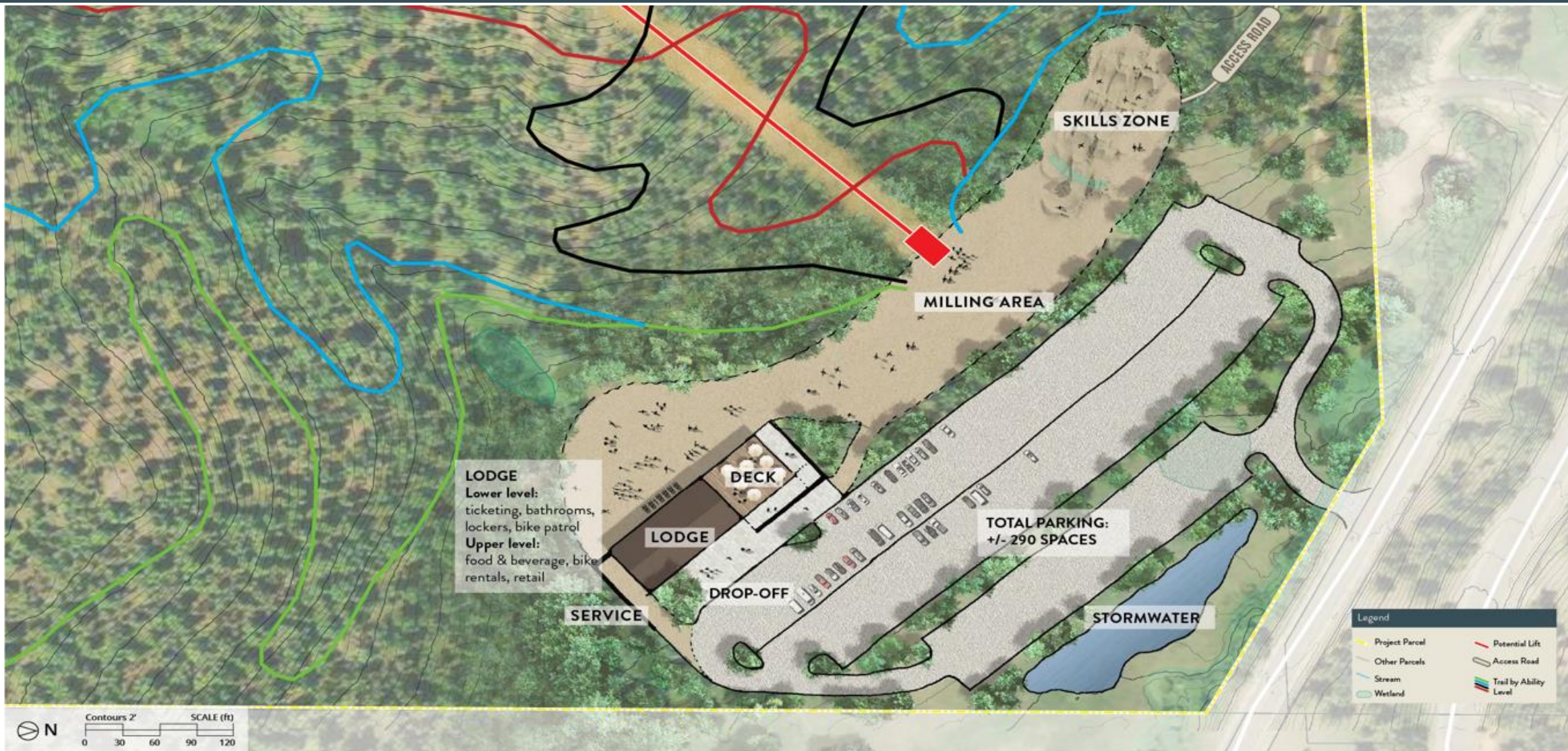
OVERALL CONCEPT

3D View



BASE AREA

Concept Plan



Developing Together

SMPB's concept has evolved with feedback from the community

Material Changes Made to Proposal (not exhaustive)

- **Name of Project:**
 - The SMPB team decided to change the name of the park to Shadow Mountain Bike Park after hearing concerns that our organization was not going to focus on being good community partners.
- **Location of Visitor Center / Parking / Lift**
 - Viewscape concerns led to a change in where that proposed infrastructure will be located.
- **Food / Beverage Removal**
 - Concerns about visitors consuming alcohol and sharing local roads led to us removing food and beverage from our proposal.
- **No winter activities**
 - Originally suggested allowing winter use for low impact activities, but after discussions with the community committed to a winter seasonal closure.
- **No development on north side of Shadow Mountain Drive**
 - Concerns about our impact to the property led to us removing any proposals for trail or other infrastructure on the portion of the parcel east of Shadow Mountain Drive. We will mitigate that portion of the property for forest fire risk but will otherwise leave it as is.
- **Operating hours informed by concerns about school / commuter traffic**
 - Adjusted our proposed operating hours due to concerns about visitors sharing roadways with school / commuter traffic
- **Parking capped with reservation system in response to concerns about traffic**
 - Committed to using a parking reservation system to manage the maximum visitor related traffic that will occur on peak days.
- **No pets from concerns about evergreen dog park and other open space areas**
- **All trails will meet a 50 ft setback from adjacent properties**

Summary of Request and Approval Criteria

230 acres of professionally engineered mountain bike terrain

Approval Request

The applicant is requesting a special use permit for a class III recreational facility, an allowed special use in properties zoned Agricultural Two (“A2”).

The Applicant requests that, pursuant to Zoning Resolution Section 6.D, this Commission recommend approval of Shadow Mountain Bike Park to the Board of County Commissioners, as it is in full conformance with the required criteria.

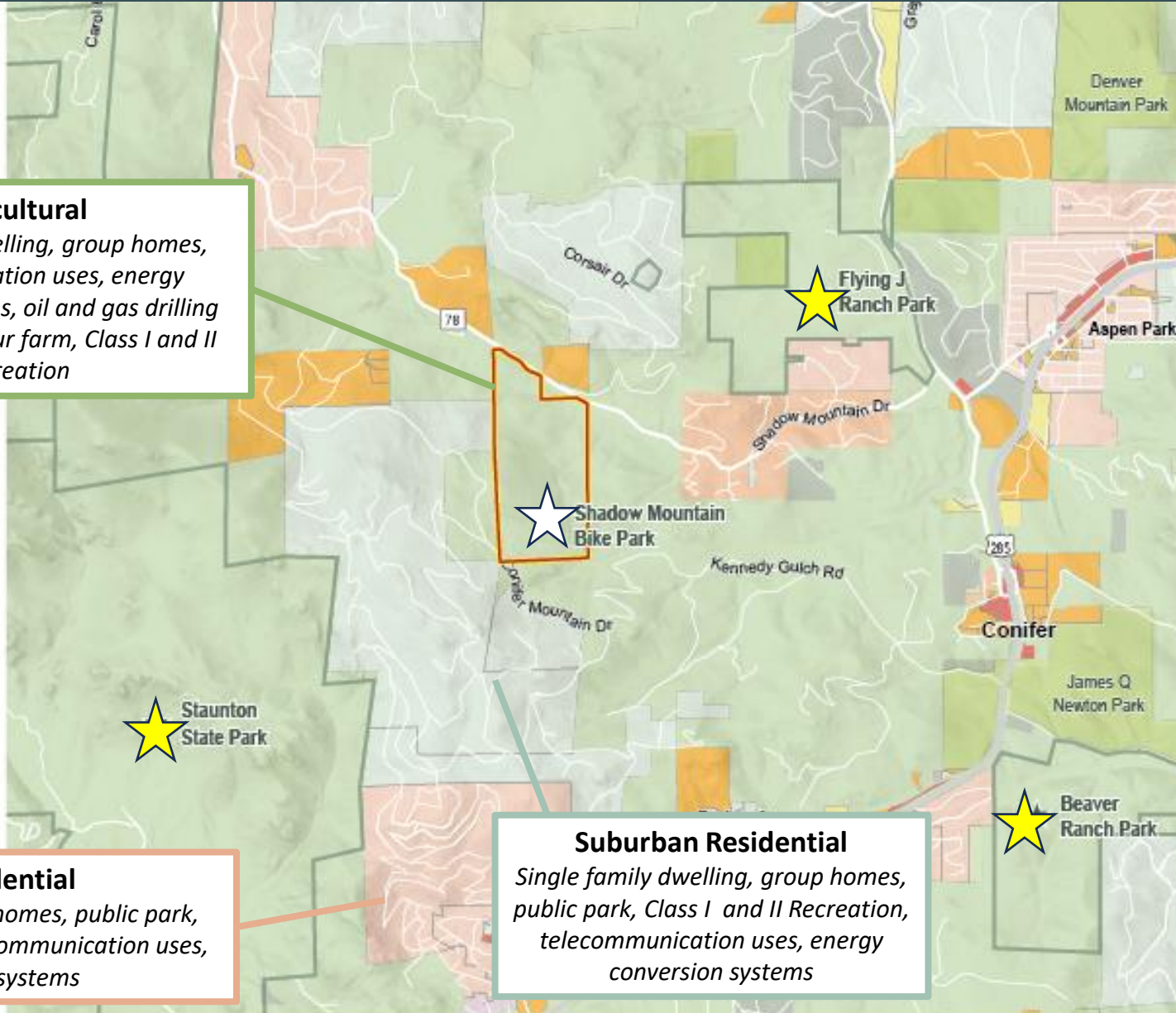
Approval Criteria

In reviewing Special Use Applications, the Planning Commission and Board of County Commissioners may consider:

1. The compatibility with existing and allowable land uses in the surrounding area.
2. The degree of conformance with applicable land use plans.
3. The ability to mitigate negative impacts upon the surrounding area.
4. The availability of infrastructure and services.
5. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

Criteria #1. The compatibility with existing and allowable land uses in the surrounding area.

Agricultural
 Single family dwelling, group homes, telecommunication uses, energy conversion systems, oil and gas drilling and production, fur farm, Class I and II Recreation



LEGEND

- Parcels
- Highways
- Roads
- ▭ Project Area
- ▭ Project Parcel
- Parks and Open Space
- ★ Nearby Recreation

Scale (ft) 0 3000
 Prepared by: # SE GROUP

NEARBY RECREATION

- ★ **Staunton State Park**
 Zoning: A-2
 Distance: <1 mile
 Recreation offerings: 30+ miles of trails, visitor center, amphitheater, picnic sites, parking
- ★ **Flying J Ranch Park**
 Zoning: A-2
 Distance: <1 mile
 Recreation offerings: 4.8 miles of trails, picnic shelters, parking
- ★ **Beaver Ranch Park**
 Zoning: A-2
 Distance: Approx. 2 miles
 Recreation offerings: 60 acres of disc golf, zipline, 6.4 miles of trails, picnic areas, parking
- ★ **Maxwell Falls**
 Zoning: A-2
 Distance: Approx. 2 miles
 Recreation offerings: Approx. 5 miles of trails, parking

Source: Jefferson County Map

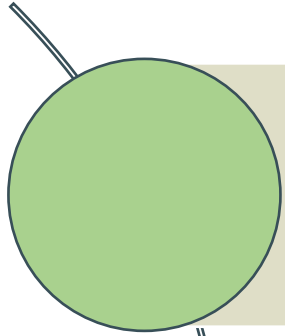
Mountain Residential
 Single family dwelling, group homes, public park, Class I recreation facility, telecommunication uses, energy conversion systems

Suburban Residential
 Single family dwelling, group homes, public park, Class I and II Recreation, telecommunication uses, energy conversion systems

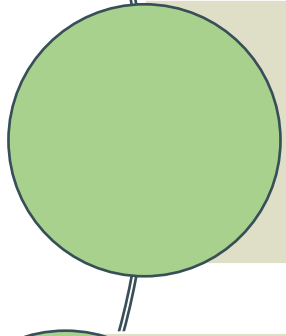
Criteria #1. The compatibility with existing and allowable land uses in the surrounding area.

- Setbacks: 100 to 300 foot building setbacks; 50 foot trail setbacks
- Chair Lift: Limitations on height (35 feet) and corridor clearing area
- Overlay Areas: wildfire hazard mitigation overlay area, a wetlands overlay area, and the Jefferson County flood prone area overlay
- Design/Development Standards: noise, signage, lighting, fencing, trash management
- Seasonal Closure: January 1 – April 1

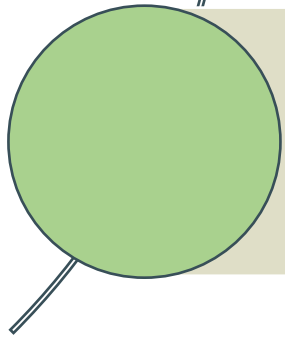
Criteria #2. *The degree of conformance with applicable land use plans.*



Jefferson County Master Plan, All Development, Goal 1: *Encourage development that is appropriate to the area, promotes healthy, active lifestyles, and ensures that there are unique and diverse communities in which to live, work, and enjoy outdoor Recreation.*



Jefferson County Master Plan, All Development, Goal 2: *Encourage economic development by promoting a variety of land uses.*



Jefferson County Master Plan, All Development, Goal 3: *Encourage infill and redevelopment projects.*

Criteria #2 Continued. The degree of conformance with applicable land use plans.

- **(General) 5:** *New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels. (see Criteria #3)*
- **(General) 6:** *New Developments should be evaluated for their impacts to the health of the community. (see Criteria #3,5)*
- **(General) 7:** *Consider regional impacts when evaluating development (air quality, transportation, etc.). (see Criteria #3,5)*
- **(Compatibility) 1:** *Ensure compatibility of new development with the surrounding existing and allowable land uses (see Criteria #1)*
- **(Compatibility) 2:** *Special care should be taken to ensure compatibility while transitioning from lower intensity uses to higher intensity uses (achieved by Special Use review process)*
- **(Compatibility) 3:** *Coordinate new development with existing development to avoid or mitigate negative impacts on adjacent land uses. (see Criteria #1,3)*
- **(Compatibility) 4:** *Redevelopment should strive to maintain or enhance existing buffers, separations, and screening if compatibility cannot be achieved through other methods. (see Criteria #1,3)*
- **Recreation and Tourism Goal:** *Encourage appropriately sited Recreation and tourism uses in Jefferson County. (p47)*

Recreation and Tourism Goal: *Encourage appropriately sited Recreation and tourism uses in Jefferson County.*

- Project has been extensively reviewed and impacts mitigated through this process.
- Shift bikers from overly congested trails where user conflicts occur.
- Provide opportunity to expand sport to families/beginner riders/school programs.
- Private recreation opportunity = controlled environment and unique offering.

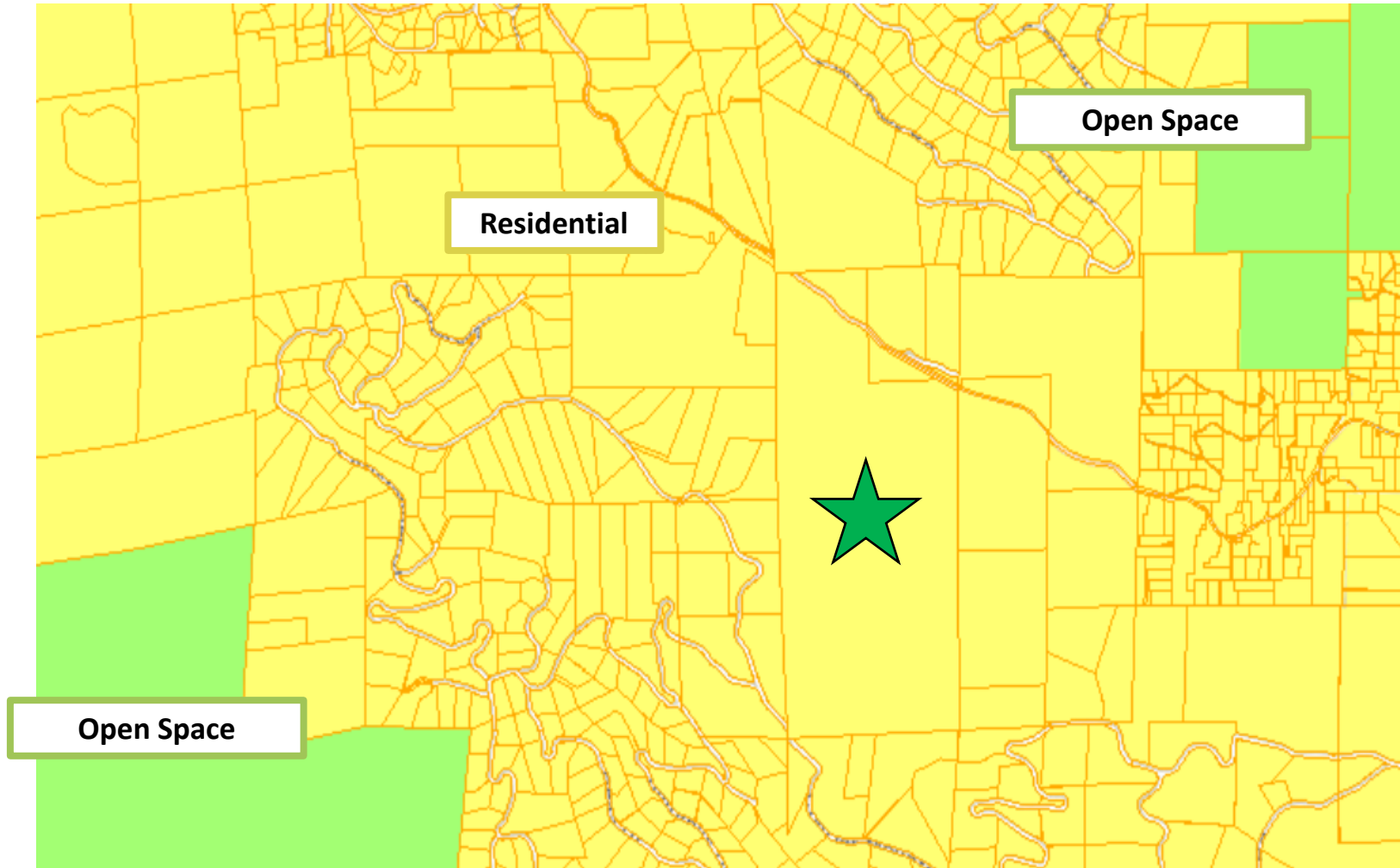
Criteria #2 Continued. The degree of conformance with applicable land use plans.

Conforming Land Uses:

- (1) Residential
- (2) Community Use

Community Use:

Community facilities, including art, cultural, community, recreation and senior centers; fire stations; foodbanks, golf courses; government offices; libraries; meeting accommodations; parks; post offices; private clubs; religious and non-religious assemblies and institutions; and schools.



Considerations when proposal not consistent with land use recommendations:

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

Criteria #2 Continued. The degree of conformance with applicable land use plans.

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

	Current Land Use Rec.	SMBP Proposal
Traffic	-Year-round (winter) -Additional rush hour pressure	-Seasonal (no winter) -Opposite direction and off rush hours
Light Pollution	Standard scattered lighting, day/night	Security only, no nighttime use
Noise	Restricted to residential levels	Restricted to residential levels
Land Disturbance	Scattered development	Concentrated development
Wildlife	Year-round occupancy	Operational measures, seasonal closure

Criteria #2 Continued. The degree of conformance with applicable land use plans.

What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted.

- Covid-19 pandemic impact on lifestyles and recreation users.
- Rapid interest in Jefferson County trails – Staunton State Park visitation.
- Outside 285 Study – “Trail use has increased... resulting in crowding of popular areas, degradation of trails and infrastructure, increased conflict, increased pressure on wildlife, and an overall loss of solitude...These trends and issues were exacerbated by the COVID-19 pandemic, which resulted in significant increase in trail access and use.”
- Anecdotal need – Conifer community feedback, Colorado Mountain Bike Association, and mountain biking community letters of support.

Criteria #3. The ability to mitigate negative impacts upon the surrounding area

Traffic

- New left turn lane
- County reviewed road capacity
- Reservation system
- Additional signage along SMD where permitted (e.g. speed caution)
- Hours offset and opposite normal traffic flows
 - Later than school buses
 - Opposite directions of rush hour flows

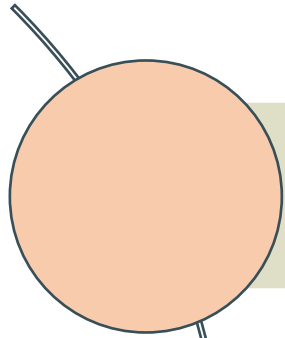
Sensitive Areas and Wildlife

- Overlay Areas
- Seasonal closure
- Animal proof trash
- Wildlife friendly fencing
- Limited lighting/sound
- Avoid wetlands

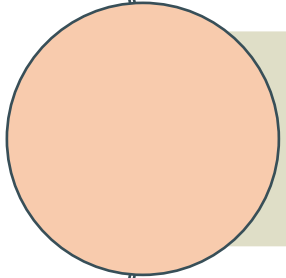
Impact on Neighbors

- Limited water use
- Limited lighting/sound
- Operating hours and seasonal closure
- Visual considerations (blend with landscape, hidden from view, setbacks)
- No fires, smoking, animals, or hunting on site
- Noxious weed management

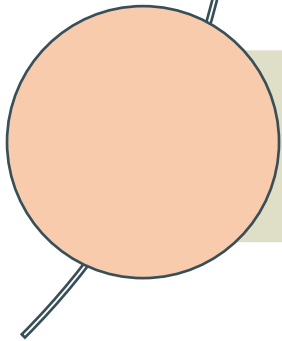
Criteria #4: The availability of infrastructure and services.



Traffic: The existing roadway infrastructure has adequate capacity to handle the proposed trips generated. No open comments from Planning and Engineering.



Water and Wastewater: Water and wastewater facilities to support the Project will be developed on-site. A septic tank will handle all sewage on-site. The Project will not divert resources from or place additional pressure on local water and wastewater systems.



Emergency Services: The Elk Creek Fire District provided a will-serve letter confirming its capacity to serve the Project. The park will provide EMS services on site to not place strain on local providers.

Criteria 5. Effect Upon the Health, Safety, and Welfare of the Residents and Landowners in the Surrounding Area



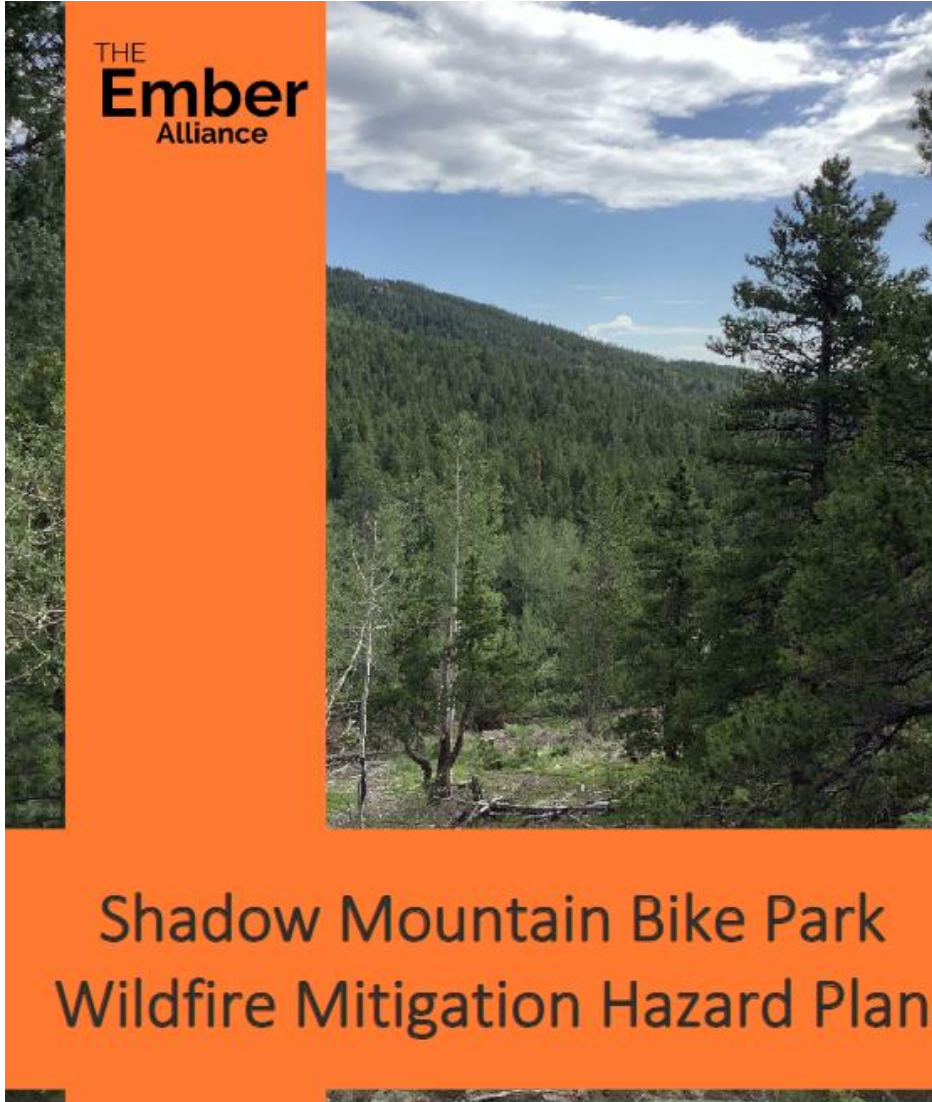
Provide EMS resources on site.

Local recreational opportunities improving physical and mental health for all biking users in controlled environment.

Job creation and users contributing to Conifer area businesses.

Enjoyment of neighboring property – noise, lighting, setbacks, operational hours.

Fire Mitigation Summary and Further Action



- Wildfire Hazard Mitigation Treatment Areas (the “Wildfire Hazard Mitigation Overlay”) denoted on Special Use Document.
- Requirement: Mitigation measures outlined in Plan will be implemented in connection with Defensible Space Permit requirements.
- Wildfire Analyst from Ember Alliance present to speak on details.
- Active site management (staff/visitor ratio = 35:1).
- Prohibit fire causing activities.
- Seek partnership with USPP (Upper South Platte Partnership).
- Develop evacuation plans with County.
- Responsive park closures in fire event.

Questions?