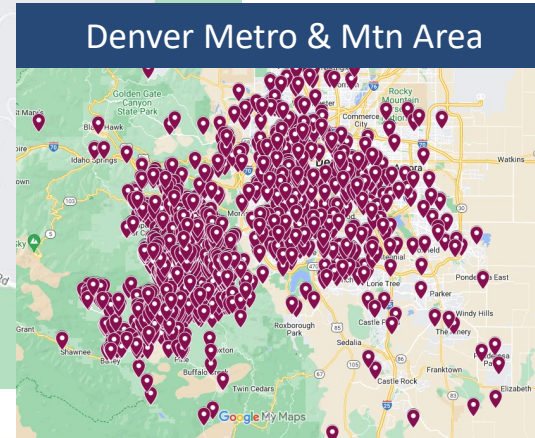
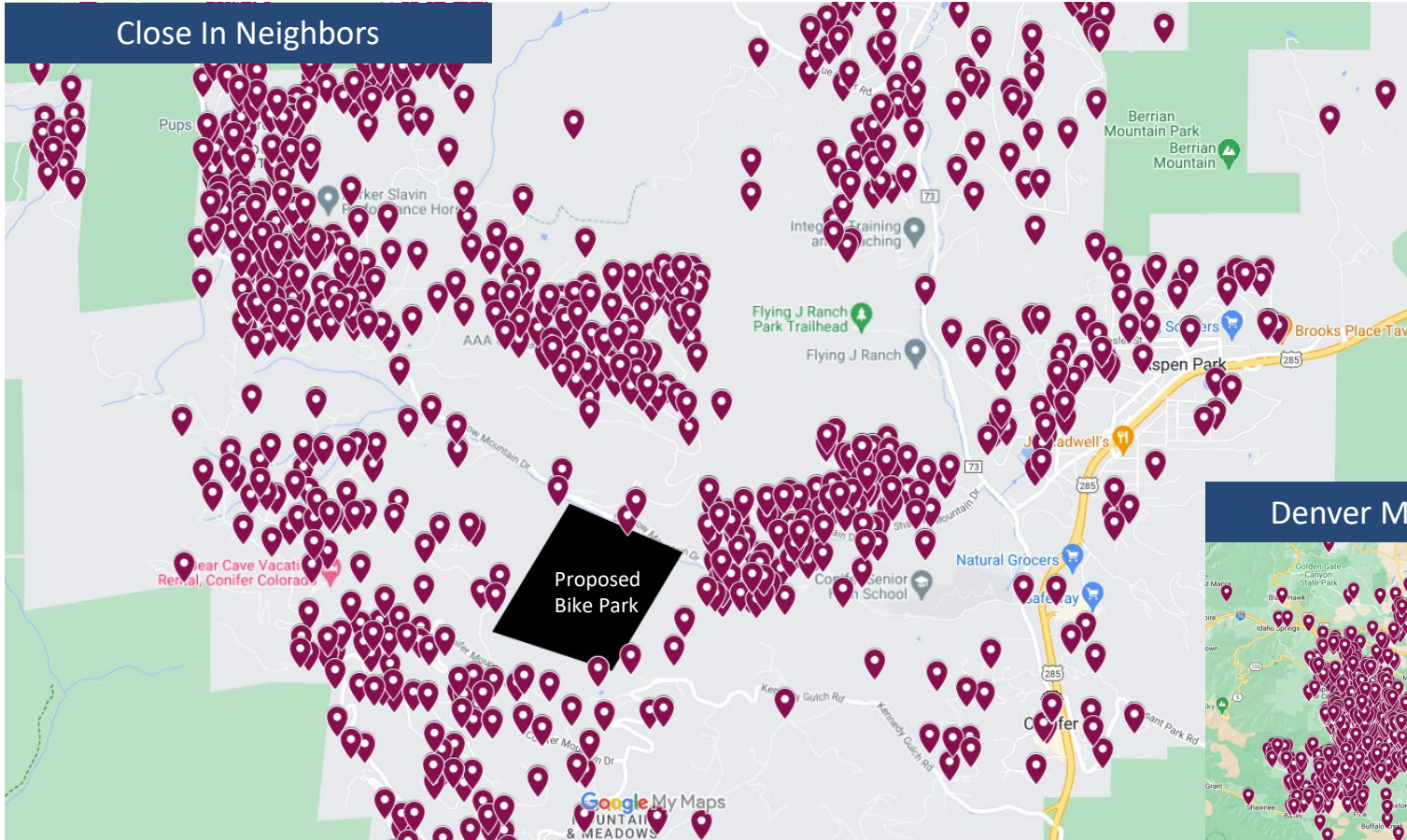




Overview

Jen Hohn
27501 Shadow Mountain Drive

6,490 Petition Signers 3,421 Are Neighbors







Legal Analysis

Trey Rogers

Recht Kornfield

Shadow Mountain Neighbors



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

5 Criteria & Sub Criteria



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

5 Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



The ability to mitigate negative impacts on the surrounding area



The availability of infrastructure and services



The effect upon the health, safety and welfare of the residents and landowners in the surrounding area

5 Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



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



Compatible with surrounding Land Use Recommendations and community character



Change of circumstances has occurred in the local area since the Land Use Recommendation was adopted

5 Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



The ability to mitigate negative impacts on the surrounding area



The availability of infrastructure and services



The effect upon the health, safety and welfare of the residents and landowners in the surrounding area

5 Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



The ability to mitigate negative impacts on the surrounding area



The availability of infrastructure and services



The effect upon the health, safety and welfare of the residents and landowners in the surrounding area

5 Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



The ability to mitigate negative impacts on the surrounding area

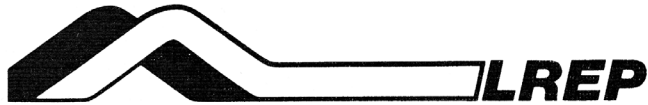


The availability of infrastructure and services



The effect upon the health, safety and welfare of the residents and landowners in the surrounding area

Michael G. Figgs



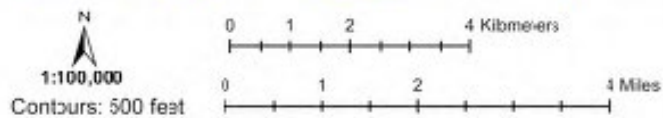
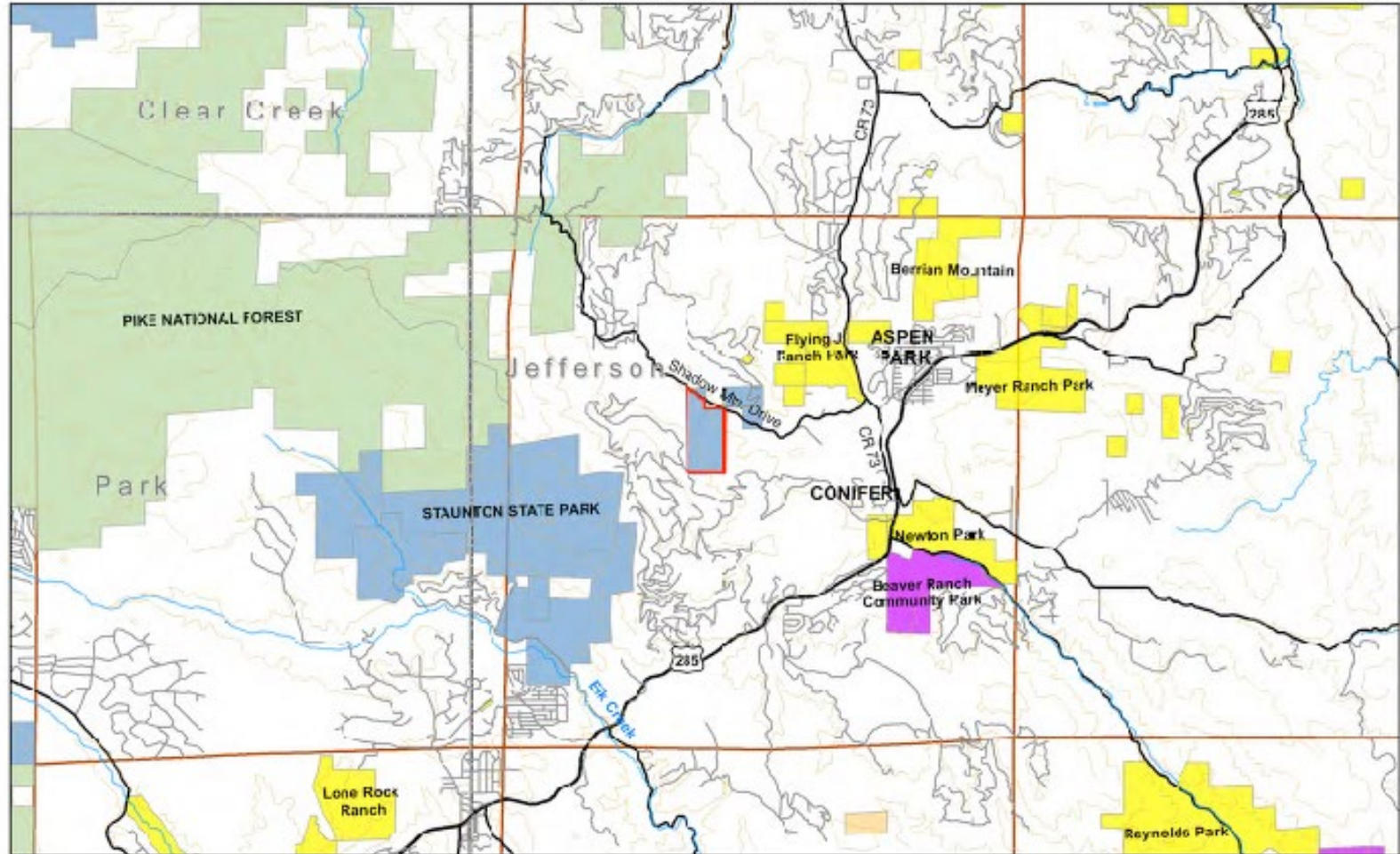
Landscape, Resource, Ecosystem Planning, Inc.

P.O. Box 5, Allenspark, CO 80510 mfiggs@indra.com

Phone 303-747-2000 Mobile 303-579-5821

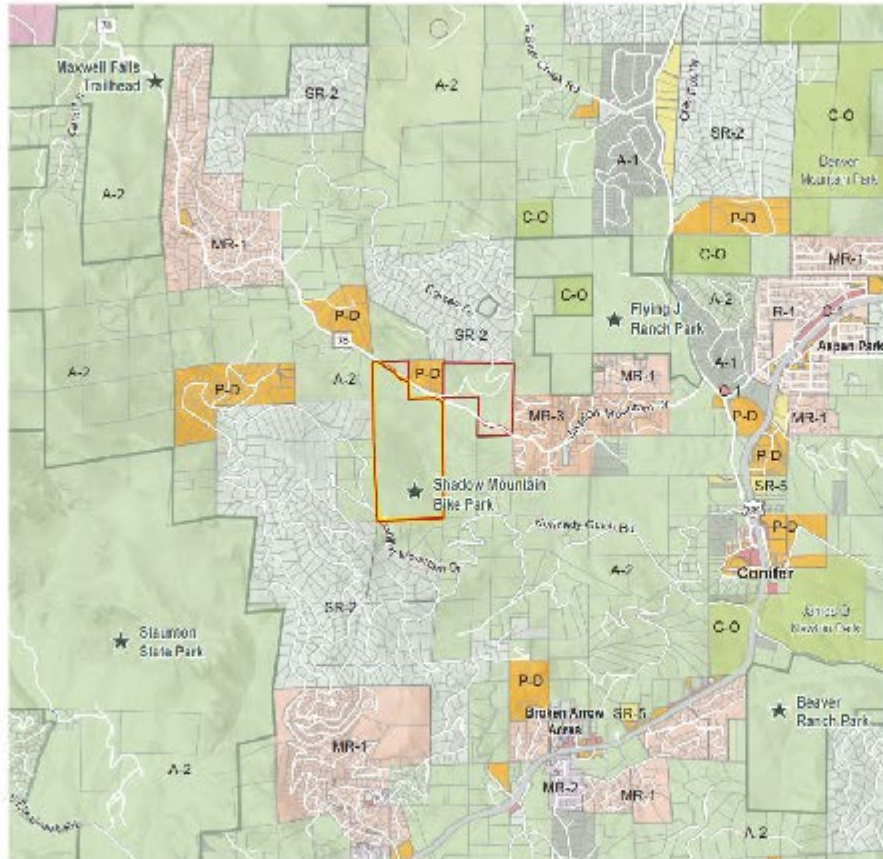
- 39 years experience in land use permitting, natural resource management and land conservation.
- Public sector experience includes municipal, county, state and federal governments.
- Private sector experience includes property owners, developers, corporations, environmental organizations, civic and neighborhood organizations, and homeowners associations.
- Work product includes inventory and baseline documentation, development of public planning policies, management plans, impact analysis and mitigation, real estate diligence.
- Land conservation work totals more than 1,000,000 acres of land in thirty-nine Colorado counties, plus projects in Kansas, New Mexico and Texas.
- Represent landowners as an expert witness in legal proceedings.

Figure 1. Local Setting



Data Sources ESRI, USGS, COMap, NRCS, NCED
Blue parcels are administered by the State of Colorado
Orange and Green parcels are administered by the US Government
Yellow parcels are administered by County or Municipalities
Purple parcels are under conservation easement

SMBP / Conifer Area Alignment



JEFFERSON COUNTY COLORADO
 Shadow MOUNTAIN BIKE PARK

SPECIAL USE APPLICATION Zoning Map

LEGEND

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

Scale 1" = 3000'
 0 3000 6000
 SHAW GROUP

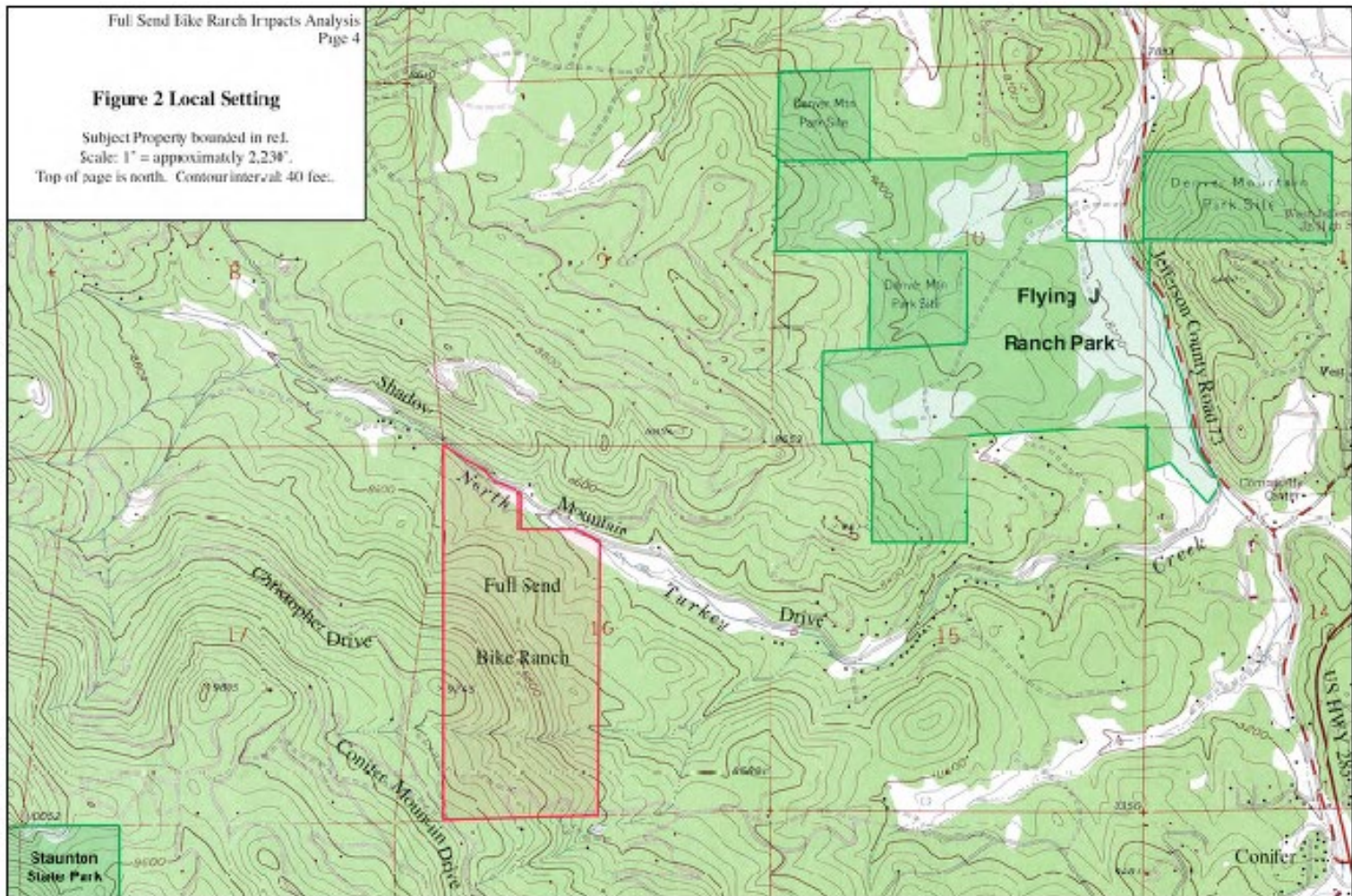
NEARBY RECREATION

- ★ **Stanton 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: 4.6 miles of trails, picnic shelters, parking
- ★ **Beaver Ranch Park**
 Zoning: A-2
 Distance: Approx. 2 miles
 Recreation offerings: 60 acres of disc golf course, 0.4 miles of trails, picnic areas, parking
- ★ **Maxwell Falls**
 Zoning: A-2
 Distance: Approx. 2 miles
 Recreation offerings: Approx. 5 miles of trails, parking

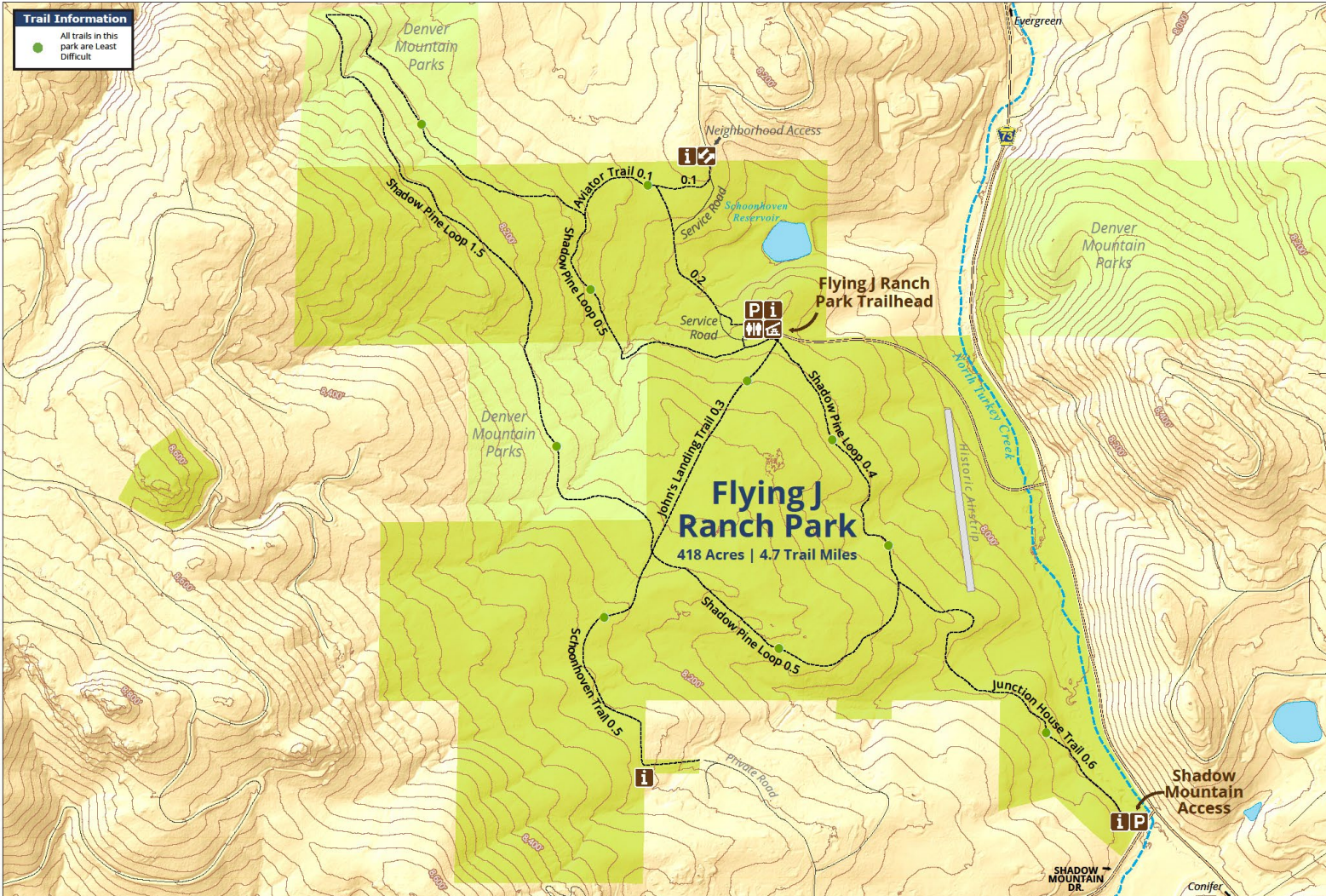
Source: Jefferson County Map

Figure 2 Local Setting

Subject Property bounded in red.
Scale: 1" = approximately 2,238'.
Top of page is north. Contour interval 40 feet.

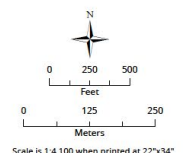


FLYING J RANCH PARK



Trail Information
 All trails in this park are Least Difficult

- Information
- Parking
- Access Point (No Public Parking)
- Restroom
- Picnic Shelter
- Jeffco Open Space Multi-use Trail
- Major or Park Access Road
- Local or Service Road
- Contour Line (25' Interval)
- Contour Line (200' Interval)
- Jeffco Open Space
- Denver Mountain Parks



In case of an emergency, call 911
Report active violations to Jeffco Dispatch at 303.980.7300
 More Information: jeffco.us/open-space
 303.271.5925
 Map Sources: jeffco.us/open-space/system-map

Last Revised 9/26/2023
 For the most up-to-date information, visit jeffco.us/open-space or scan QR code at top of page.

OVERALL CONCEPT

3D View



Wildlife Habitat Map: Wide Ranging Species, Big Game, and Concentration Sites

Appendix 2 Colorado Parks & Wildlife Information
Full Send Bike Ranch Impacts Analysis







Visual Impacts

Emily Sexton, PLA

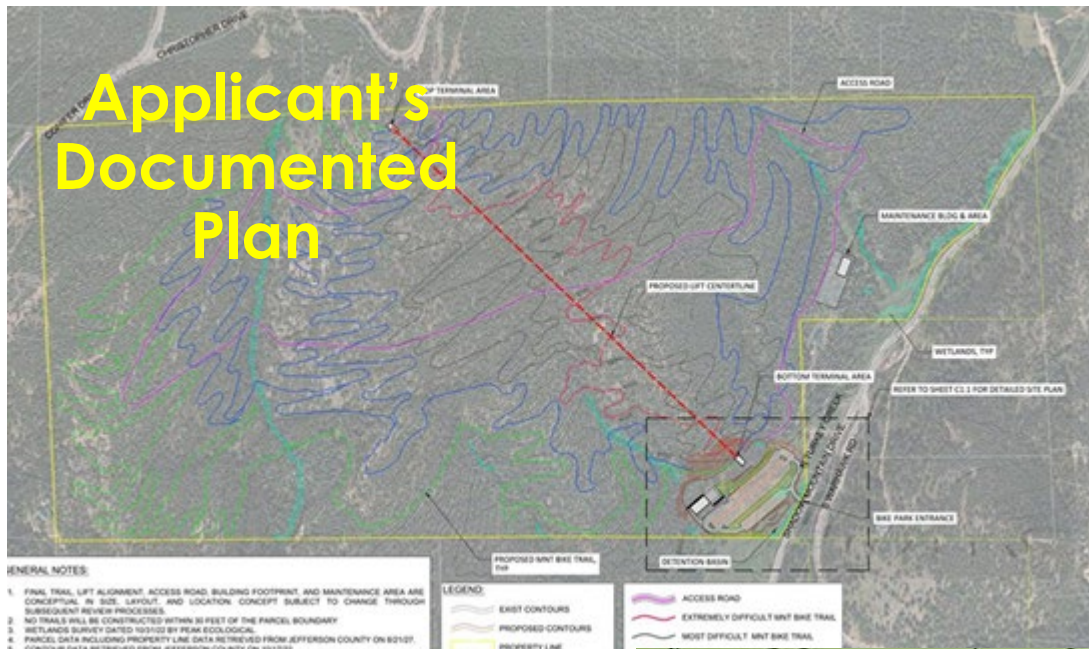
Evergreen Resident

Licensed Landscape Architect

Former Arvada Parks And Urban Design
Manager

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on
Health, Safety, &
Welfare

Applicant's Documented Plan

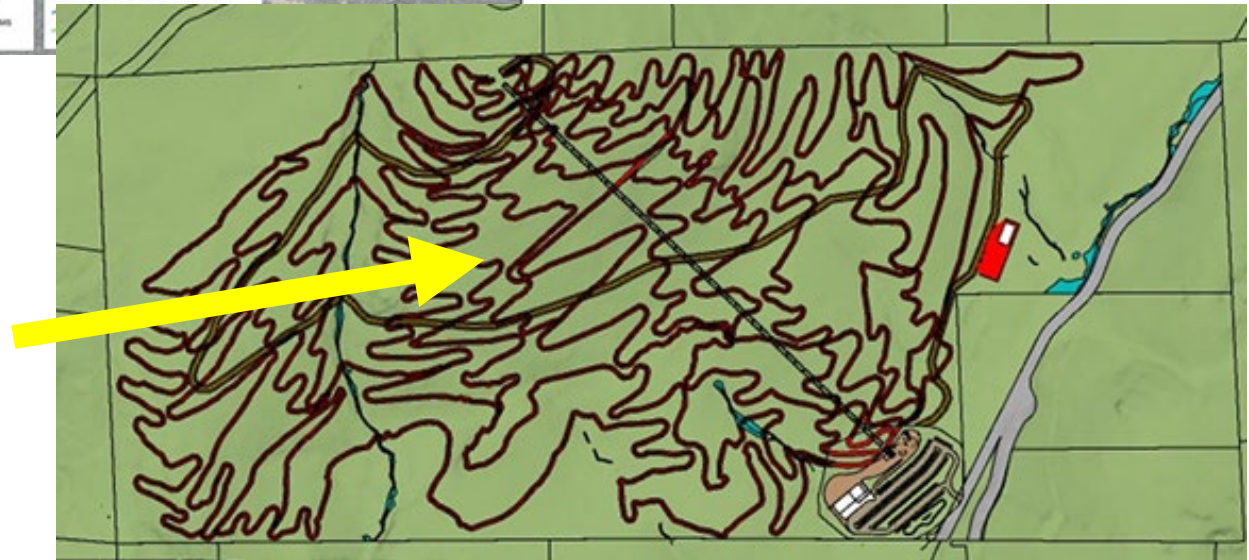


Visual Rendering Process



Using Applicant's Data To Create 3D Model

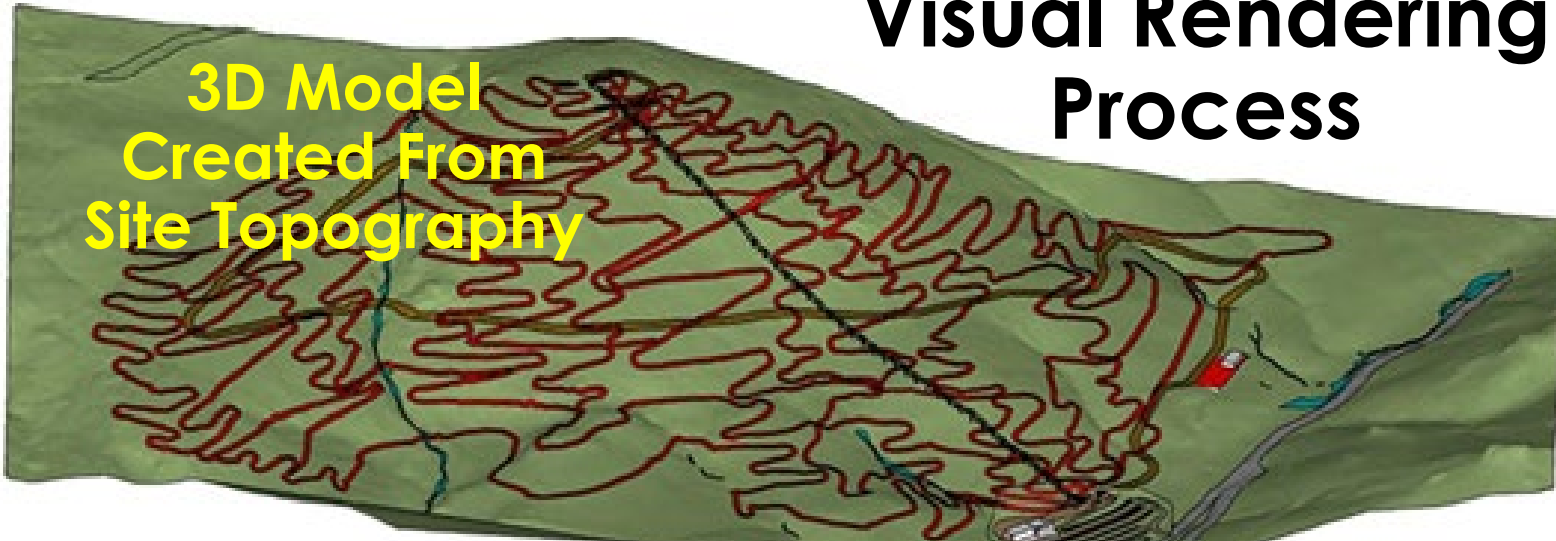
Applicant's Facility Design Details Extracted From Their Plan



Visual Rendering Process



3D Model
Created From
Site Topography



Rendered 3D
Model To Match
Existing
Landscape



Existing Beautiful Site



Applicant's Visual Interpretation



Visual Per Applicant's Plan Created From 3D Model



Existing View From Proposed Shadow Mountain Drive Entrance



Applicant's Visual Interpretation

Note Trees In Foreground That Don't Exist Blocking View



Visual Per Applicant's Plan Created From 3D Model



Existing View From Warhawk Road Looking West



Applicant's Visual Interpretation

Note View Is Blocked By Hillside



Visual Per Applicant's Plan Created From 3D Model



Does This Meet The Conifer Area Plan Or The Comprehensive Master Plan?

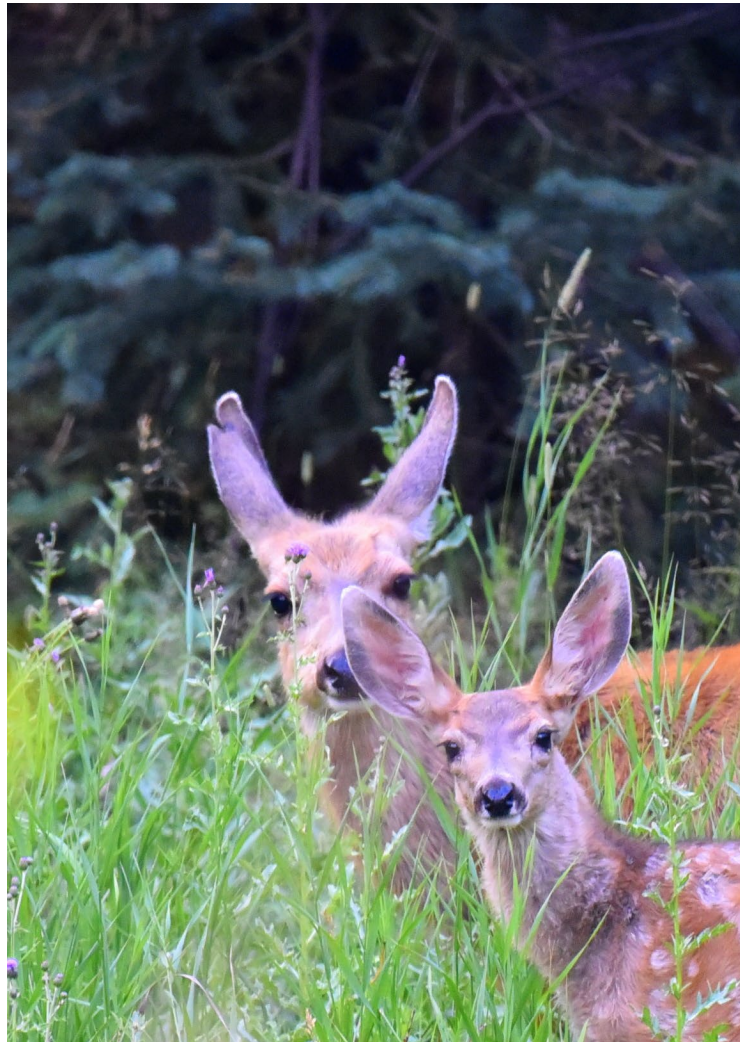




Debbie Ford
30772 Shadow Mountain Dr.
Conifer, Colorado 80433

“Keep fighting for those creatures”

John Fielder in opposition to the development of Shadow Mountain Bike Park





The Jeffco Master Plan states:

- Avoid development in Maximum/Critical wildlife areas/ near migration routes or breeding areas.
- Prevent habitat deterioration, Leave habitat in its natural state.
- Maintain wildlife corridors, natural vegetation ecosystems adjacent to and within bodies of water, streams, other watercourses, and within associated wetlands.
- Protect vegetation important to wildlife and wetlands.



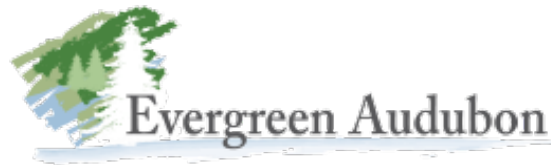




Proposed Bike
Park Site –
Newborn Elk in
the meadow
and wetlands



Organizations that support Conservation and Preservation of the proposed Bike Park site.



Organizations that support Conservation and Preservation of the proposed Bike Park.



ROCKY MOUNTAIN WILD

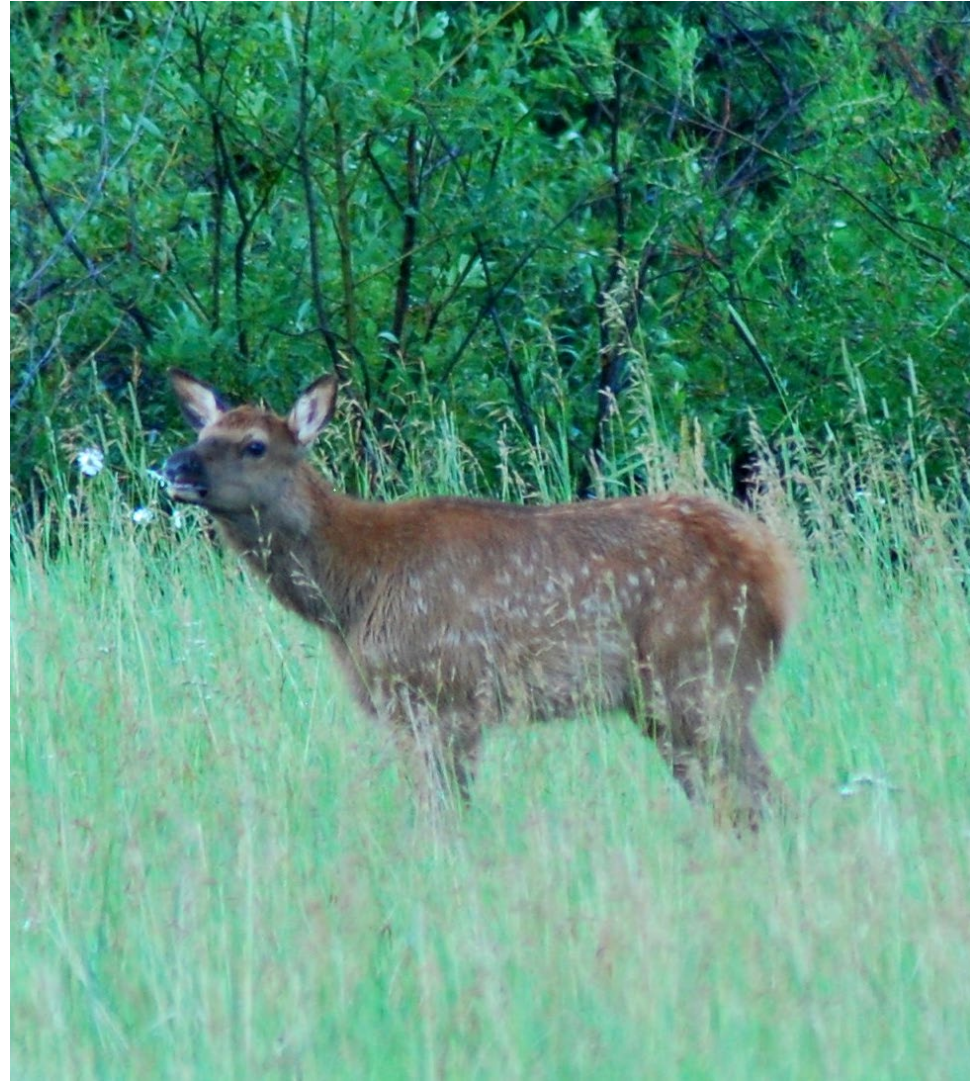


Paul Sutton, Professor
of Geography and
Environment
at the University of Denver



The proposed development does not conform with the JEFFCO Master Plan and should be denied because the following criteria:

- **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.**





Becky English
Chair, Colorado Sierra Club Transportation Committee

Shadow Mountain Bike Park or Habitat for Wildlife?

Delia G. Malone

Ecologist and Wildlife Chair

Colorado Sierra Club



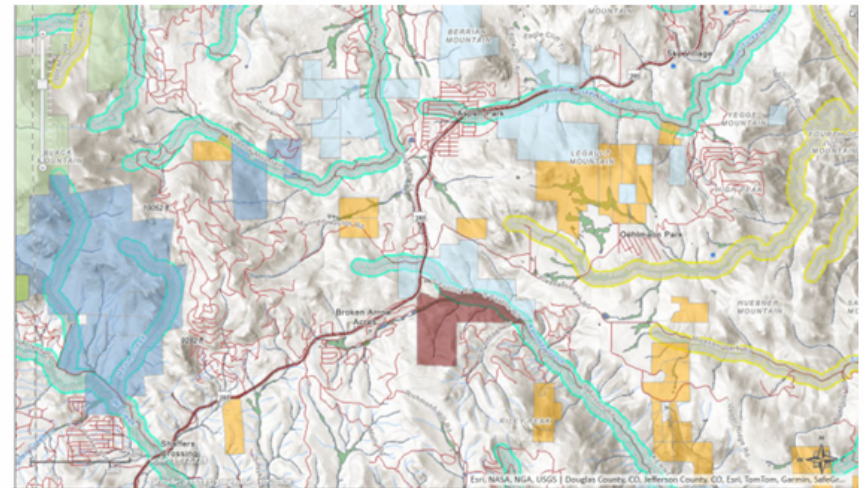
Wildlife Habitat Values at Shadow Mountain

305 acres of mostly **unfragmented**, undeveloped land – a **wildlife refuge** in a sea of commercial and residential development.

- Habitat Connector: mitigating habitat fragmentation by connecting wildlife habitat on CPW and United States Forest Service (USFS) lands to the west with wildlife habitat on Jefferson County Open Space and Denver Mountain Parks lands to the east.
- Shadow Mountain is comprised of a **diversity of Habitats**. Habitat Diversity increases resources and value for wildlife enabling a diverse community of native wildlife species.
- Classified as “**Category 4 Crucial Big Game Habitat**” whose primary threat is residential and commercial development and habitat **fragmentation**.

ELK, MULE DEER, MOOSE, BLACK BEAR AND MOUNTAIN LION.

- Aquatic resources: **Aquatic sportfish management waters**



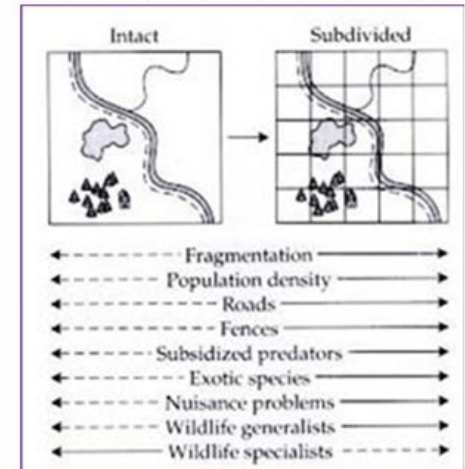
The Proposed Shadow Mountain Bike Trail Development will fragment currently intact natural habitat.

Habitat fragmentation and alteration are the primary causes of the ongoing biodiversity crisis.

Habitat fragmentation degrades ecosystem health and the survival of native wildlife.

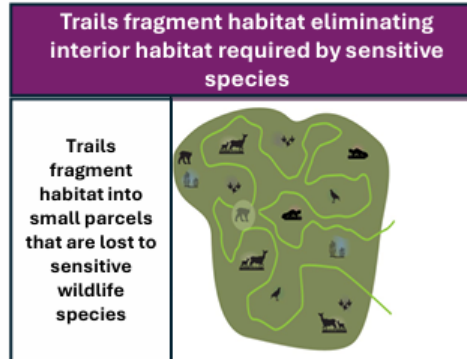


ECOLOGICAL IMPLICATIONS OF FRAGMENTING NATURAL LANDSCAPES



Habitat fragmentation degrades ecosystem function and wildlife habitat.

FRAGMENTATION...a part broken off or detached from a whole. Something incomplete; an odd bit or piece...



Fragmentation results in:

- Displacement from calving, denning, and nesting areas
- Displacement from migration corridors
- Loss of secure habitat causes which causes measurable increases in wildlife **stress**
- Increasing vulnerability to severe winters, drought, disease, and population decline

FRAGMENTATION RESULTS IN **LESS INTERIOR** HABITAT: INTERIOR OBLIGATES (Pine martens, Hermit Thrush) DECLINE AND URBAN PREDATORS (cats, rats, magpies) INCREASE

Wetland Values. Wetlands cover less than 3 percent of the state.

Yet up to 80% of all wildlife species rely on wetlands during some point in their lives.

Wetlands are by far the most ecologically and economically significant ecosystem in Colorado.

Trails and their impacts degrade wetland functions and disturb wildlife.



Upland trail-induced habitat alteration impacts wetlands.





Wetland health and function is a reflection of the health of the surrounding upland landscape .

Upland trail-induced fragmentation directly and negatively alters the hydrology that supports and maintains nearby riparian and wet meadow wetlands'





Maintaining this parcel of undeveloped land and protecting it from development and regular use by human recreation has tremendous value.

Given increasing habitat fragmentation by the cumulative development impacts of infrastructure, roads, residential development and growing recreational use of natural landscapes, the Shadow Mountain Parcel in its current undeveloped state has become critical to wildlife which is declining under the pressure of human development across Colorado.



CHERYL CUFRE
SENIOR DIRECTOR OF STEWARDSHIP AND STRATEGIC INITIATIVES



Colorado Wildlife

Richard Reading

Vice President for Science and Conservation at
Butterfly Pavilion

CONSERVATION
COLORADO



Emma Ragona

Front Range Field Organizer – Jefferson County



Evergreen Audubon

JoAnn Hackos, PhD

Evergreen Audubon Conservation Board
Member

September 2024

Evergreen Audubon Members Oppose the Conifer Bike Park

- The clear focus of our members is on preservation and sustainability of our natural environment and our native wildlife.
- We believe that the proposed Bike Park on Shadow Mountain Road will have a clear negative impact on the wildlife and natural environment of our home community.
- We urge the Commission to stop the Bike Park proposal now.



Evergreen Audubon Members

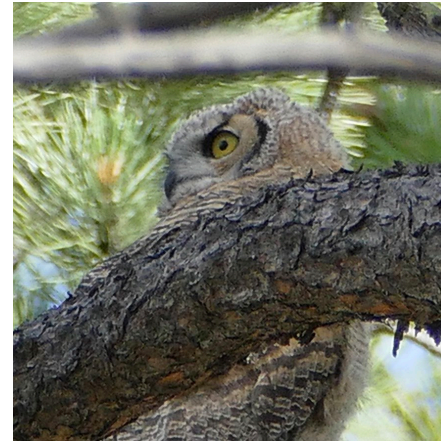
- Members of Evergreen Audubon have been observing birds, other wildlife, and plants in the area since our founding in 1968
- At the location on Shadow Mountain Road in August 2023, we found
 - Hawks and Eagles
 - Woodpeckers
 - Chickadees
 - Crossbills
 - Sparrows
 - Warblers
 - Hummingbirds

Our members have found even more over many years



We value this mountain and wetland environment

- It hosts black bears, elk, mountain lions, coyotes, foxes, mule deer, and moose.
- It provides a link for wild herds moving between areas to the north and south of the road.
- It works to protect wildlife as well as birds and plants.
- It may also protect amphibians.
- It needs further study and preservation – not destruction.





Paul C. Sutton

Board of Trustees

Town of Morrison, CO

Professor

Department of Geography & the Environment



UNIVERSITY *of*
DENVER

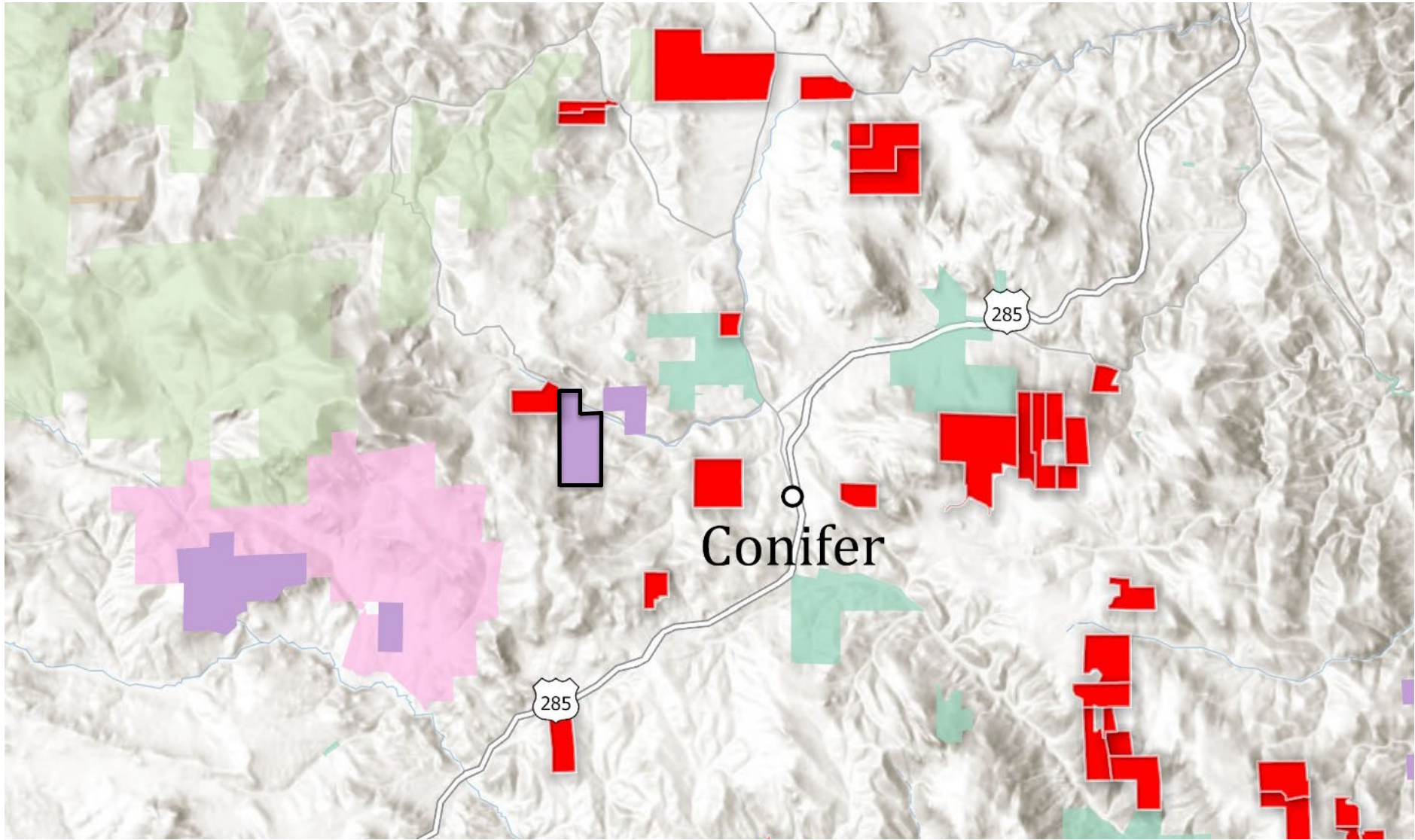




Mountain Area Land Trust's (MALT) mission is to save natural areas, wildlife habitat, streams and rivers, working ranches and historic lands, for the benefit of the community and as a legacy for future generations.

Saving the Land...Leaving a Legacy





MALT Conservation Easements



- MALT Conservation Easements
- MALT Fee Title Properties
- Public Projects

- County Owned Open Space
- Colorado Parks and Wildlife
- National Park Service
- State of Colorado

- U.S. Bureau of Land Management
- U.S. Forest Service
- Major Highways
- Minor Highways







The Importance

- Critical Big Game Wildlife Habitat and Riparian Corridor
- Area provides feeding and resting grounds and a protective travel route for wildlife

Bike Park will cause detrimental fragmentation to wildlife habitat and riparian corridor





Richard Crane
Evergreen Sustainability Board Member
and Regional Partner Colorado Green Business Network

Melanie Mills
Board of Directors



**Wild Aware
Mission Statement:**

**Wild Aware encourages,
supports & enhances
the safe & rewarding
coexistence of
humans & wildlife.**





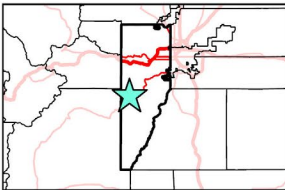
Suzanne O'Neill, Executive Director at Colorado Wildlife Federation

Proposed Shadow Mountain Bike Park

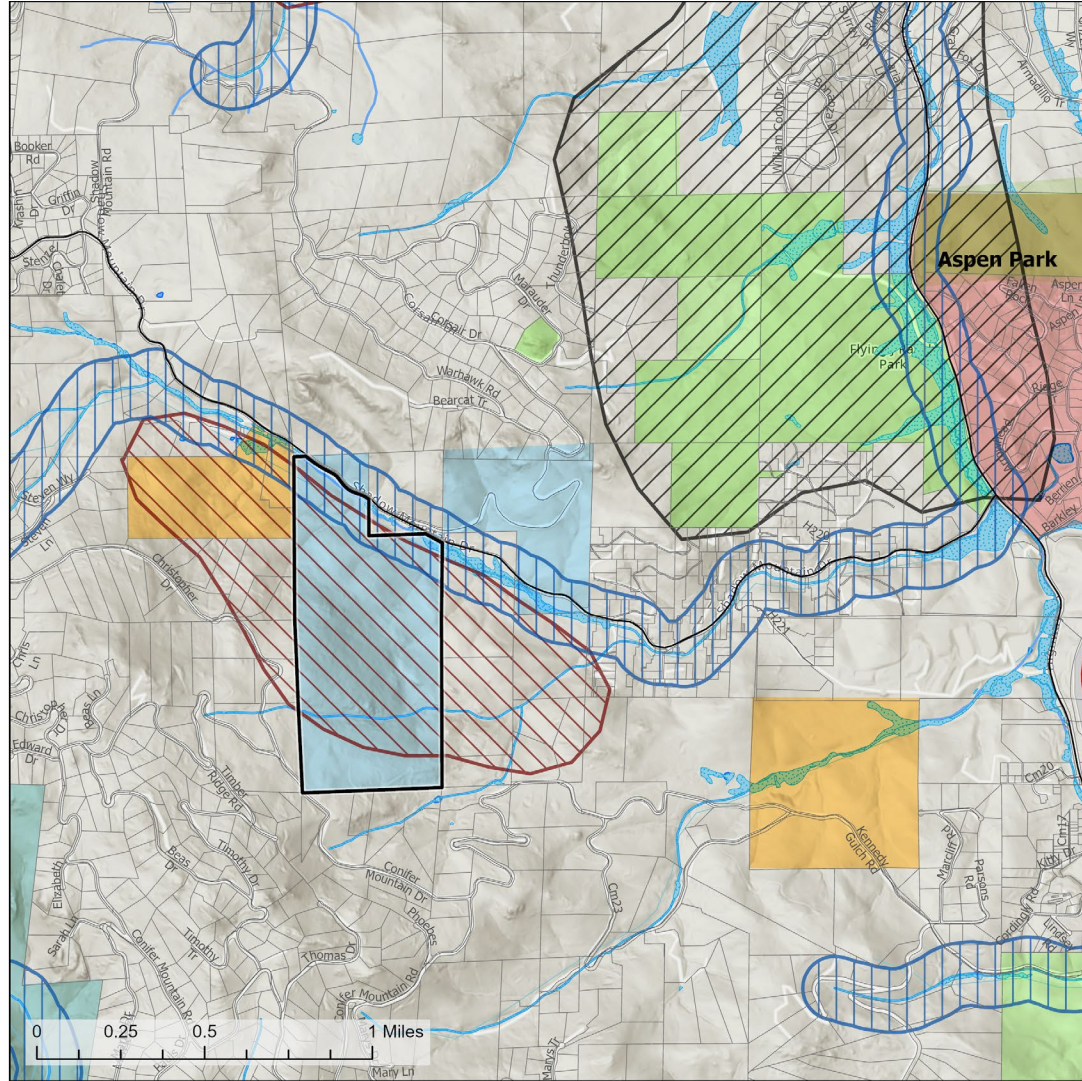
Colorado Parks and Wildlife

High Priority Habitat

-  Bike Park Parcel
- High Priority Habitat**
-  Aquatic Sportsfish Management Waters
-  Elk Winter Concentration Area
-  Mule Deer Winter Concentration Area
- Land Management**
-  Cities & Towns
-  State
-  Local
-  Other
-  Private Conservation
-  Private



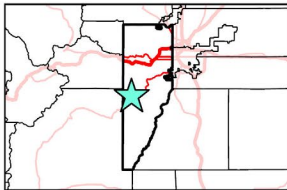
Map: Alison Gallensky, Rocky Mountain Wild, 8/30/2024 24-063
 Data: Colorado Parks and Wildlife, The Nature Conservancy, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



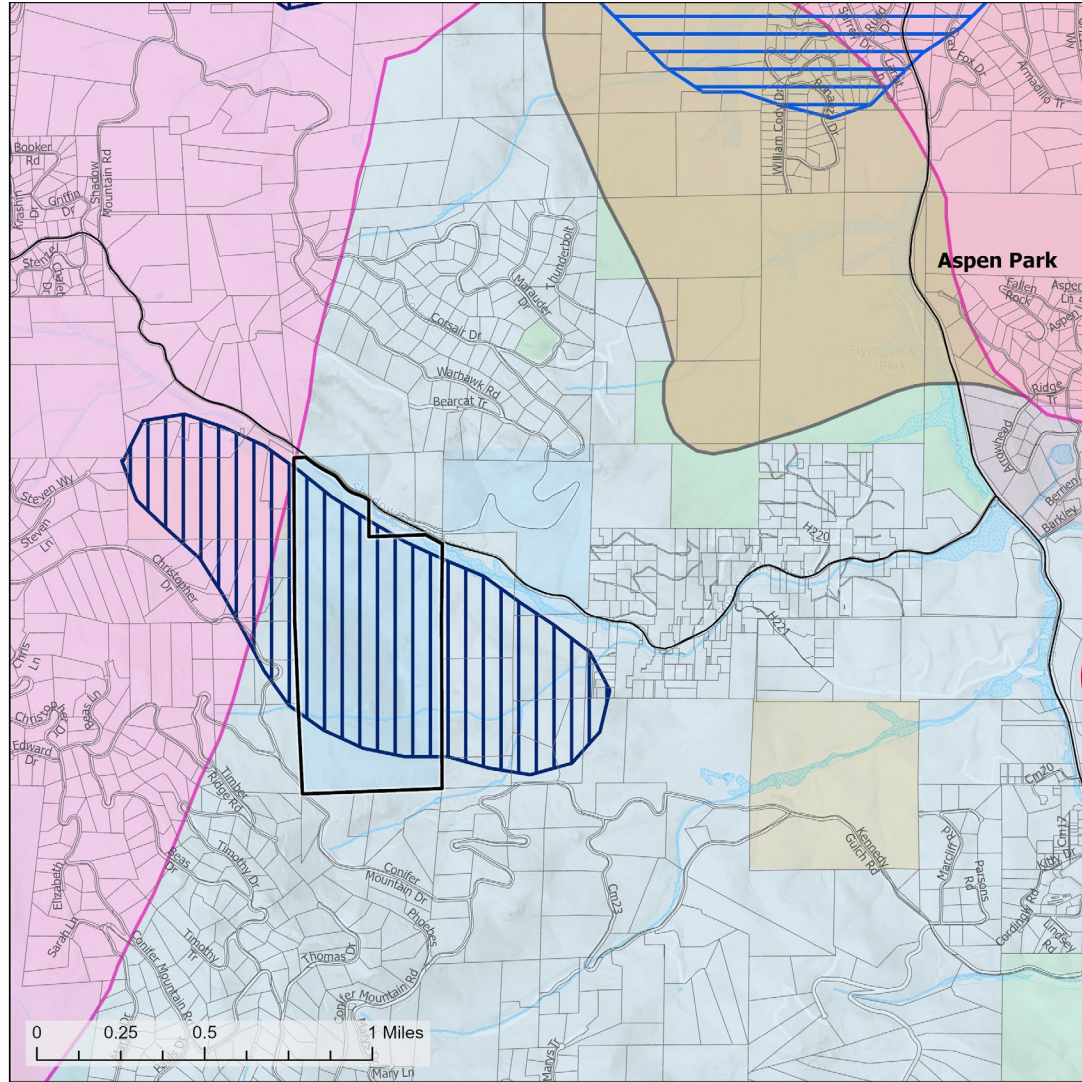
Proposed Shadow Mountain Bike Park

Colorado Parks and Wildlife Elk Habitat

-  Bike Park Parcel
- Elk**
-  Winter Concentration Area
-  Severe Winter Range
-  Summer Range
-  Resident Population Area
-  Winter Range
- Land Management**
-  Cities & Towns
-  State
-  Local
-  Other
-  Private Conservation
-  Private



Map: Alison Gallensky, Rocky Mountain Wild, 8/30/2024 24-063
 Data: Colorado Parks and Wildlife, The Nature Conservancy, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



Proposed Shadow Mountain Bike Park


Colorado Parks and Wildlife


Moose Habitat

 Bike Park Parcel

Moose

 Migration Patterns

 Concentration Area

 Summer Range


Land Management

 Cities & Towns

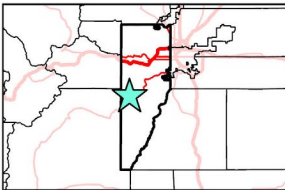
 State

 Local

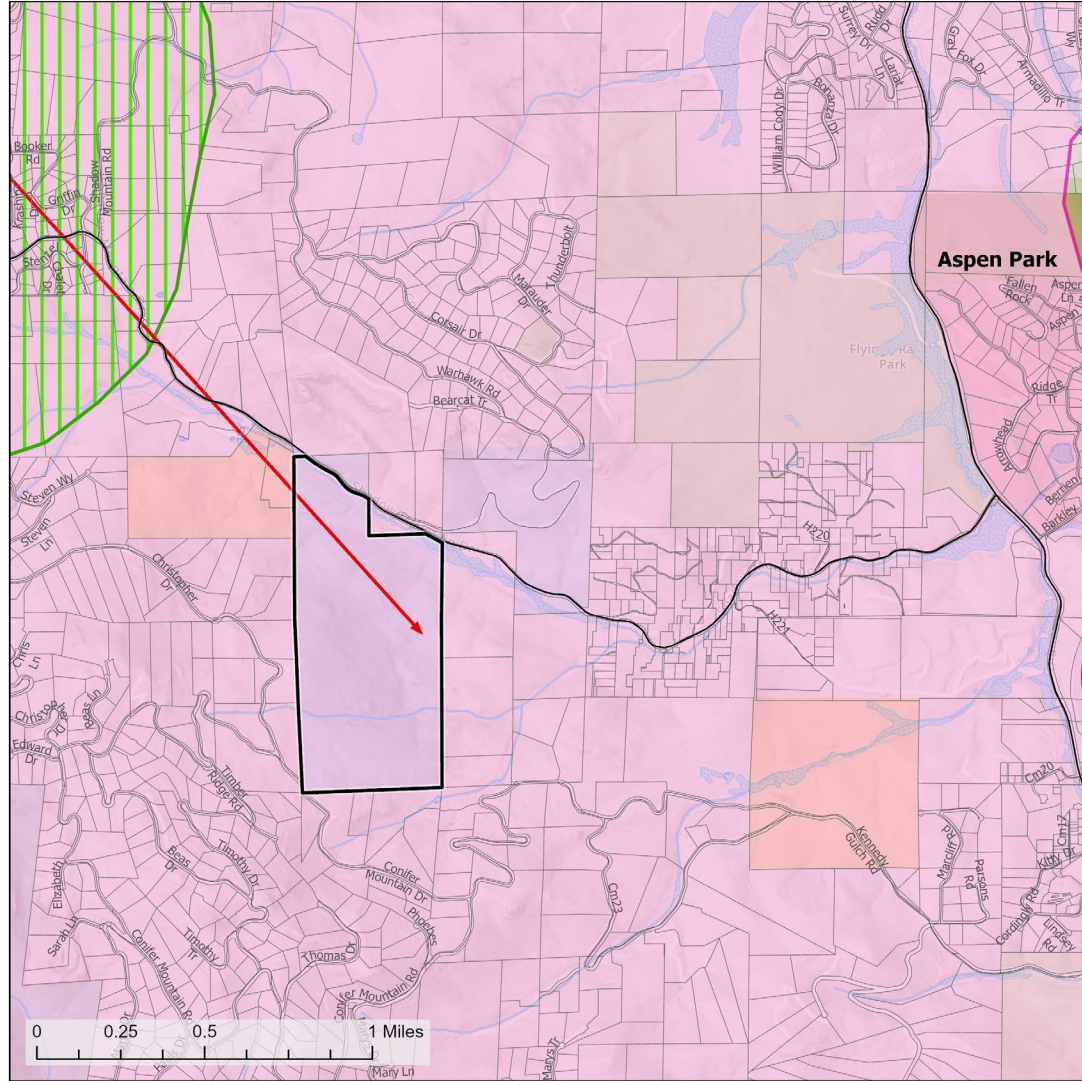
 Other

 Private Conservation

 Private



Map: Alison Gallensky, Rocky Mountain Wild, 8/30/2024 24-063
Data: Colorado Parks and Wildlife, The Nature Conservancy, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA










Property Restoration Bond

Tammy Story

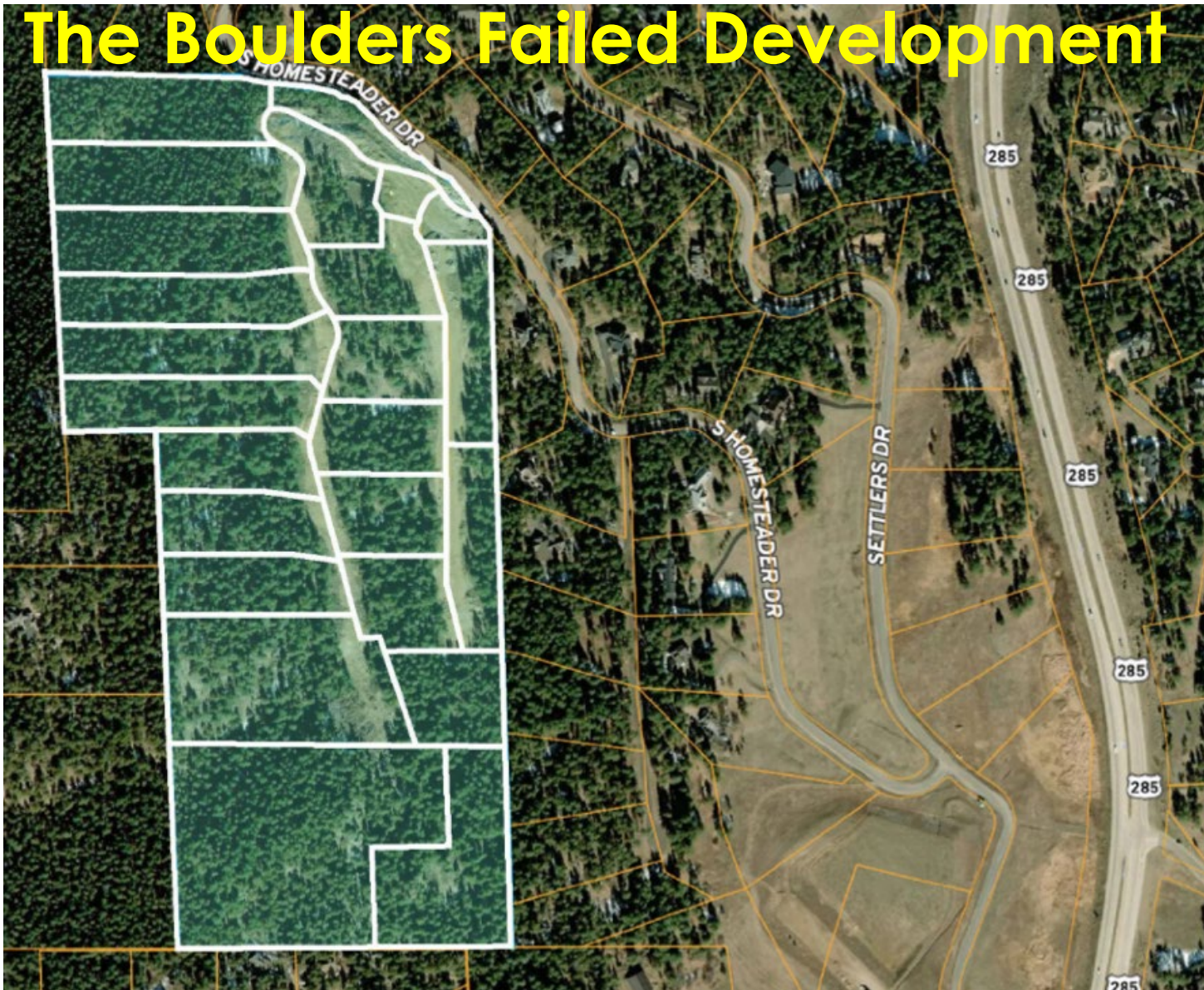
Colorado State Representative, District 25

A Cautionary Tale Of Development
Approval Gone Wrong

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



The Boulders Failed Development



Restoration Bond Released By JEFFCO



Require Restoration Bond Before Approval



Responsible Development?





Shadow Mountain Safety

Ted Mink

Boulder County Sheriff's Officer





Arvada Police Department Officer

Jefferson County Sheriff

Colorado Bureau Of Investigation Director

County Sheriff's Of Colorado Executive Director



Retired – Fall of 2018

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



Local Medical Impacts

Dr. Rob Sarche M.D.
Conifer Medical Center

-  Negative Impacts
-  Negative Effect on Health, Safety, & Welfare



Land Use Negative Impacts

Bob Schoeneshoefer
Conifer Resident
Semi-Retired Cattleman

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  Negative Effect on Health, Safety, & Welfare

*Lack of Business Knowledge
Leads to Failed Enterprise*






ZONING & LAND USE

Matt Sterk

Native Coloradan

Chief Financial Officer



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

**EVER CHANGING FACTS & FIGURES USED IN SUBMITTALS
DEMONSTRATE THAT A FULLY DEVELOPED BUSINESS PLAN
WAS NOT USED OR NOT AVAILABLE FOR THIS APPLICATION**

INFORMATION PROVIDED TO P&Z LACKS CONSISTENCY – ARBITRARY CHANGES

- ❖ **SENSORY IMPACT (NOISE, LIGHT) MITIGATION NEEDS ARE INADEQUATELY DEFINED**
- ❖ **OPERATIONAL HOURS GIVEN DIFFERENT TIMES IN DIFFERENT STUDIES**
- ❖ **NUMBERS OF VEHICLES & CONTROL OF ONSITE PARKING CHANGES**
- ❖ **OCCUPANCY NUMBERS ARE CALCULATED DIFFERENTLY ARRIVING AT DIFFERENT VALUES**
- ❖ **EMPLOYEE LEVELS DO NOT MATCH FACILITY OPERATION NEEDS**

DATA OBTAINED FROM NOAA WEBSITE

Month	Avg. Daylight	Staff Workhours
January	9.7	11.7
February	10.7	12.7
March	12.0	14.0
April	12.9	14.9
May	14.4	16.4
June	14.9	16.9
July	14.7	16.7
August	13.7	15.7
September	12.5	14.7
October	11.2	13.2
November	10.0	12.0
December	9.4	11.4

FACILITY IS STAFFED FOR GUEST OPERATIONS:

- **UP TO 17 HOURS PER DAY**
- **BUT NO LESS THAN 12 HOURS PER DAY**

Daytime Hours Must Include:

- ❖ **Staff arrives one hour or more before guests to prepare services & equipment for operation.**
- ❖ **Staff departs one hour or more after guests to make safety checks & lock up facility.**
- ❖ **Maintenance, repair, or janitorial work performed when guests are not present.**

DATA OBTAINED FROM NOAA WEBSITE

Month	Avg. Daylight	Staff Workhours
January	9.7	11.7
February	10.7	12.7
March	12.0	14.0
April	12.9	14.9
May	14.4	16.4
June	14.9	16.9
July	14.7	16.7
August	13.7	15.7
September	12.5	14.7
October	11.2	13.2
November	10.0	12.0
December	9.4	11.4

SMBP IS OPEN 7 DAYS PER WEEK UP TO 17 HOURS
7D X 17 H = 119 H;
@ 40 HR/WK = 2.9 EMPLOYEES
FOR EACH POSITION

5 PEAK MONTHS



CO STATE REQUIRED BREAKS

- 10 MINUTES PER 4 HOURS WORKED,
- ½ HOUR LUNCH,
- EMPLOYEE ONSITE FOR TYPICAL 8 ½ HOUR SHIFT WORKS

2 SHIFTS ARE NECESSARY TO COVER 15 TO 17 HOUR WORKDAY AND THAT REQUIRES EACH EMPLOYEE TO RECEIVE UP TO 1 HOUR O.T. MOST MONTHS

EXAMPLES OF STAFF REQUIRED TO OPERATE FACILITY FOR ONE SHIFT.

15 TO 17 HOUR WORKDAYS NEED TWO SHIFTS TO COVER OPEN HOURS.

OPERATIONS SHIFT MANAGER;

SITE & FACILITY SUPERINTENDENT;

LIFT OPERATORS & ATTENDANTS (4 MINIMUM);

MEDICAL TECHNICIAN;

GUEST INTAKE & LIFT TICKET SALES;

EQUIPMENT RENTAL & REPAIR (2 MINIMUM)

PARKING ATTENDANTS;

TRAIL MONITORS;

EQUIPMENT MAINTENANCE;

JANITORIAL/CUSTODIAL;

FOOD SERVICE;

SECURITY (3 MINIMUM FOR 24 HOUR STAFFING);

ROVING PERSONNEL TO STAFF POSITIONS FOR BREAKS.

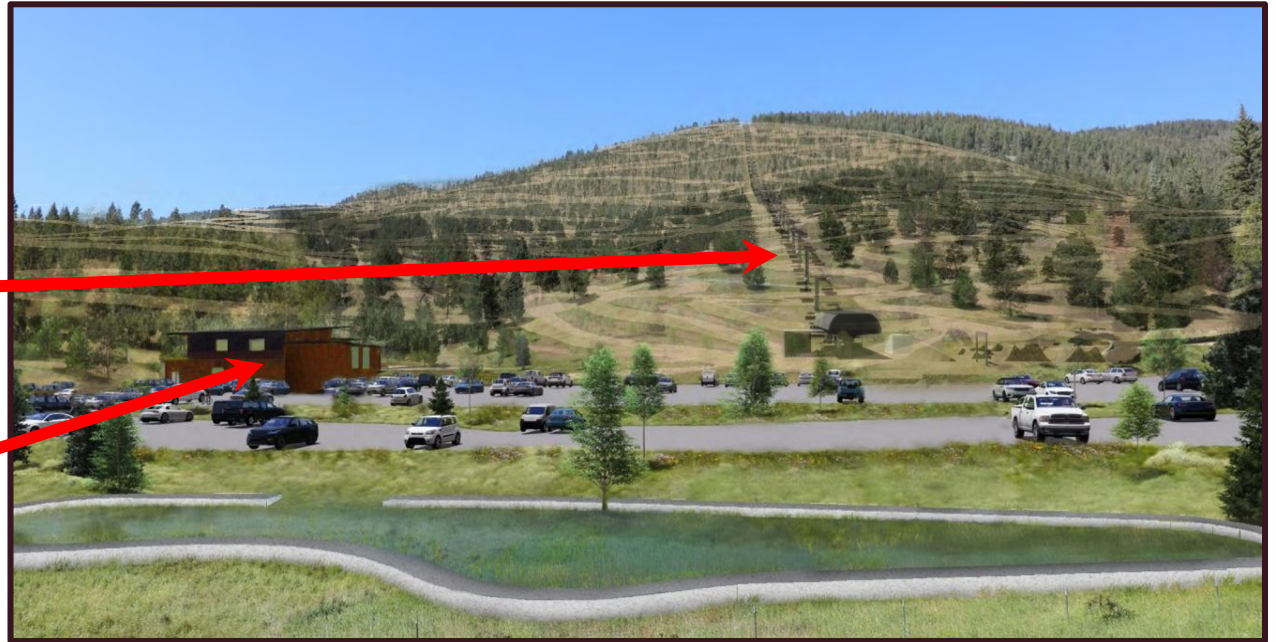
**Estimated Employees for
this Example:**

- **18 Employee / Shift**
- **36 Employee / Day**
- **52 Employee / Week***

***It Takes 2.9 Employees Per Week To Cover Each Position.**

**WHAT A FAILED
BIKE PARK LEAVES
THIS COMMUNITY!**

**BARREN LANDSCAPE,
BUILDINGS, &
INFRASTRUCTURE,
RUBBLE!**










Preservation Of Conifer

Carla Mink

VP Conifer Historical Society and
Museum

Director of JEFFCO Preschool at Little
White Schoolhouse – 28 years

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on
Health, Safety, &
Welfare

LWS CENTENNIAL CELEBRATION 2023



100 Years

THE LITTLE WHITE SCHOOLHOUSE

Remember the Past - Enjoy the Present - Embrace the Future

Bring mementos or share memories for our time capsule!
Light refreshments will be served.

Saturday, August 5th - 1 p.m.
26951 Barkley Road in Conifer
RSVP at ConiferHistoricalSociety.org



The Little White Schoolhouse was the first purpose-built schoolhouse in Conifer. It is now home to the Conifer Historical Society & Museum

EARLIER DAYS OF CONIFER



Gerta & Irene Wilhelm Hess lived in the house next to Yellow Barn and attended the one room Little White Schoolhouse.



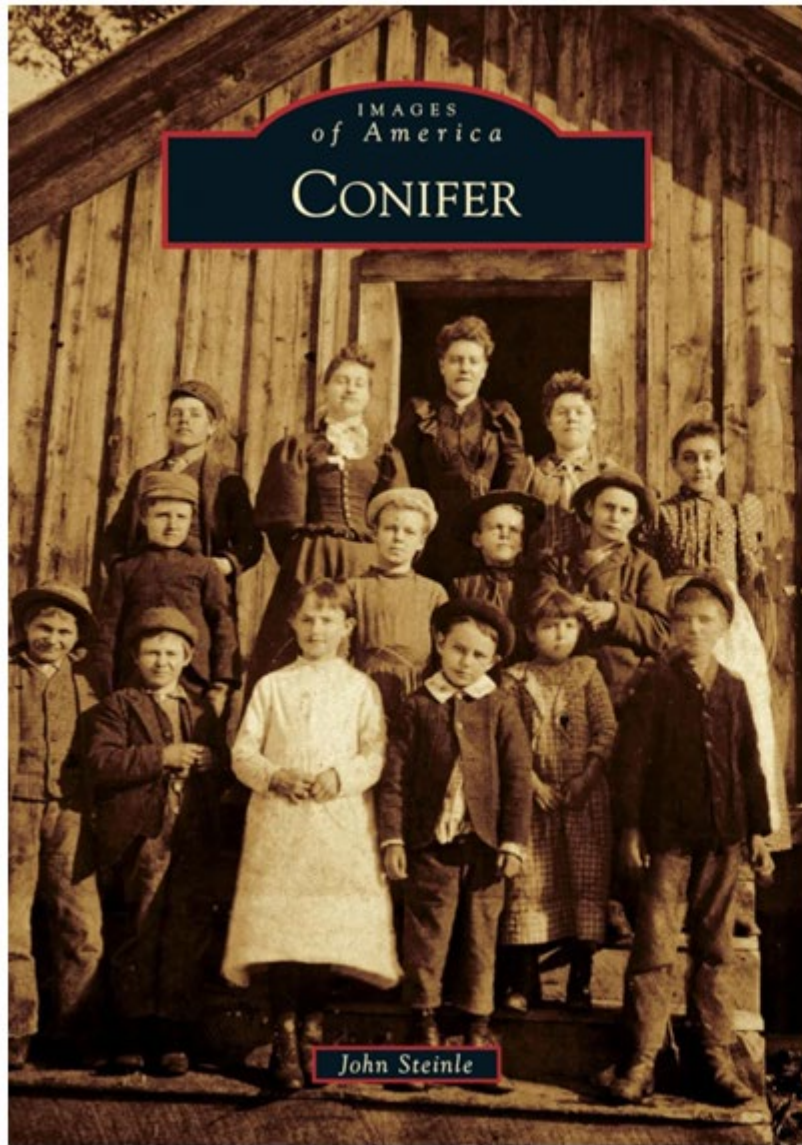


Woods Family Sawmill – Shadow Mountain

MEMORIES ... 2018



Gerta & Irene Wilhelm Hess revisited the Little White Schoolhouse which they attended in the 1940s



John Steinle's *Images of Conifer* includes historic pioneer families of Shadow Mtn.



**PRESERVE
SHADOW
MOUNTAIN
MEADOW
FOR FUTURE
GENERATIONS**

IRONICALLY,

RURAL AMERICA

HAS BECOME VIEWED BY A
GROWING NUMBER OF
AMERICANS AS A

higher quality
OF LIFE...

NOT BECAUSE OF WHAT IT HAS,
BUT RATHER BECAUSE OF WHAT IT
DOES NOT HAVE.

-DON A. DILLMAN
WASHINGTON STATE UNIVERSITY

Erin Thatcher

Conifer Historical Society and Museum



Good Evening, Commissioners –
Thank you for serving in your capacity
and listening to my testimony this
evening.

**PRESERVING CONIFER'S HISTORICAL,
CULTURAL & ARCHAEOLOGICAL HERITAGE**

Kris Laubis

Conifer Resident – 45 years

Shadow Mountain Drive
Resident – 30 years

Past Member of Board of
Directors of Conifer Historical
Society & Museum



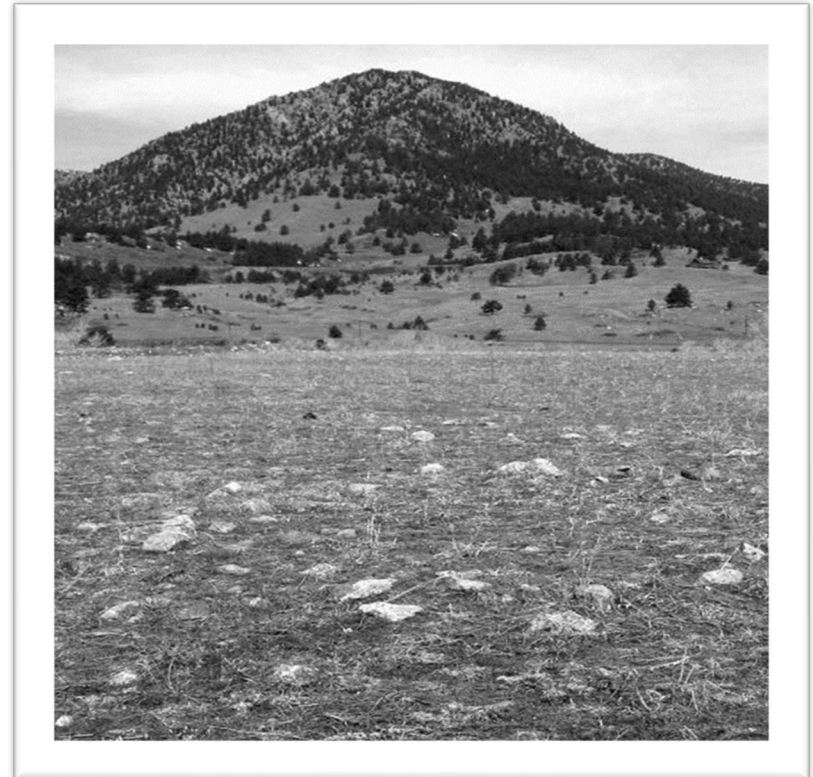
 Not Compatible

 Not in Conformance

FLYING J RANCH

ARCHAEOLOGICAL DISCOVERIES

In 1998 a Class III Cultural Resource Inventory discovered a prehistoric stone ring, hearth and cairn on an historic homestead site.



TIPI RINGS

Circular patterns of stones used to hold down tipis to keep the lodge warm and dry

BRADFORD JUNCTION (CONIFER)

INTERSECTION OF HWY 73 & BARKLEY RD.



EARLY HOTEL AT BRADFORD JUNCTION

Notice Civil War
Well in middle
of road and
buildings in
distance in
what is now
Flying J Ranch
Open Space
Park

BRADFORD JUNCTION (CONIFER)

INTERSECTION OF HWY 73 & BARKLEY RD.

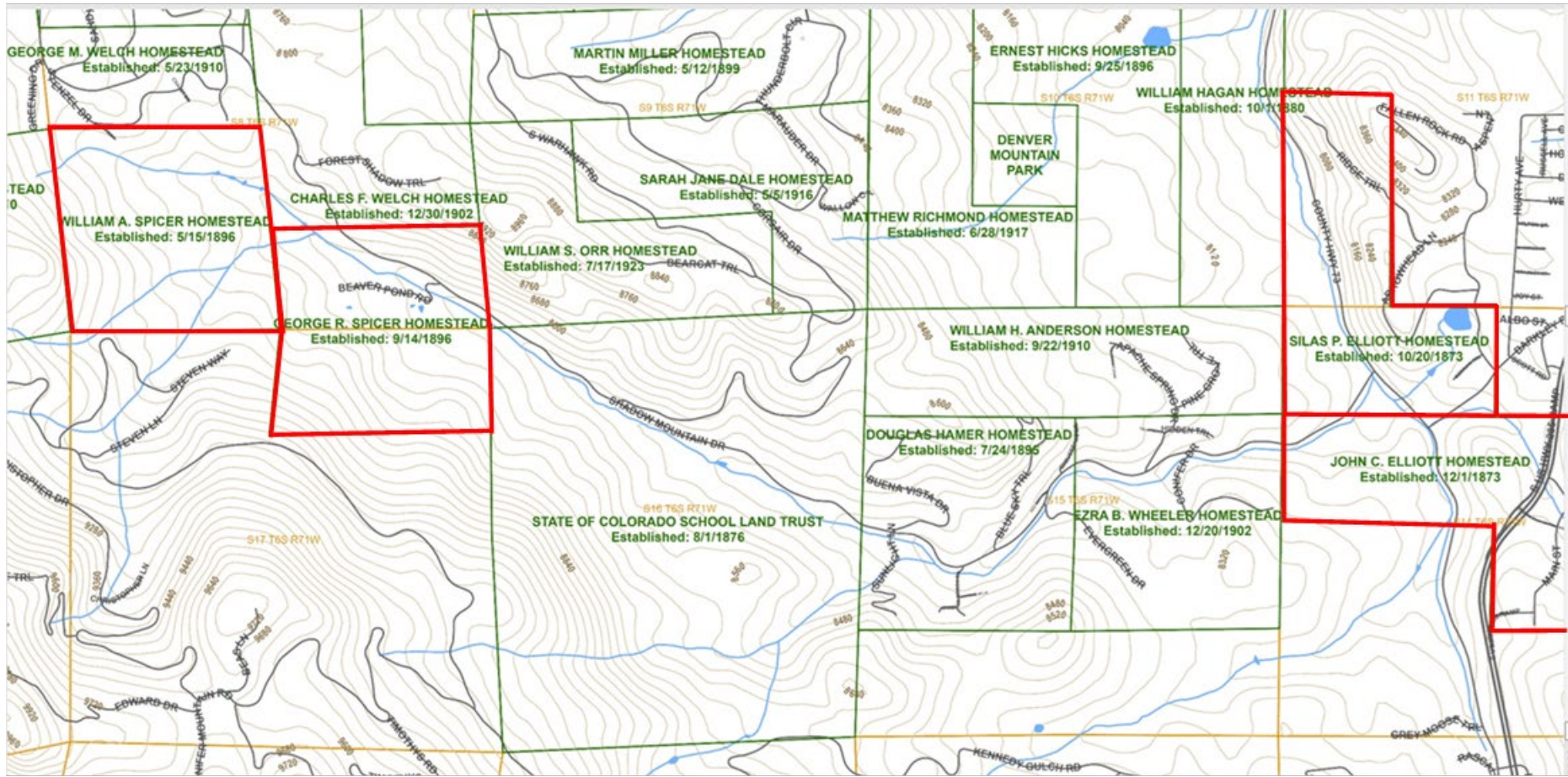


In 1918 John Mullen built the Yellow Barn, Cottage
& Milk House from Gordon Van Tine kits

SHADOW MOUNTAIN HOMESTEADS

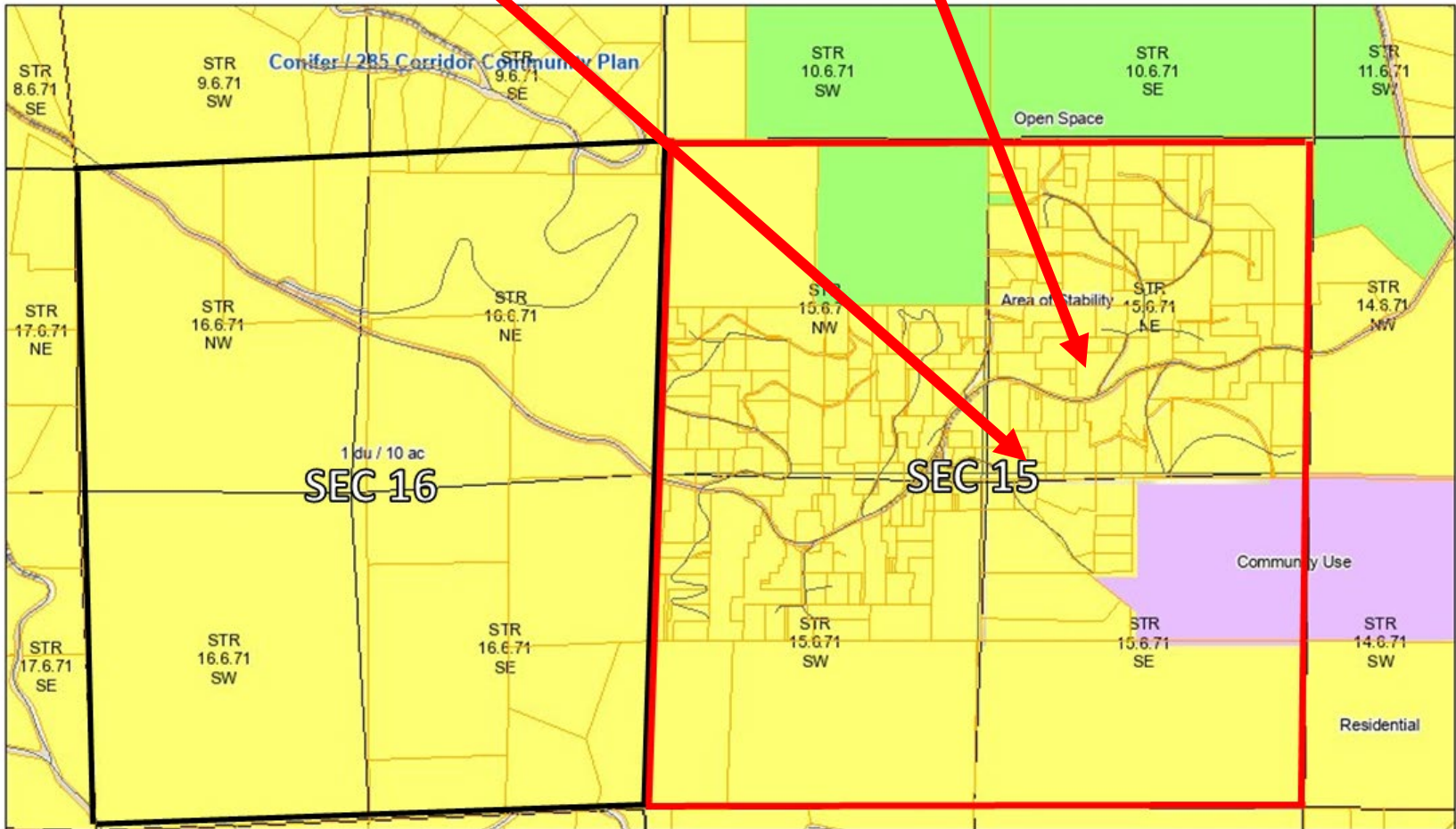
George & William Spicer, 1896
Parts of their homesteads are now
a MALT Conservation Easement

Silas P. & John C. Elliott, 1873
1st Homestead Patents in
Conifer area



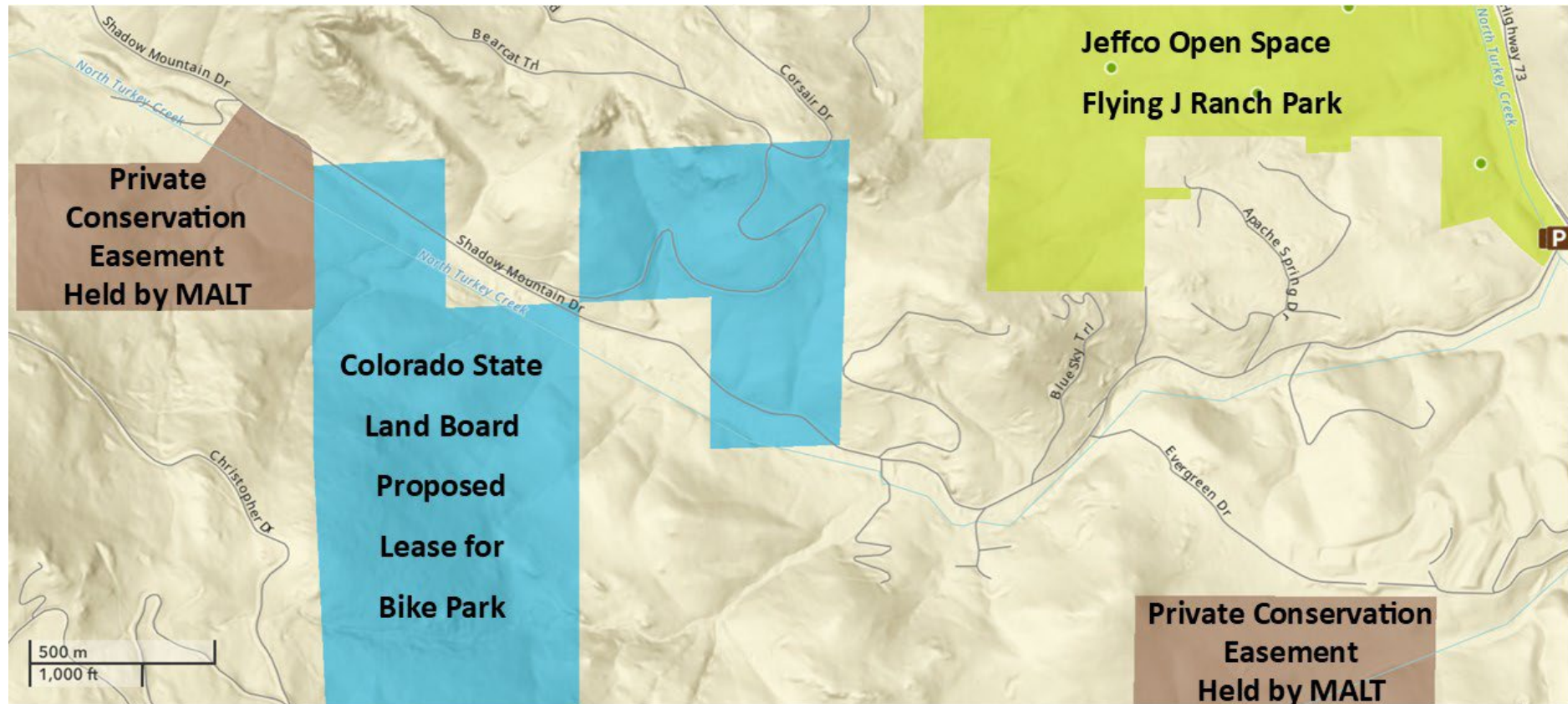
1920s SUBDIVISIONS OF SHADOW MOUNTAIN

Original lots in Shadow Mtn. & Apache Springs Subdivisions were as small as .07 acre, around 3,050 sq. ft.



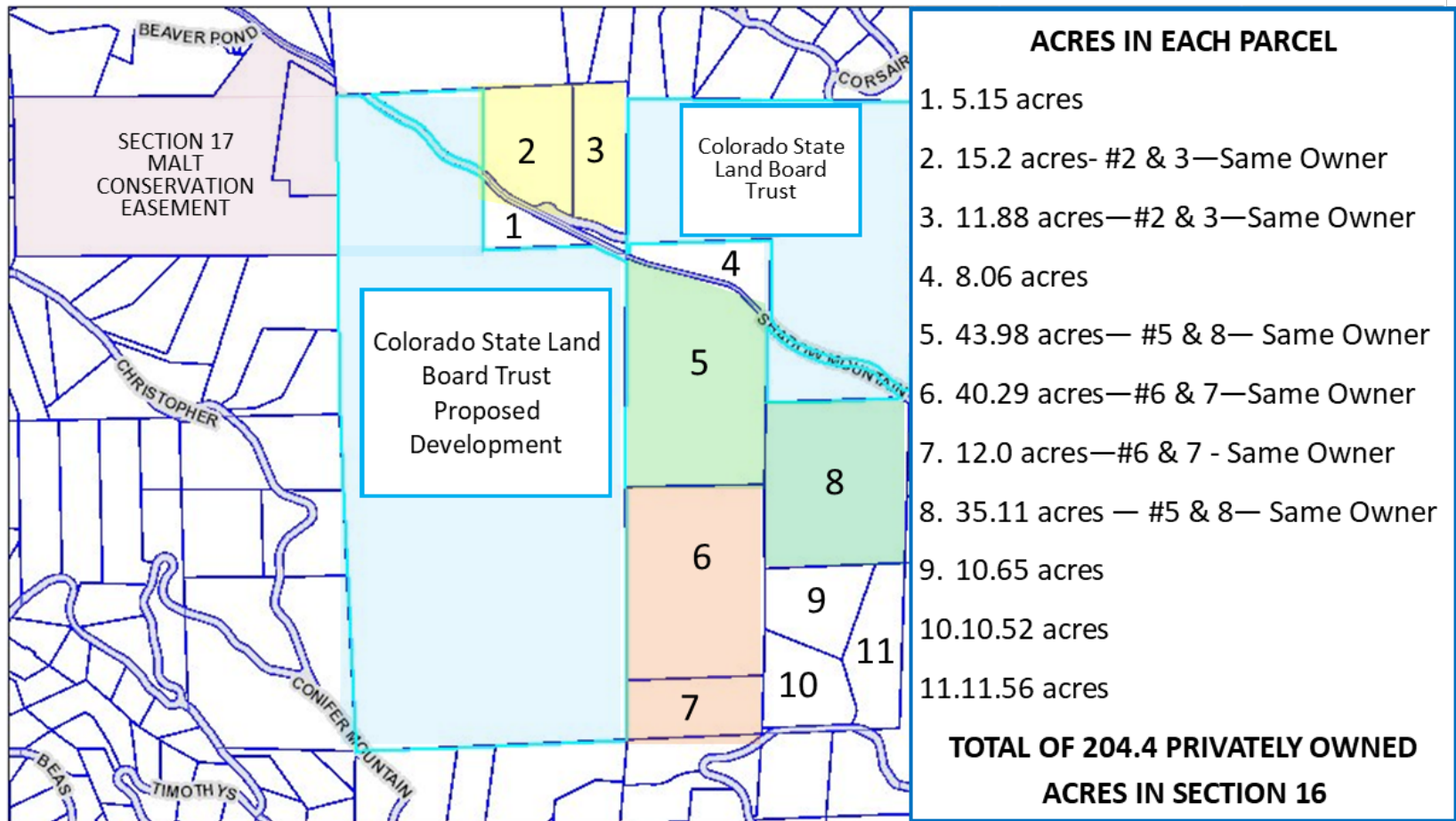
PUBLIC LAND & CONSERVATION EASEMENTS

Much of the land in along the Shadow Mtn. Corridor is preserved as Jeffco Open Space, Private Conservation Easements or Colorado State Land Board Trust Land.



PRIVATE LAND IN SECTION 16

204 acres of sec. 16 have been sold by the CO state land board or acquired by other means. Adjacent land to the proposed development is zoned either A-2 or residential except for a PD of 27 acres.



ADJACENT MALT CONSERVATION EASEMENT



Remnants of
“Charcoal Charlie’s”
charcoal kiln

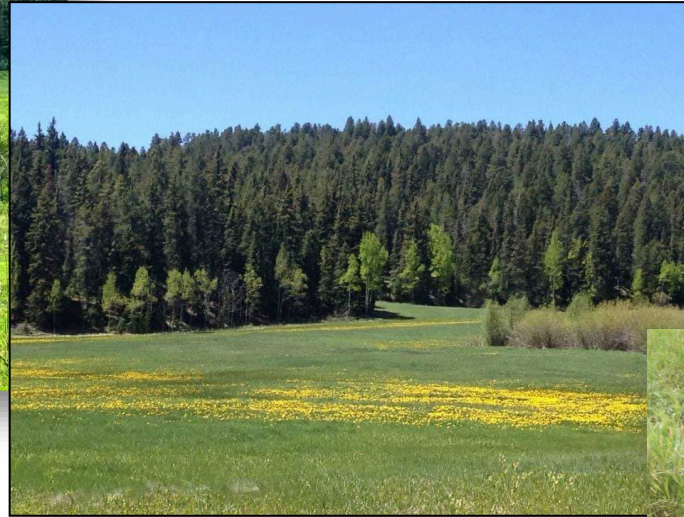
William & George Spicer’s
Homesteads, Welch Resort
Cabins



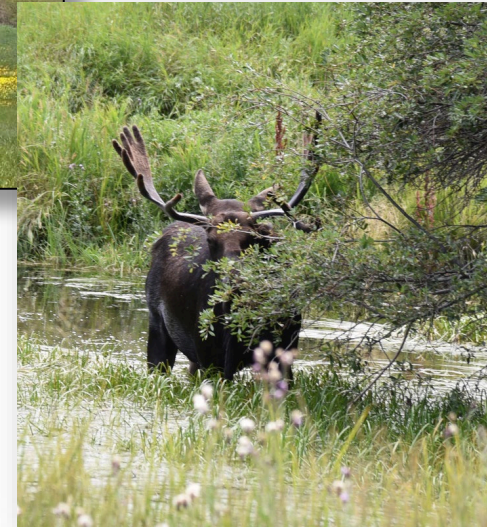
SHADOW MOUNTAIN MEADOW – SEC. 16



Priceless Meadow



Moose
cavorting
in
wetlands

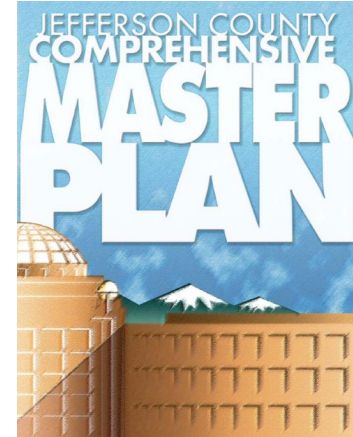


Why has CSLB chosen not to renew the Agricultural Grazing Lease on Sec. 16?

JEFFCO COMPREHENSIVE MASTER PLAN & CONIFER 285 CORRIDOR PLAN

Jeffco Master Plan & the Conifer 285 Corridor Plan emphasize preserving the:

- natural beauty
- rural character
- historic & cultural sites of the area



The proposed bike park does not conform to these guidelines and threatens our “sense of place and continuity with the past”.



Conifer/285 Corridor Area Plan

PRESERVATION IS NOT ABOUT THE PAST, IT'S ABOUT THE FUTURE



“Someday we are going to be ancestors ourselves. That’s important. And we want the people in the future to say our ancestors thought enough about us to keep this land intact.”



Bill Weahkee



Teenager's Sense Of Place

Charlotte Hood





Conifer High School Student
Shadow Mountain Drive Resident

-  Negative Impacts
-  Negative Effect on Health, Safety, & Welfare



Safety

Barbara Moss-Murphy, LCSW

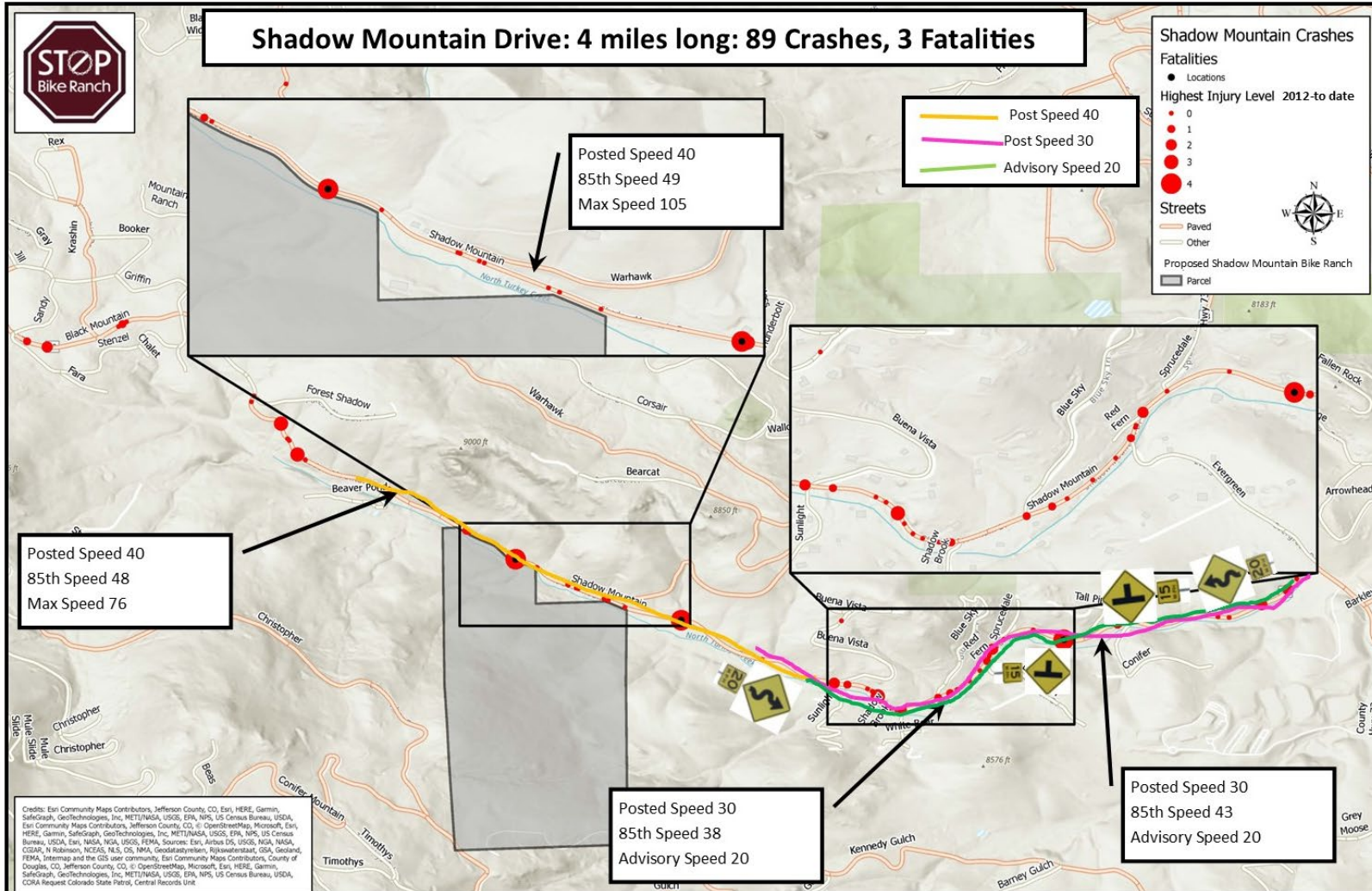
-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Traffic and Safety History of Shadow Mountain Drive



- Geometrics of Our Road
 - Deficient
- Conifer/285 Corridor Master Plan
 - Plan prohibits it
- Mitigation Not Possible
 - Narrow road, no shoulders
- Crash Analysis
 - Documented crash problem

Not a Safe Road!



More Cars = More Crashes






Increasing the number of
cars,
will only increase the number
of crashes,
on an already dangerous road



Traffic Implications

Tom Seymour

Apache Springs Development

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Shadow Mountain Drive



Attempts to address safety concerns have been made since 2019 starting with Cory Day and later followed up with Keith Dean and Secary in 2022. “No funds are available”



trseymour57@gmail.com

From: Cory Day <cday@co.jefferson.co.us>
Sent: Thursday, May 9, 2019 2:33 PM
To: Tom Seymour
Subject: Re: Hidden Trail

Hi Tom nice to hear from you. Unfortunately since we talked last there have been changes in the budget and resolutions by the commissioners that prevent us from working on any road that we do not already maintain. So sorry for that news. Have a great day.

Sent from my iPhone

> On May 9, 2019, at 2:27 PM, Tom Seymour <trseymour57@gmail.com> wrote:

>

>

> Corey,

>

> We met with you a couple of years ago to discuss Hidden Trail off Shadow Mountain Drive in Conifer. It looks like we might finally pave the road to the top of the hill and fix drainage issues this summer. You mentioned at the time that if we addressed those issues the county might be able to pave or fix the portion adjoining Shadow Mountain to a distance from the road that I don't remember. If the residents pay for and fix the drainage and paving issue, would the county still be able to help with the bottom?

>

> Thank you

>

>

> Tom Seymour

Apache Springs to Shadow Mountain Drive looking West (towards the proposed Bike Park) August 15, 2021 at 11am



Apache Springs to Shadow Mountain Drive looking East (towards Highway 73) August 15, 2021 at 11am



Traffic Impacts






- ✓ Crashes
- ✓ Increased EMS Use
- ✓ Jeffco Road Damage
- ✓ Increased Costs to Taxpayers
- ✓ Negative Effect on Health, Safety & Welfare



Weather Impacts

Jon Lipson
Psychologist
National Weather Service Volunteer
Conifer Mountain Resident


-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Applicant's Design Layout



 16 Miles of Trail

 830' Elevation Change

 Average Trail Length - 0.75 Mile, Average Trail Corridor Width - 6'-15'

 Beginner Trails - 4 Miles

 Intermediate Trails - 7 Miles

 Advanced Trails - 4 Miles

 Pro Line Trails - 1 Mile



Verifying Misleading Information

Bethlynn Maxwell

Conifer Resident

Stop The Bike Park Board Member

Staunton State Park Volunteer

- Not Compatible
- Not in Conformance
- Negative Impacts

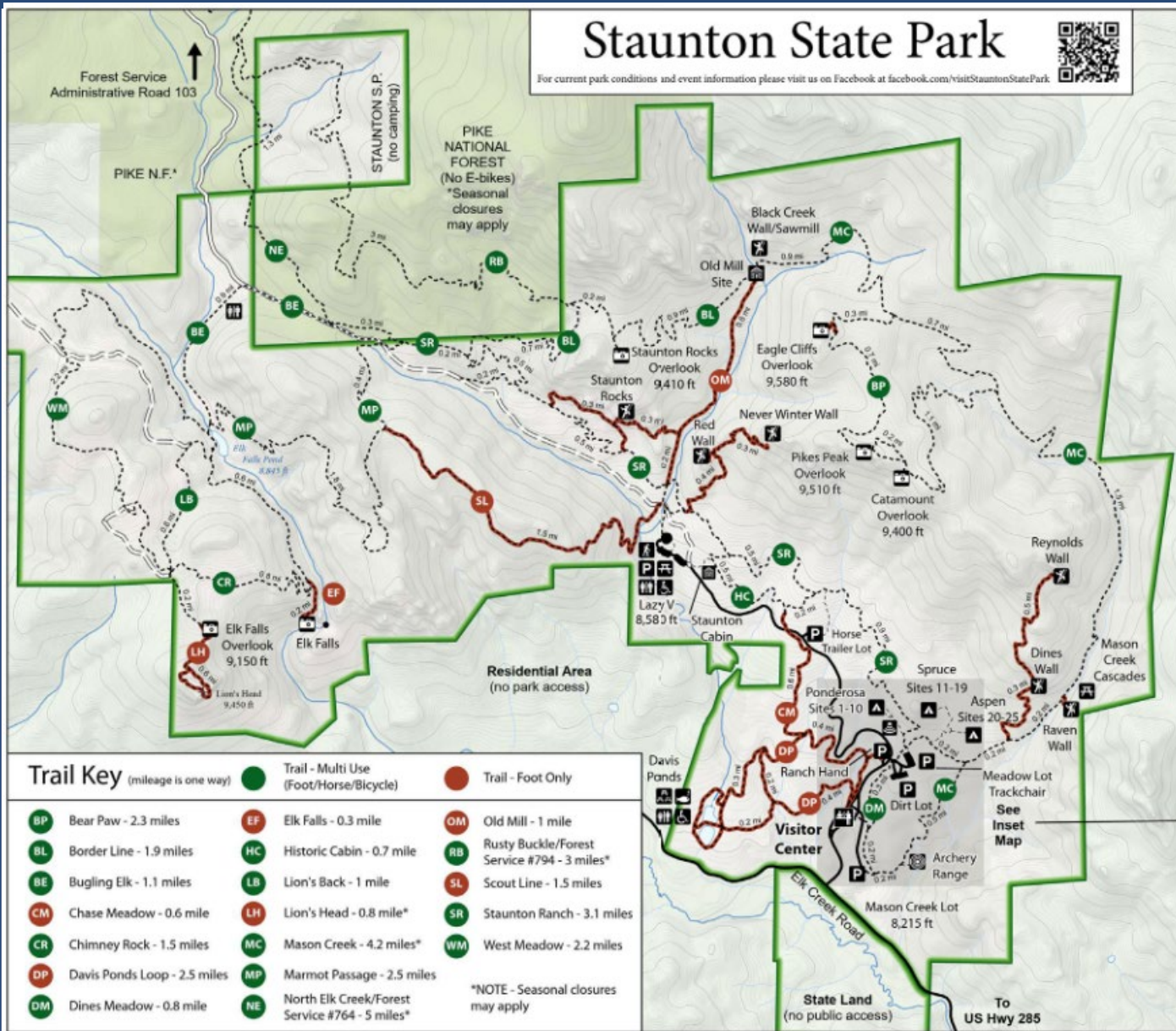
There Is No Comparison



Visitor Center/Elk Falls

Staunton State Park

For current park conditions and event information please visit us on Facebook at facebook.com/visitStauntonStatePark



**40 Miles
Of Trails
4,000
Acres**

Staunton Activities



Hiking



Track Chair



Camping



Archery

Programs/Events



STAUNTON TRAIL TOTS

AGES 3 & UNDER

Join us for story time, crafts and a toddler-friendly hike to discover the ABCs of nature!

VISITOR CENTER
10:00 AM

Tue July 2	M is for Moose
Tue July 9	S is for Squirrel
Tue July 16	H is for Hedgehog
Tue July 23	F is for Fox
Tue July 30	B is for Bear

The poster features a smiling sun, a circular logo for Colorado Parks & Wildlife, and a small illustration of a child with a backpack and a dog.

Staunton State Park

Candlelight Night Hike

Saturday, June 15th
8:00pm - 10:00pm

The poster shows a dark night scene with a path illuminated by small lights, with a circular logo for Colorado Parks & Wildlife in the top right corner.

Staunton State Park

Weekend Events

Saturday, September 30th

10am - 2pm Archery in the Park!
Come enjoy archery! All skill levels welcome. This event is instructor guided. All equipment is provided. Fun for all ages! The archery range is located above the Meadow Parking lot.

7pm - Night Skies Myths & Fact Quiz Show **WIN PRIZES!**

Join us as we discover how our ancestors "connected the dots" in the night sky. Test your knowledge of ancient gods, goddesses, heroes, our solar system & deep sky objects. Meet at Visitor Center.

Sunday, October 1st

10am - 1pm Staunton Cabin Tours

Take a journey through the historic cabin district and visit the newly renovated Staunton family cabin! Experience how they lived and worked when the family planted roots in the 1920s.

The poster features a circular logo for Colorado Parks & Wildlife and a background image of a forest.



Staunton State Park Average Weekly

Visitors: 5,200

Shadow Mtn. Bike Park Allowable Weekly

Visitors: 8,400



**38% More
Visitors In
6% Of The
Space**

Shadow Mountain Traffic

Jeff George

Shadow Mountain Drive Resident



 Negative Effect on
Health, Safety, &
Welfare



Traffic And Safety

Ellen Keckler, MSW

Effects of Ongoing Stress

 Not Compatible

 Negative Effect on
Health, Safety, &
Welfare







Ellen Keckler, Shadow Mountain Area Resident

Traffic – Applicant Misleading Info and Misrepresentation

Frank Stelling



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Outdoor Amplification



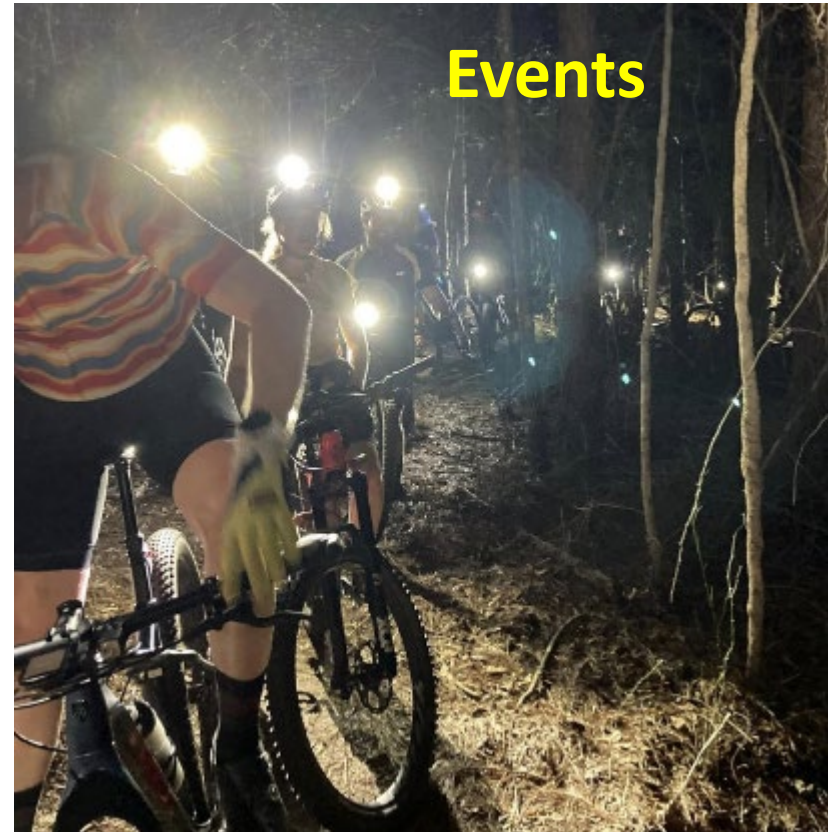
**Applicant
Provides
No Details**

What Happens After Hours?



Maintenance

**Applicant Provides
No Details**



Events

Seasonal Closure



**Applicant
disregards CPW
recommendation
for closure
between Jan 1
and July 1**



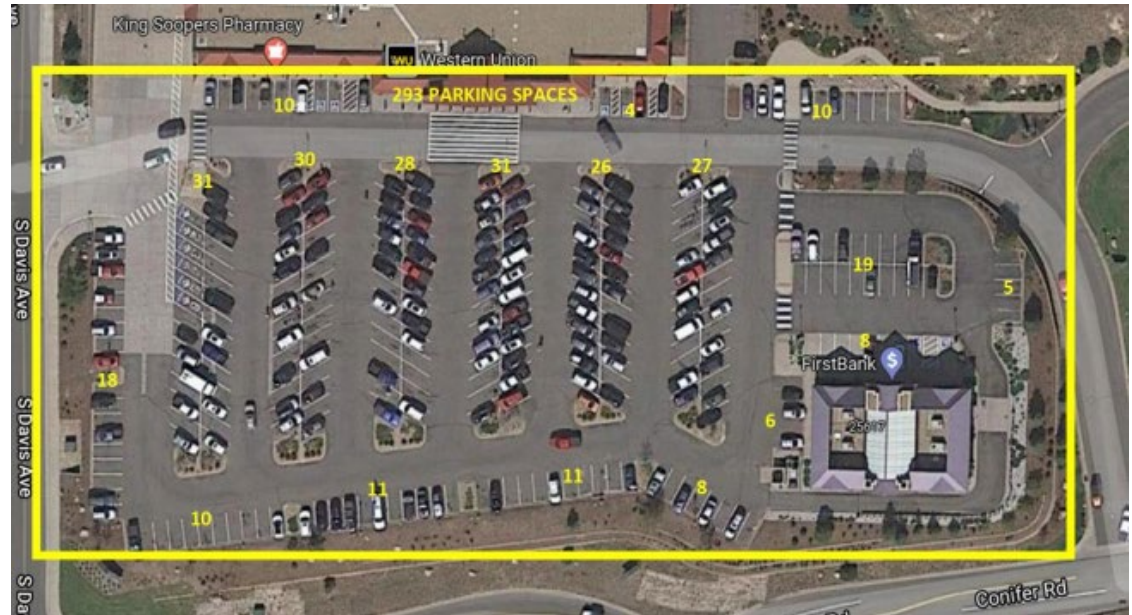
**ODP allows for trail construction
and facility maintenance or
improvements during seasonal
closures**



Applicant's Traffic Data



- Incomplete and unprofessional traffic study makes data unacceptable.
- Misrepresented road conditions to the park.
- They say 300 car parking. ODP says 320.
- They tout online reservation system. No details available on how it works





Traffic And Safety

Todd Jeffries

Increased Wildfire Risk

 Not Compatible

 Negative Effect on
Health, Safety, &
Welfare



Todd Jeffries, Shadow Mountain Area Resident



Wildfire Impacts

Dave Stump

Concerned Conifer Resident

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Applicant's Wildfire Mitigation Plan



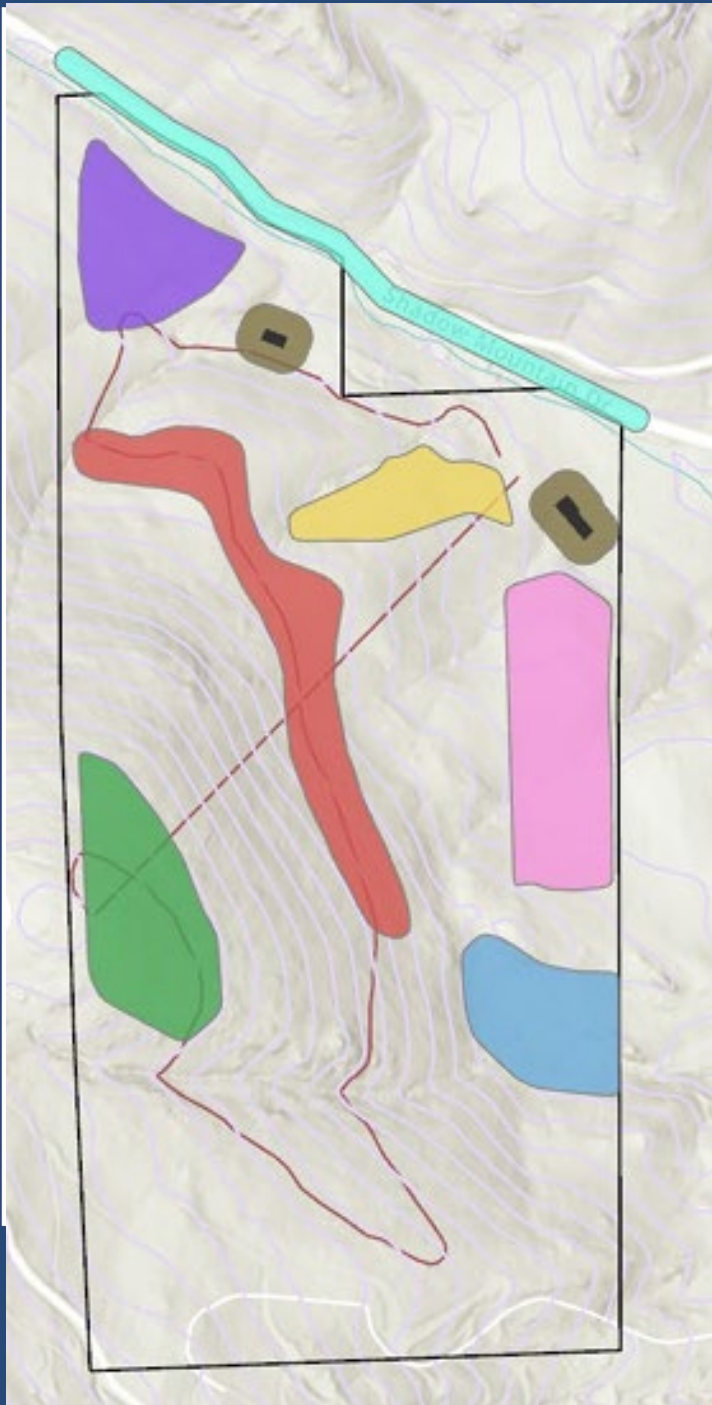
Management Area Map

S

Management Areas

	Buildings		Unit E
	Lift and Road		Unit F
	Shadow Mountain Bike Park		Unit G
	Unit A		Unit H
	Unit B		Site_polyline_230919
	Unit C		Elev_Contour
	Unit D		

Map Legend





Verisk/ISO Stateline Report

Top five counties by number of housing units in high and extreme wildfire risk category

Jefferson	40,800
Larimer	36,700
Boulder	25,100
El Paso	22,500
Summit	20,300



Source: Verisk Fireline State Risk Report, 2018

Jefferson County Wildfire Risks



Transportation + Evacuation

Paul R. Olson, P.E.,T.E
25587 Conifer Road

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

My Qualifications



- *Registered Civil Engineer WA, OR, CA, AZ, NV*
- *Registered Traffic Engineer CA, OR*
- *Fellow at Institute of Transportation Engineers*
- *ITE Professional Traffic Operations Engineer, Retired*
- *8 Years Washington State DOT, 15 Years Consulting Engineer, 18 Years Federal Highway Administration*
- *Educator.*
 - *Washington State University*
 - *University of Idaho*
 - *University of Maryland*
 - *National Highway Institute*
- *Retired member National Academies of Science, Engineering and Medicine, Transportation Research Board, Standing Committee on Traffic Signal Systems*
- *44 years of experience in transportation engineering*

Traffic Information is a Foundation



- Determining the traffic volumes is critical
 - Provides the input to multiple other assessments
 - Water Demand/usage
 - Waste Water and Hard Waste flows
 - Size of parking lot
 - Road network improvements
 - Safety
 - Evacuation
 - Size of other accommodations (Food Trucks)
 - Number of Toilets etc.
 - Noise
 - Parking Management
 - And MORE

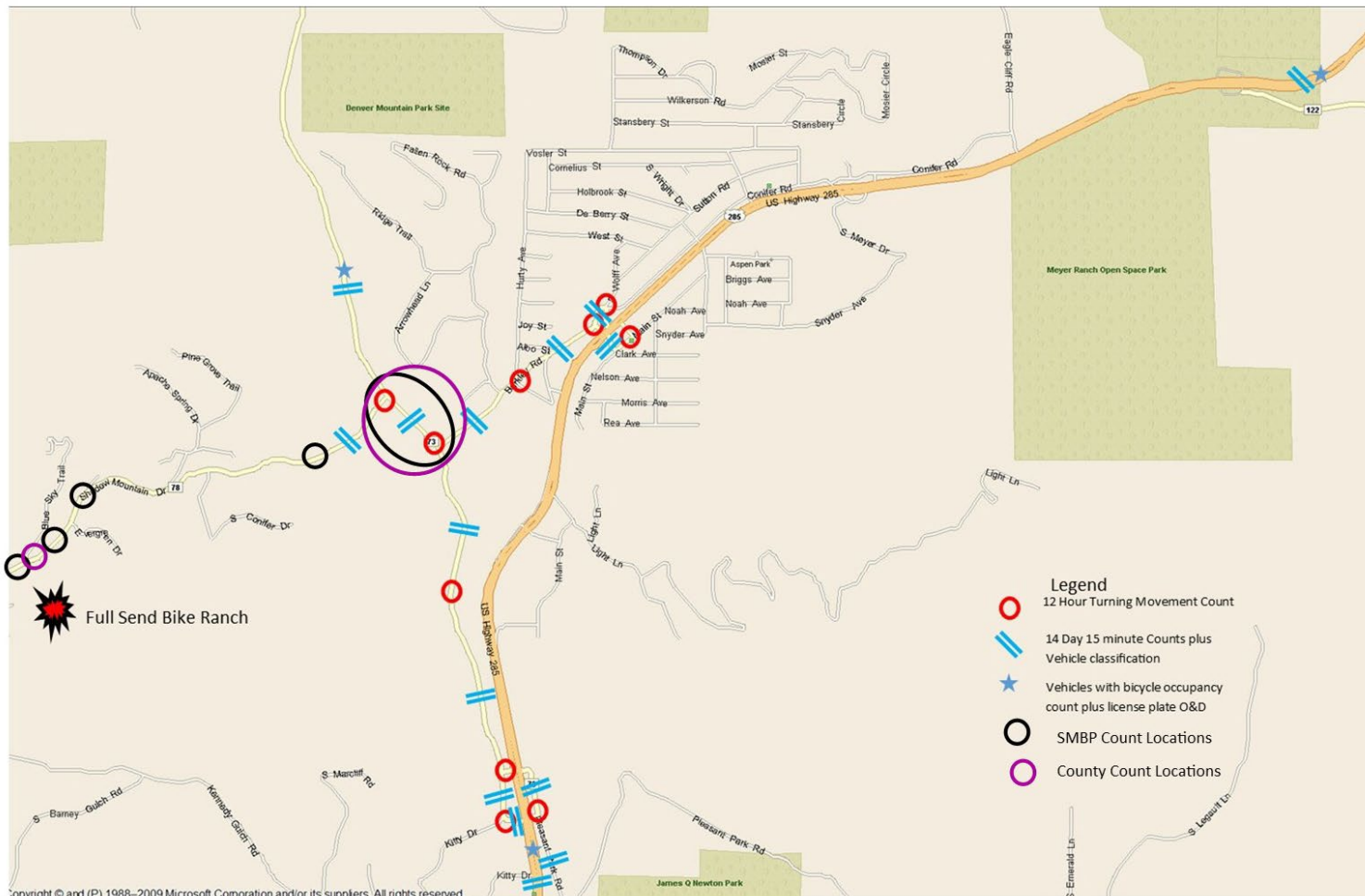
Number of Trips are a Guess!



- County Regulations Not Followed
- Accepted Professional Engineering Procedure and Standard Industry Practice Not Followed.
- Institute of Transportation Trip and Parking Generation Manuals provide a recommended procedure
- Latest Response from Consultant
 - Existing similar facilities exist and could be studied
- Trip demand guessed based upon guessed parking
- Applicant's guesses have been inconsistent

Traffic Studies Incomplete

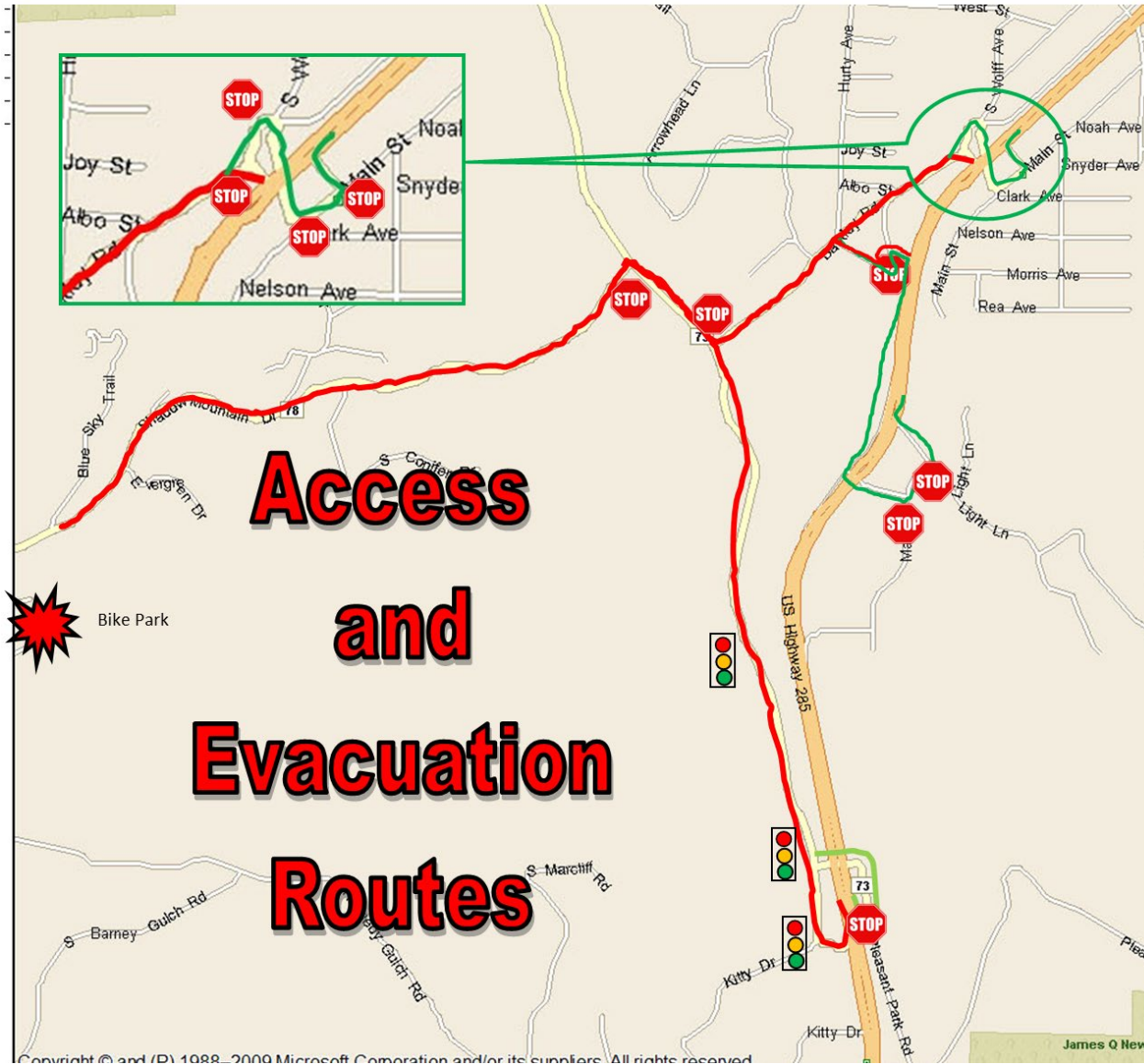
Recommended and Actual Data Collection Sites



Data Collection/Analysis Incomplete



- No data or analysis for Mid Day
- No data or analysis for Sunday PM Peak
- No data or analysis for Monday's
- No data or analysis for US 285 Access Points
- No Origin/Destination analysis
- No accounting for partial day or Kiss & Ride
- Vehicle occupancy assumptions not realistic
- Special Events Undefined



- Evacuation impacts not studied.
- Up to 5 Hours to Evacuate
- Large Animals not modeled
- Models primarily urban
- Special Event not defined

Parking Management Fantasy



- Verifiable traffic data doesn't exist
- Special events undefined
- Part day riders ignored
- Kiss & Rides ignored
- Walk/ride up clients ignored
- Applicant hasn't shown expertise to understand, design, build and operate such a complex system

Conclusion



- Studies Incomplete
- Traffic Demand a Wild Guess
- Traffic Demand numbers keep changing
- No verifiable support for data and analysis
- Special Events Undefined
- Evacuation a HUGE problem
- Community Safety Ignored
- ***Assessments Based upon traffic data are invalid***
- ***I strongly recommend rejection of this application***





IMPACT OF INJURIES

PAM ROTHMAN

Conifer Resident

Impact of Injuries

-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Facts About Our EMS



**Elk Creek Only Has
2 Ambulance Crews**

**Accidents
Occur Often
At All Bike Parks**



Statistics Regarding Biker Injuries



scientific reports



**7 Injuries Per
1,000 Riders
Average**

Typical Injuries:

- Broken collar bone
- Wrist fracture
- High ankle sprain
- Broken limbs
- Punctured lungs
- Lacerations
- Cracked kneecap
- Broken ribs
- Concussions
- Severed spine
- Severed nerves.



Number of Patrons/Traffic



EMS Workload Facts:

- 1,200 Patrons Per Day
- 7+ Injuries Per Day
- 2+ Transports Per Day
- More Crashes On Feeder Roads (1,000 More Vehicle Trips)



285 Semi Crash



Preparing For Transport

Availability of Infrastructure and Services



“We will have our own EMS resources/facility on site and do not believe the park will increase the current workload of local EMS resources. We believe the park has the potential to reduce mountain bike related incidents that local EMS resources need to respond to.”

Phil Bouchard



WHAT?

HOW?

Health, Safety and Welfare Of Residents



- What happens to local residents in need of help when Elk Creek is busy at the bike park?
- Who will finance the additional resources Elk Creek will need?
- Does Colorado need a **14th lift-access downhill** bike park at the risk of loss of life?



Who Helps Our Residents While Elk Creek Tends To The bike park?



EMS Impacts

Troy Nicholson
Evergreen Resident
EMS First Responder, 32 Years
Paramedic, 27 Years
Broker Associate

- Not Compatible
- Not in Conformance
- Negative Impacts
- No Infrastructure
- Negative Effect on Health, Safety, & Welfare

**PROPOSED SHADOW
MOUNTAIN BIKE PARK**
*Impacts on Emergency
Medical Services*

**Before the Jefferson County Planning
Commission:
Case No. 23-102980RZ, Special User
Permit Application
*September 11, 2024***

SHADOW MOUNTAIN BIKE PARK: *Impacts on EMS*



Nearest Emergency Rooms are 30+ minutes away, thus for Elk Creek FPD first-responders, 2 hrs roundtrips are typical.

SHADOW MOUNTAIN BIKE PARK: *Impacts on EMS*

RIDER INJURIES AT SMBP

Epidemiological Studies Predict:

- Annual Rider Injuries
 - Applicant stated 200 riders-per-day = 2,200 -> 2,600
 - 31% or 680 -> 800 will require transport to the ER¹
- Main Season Rider Injuries
 - 5 -> 20 per-week will require transport to the ER²
- Special Event Rider Injuries
 - Possibly 20 per-day will require transport to the ER²

Elk Creek FPD EMS first-responders will be overwhelmed!

SHADOW MOUNTAIN BIKE PARK: *Impacts on EMS*

COMMUNITY COSTS TO SERVE SMBP

Impact and Cost Estimates Predict:

- ELK Creek FPD & mutual aid annual transports to ER will increase 290% -> 1,100³
 - Cost per transport to ER = \$2,000
 - Cost per non-transport incident = \$800
 - Annual cost to serve SMBP = \$1.5M -> \$2.6M²
- Study of SMBP Impacts on EMS requested but denied

Taxpayers must either pick up the cost to serve SMBP or face reduction in services to below critical levels!

SHADOW MOUNTAIN BIKE PARK: *Impacts on EMS*

REFERENCES CITED (1)

- 1) See, epidemiological literature: [Mountain Biking Injuries, Acute Injuries in Cross-country and Downhill Off-road Bicycle Racing, & The Epidemiology of Mountain Bike Park Injuries at the Whistler Bike Park.](#)
- 2) See, the CoSECC SMBP mountain biking annual injury study: [SMBP Annual Injury Rates and Costs.](#)
- 3) Elk Creek FPD monthly ambulance transport data for 2023 show 384 transports, overlapping ambulance transport calls are frequent, and typically have a 2 hrs roundtrip time.

SHADOW MOUNTAIN BIKE PARK: *Impacts on EMS*

REFERENCES CITED (2)

TYPICAL SCENARIO: Estimated SMBP Annual Injuries by Riding Season, from *SMBP Annual Injury Rates and Costs*.



SMBP Injuries by Trail Type	Daily Riders	Seasonal Riders	Daily Exposure [hrs]	Seasonal Exposure [hrs]	Injury Rate ³ [1000 hrs]	Estimated Injuries
Spring Fat Tire Season: 4/1 - 4/30 [30 days]¹						
• Beginner Trails [4 miles] [XC]	9	273	1.0	273	0.9%	2.5
• Intermediate Trails [7 miles] [XC]	16	477	2.0	954	0.9%	8.6
• Advanced Trails [4 miles] [DH]	0	0	0.0	0	1.7%	0.0
• Pro Line Trails [1 mile] [DH]	0	0	0.0	0	1.7%	0.0
Totals =	25	750				11.0
Main Season: 5/1 - 10/31 [184 days]²						
• Beginner Trails [4 miles] [XC]	70	12,880	1.5	19,320	0.9%	173.9
• Intermediate Trails [7 miles] [XC]	120	22,080	3.0	66,240	0.9%	596.2
• Advanced Trails [4 miles] [DH]	70	12,880	5.0	64,400	1.7%	1,094.8
• Pro Line Trails [1 mile] [DH]	20	3,680	5.0	18,400	1.7%	312.8
Totals =	280	51,520				2,177.6
Fall Fat Tire Season: 11/1 - 12/31 [60 days]¹						
• Beginner Trails [4 miles] [XC]	9	546	1.0	546	0.9%	4.9
• Intermediate Trails [7 miles] [XC]	16	954	2.0	1,908	0.9%	17.2
• Advanced Trails [4 miles] [DH]	0	0	0.0	0	1.7%	0.0
• Pro Line Trails [1 mile] [DH]	0	0	0.0	0	1.7%	0.0
Totals =	25	1,500				22.1
Estimated Total Annual Injuries =						2,210.8



Wildlife Testimony, Section 1

Dan Decker

Highlands Ranch, CO

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Proposed Entrance Location, Shadow Mountain Drive





Ermine

**Shadow Mountain Drive
Area Residents**



Western Tanager

Shadow Mountain Drive Area Resident



**Mule
Deer**





Mountain Lion

Shadow Mountain Drive Area Residents



Red Fox Family



Big Horn Sheep



Male Moose In SMD Wetlands



Blue Heron



Wildlife Testimony, Section 2

Debby Henkens
Morrison Resident
JEFFCO, Colorado
Volunteer Team Leader
Staunton State Park

- Not Compatible
- Not in Conformance
- Negative Impacts
- No Infrastructure
- Negative Effect on Health, Safety, & Welfare

Shadow Mountain Drive Area Residents



Ring Tail



Winter Hummingbird



Wild Turkeys



Male Moose In SMD Wetlands



Grey Fox

Shadow Mountain Drive Area Residents



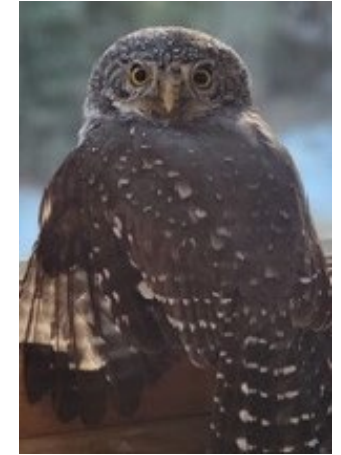
Goshawk



Bumblebee



**Orange
Sulphur
Butterfly**



Pygmy Owl



Hummingbird



Mom & Baby Elk



Brown Bear



**Protected
Wetlands In May**

"Lefty" the Elk







Rendering Based On Applicant's Plan



Wildlife Testimony, Section 3

Marianne Dwyer Lewis
Shadow Mountain Resident
Conifer, Colorado 80433

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Land Use and Area Plan Compatibility?



Negative Area Impacts Available Infrastructure & Services



**Pave
Paradise
& Put In A
Parking
Lot**

Health, Safety & Welfare of Residents and Land Owners








Wildlife – Seasonal Closure

Tom Rigney

Shadow Mountain Area Homeowner

-  Not Compatible
-  Not in Conformance
-  Negative Impacts



Surviving Winter





Surviving Winter

Winter Is A Whole Different Animal At 8,500'



Our Habitat Depends On You









Vegetation Testimony, Section 1

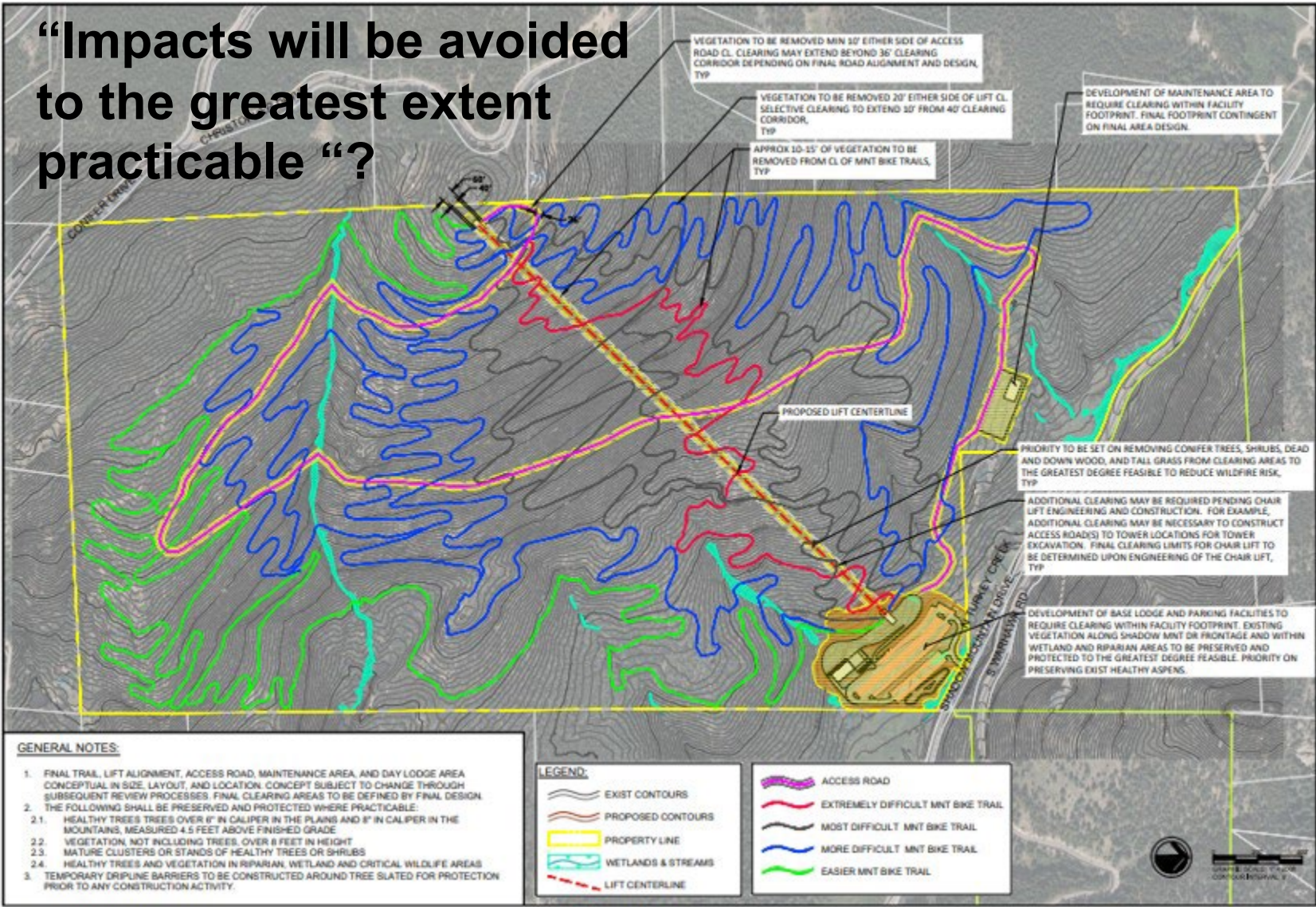
Stephen Reed

Concerned Citizen

Conifer, Colorado 80433

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

“Impacts will be avoided to the greatest extent practicable “?



GENERAL NOTES:

1. FINAL TRAIL, LIFT ALIGNMENT, ACCESS ROAD, MAINTENANCE AREA, AND DAY LODGE AREA CONCEPTUAL IN SIZE, LAYOUT, AND LOCATION. CONCEPT SUBJECT TO CHANGE THROUGH SUBSEQUENT REVIEW PROCESSES. FINAL CLEARING AREAS TO BE DEFINED BY FINAL DESIGN.
2. THE FOLLOWING SHALL BE PRESERVED AND PROTECTED WHERE PRACTICABLE:
 - 2.1. HEALTHY TREES (TREES OVER 6" IN CALIPER IN THE PLAINS AND 8" IN CALIPER IN THE MOUNTAINS, MEASURED 4.5 FEET ABOVE FINISHED GRADE)
 - 2.2. VEGETATION, NOT INCLUDING TREES, OVER 6 FEET IN HEIGHT
 - 2.3. MATURE CLUSTERS OR STANDS OF HEALTHY TREES OR SHRUBS
 - 2.4. HEALTHY TREES AND VEGETATION IN RIPARIAN, WETLAND AND CRITICAL WILDLIFE AREAS
3. TEMPORARY DRIPLINE BARRIERS TO BE CONSTRUCTED AROUND TREE SLATED FOR PROTECTION PRIOR TO ANY CONSTRUCTION ACTIVITY.

SHADOW MOUNTAIN BIKE PARK
 CONFIER, COLORADO
 Not For Construction

ISSUE
 SCHEMATIC DESIGN

RELEASE DATE
 November 22

REVISIONS

PROJECT NO. 000001
 MADE BY CE
 REVIEWED BY AF

OVERALL VEGETATION PRESERVATION PLAN

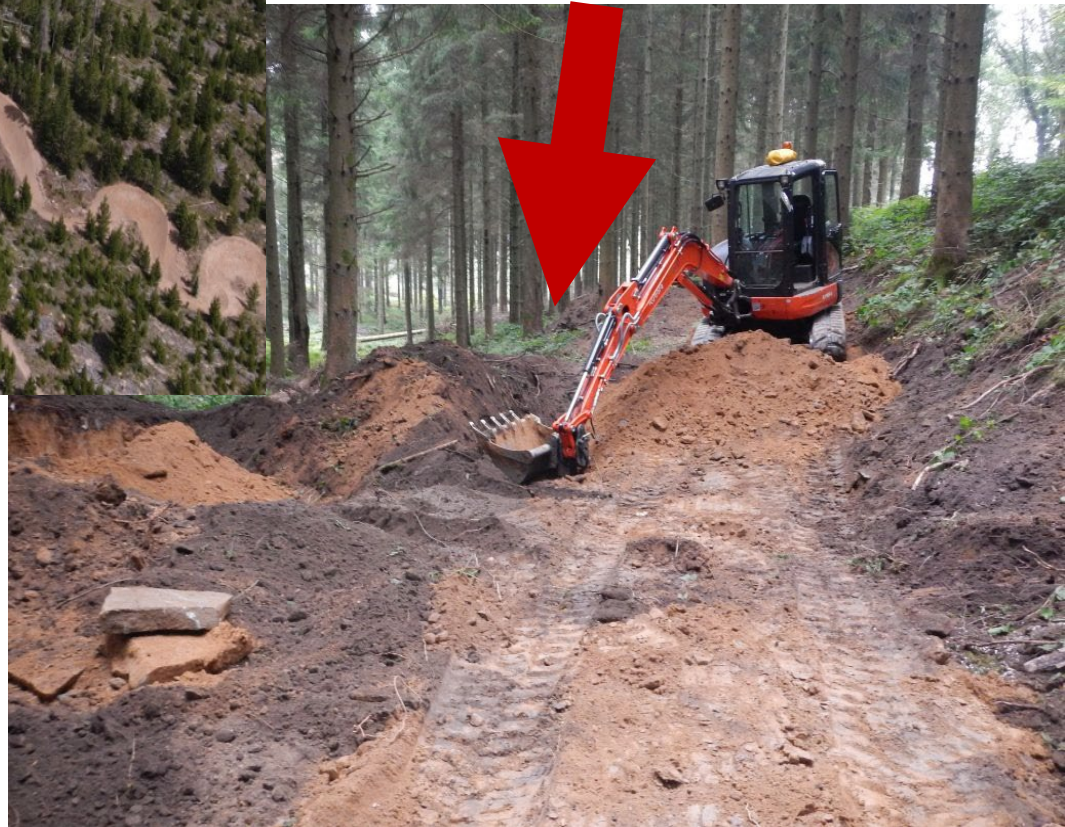
C2.0



Trail Construction Impacts: “Minimized To Greatest Extent Possible”?



Trail Details Per Design Documents:
Total Distance: 16 Miles
Trail Width: Up To 30 Feet
Acres of Clearing: 58





Construction Impact

**“Pave Paradise
And Put In A
Parking Lot”**



Chair Lift Visual Impact



Vegetation Testimony, Section 2

Doug Malenoski

Concerned Citizen of Colorado

Volunteer for Douglas County
Open Space

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



King Soopers Lot

Pave Paradise & Put In A 300 Car Parking Lot



LODGE
 Lower level:
 ticketing, bathrooms,
 lockers, bike patrol
 Upper level:
 food & beverage, bike
 rentals, retail

**TOTAL PARKING:
 +/- 290 SPACES**

Legend	
	Project Parcel
	Potential LRP
	Other Parcels
	Stream
	Wetland
	Access Road
	Safety/Mobility Land

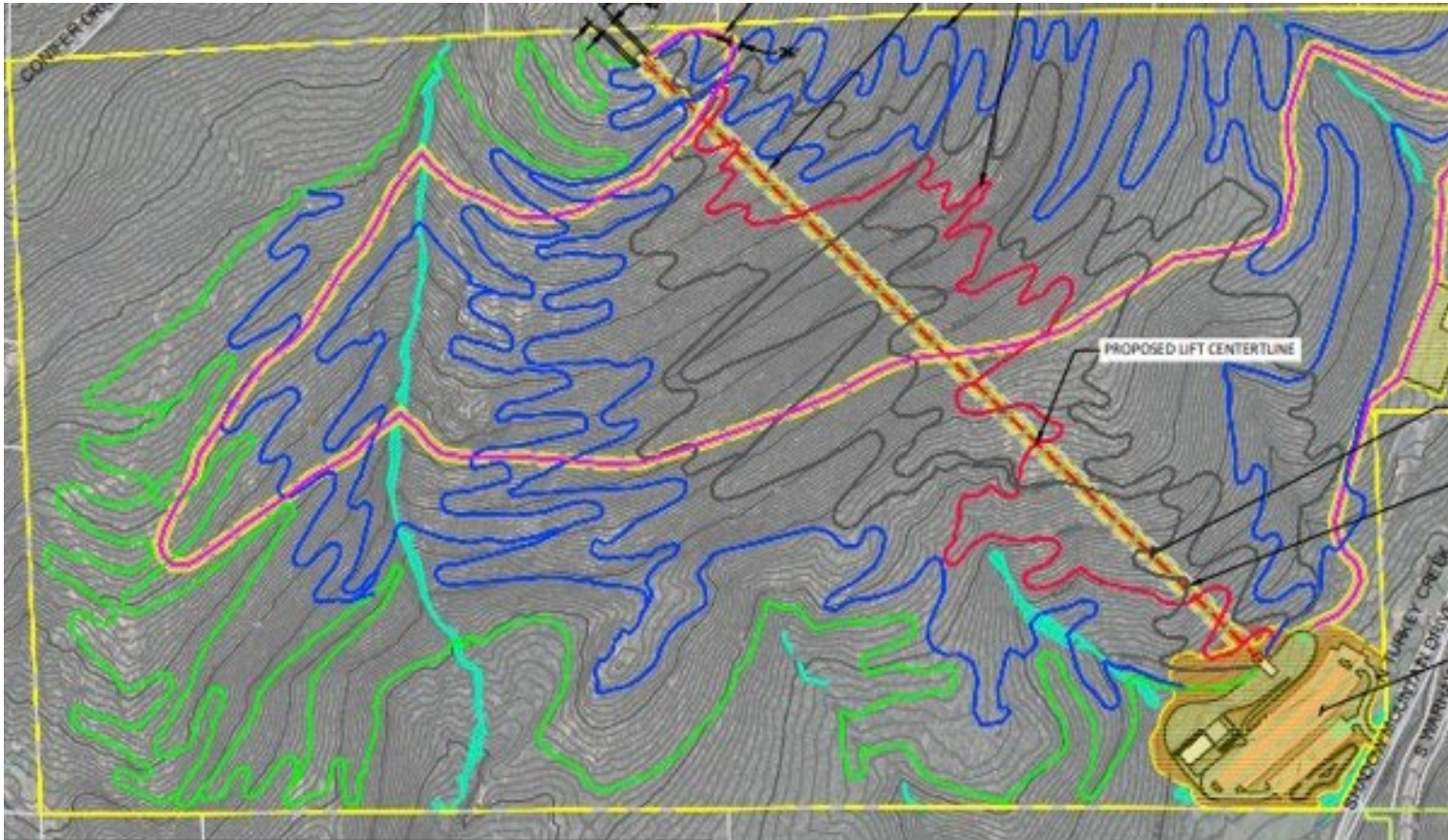
Base Area Impacts



Applicant Design Plan Facts



**This
Design
Plan Will
Require
Clearing
100
Acres**



- ACCESS ROAD
- EXTREMELY DIFFICULT MNT BIKE TRAIL
- MOST DIFFICULT MNT BIKE TRAIL
- MORE DIFFICULT MNT BIKE TRAIL
- EASIER MNT BIKE TRAIL

Trail Details:

Total Distance: 16 Miles
Trail Width: Up To 30 Feet
Acres of Clearing: 58

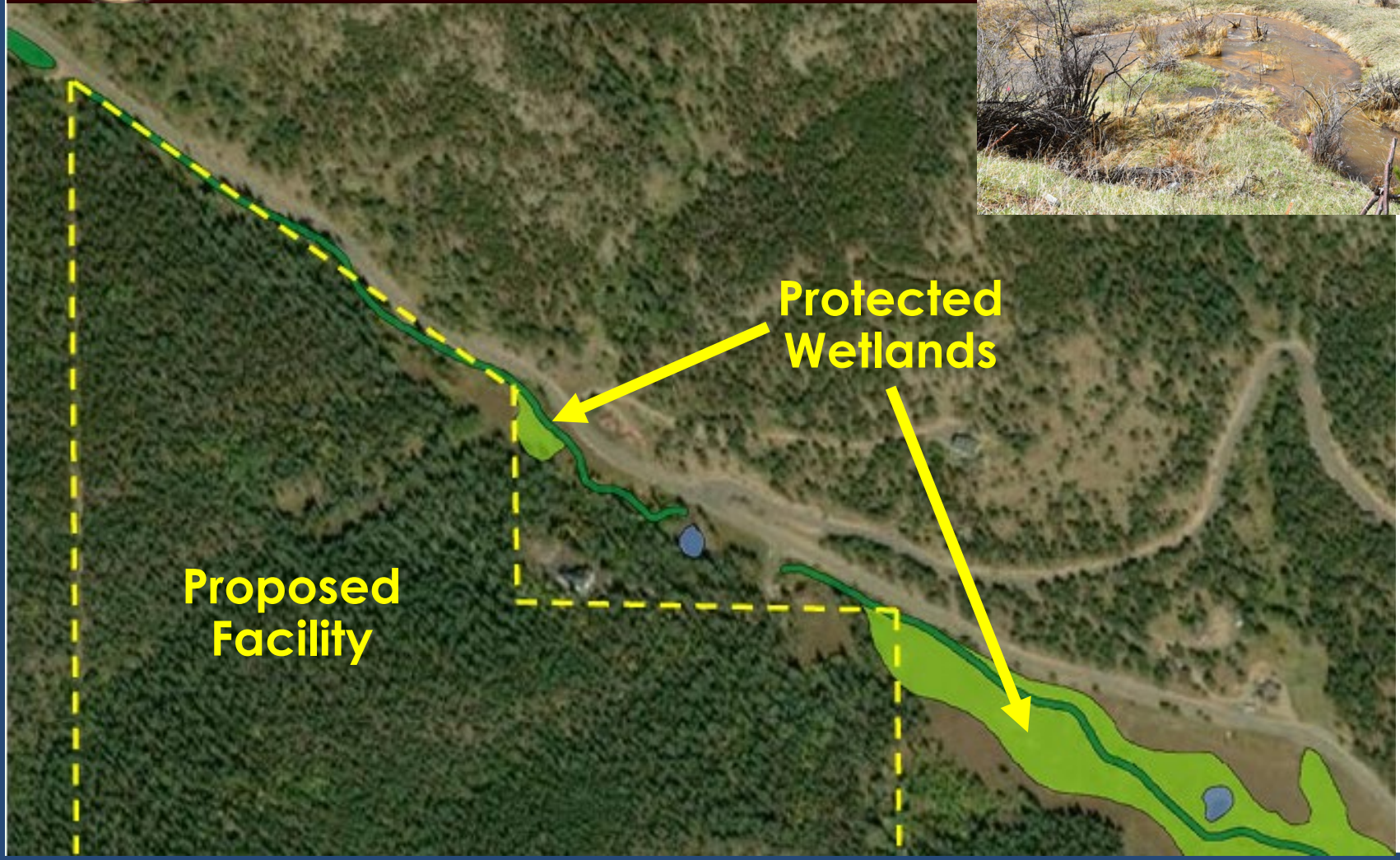
Other Impacts:

Service Road: 9,000 feet
Chair Lift: 2,500 feet
Mtce Facility: 10 Acres

Service Road: 9,000 feet
Chair Lift: 2,500 feet
Mtce Facility: 10 Acres
Total Impact: 100 Acres



U.S. Fish and Wildlife Service
National Wetlands Inventory



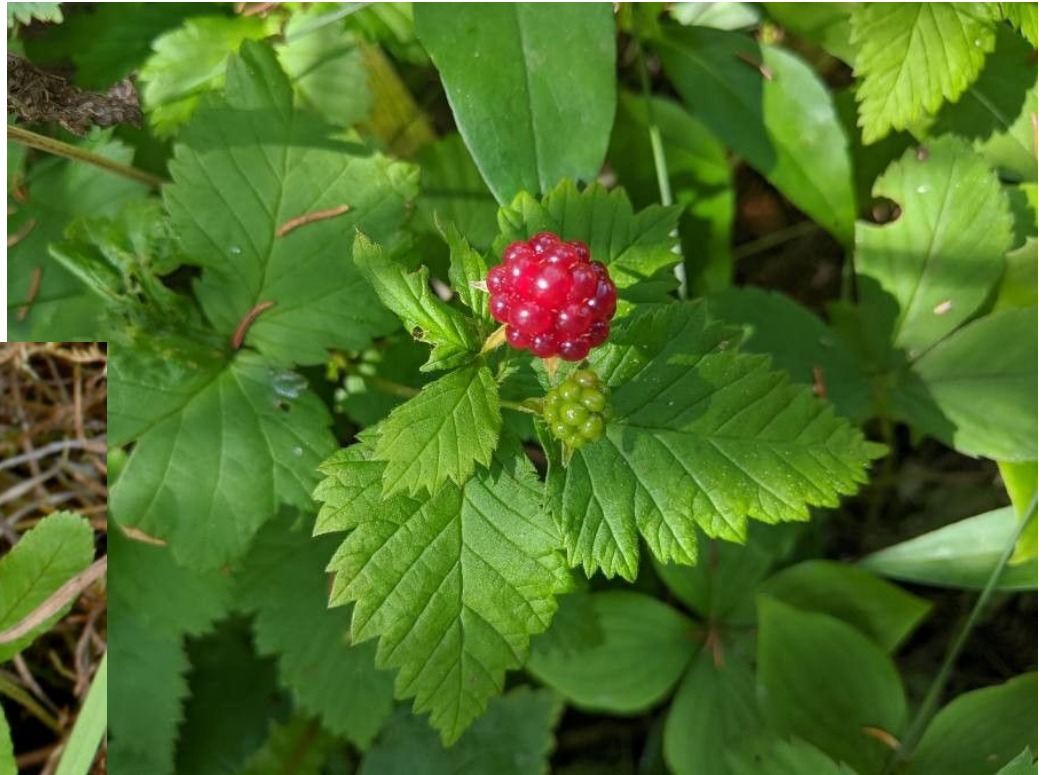
Proposed Facility

Protected Wetlands

Rare Plant Species Noxious Weeds



Noxious Canada Thistle



Rare Dwarf Red Raspberry



Rare Rocky Mtn. Polypody



Vegetation Testimony, Section 3

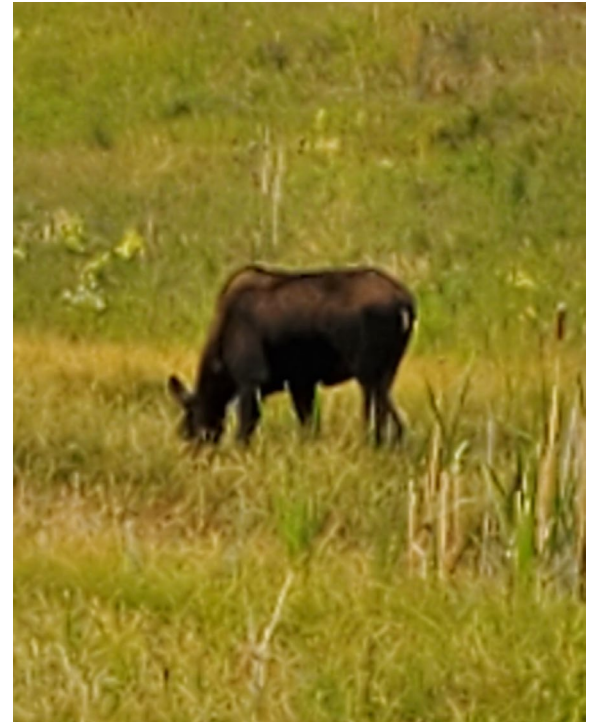
Liz Danter

Concerned Conifer Resident

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



Wildlife Food Source



Does This Irresponsible Development Proposal Comply With Local Allowable Land Use Recommendations?





**What Will
This
Proposal
Do To The
Surrounding
Ecosystem
and Sense
Of Place?**



Shadow Mountain Drive Various Plant Species



Visual Impacts

David Gies, MS MPA
8904 Carol Lane
Conifer, CO 80433
Upper Cub Creek Canyon HOA

- Not Compatible
- Not in Conformance
- Negative Impacts
- No Infrastructure
- Negative Effect on Health, Safety, & Welfare



To Evergreen

Cub Creek

Maxwell Creek

Cub Creek Trail Head

Cub Creek Trail Head

Carol Lane

78

Maxwell Creek

Maxwell Falls

Maxwell Falls Trailhead

Google

Challenges posed by roadways



Maxwell Falls parking congestion on August 31, 2024.

Insufficient Roadway - Infrastructure



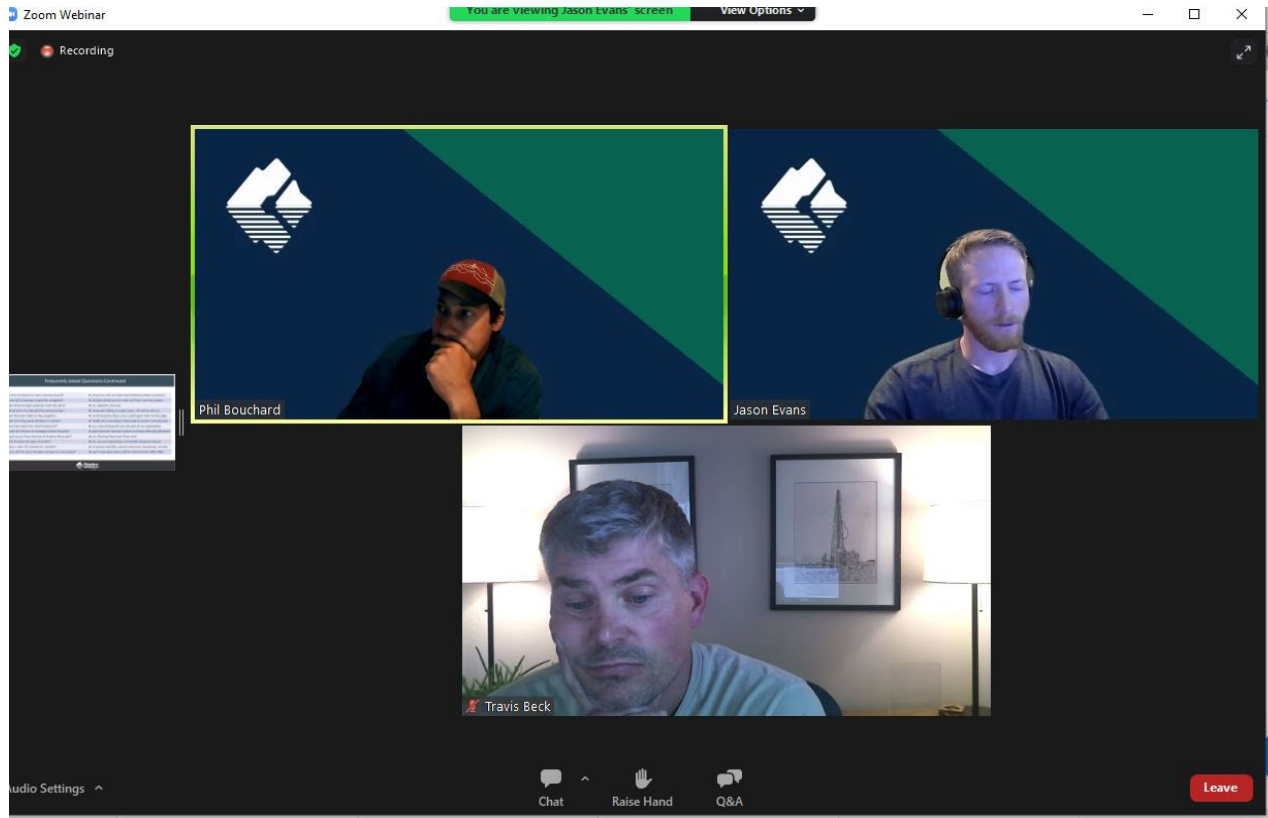
- **Narrow roadway without shoulders**
- **No pull outs**
- **No turn lanes**
- **Excessive traffic**



Mitigate Negative Impacts, Being the Good Neighbor



Dismissing community concerns



Mitigate Negative Impacts, Wildlife – the applicant's consultant says:



Wildlife Specialties LLC

"Practical, science-based applications for wildlife and ecological studies benefiting all clients"



September 22, 2022

Travis Beck, Director of Environmental Services
SE Group
PO Box 2729, 323 West Main Street, Suite 202
Frisco, CO 80443-2729

Subject: Jefferson County Shadow Mountain Bike Park Wildlife Resources

Dear Travis:

This letter provides the results of a field review and review of Colorado Parks and Wildlife (CPW) GIS wildlife mapping of the proposed Shadow Mountain Bike Park. The field review was conducted on June 15, 2022. A pedestrian survey of the project area was conducted by the Mr. Jerry Powell, Wildlife Biologist, traveling in a grid search pattern with transects separated by approximately 50 meters. This allowed for a thorough review of the wildlife resources using the project area as well as to identify the presence of any forest raptor (i.e., Accipiter) nests. Additionally, the area was assessed for its capacity to provide habitat to state or federally recognized sensitive species (i.e., Endangered Species Acts protected, etc.).

CPW mapping identifies several elk sensitive habitat types near the project area (Figure 1) but only identified the project area as 'winter range', with no 'severe winter range' or other sensitive (e.g., 'production area') habitat mapped. There are also Resident Elk Populations located to the northeast and southwest of the project. It is important to note that, based on the observations of physical evidence (e.g., scat, beds, rubs, etc.) made during the field review, the project area is used year-round by elk. Numerous rubs (showing used during the fall rutting period) were observed as well as scat from all times of the year and fresh and old tracks were observed on the numerous elk trails that bisect the project area. Additionally, elk were observed feeding in the wetlands on the north end of the project area. The project area provides important habitat to the local elk herd. The project area is heavily utilized by elk because it is undeveloped and does not have the development and associated human presence that surrounding residential properties do. The habitat fragmentation as well as the constant use of the bike park would significantly decrease its value to elk and other wildlife (e.g., small mammals, birds).

The project area does not offer any habitat for species protected under the Endangered Species Act (Table 1). The project area does have potential habitat (wetlands) for the Northern Leopard Frog (*Rana pipiens*) but does not contain habitat for other species identified by the state of Colorado as sensitive (Table 2).

Please contact me if you have questions.

A handwritten signature in blue ink that reads "Jerry Powell".

Jerry Powell, M.S.
Certified Ecologist

"The project area is heavily utilized by elk because it is undeveloped and does not have the development and associated human presence that surrounding residential properties do. The habitat fragmentation as well as the constant use of the bike park would significantly decrease its value to elk and other wildlife (e.g., small mammals, birds)."



Compatibility "sense of place and sense of time"



Admission & Aid Academics Research Campus Life Athletics News Events About



Institute for Animal Sentience and Protection

Announcement · [University News, Research & Scholarship](#) · November 8, 2022



Biophilia

Nature Reimagined

May 5, 2024 – August 11, 2024

Compatibility "Future Looking"

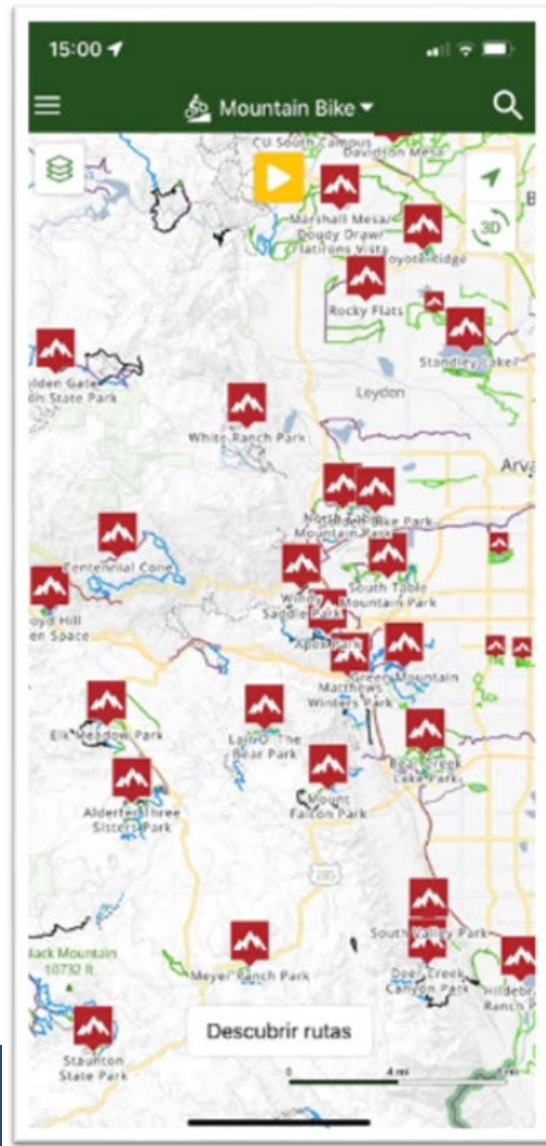


Calvin Servheen, August 22, 2024



As both a mountain biker and a conservationist, I am working to reconcile three major incongruencies between the sport I love and my commitment to conserve wild places: 1) the environmental impacts of riding; 2) the disregard for these impacts among riders; and 3) the rhetoric that drives division between riders and everyone else. In the face of growing evidence that pressure from outdoor recreation is negatively impacting wild ecosystems in the American West, we all must wrestle with these three deeply entrenched incongruencies in order to avert a recreation-caused collapse of our beloved ecosystems.

Alternatives with Infrastructure



- Marshall Mesa/Doudy
- Draw/Flatirons Visit
- Coyote Ridge
- Rocky Flats Standley Lake
- Golden Gate State Park
- White Ranch Park
- Mountain Park
- North Table
- Centennial Cone
- Floyd Hill
- Windy Saddle Park
- South Table Mountain Park
- Apex Park
- Green Mountain
- Matthews Winter Park
- Elk Meadow Park
- Lair O' the Bear Park Bear
- Creek Lake Park
- Mount Falcon Park
- Three Sisters Park
- Staunton State Park
- Meyer Ranch Park
- South Valley Park
- Deer Creek Canyon Park
- Bear Creek Lake Park
- Hildbr Ranch Park

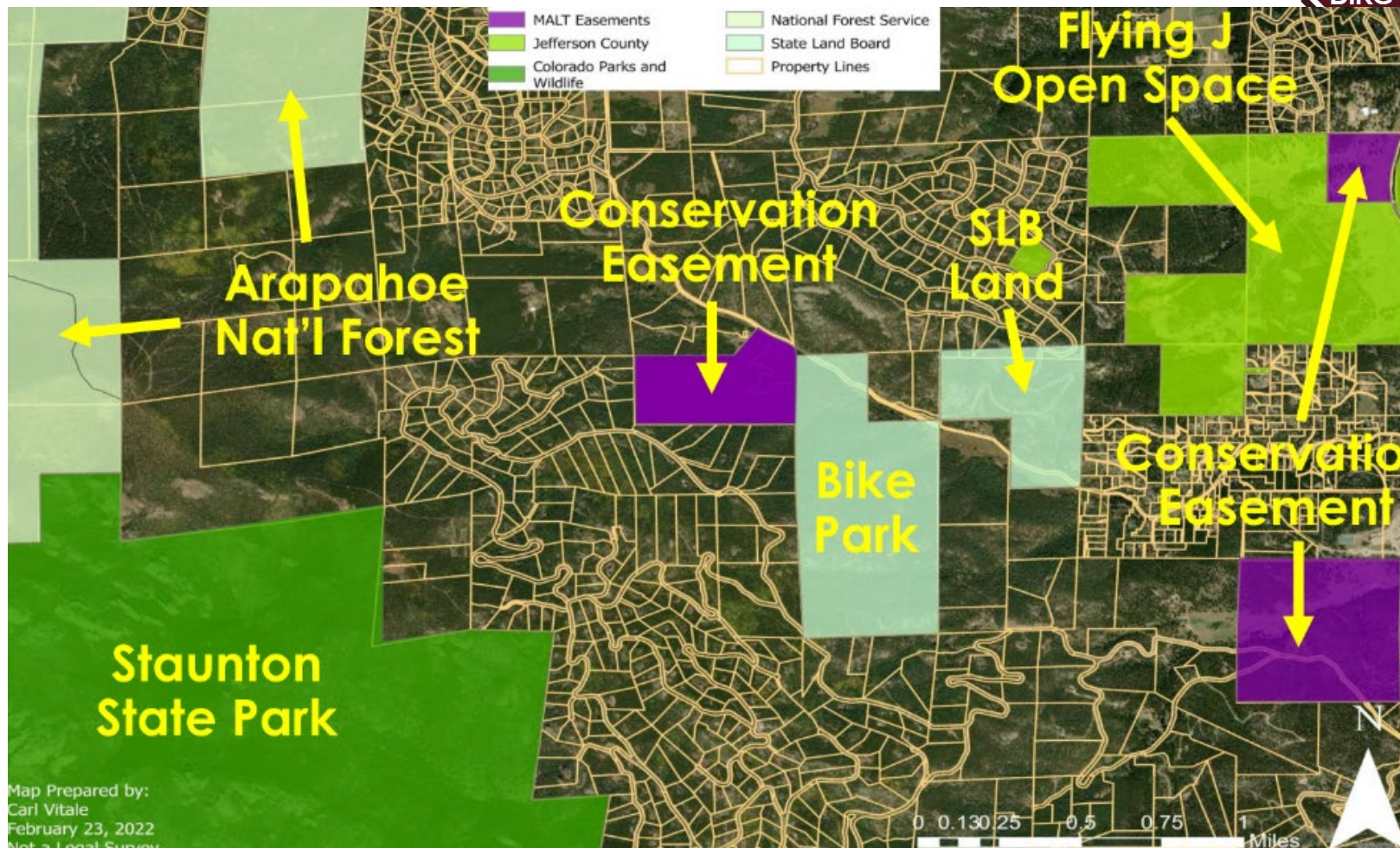
Expanding Mt Bike Properties



A-Basin adding
trails for
Mountain Bikes

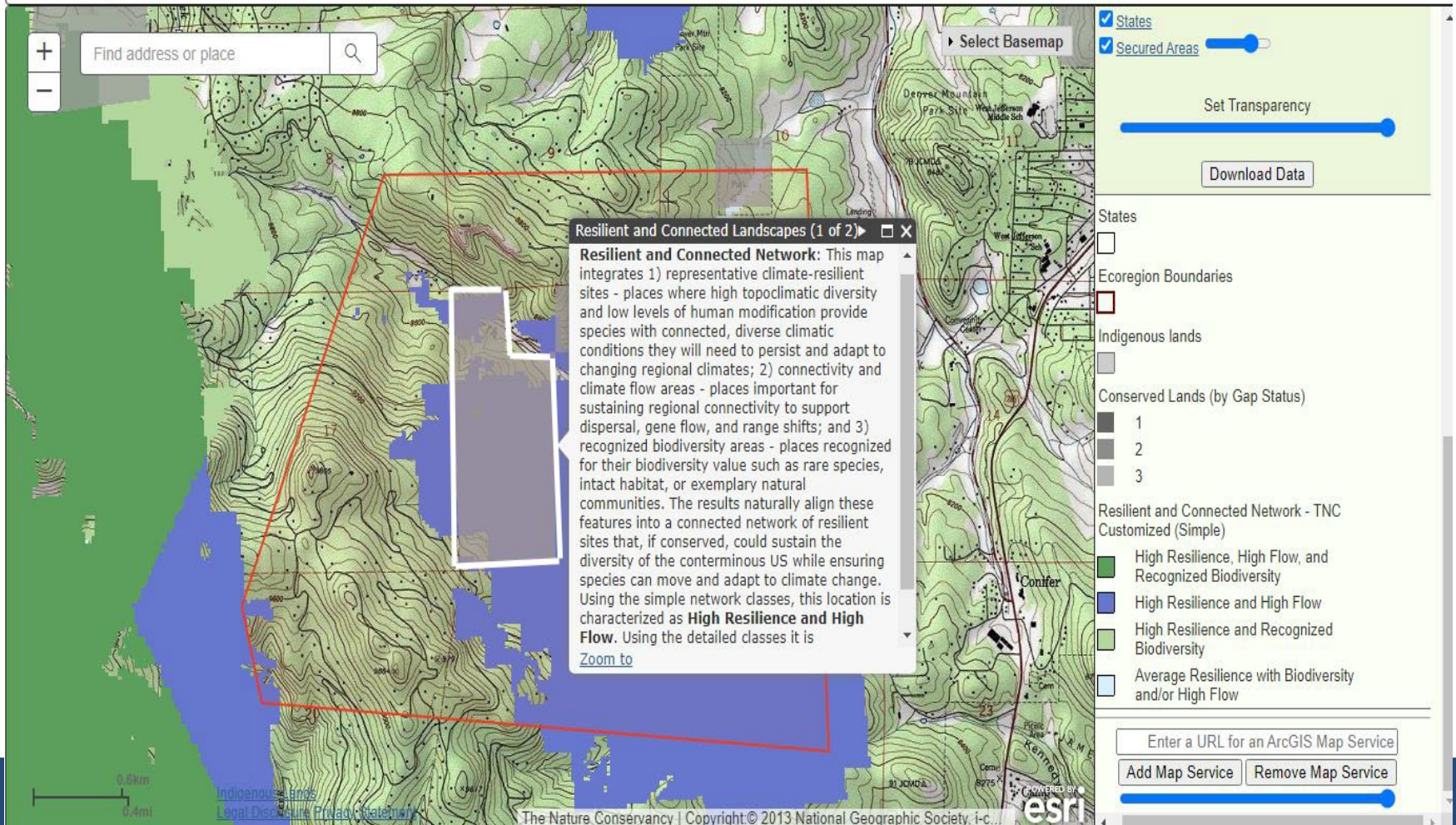


Visual Impact



Map Prepared by:
Carl Vitale
February 23, 2022
Not a Legal Survey

High Topoclimatic Diversity and Low levels of Human Modification





Resilient and Connected Landscape

Building a bike park in this area will cause irreversible harm to the fragile ecosystem affecting the property. It will disrupt the connected habitat lands managed by many stakeholders.

The negative impacts on wildlife, flora, and fauna are unavoidable. The development will permanently disorder the visual serenity, peace, and tranquility that currently define the surrounding area.

**Please dismiss this
nonconforming
project!**





Protect Visual Resources

Katie Sterk

Jefferson County Resident

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  Negative Effect on Health, Safety, & Welfare

The Jefferson County/Conifer 285 Master Plan for “Visual Resources” states: As a County with both plains and mountains, Jefferson County has many stunning views and vistas.



Visual Resources

Goals From the JEFFCO Master Plan

- Protect the Visual Resources and unique natural features of the County.
- Scenic Corridors - Maintain key views to the mountains and other significant scenic vistas



Shadow Mountain Bike Park does not meet the criteria to protect Visual Resource and Scenic Corridors



300 Space Parking Lot



DEFORESTATION OF BIKE TRAILS UP TO 30 FEET WIDE



EXTREME OVER DEVELOPMENT

The applicants are unable to protect the visual resources with the proposed bike park. This project exceeds the optimal density for a given area of land and is the definition of extreme over development.



ELK IN THE WETLANDS WITH THEIR NEWBORNS ON THE PROPOSED BIKE PARK SITE



Please deny the
proposed Bike
Park
Development
because it is not
consistent with
the County's
Master plan.



PLEASE DENY THE PROPOSED BIKE PARK DEVELOPMENT, BECAUSE IT IS NOT CONSISTENT WITH THE COUNTY'S MASTER PLAN.



1. The compatibility with existing and allowable 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 effect upon health, safety and welfare of the residents and landowners in the surrounding area.










Applicant's Visual Diagrams

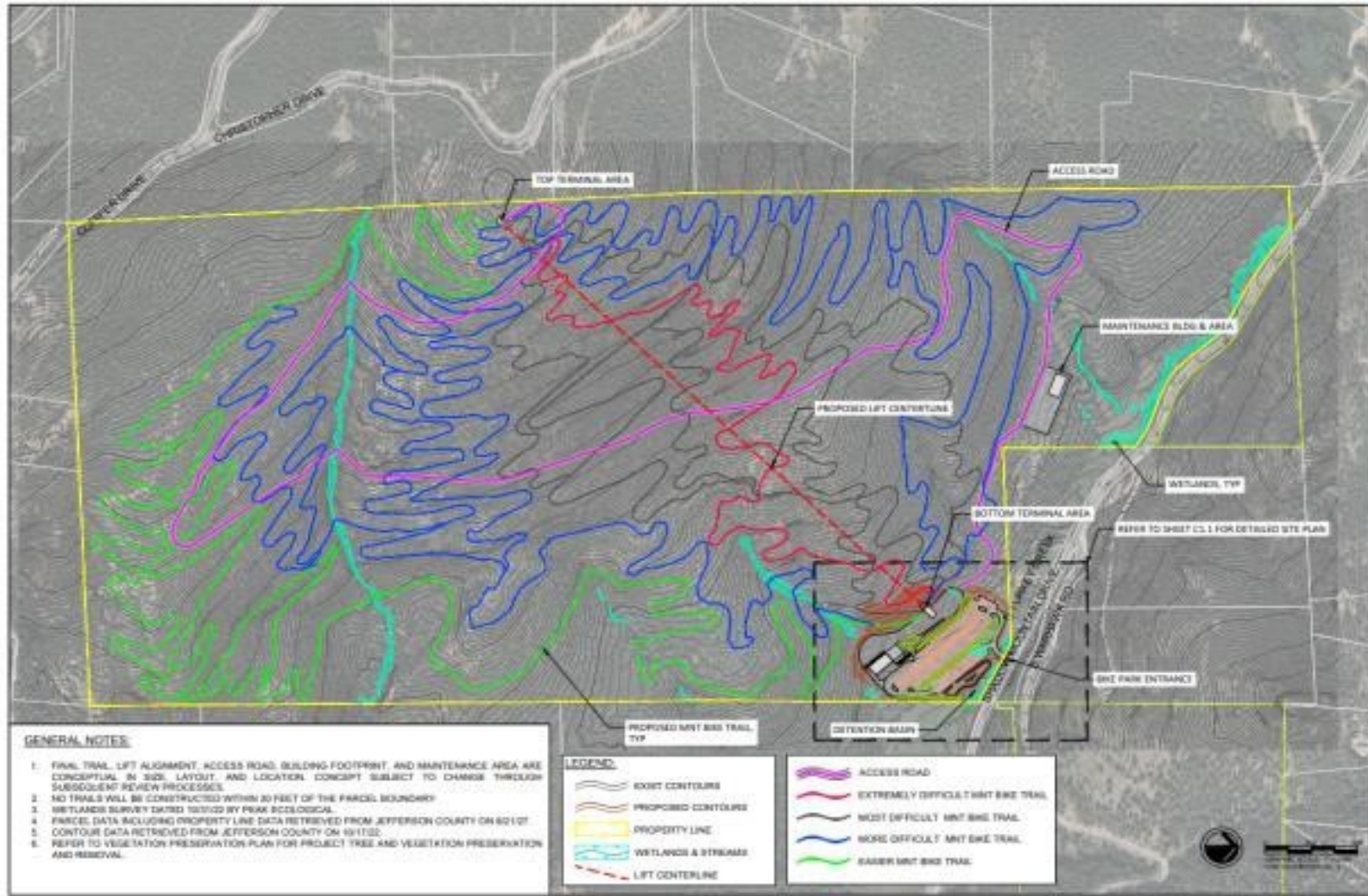
Tom Junker

Conifer Mountain Resident

25 Years Near Bike Park Location

Concerned Citizen

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



GENERAL NOTES:

1. FINAL TRAIL, LIFT ALIGNMENT, ACCESS ROAD, BUILDING FOOTPRINT, AND MAINTENANCE AREA ARE CONCEPTUAL IN SIZE, LAYOUT, AND LOCATION. CONCEPT SUBJECT TO CHANGE THROUGH SUBSEQUENT REVIEW PROCESSES.
2. NO TRAILS WILL BE CONSTRUCTED WITHIN 20 FEET OF THE PARCEL BOUNDARY.
3. WETLANDS SURVEY DATED 10/10/22 BY PEAK ECOLOGICAL.
4. PARCEL DATA INCLUDING PROPERTY LINE DATA RETRIEVED FROM JEFFERSON COUNTY ON 8/1/21.
5. CONTOUR DATA RETRIEVED FROM JEFFERSON COUNTY ON 10/11/22.
6. REFER TO VEGETATION PRESERVATION PLAN FOR PROJECT TREE AND VEGETATION PRESERVATION AND REMOVAL.

LEGEND:

EXISTING CONTOURS	ACCESS ROAD
PROPOSED CONTOURS	EXTREMELY DIFFICULT MNT BIKE TRAIL
PROPERTY LINE	MOST DIFFICULT MNT BIKE TRAIL
WETLANDS & STREAMS	MORE DIFFICULT MNT BIKE TRAIL
LIFT CENTERLINE	EASIER MNT BIKE TRAIL

**SHADOW MOUNTAIN
 BIKE PARK**
 CONFER, CO, GRADCO

Not For Construction

ISSUE	SCHEMATIC DESIGN
RELEASE DATE	November 22
REVISIONS	

PROJECT NO.	000001
DATE BY	10
REVISION BY	10

OVERALL SITE PLAN

C1.0



Nearby King Soopers 300 Car Parking Lot

Applicant's Visual Representation From Entrance



VISUAL ANALYSIS
Figure 3: Viewpoint 1
Shadow Mountain Drive
Proposed Conditions



Prepared by:
SE GROUP
Simulations prepared by:
Perkins&Will



Existing Proposed Entrance Location Along Shadow Mountain Drive



Actual Visual Representation



All Representation Data Extracted From Applicant's Plan





Visual Testimony, Section 3

Denny Ticker

Conifer Resident

JEFFCO, Colorado 80433

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Existing View Of Proposed Location Along Shadow Mountain Drive





**SHADOW MOUNTAIN
 BIKE PARK**
 CONFEE, COLORADO

Not For Construction

ISSUE
 SCHEMATIC
 DESIGN

RELEASE DATE
 November 22

REVISIONS

PROJECT NO.	000000
DATE BY	00
REVISION BY	00

**DETAILED SITE
 PLAN**

C1.1

GENERAL NOTES:

1. FINAL TRAIL, LIFT ALIGNMENT, ACCESS ROAD, BUILDING FOOTPRINT, AND MAINTENANCE AREA ARE CONCEPTUAL IN SIZE, LAYOUT, AND LOCATION. CONCEPT SUBJECT TO CHANGE THROUGH SUBSEQUENT REVIEW PHASES.
2. NO TRAILS WILL BE CONSTRUCTED WITHIN 30 FEET OF THE PARCEL BOUNDARY.
3. WETLANDS SURVEY DATED 10/31/22 BY PEAK ECOLOGICAL.
4. PARCEL DATA INCLUDING PROPERTY LINE DATA RETRIEVED FROM JEFFERSON COUNTY ON 8/21/27.
5. CONTOUR DATA RETRIEVED FROM JEFFERSON COUNTY ON 10/11/22.
6. REFER TO VEGETATION PRESERVATION PLAN FOR PROJECT TREE AND VEGETATION PRESERVATION AND REMOVAL.

LEGEND:

EXIST CONTOURS	ACCESS ROAD
PROPOSED CONTOURS	EXTREMELY DIFFICULT MNT BIKE TRAIL
PROPERTY LINE	MOST DIFFICULT MNT BIKE TRAIL
WETLANDS & STREAMS	MORE DIFFICULT MNT BIKE TRAIL
LIFT CENTERLINE	EASIER MNT BIKE TRAIL



Applicant's Proposed Visual Representation Of Location Along Shadow Mountain Drive



Actual Visual Representation of Meadow & Hillside Per Applicant's Plan



DOES THIS COMPLY WITH AREA PLANS?





Visual Resources – Protect Natural Features

Chris Ford

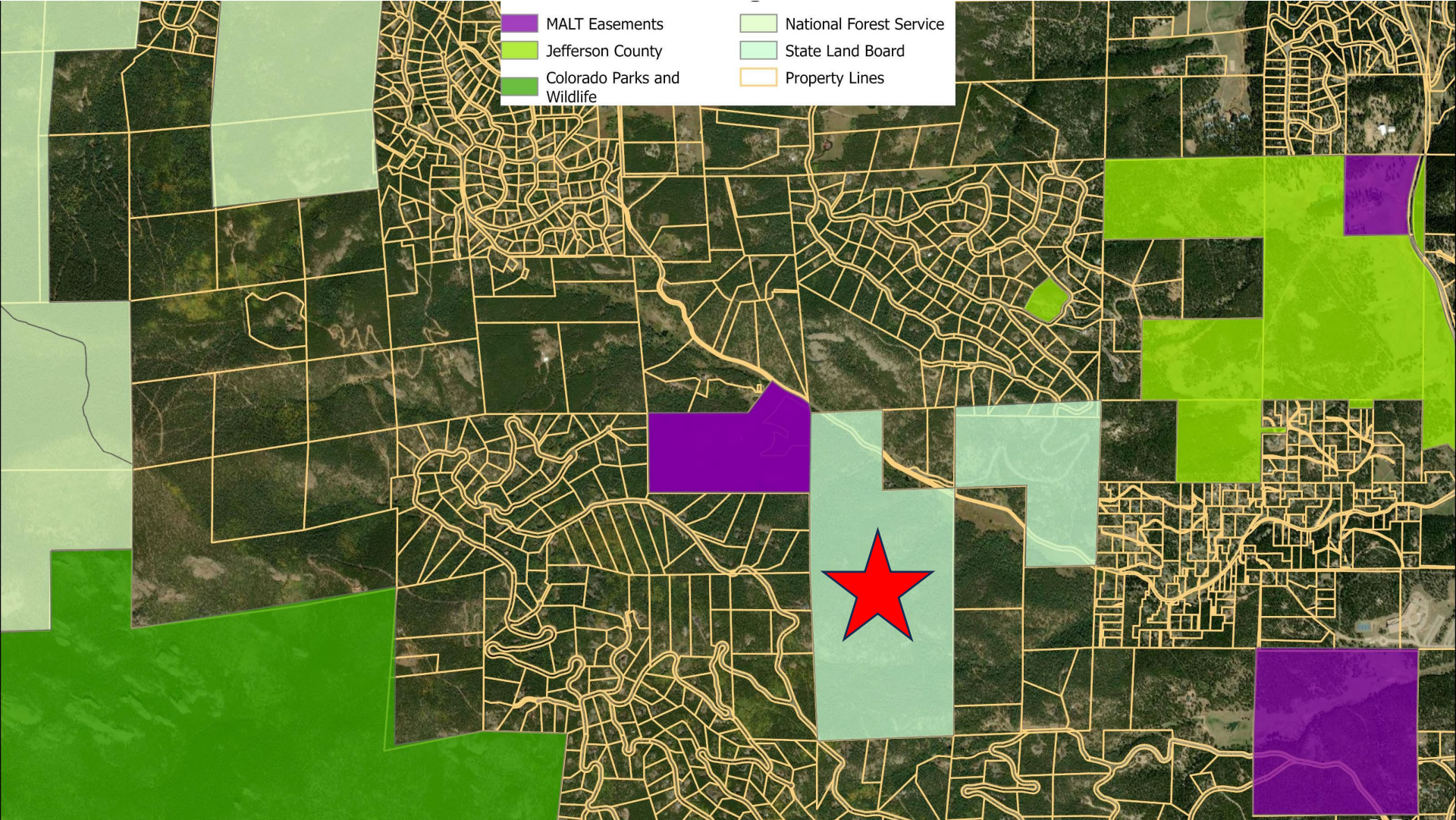
Visual Resources Scenic views and natural features are some of the more perceptible elements of the quality of life in a community. Obscuring valued views or limiting access to viewing sites can reduce the level of satisfaction felt by residents.

Goals • Protect the Visual Resources and unique natural features of the County.

JEFFERSON COUNTY COMPREHENSIVE MASTER PLAN



JEFFERSON
COUNTY COLORADO





Proposed Site



West Boundary

The current view from Bear Cat Trail up Warhawk Road

2022 Conifer Community Survey

Findings



- 500 (75%) said protecting wildlife habitat & mitigating development should be considered

2024 Jefferson
County P and Z

JEFFCO Planner, Tugee Maurer shared a document that shows NO Class 3 Commercial Recreation Facilities of this type in the area



There are 5 Reasons JEFFCO Can Deny the Special Use Application based on Visual Resources: The 4 that aren't in compliance are:




1. The compatibility with existing and allowable 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 effect upon health, safety and welfare of the residents and landowners in the surrounding area.



Homeowner Representative

Sue Rigney

Shadow Mountain Area Homeowner

-  Not Compatible
-  Not in Conformance
-  Negative Impacts



KEEP OUT

STOP
The Ranch



**What's
Around The
Next Corner?**

**You Never
Know**





“The Largest Threat To Wildlife Is a Change In Habitat”



Is This Responsible Development? Most Neighbors Don't Think So




Sensory Impacts – Hours of Operation

Steve Wichael

Conifer Area Resident



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

**Applicant Publicly States They Don't Plan
on Opening until 10:00. SUD States
Sunrise to Sunset. Which Is It?**



**Operating Hours Could Vary Between 10 and
15 Hours Per Day.**

After Hours Work Activities



Lift Maintenance



Trail Maintenance



Cleaning



Mitigation

Sensory Impact - Noise Levels



Acceptable Levels

**Daytime:
50 – 65 dBA**

**Nighttime:
25 – 30 dBA**

Clarify Hours of Operation & Impacts



When Are Specific Activities Are Performed?



Traffic, lighting, visual and noise impacts

Facility
Security



Controlling
arrival &
departure
of guests



Staff numbers
& shift hours








Sensory Impacts - Lighting

Denise Oggeri

Concerned Citizen

Conifer, CO

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Outdoor Lighting Sensory Impacts

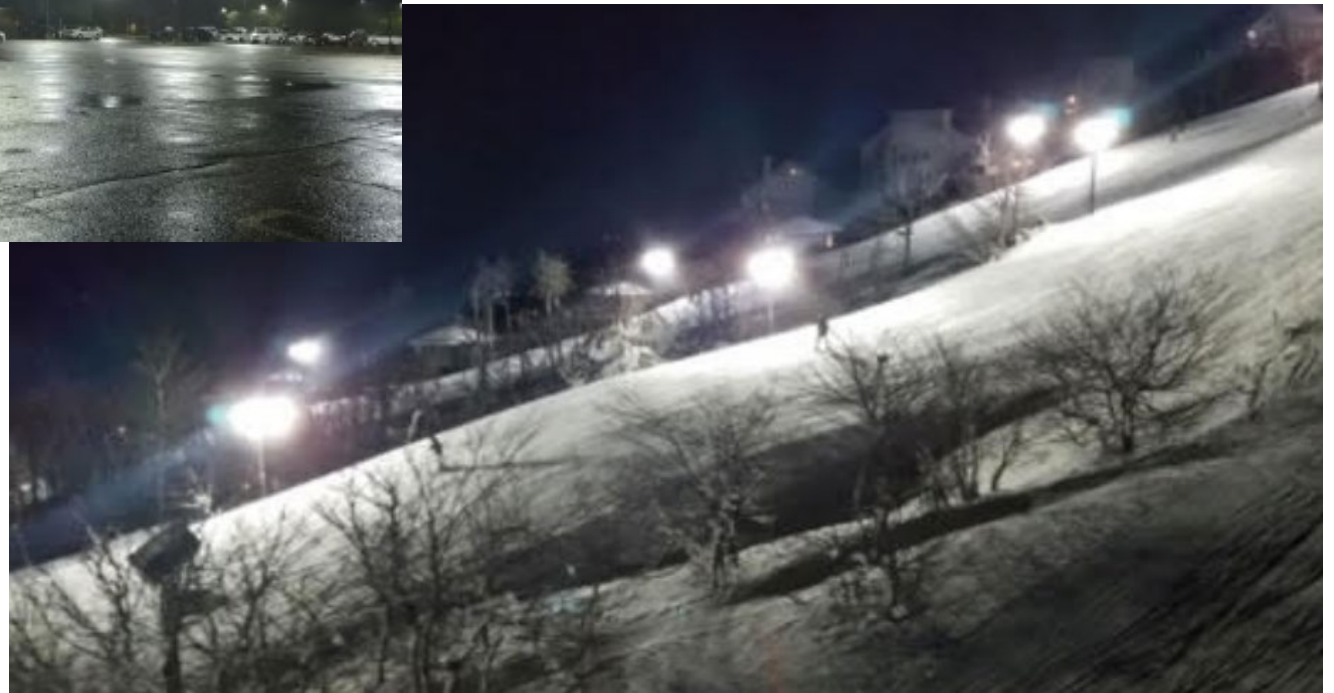


- **No Clear Definition From Applicant**
- **Referral Requests Applicant To Clarify Mitigation of Impacts**
- **Non-Specific Responses From Applicant**

Parking Lot and Chairlift Lighting?



Undefined



Special Events?



Night Rides?

Lighting Lack of Definition



- **After hours maintenance**
- **Outdoor locations**
- **Temporary lighting**
- **Nite time activities**
- **Seasonal closure locations**






Sensory Impacts – Special Events

Mark Huebner

Concerned Citizen



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

What Is A Special Event?



**Applicant
provides
no clear
definition**



X-Games

What Is A Special Event?



Fat Tire Event



Commercially Sponsored Race



Weddings

What Is A Special Event?



Concerts

Crowd Control



Waste Disposal



**Negative
Impacts**

WATER AND THE PROPOSED SHADOW MOUNTAIN BIKE PARK

Analysis by Neil Whitehead III Ph.D., Geology

**Before the Jefferson County Planning Commission:
Case No. 23-102980RZ, Special Use Permit Application
*September 11, 2024***

SMBP IMPACTS ON WATER

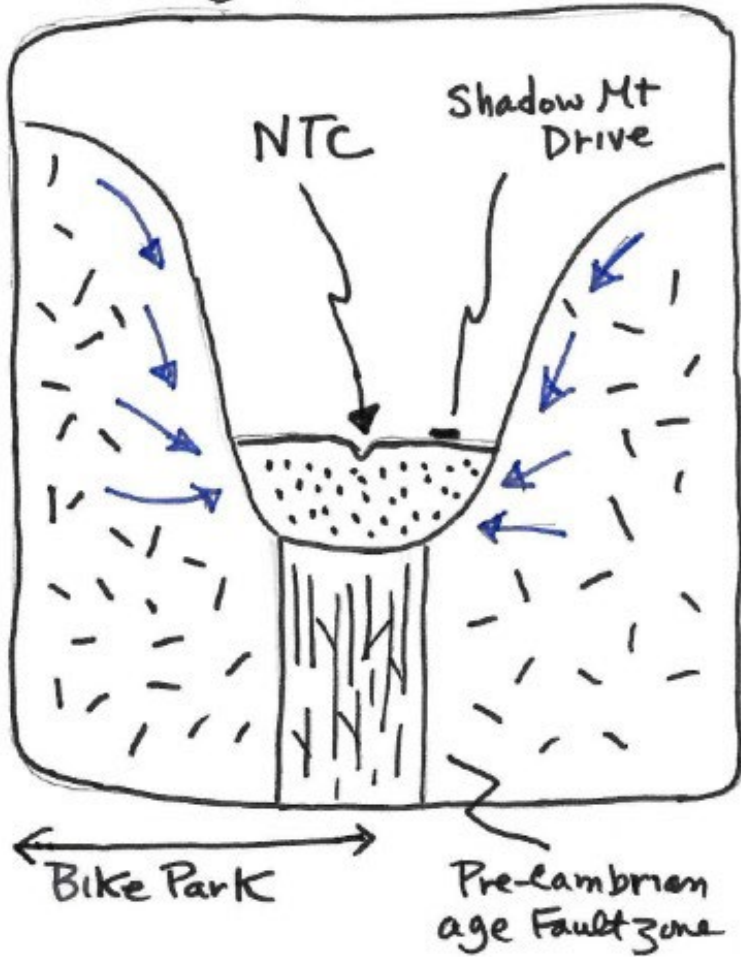
NEIL WHITEHEAD III, PH.D., GEOLOGY

Conifer & South Evergreen Community Committee (CoSECC)

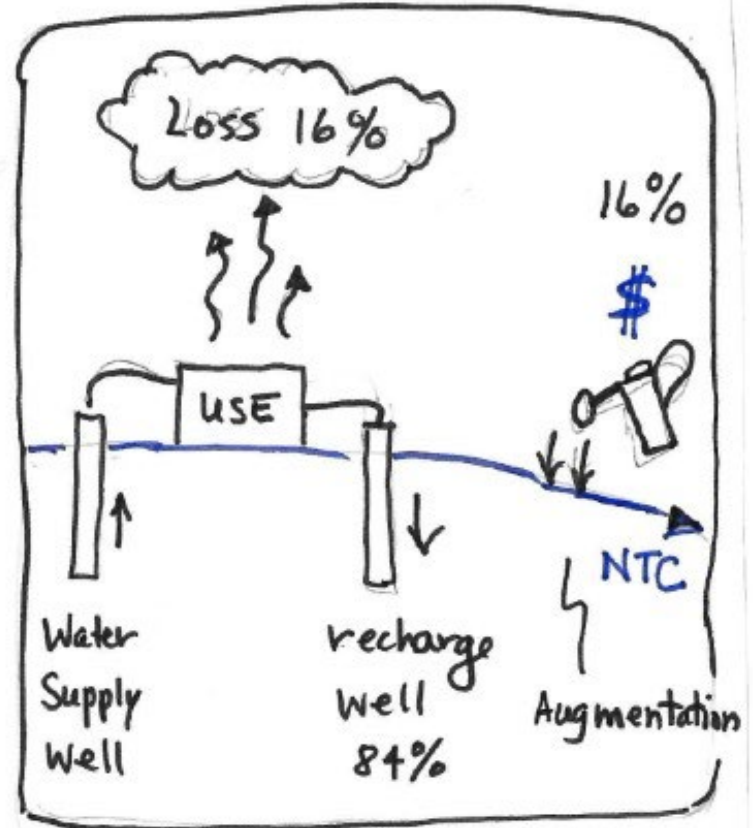
-final-
September 11, 2024

Physical Water

Looking Upstream



"Legal" water cycle with Proof of Water



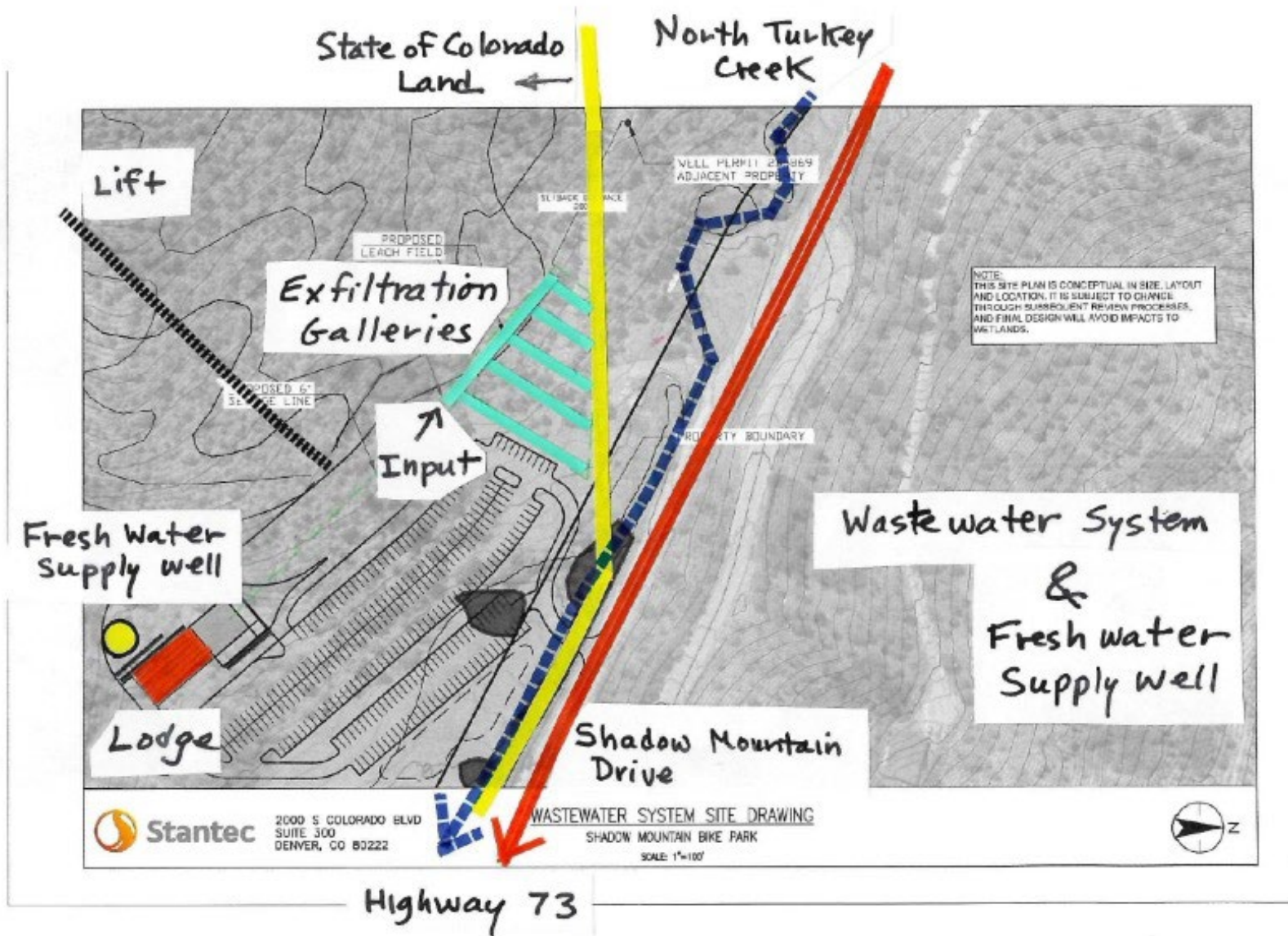
THE PROPOSED SHADOW MOUNTAIN BIKE PARK HAS
NO PROOF OF WATER (NO LEGAL WATER)

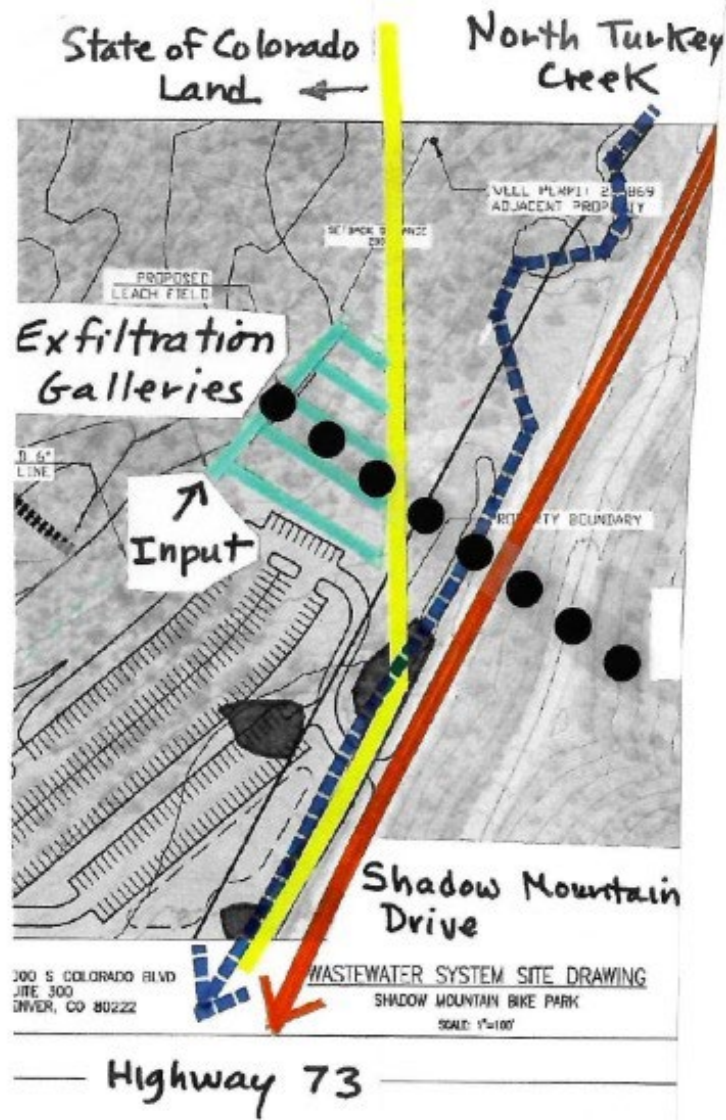
- 1.) “Will Serve” letter from a Water District. NO
- 2.) Water Court approved Augmentation Plan. NO
- 3.) Well drilled and pump tested (where the presence of physical water is uncertain). NO

In the Turkey Creek Watershed [approximate quote], “Mountain Mutual/North Fork Associates has no more augmentation water available. The availability of replacement water in this area is pretty tight to nonexistent.” Aliyah Santisteven, CO Division of Water Resources, Assistant Division Engineer, Conifer Water Symposium, May 2024.

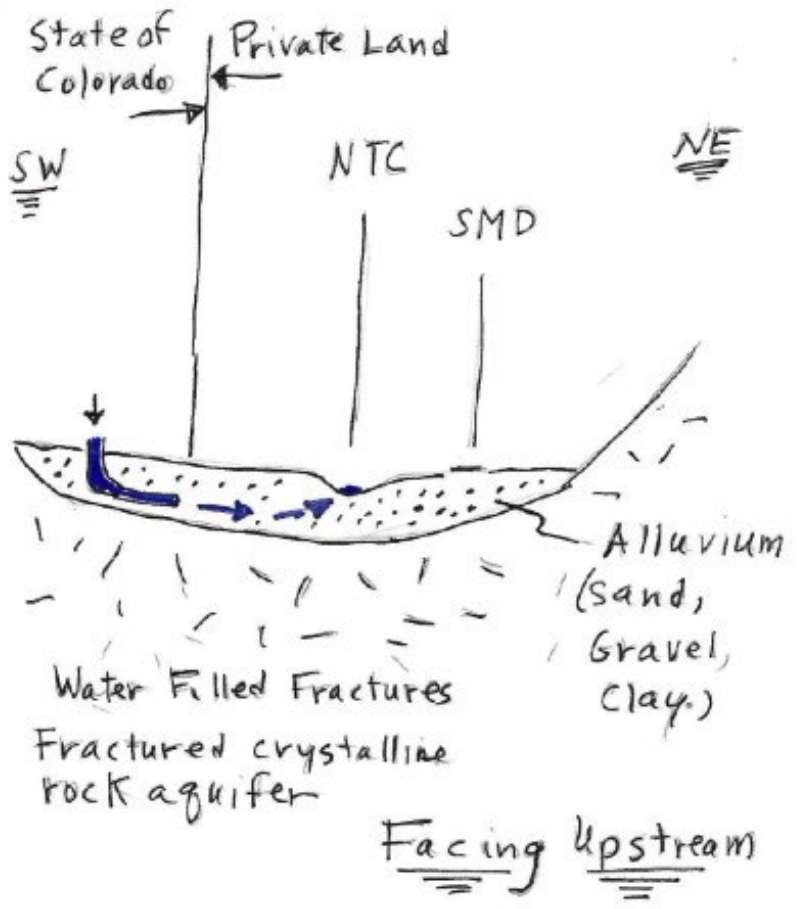
IF AN ODP IS APPROVED, APPLICANT WANTS TO PROCEED WITH CONSTRUCTION AND OPERATION OF THE FACILITY WITHOUT PROOF OF WATER.

“The Applicant anticipates that pursuing a non-exempt well permit and water augmentation plan ...will be a long process and therefore plans to pursue an exempt commercial well permit ... for use in construction and start of operations.” Case file letter from Applicant to Dylan Monke, 2/15/2023.





Exfiltration Galleries
Discharge into NTC —
Conceptual model





Salinity Effects - Drinking Water, Irrigated Agriculture & Ecosystems (Neirbo, 2020)

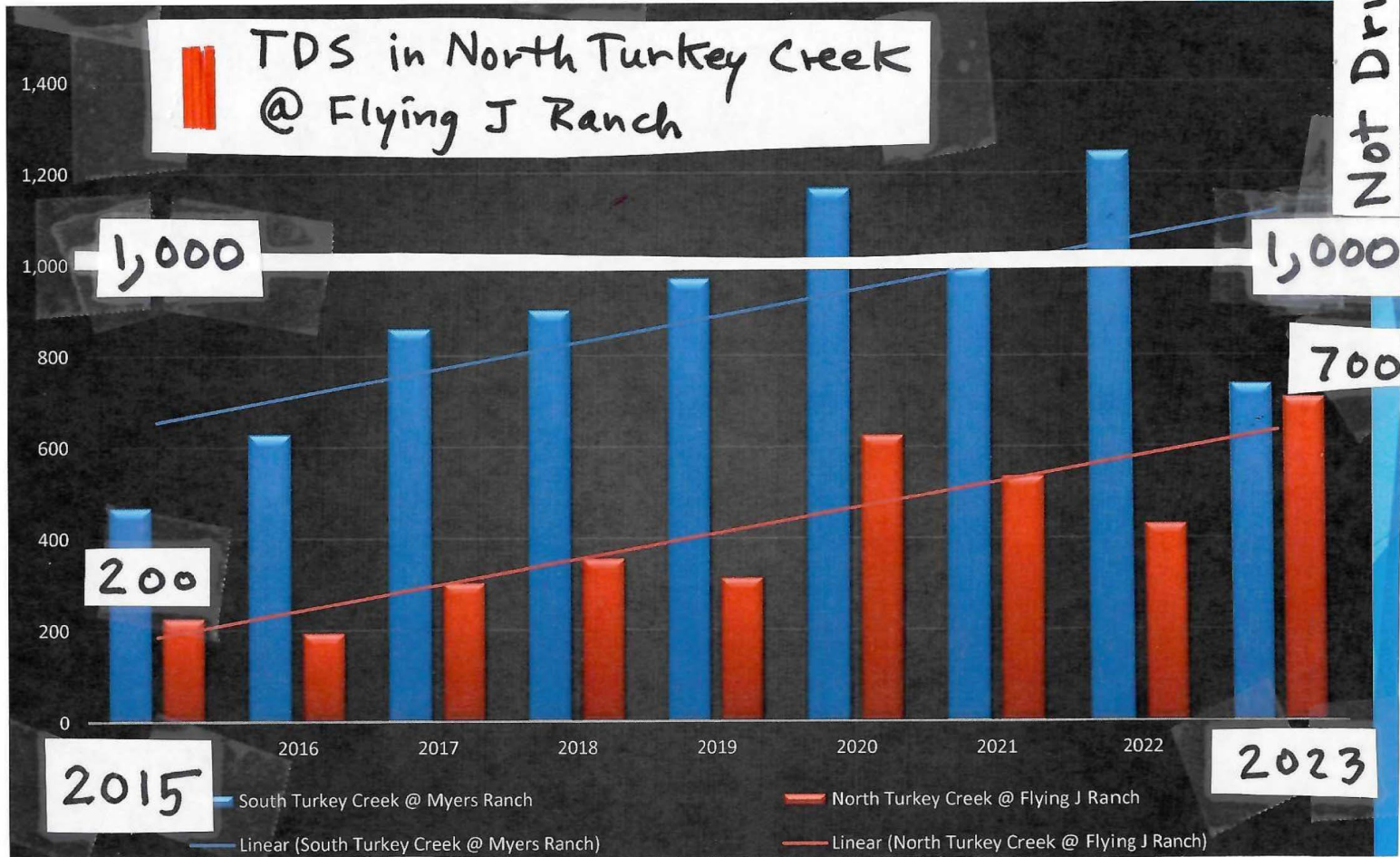
Flying J
 ~
 700
 ~
 1,000
 ~
 Not Drinkable

Total Dissolved Solids (mg/l)	Category	Drinking Water	Agriculture	Ecosystems
0 to 500	Fresh	EPA secondary standard	Acceptable for most crops	Acceptable for fresh-water species
500 to 1,000		Hardness; deposits; colored water; staining; salty taste	Crop yield reductions for sensitive crops	
1,000 to 2,000	Fresh to brackish	Need to Treat	Crop yield reductions for most crops	Aquatic organisms adversely affected
2,000 to 3,000			Can be used on salt tolerant crops on permeable soils	
3,000 to 5,000	Brackish		Unacceptable	Unacceptable for freshwater species
5,000 to 35,000	Saline			
above 35,000	Hyper-saline			

Flying J
 ~
 700
 ~
 1,000
 ~
 Not Drinkable

From talk by Russ Clay shulte, Manager, Bear Creek Watershed Association, May 18, 2024, Conifer Water Resources Seminar.

Not Drinkable



PROPOSED SHADOW MOUNTAIN BIKE PARK

FAILURE OF THE PHASE 1 DRAINAGE PLAN

Vicki Fox	Enterprise Software Specialist	Part 1
Charles Fox	B.S. Computer Science	Part 2
Robert Hood	M.S. Biological Sciences	Part 3
Desiree Campbell	M.S. Geology	Part 4
Dave Garbus	B.S. Aviation & Aerospace Science	Part 5

Analysis by Neil Whitehead III, Ph.D. Geology

**Before the Jefferson County Planning Commission:
Case No. 23-102980RZ, Special Use Permit Application
*September 11, 2024***

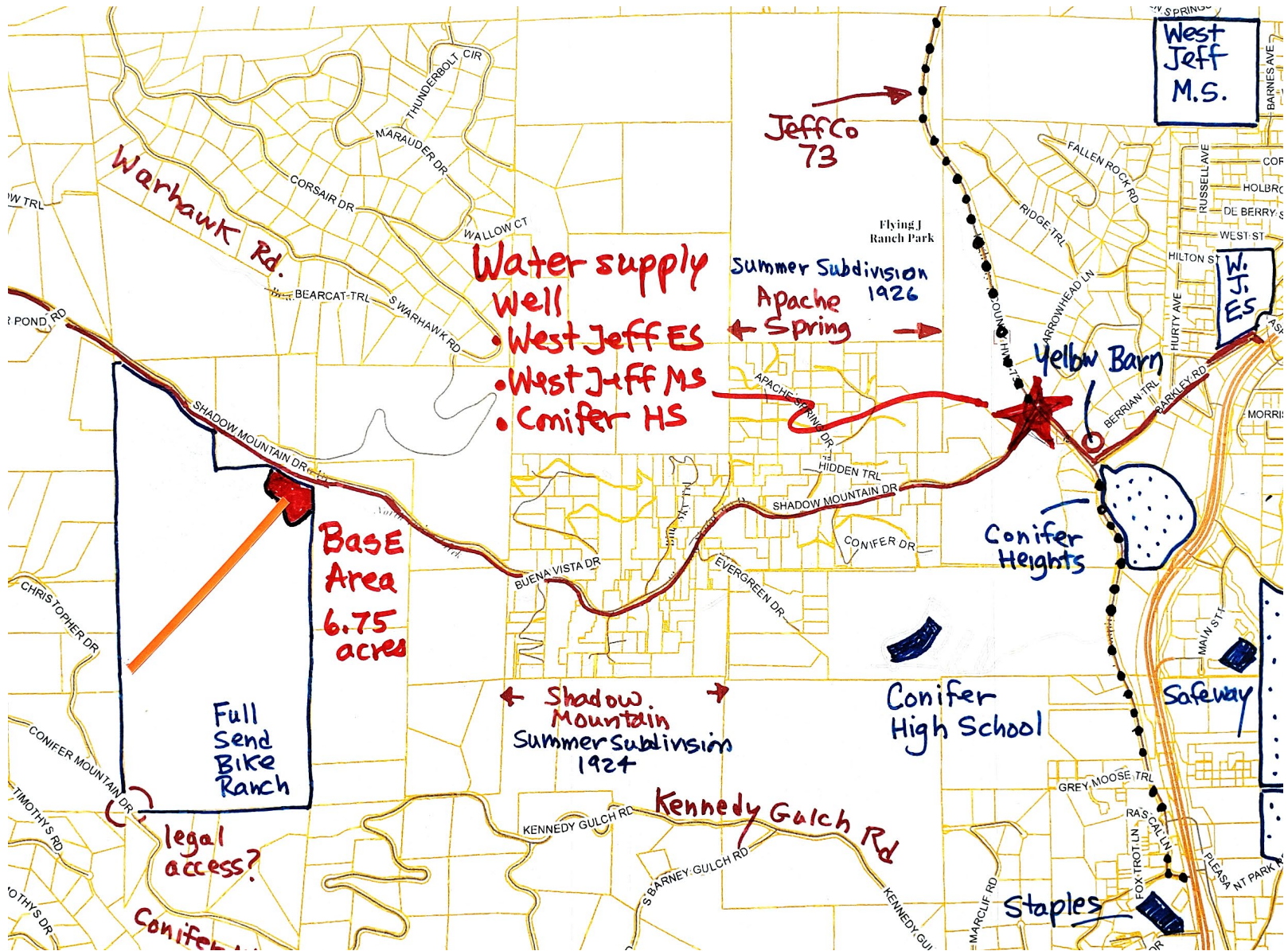
Facility Location and Engineered Basin Description

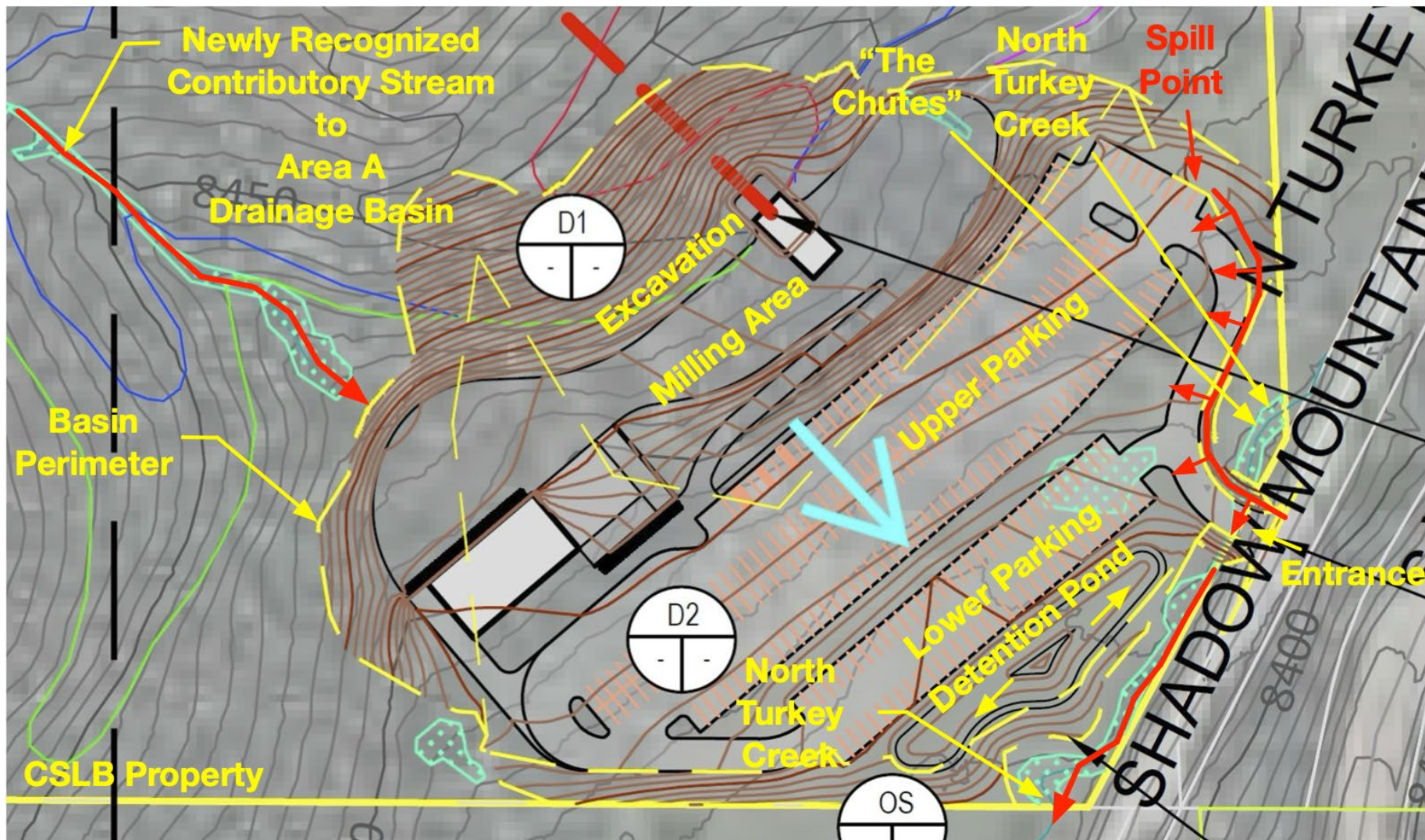
FAILURE OF THE PHASE 1 DRAINAGE PLAN

Part 1

Vicki Fox, Enterprise Software Specialist

Proposed Shadow Mountain Bike Park





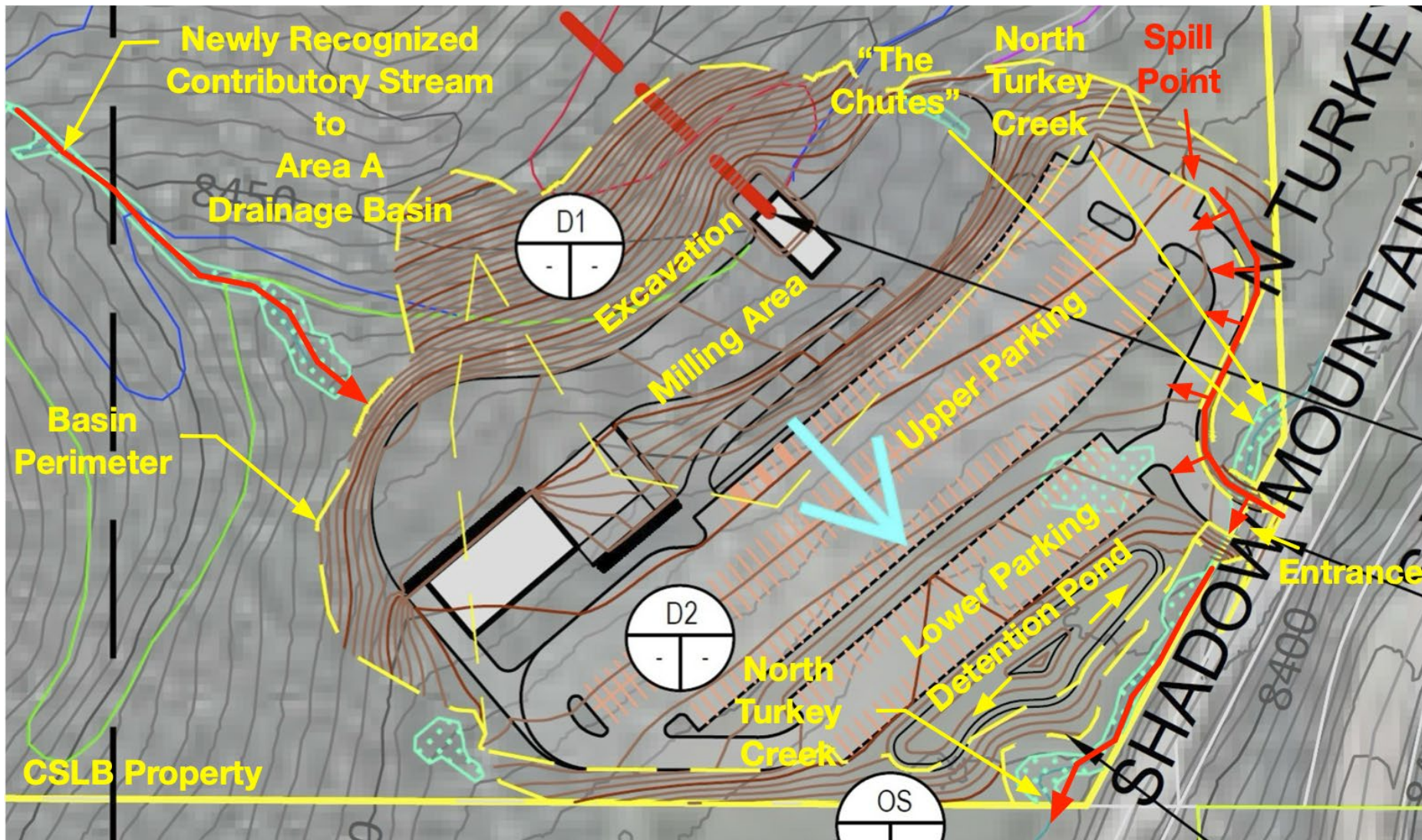
**Flooding Upstream of Drainage Basin
and
Flood Breaching of Drainage Basin**

FAILURE OF THE PHASE 1 DRAINAGE PLAN

Part 2

Charles Fox, B.S. Computer Science

Proposed Shadow Mountain Bike Park







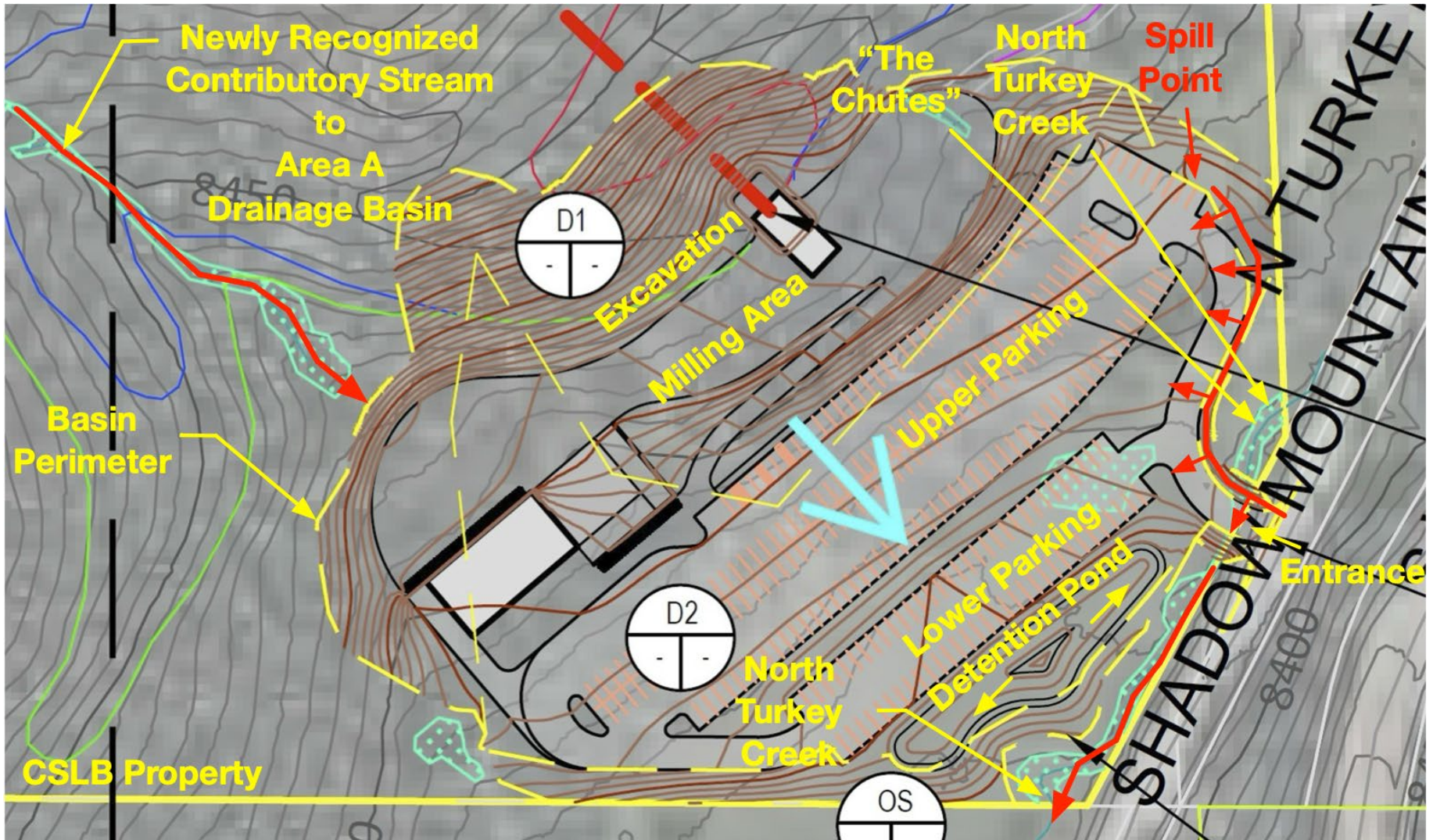
Additional Contributory Basin Not Recognized

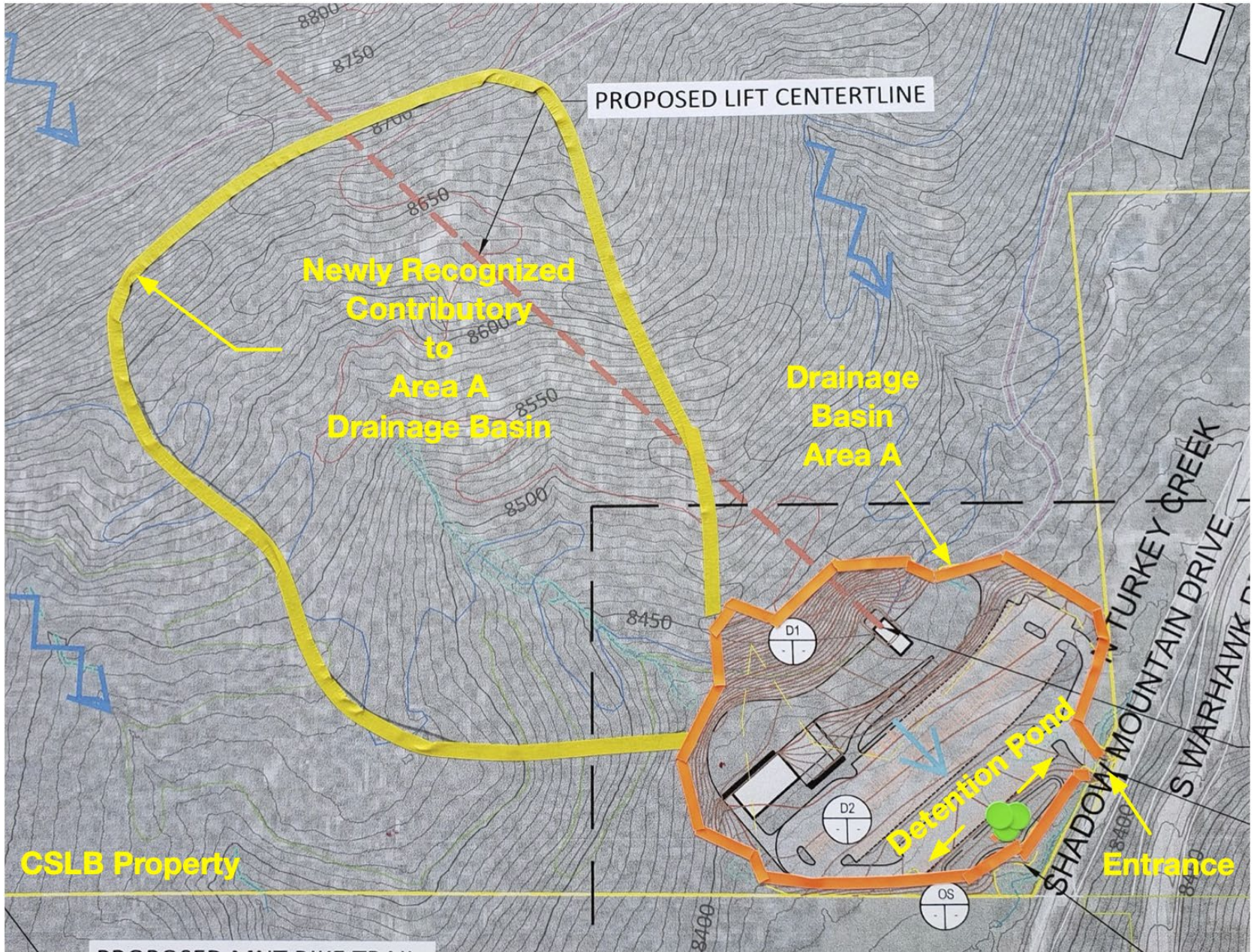
FAILURE OF THE PHASE 1 DRAINAGE PLAN

Part 3

Robert Hood, M.S. Biological Sciences

Proposed Shadow Mountain Bike Park





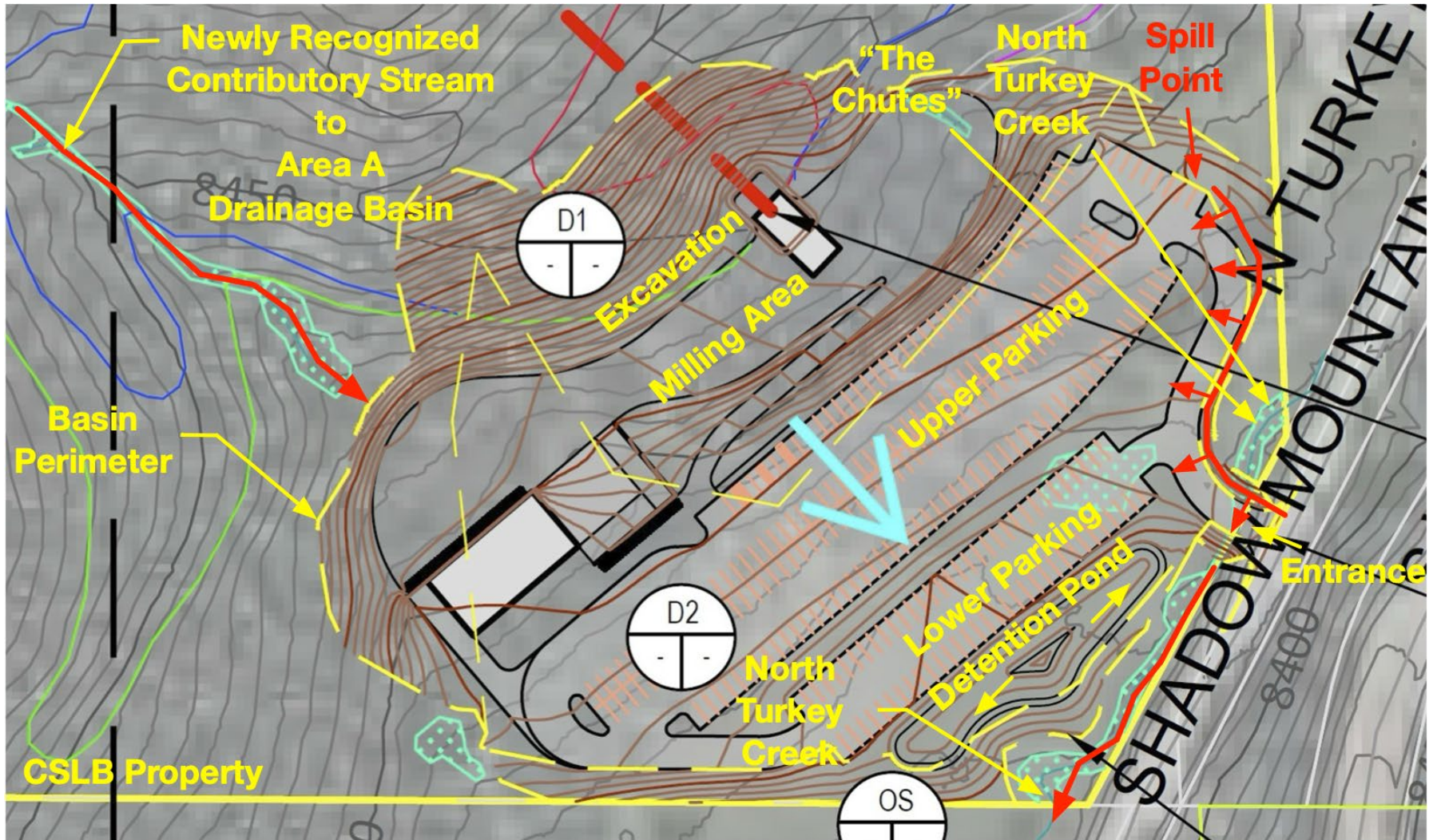
Stormwater Collection Pond Discharge: Water Quality Issues

FAILURE OF THE PHASE 1 DRAINAGE PLAN

Part 4

Desiree Campbell, M.S. Geology

Proposed Shadow Mountain Bike Park







**Extensive Cut and Fill Required to Create
Closed Drainage Basin**

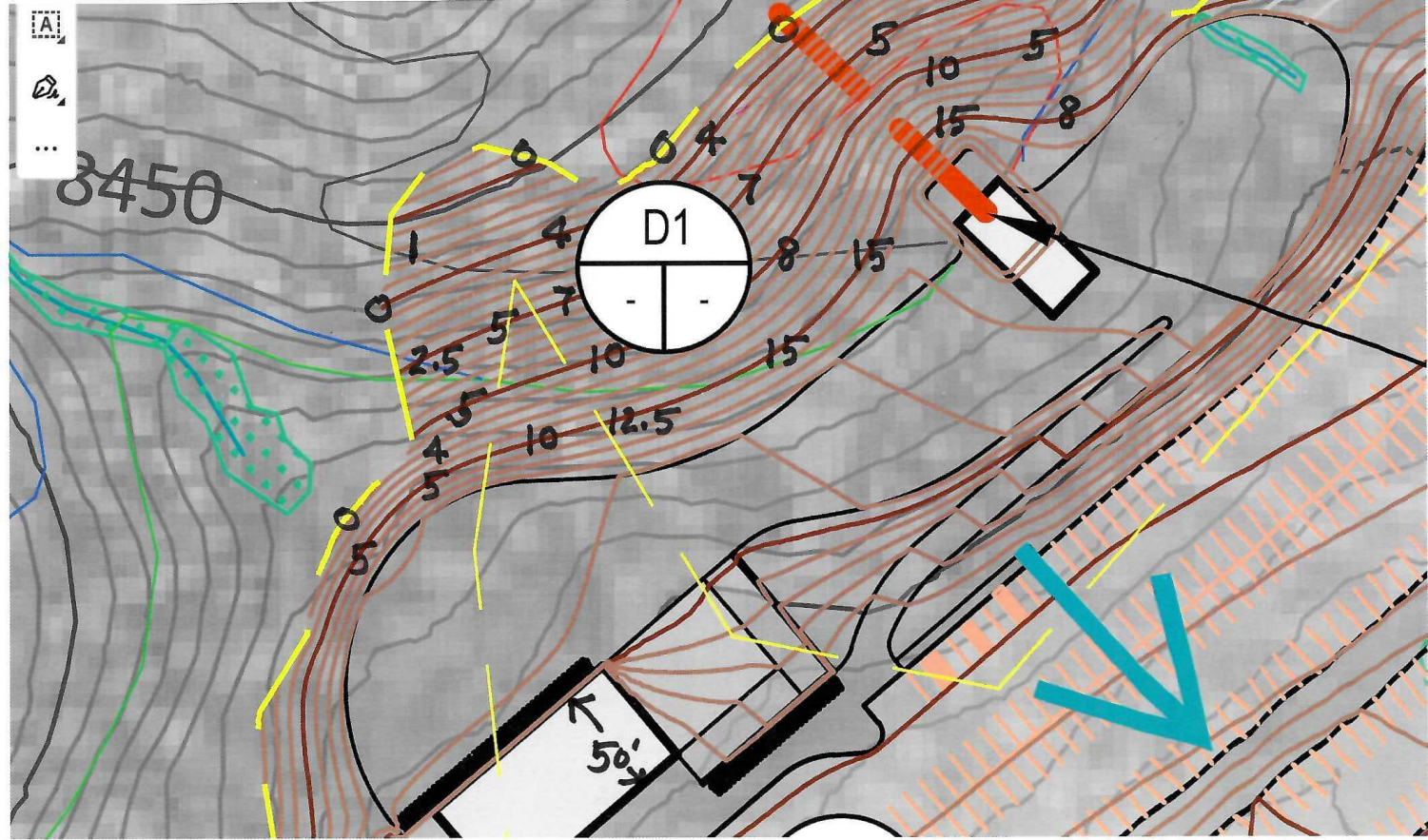
FAILURE OF THE PHASE 1 DRAINAGE PLAN

Part 5

Dave Garbus, B.S. Aviation & Aerospace Science

Proposed Shadow Mountain Bike Park

Cut amounts (ft)
Estimated from Present surface -
Developed surface contours
Drainage Report DPP-1



FAILURE OF THE PHASE 1 DRAINAGE PLAN

Commissioners' Questions to Applicants:

- How many cubic yards of cut?
- How many cubic yards of fill?
- For this hearing, will you present a thickness map showing planned cut & fill?
- What happens if bedrock is shallow where the applicant plan cuts?
- Does the applicant plan to restore the property to the original contours at the end-of-life of the facility?






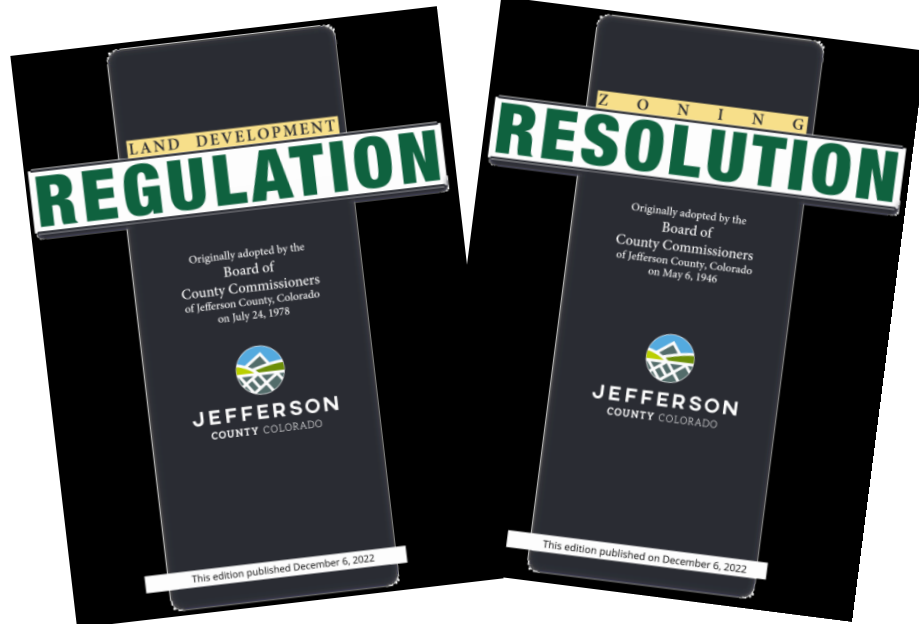
Zoning & Land Use Impacts

Kathryn Price, M.A.

Conifer Resident

Chief Executive Officer

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



***Comprehensive Master Plan With
Conifer/285 Corridor Area Plan Vision*** (Topic 2)






Land Use & Zoning

Lyle Dierks

19 Year Resident

*Shadow Mountain Drive Neighborhood 1.7
Miles East of Proposed SMBP Location*

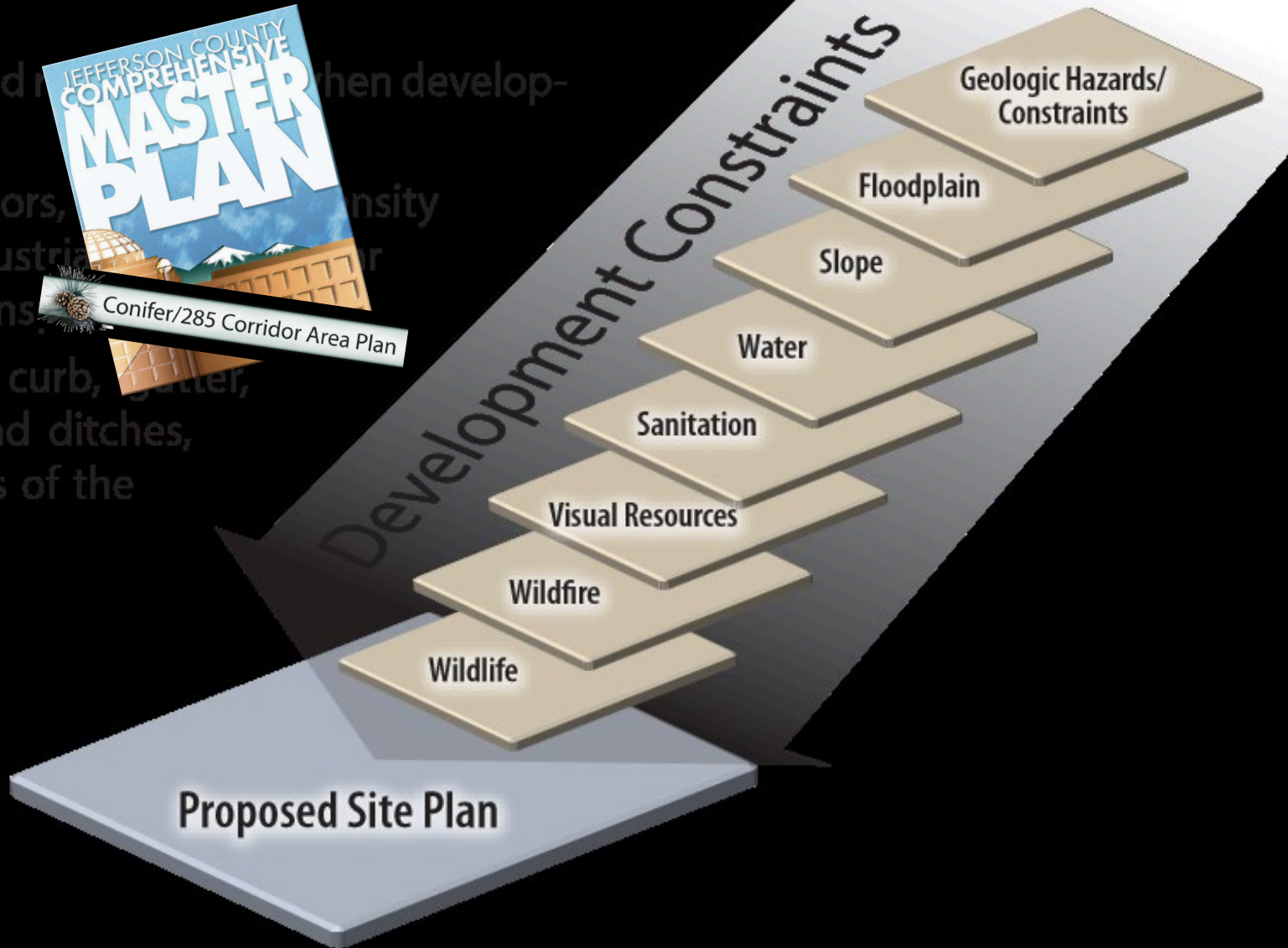


-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare





Development Constraints



Proposed Site Plan

Wildlife

Wildfire

Visual Resources

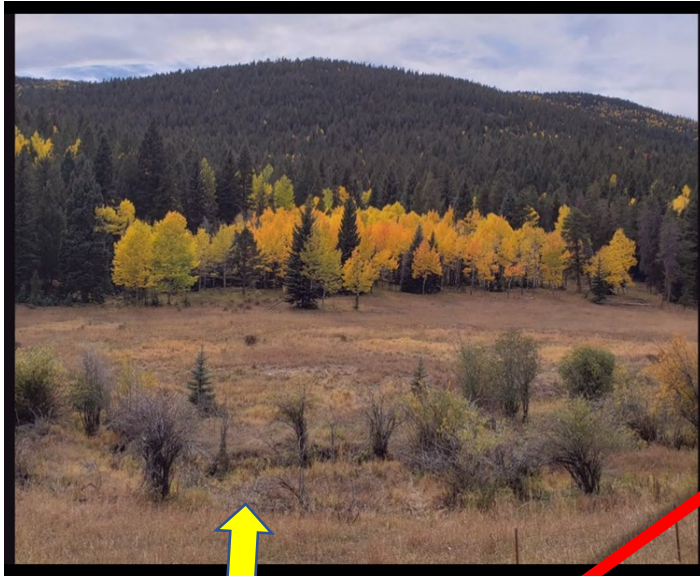
Sanitation

Water

Slope

Floodplain

Geologic Hazards/
Constraints



NOW

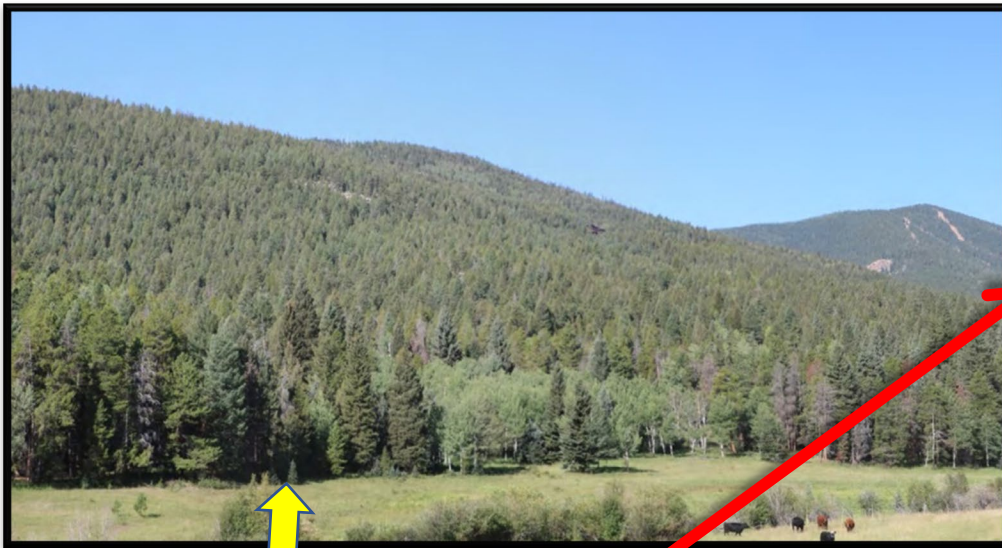


WITH BIKE PARK



CMP Supporting Vision:

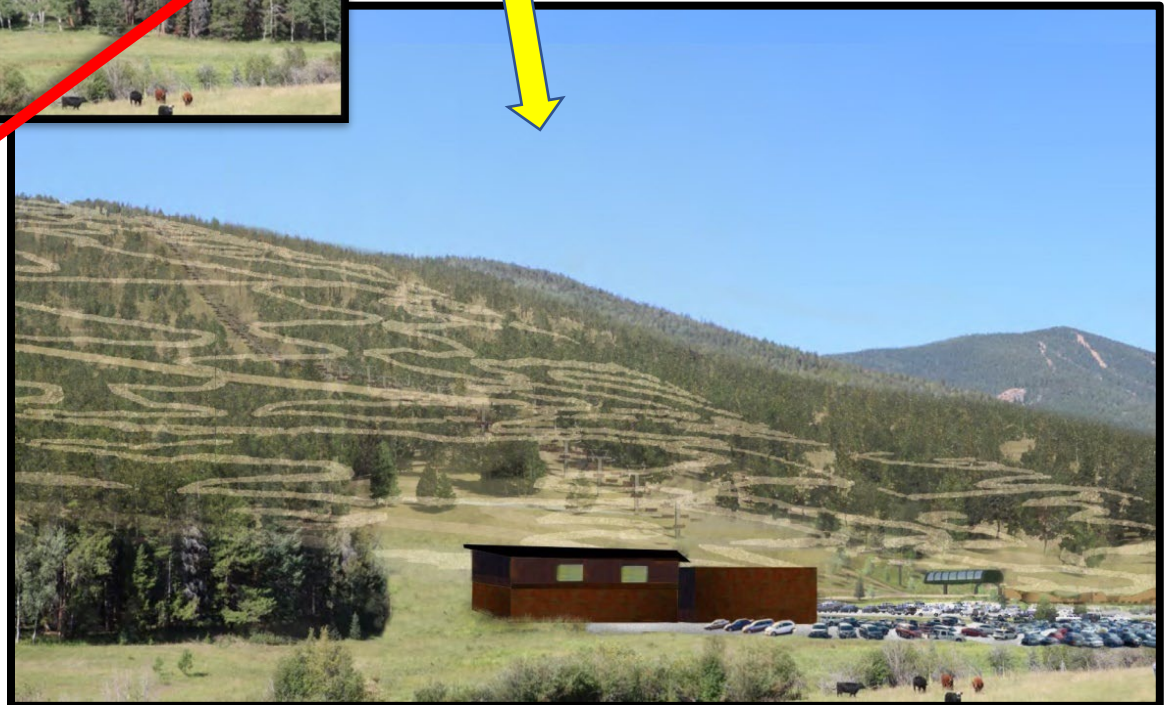
Preserve & protect scenic corridors & mountain backdrop for enjoyment of present & future communities.



NOW

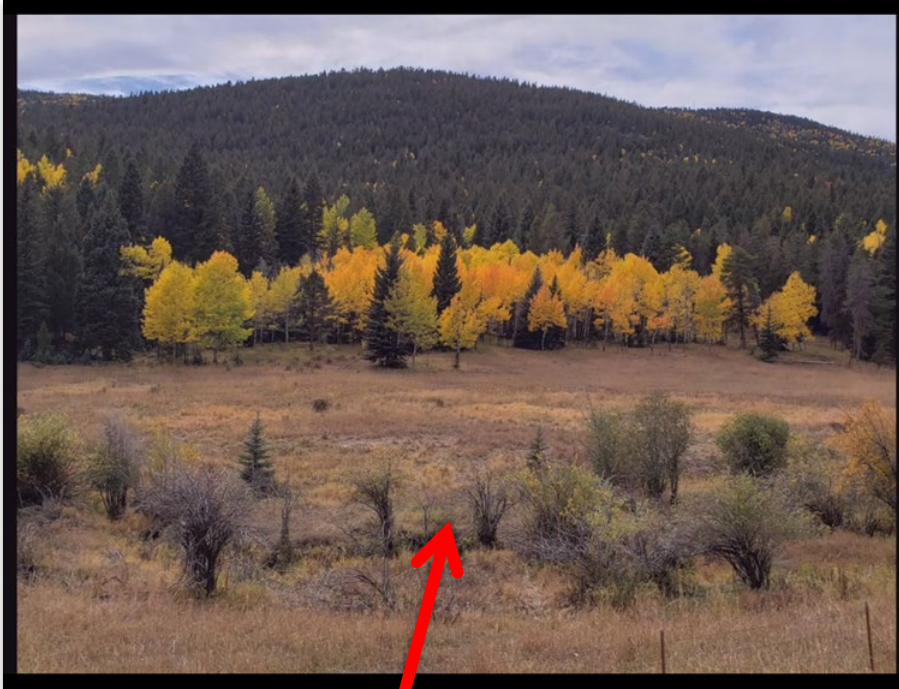


WITH BIKE PARK



CMP Supporting Vision:

Protect area resident's life, health, & property from effects of hazardous conditions by avoiding development of areas unless elimination or mitigation is possible.



Scenic Views



Animal Habitat



**WHAT WOULD BE LOST?
THIS!!!**



CMP & AP DEFINE COMMUNITY CHARACTERISTICS DESIRED TO BE PRESERVED TO BENEFIT CURRENT & FUTURE RESIDENTS.



FACT: SMBP INAPPROPRIATELY

- ❖ **INSERTS A COMMERCIAL FACILITY INTO A RESIDENTIAL NEIGHBORHOOD;**
- ❖ **IMPOSES MANY NEGATIVE SENSORY, HEALTH, & SAFETY ISSUES ON SURROUNDING COMMUNITY;**
- ❖ **Destroys Natural Environment, Ecosystem & Wildlife Habitat.**
- ❖ **Displaces wildlife leading to their demise.**






*CMP Nonconformance,
Change of Circumstances, Direct Conflicts* (Topic 3)

ZONING & LAND USE

Lyn Lewis

Avid Outdoors Person



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

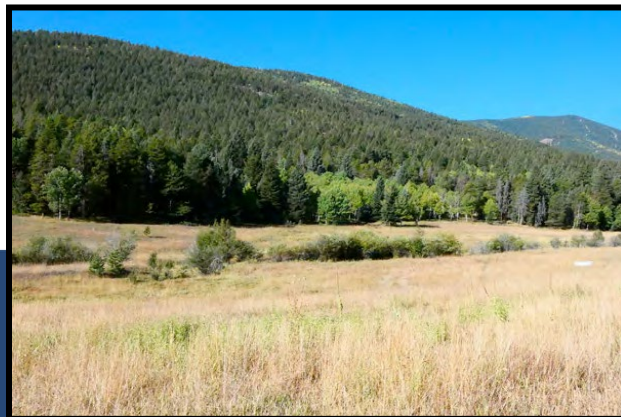
COMPREHENSIVE MASTER PLAN, OPEN SPACE AND OPEN LAND

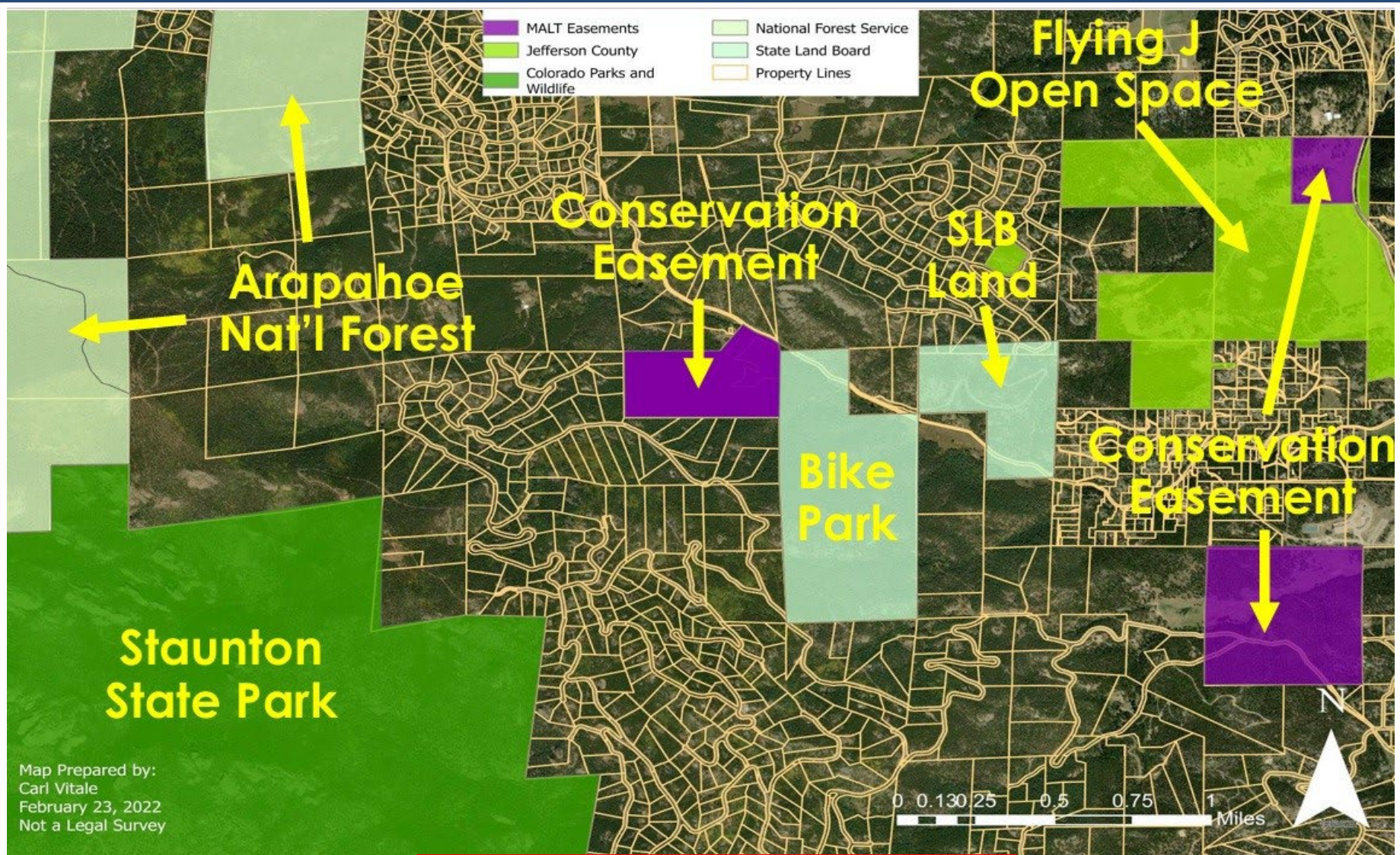
❖ Policies – Preservation Interests:

If a New Development is proposed on a site with the following attributes, the portion of the property with the attributes should be considered for preservation.

- ✓ Scenic Vistas/Corridors;
- ✓ Riparian Zones;
- ✓ Surface Waters;
- ✓ Ridges & Peaks;
- ✓ Geologic Hazards.

Continue to Protect the Front Range Mountain Backdrop/Foreground Area.





NOTHING COMMERCIAL FOR MILES!



SIMILAR INFRASTRUCTURE CONSTRUCTION EFFORTS THAT SMBP WILL UNDERGO

EXCAVATION FOR 30,000 GALLON CISTERN, MOUNTAIN WEST OF LITTLETON



**APPLICANT'S Water Systems Improvements Engineering Study,
SMBP REQUIRES 180,000 GALLON CISTERN – 6 TIMES LARGER.**



**High Impact Activity On
Barren Trails Covering
The Entire Mountain**

**SIMILAR FACILITY CONSTRUCTION EFFORTS
THAT SMBP WILL UNDERGO**

EXCAVATION FOR CHAIRLIFT TOWER

**NOTE: THERE WILL BE TOWERS AT
BOTTOM & TOP OF CONIFER MOUNTAIN.**





TRAIL CONSTRUCTION REMOVES NEARLY ALL TREES EXPOSED GROUND COLLECTS WATER CAUSING WASHOUTS IN RAINSTORMS & DURING SNOW MELTS.

SMBP IS NOT COMPATIBLE WITH AREA!

SMBP CONSTRUCTION :

- ❖ **WILL COMPLETELY & FOREVER DESTROY THIS PARCEL'S NATURAL ENVIRONMENT & ECOSYSTEM;**
- ❖ **WILL ERADICATE CURRENT ATTRIBUTES SUCH AS:**
 - ✓ **Scenic Vistas/Corridors;**
 - ✓ **Wetlands**
 - ✓ **Riparian Zones;**
 - ✓ **Surface Waters;**
 - ✓ **Ridges & Peaks;**
 - ✓ **Geologic Hazards.**
- ❖ **CAN NOT ATTAIN CMP GOALS OR CONFORM TO CMP POLICIES.**

AS A DISTINCTIVE AREA OF JEFFERSON COUNTY, PROPOSED PARCEL FOR SMBP USE IS NEW DEVELOPMENT. THEREFORE, DESIGN IS TO BE COMPATIBLE WITH ADJACENT OPEN LAND PER CMP GOALS.

***CMP Nonconformance;
Change of Circumstances,
Recreational Needs*** (Topic 4)






ZONING & LAND USE

John “Mike” Lavin

30 Year Resident

*Shadow Mountain Drive Neighborhood 0.7
Miles West of Proposed SMBP Location*



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

SOURCE 2022 CONIFER AREA COMMUNITY SURVEY:

“SELECT ONE OR MORE OF THE FOLLOWING FACTORS THAT YOU BELIEVE SHOULD BE CONSIDERED IN LAND AND WATER CONSERVATION.”

OF 9 “FACTORS”, 669 RESPONDENT’S INPUTS DETERMINED THAT:

#1 – PROTECT WATER RESOURCES FOR FUTURE WILDLIFE & HUMAN USES.

#2 – WILDLIFE HABITAT.

#3 – MITIGATE DEVELOPMENT IMPACT.

#4 – PROTECT LAND FOR PUBLIC RECREATION.



CONIFER COMMUNITY HAS CLEARLY EXPRESSED THEIR NEEDS!

SOURCE 2022 CONIFER AREA COMMUNITY SURVEY:

“WHAT RECREATIONAL ACTIVITY OPTIONS COULD BE INTRODUCED OR IMPROVED IN THE CONIFER AREA?”

OF 20 “OPTIONS”, 674 RESPONDENT’S TOP 10 CHOICES:

#1 – COMMUNITY CENTER FOR INDOOR ACTIVITIES;

#2 – COMMUNITY CENTER FOR OUTDOOR ACTIVITIES;

#3 – HIKING TRAILS;

#4 – CROSS COUNTRY SKIING/SNOWSHOEING;

#5 – NATURE TRAILS WITH INFORMATIONAL SIGNS;

#6 – NO NEED FOR ADDITIONAL ACTIVITIES;

#7 – SHOOTING RANGE;

#8 – HANDICAPPED ACCESSIBLE TRAILS;

#9 – MOUNTAIN BIKE TRAILS;

#10 – STROLLER FRIENDLY TRAILS & FISHING (TIED)



ACCORDING TO CSLB, GUIDING PRINCIPLES:

“TREAT OUR LEASING CUSTOMERS AS PARTNERS TO MAINTAIN MUTUALLY BENEFICIAL, LONG TERM RELATIONSHIP.”

ACCORDING TO CSLB, GOAL 2, REAL PROPERTY STEWARDSHIP:

“Partner with lessees on preferred land stewardship practices and ensure lessee compliance with stewardship lease stewardship.”

CSLB DOES NOT FORM PARTNERSHIPS!

LESSEES ARE EXPECTED TO COMPLY WITH THEIR LEASE AGREEMENTS IN A WAY THAT SUPPORTS CSLB’S PRINCIPLES & GOALS.



Per CMP, Open Land is land managed as open space, but by other public or private entities.

JEFFCO OPEN SPACE TRAIL DEVELOPMENT EMPHASIZES CONNECTION BETWEEN AREA FACILITIES & IMPROVING COMMUTING OPPORTUNITIES.



OF 9 “FACTORS”, 669 RESPONDENT’S INPUTS DETERMINED THAT:
#1 – PROTECT WATER RESOURCES FOR FUTURE WILDLIFE & HUMAN USES.
#2 – WILDLIFE HABITAT.
#3 – MITIGATE DEVELOPMENT IMPACT.
#4 – PROTECT LAND FOR PUBLIC RECREATION.

LAND & WATER CONSERVATION

679 RESPONDENTS ANSWERED:

77% “*EXTREMELY IMPORTANT*”

17% “*VERY IMPORTANT*”

WELL BELOW 17% “*SOMEWHAT, NOT THAT, & NOT AT ALL IMPORTANT*”



WHAT CONIFER COMMUNITY REALLY WANTS!

***CMP Nonconformance;
Change of Circumstances, MTB Trails*** (Topic 5)

Land Use & Zoning

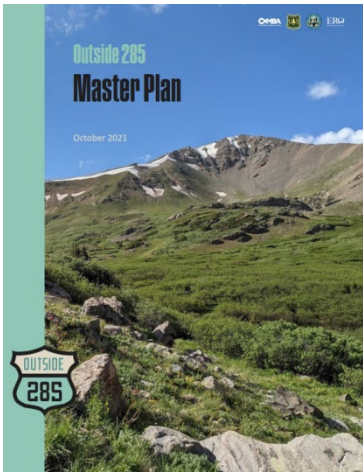
Kathy Dierks

19 Year Resident

*Shadow Mountain Drive Neighborhood 1.7
Miles East of Proposed SMBP Location*



- Not Compatible
- Not in Conformance
- Negative Impacts
- No Infrastructure
- Negative Effect on Health, Safety, & Welfare

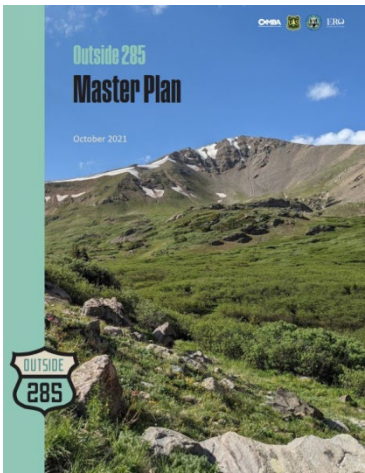


Who is Outside 285 Plan?

THE OUTSIDE 285 MASTER PLAN STEERING COMMITTEE INCLUDES THE FOLLOWING LAND MANAGERS, WILDLIFE BIOLOGISTS, WILDLIFE ADVOCATES AND RECREATION USER GROUPS: (22 MEMBERS)

Colorado Parks and Wildlife | U.S. Forest Service | Colorado Mountain Bike Association | Backcountry Hunters and Anglers | Bailey Hundo | Clear Creek County | Colorado Mountain Club | Colorado Wildlife Federation | Denver Mountain Parks | Denver Mountain Parks | Denver Water | Douglas County | Front Range Back Country Horsemen | Human Potential | Jefferson County | National Wild Turkey Federation | Park County | Rocky Mountain Bighorn Society | Rocky Mountain Elk Foundation | Team Evergreen Cycling | Trout Unlimited | Wild Connections





What is Outside 285 Plan?



***OUTSIDE 285 MASTER PLAN* IS THE RESULT OF A COLLABORATIVE EFFORT BY MULTIPLE INDIVIDUALS AND ORGANIZATIONS TO CREATE A LONG-TERM STRATEGY FOR TRAIL DEVELOPMENT AND WILDLIFE HABITAT CONSERVATION IN THE REGION.**

OUTSIDE 285 MASTER PLAN IS NOT A DECISION DOCUMENT; RATHER IT IS A STRATEGY FOR TRAIL DEVELOPMENT AND WILDLIFE CONSERVATION THAT REPRESENTS A CONSENSUS OF THE STEERING COMMITTEE.



Outside 285 Plan Objectives

WILDLIFE AND HABITAT CONSERVATION CONCEPTS

- PROTECT LARGE BLOCKS OF CONTIGUOUS WILDLIFE HABITAT
- PROTECT BIG GAME MIGRATION ROUTES, PRODUCTION AREAS, & SEVERE WINTER RANGE
- PROTECT AND RESTORE STREAMS, WETLANDS, AND RIPARIAN HABITAT & REROUTE TRAILS OUT OF RIPARIAN AREAS AND/OR WETLAND
- FACILITATE PRIVATE LAND CONSERVATION EFFORTS IN KEY HABITATS & CORRIDORS

TRAIL AND RECREATION CONCEPTS

- ESTABLISH AND IMPROVE REGIONAL TRAIL CONNECTIVITY
- MINIMIZE THE IMPACT OF NEW TRAILS ON WILDLIFE AND HABITAT
- CREATE TRAILS THAT SERVE MULTIPLE VISITOR TYPES



SMBP IGNORES ALL THESE CONCEPTS

Outside 285 Plan Objectives For Zone 1, Evergreen-Conifer

Objectives Do **NOT** Mention SMBP or Down Hill Single Track MTB Opportunities

- Enhance visitor experience and trail opportunities within or adjacent to **existing** trail systems, including JCOS parks and Staunton State Park
- Improve capacity and manage conflict in congested areas
- Address existing management and capacity issues at **Maxwell Falls**
- Proactively address increasing use and potential conflict on the **Cub Creek Trail**
- Provide backcountry trail experience and peak access in environmentally suitable locations
- **Encourage private land conservation to protect some of the few remaining undeveloped areas**



SOURCE 2022 CONIFER AREA COMMUNITY SURVEY:

“WHAT RECREATIONAL ACTIVITY OPTIONS COULD BE INTRODUCED OR IMPROVED IN THE CONIFER AREA?”

OF 20 “OPTIONS”, 674 RESPONDENT’S TOP 10 CHOICES:

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#7 – SHOOTING RANGE;

#8 – HANDICAPPED ACCESSIBLE TRAILS;

#9 – MOUNTAIN BIKE TRAILS;

#10 – STROLLER FRIENDLY TRAILS & FISHING (TIED)



CONIFER COMMUNITY HAS SPOKEN!

❖ **BIKE TRAILS ARE NOT A PRIORITY.**

❖ **MANY OTHER OUTDOOR ACTIVITIES COME BEFORE BIKE TRAILS.**

❖ **ONLY EQUESTRIAN TRAIL TYPE IS LOWER ON THE LIST.**

MOUNTAIN BIKE TRAIL “**TYPE**” WAS NOT DEFINED FOR THIS SURVEY.

TYPE OF TRAIL COULD MEAN LOW IMPACT TRAILS SUCH AS THOSE AT FLYING-J JCOS OR STAUNTON STATE PARK.

HIGH IMPACT, SINGLE USE OR DOWN HILL TRAILS AS PROPOSED FOR SMBP IS A DIFFERENT TYPE OF TRAIL.



***CMP Nonconformance;
Change of Circumstances,
Other MTB Opportunities*** (Topic 7)






LAND USE & ZONING

Susan Lavin

30 Year Resident

*Shadow Mountain Drive Neighborhood 0.7
Miles West of Proposed SMBP Location*

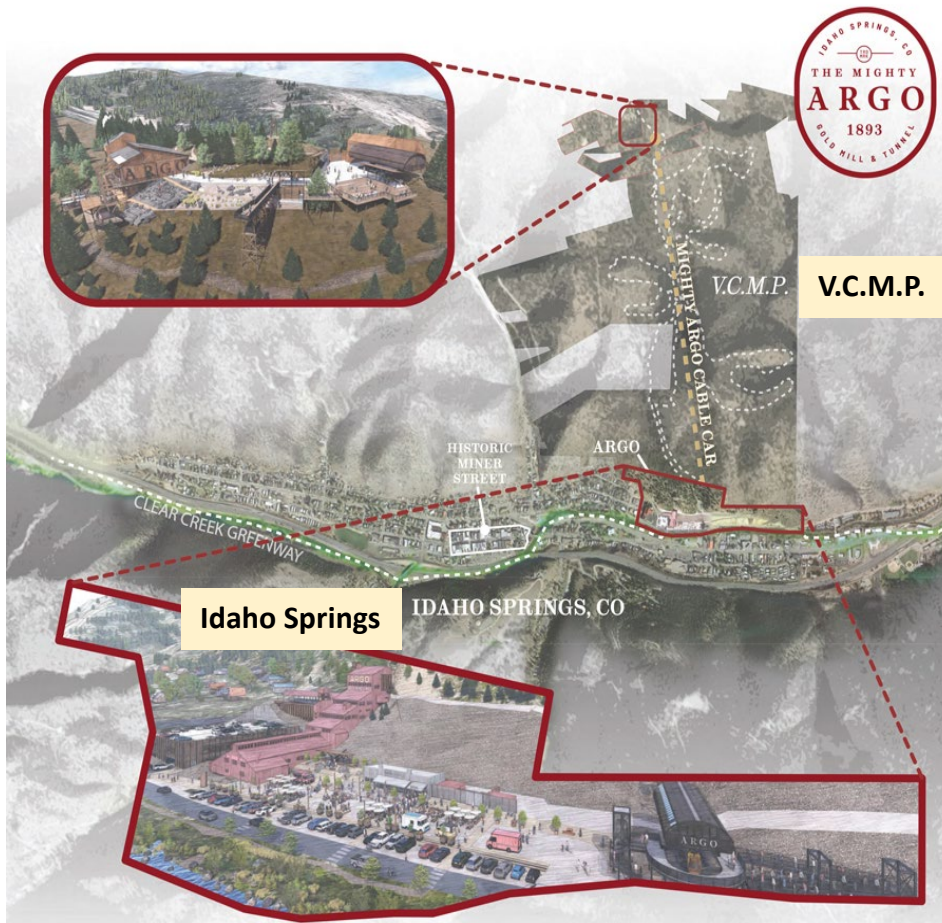


-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare



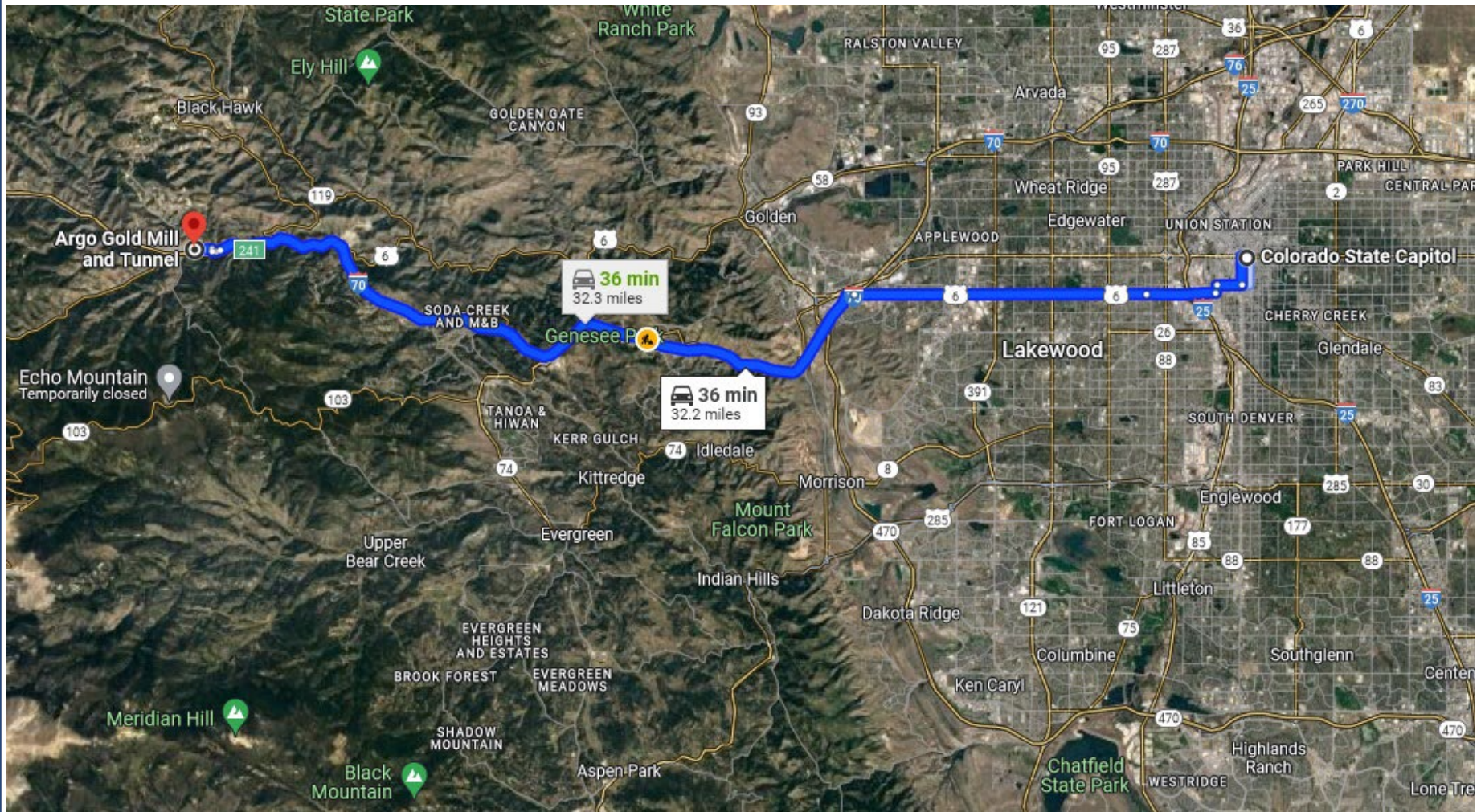
**HOME TO *VIRGINIA CANYON MOUNTAIN PARK (VCMP)*
HISTORIC & SUPERFUND SITE – GREAT REUTILIZATION OF DISTRESSED LAND**

PLANNED PHASE 3 ROLLOUT
SUMMER 2025 ADDS NEW **MIGHTY
ARGO CABLE CAR** FOR ARGO MINE
& MILL CLIMBING 1,300' FOR 1.2
MILES IN 10 MINUTES

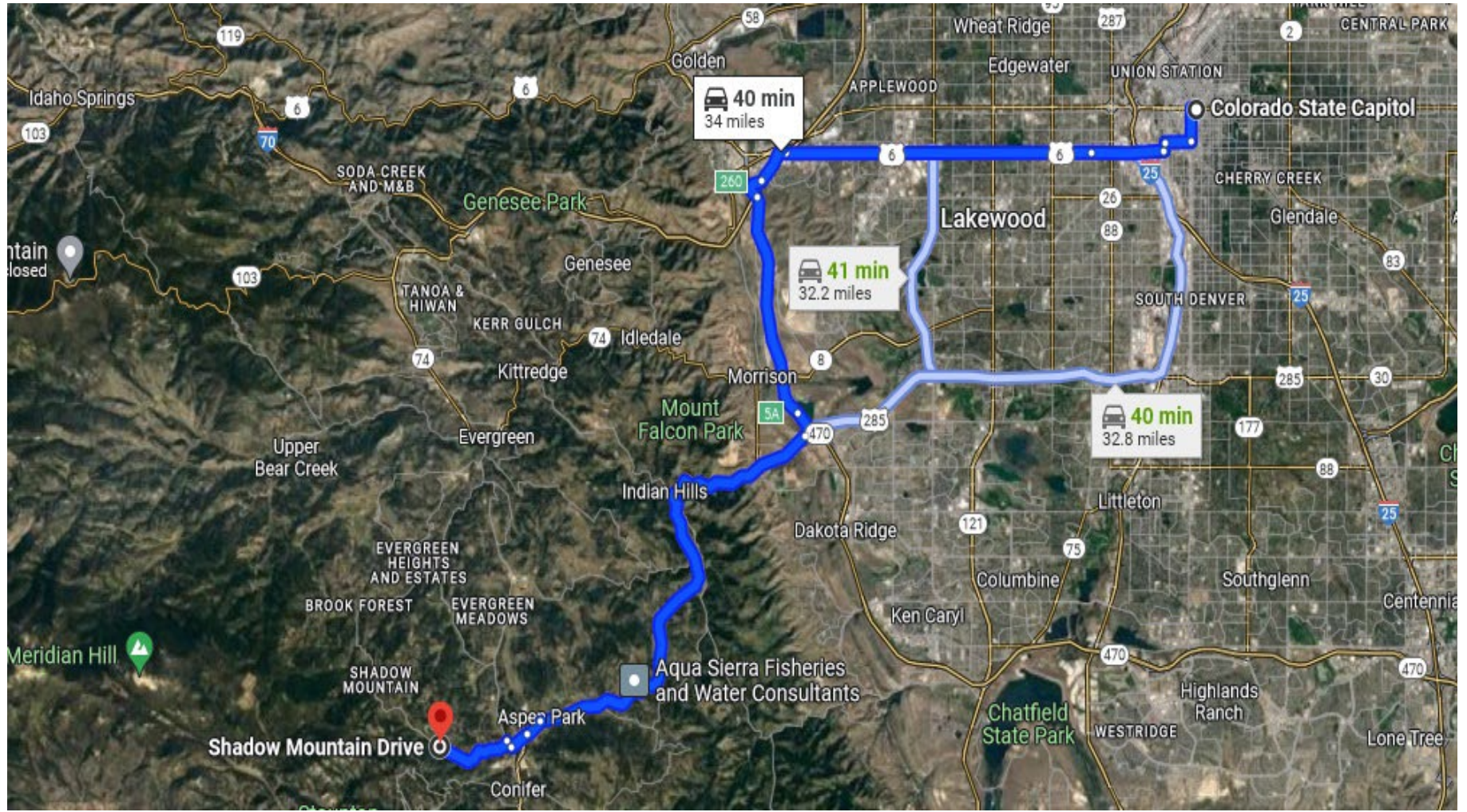


PLANNING & DEVELOPMENT OF VCMP AREA YEARS AHEAD OF SMBP

STATE CAPITAL TO ARGO MINE & VCMP LESS TRAVEL DISTANCE & TIME THAN TO SMBP



**STATE CAPITAL TO SMBP LONGER TRAVEL DISTANCE & MORE TIME
ON MORE DANGEROUS ROADS SUCH AS HWY-285 & SHADOW MOUNTAIN DRIVE**





CRESTED BUTTE MOUNTAIN RESORT



STEAMBOAT BIKE PARK



AUGUST 20, 2023:
13 BEST DOWNHILL BIKE PARKS IN COLORADO

“...many of Colorado’s ski resorts don’t just go idle when the snow melts each summer. Instead, many chairlifts remain open for bike and foot traffic . . .”

“...Colorado has some of the best downhill biking in the country, with many options for riders throughout the summer and fall.”

SMBP Is NOT:

- ❖ **WHAT APPLICANT WANTS YOU TO BELIEVE!**
- ❖ **THE ONLY DEDICATED, LIFT ACCESSED FREERIDE BIKE PARK IN THE STATE OF COLORADO!**

VIRGINIA CANYON MOUNTAIN PARK AT ARGO MINE & MILL, IDAHO SPRINGS, OFFERS SO MUCH MORE ALL-AROUND OUTDOOR RECREATION, CREATIVE MOUNTAIN BIKING, & ALL SUPPORTING AMENITIES TO MAKE A DAY, A WEEK, OR LONGER INTO A UNIQUE EXPERIENCE.

Dawn Zalfa, JD

Real Estate Broker, Coldwell Banker Realty Evergreen
Certified Mountain Area Real Estate Specialist
Environmental Policy & Planning, BA
Retired Civil & Real Estate Litigation Attorney



Not Applicable

Measuring Trails Benefits: Property Value

How are trails related to property value?

Trails can be associated with a higher property value, especially if a trail is designed to provide neighborhood access and maintain residential amenities, like good schools or low crime. Trails can also be an amenity that commands a premium for nearby homes. Trails are valued by those who live nearby as places that provide convenient opportunities for recreation, activity and improving health, and as shortcuts for walking or cycling to school.

Price is not property owner's only concern. Legal, well-marked access to trails can solve problems with trail use. Research also shows that those who use a trail prior to construction find a trail to be a much better neighborhood amenity than they anticipated.

When trails increase property values, governments receive more property tax revenue. Depending on the trail, this revenue can help to partially offset the trail's construction and maintenance costs.

Additional details on each of these topics, and more, are available at <http://headwaterseconomics.org/trail>.



Photo: Future West

How to use this information:

This research is of interest to property owners adjacent to a proposed trail, residential developers who are considering

“Zoning in on Details”

Kathleen Stump

3 Decades of Real Estate Experience
in Conifer

32 Year Conifer Resident



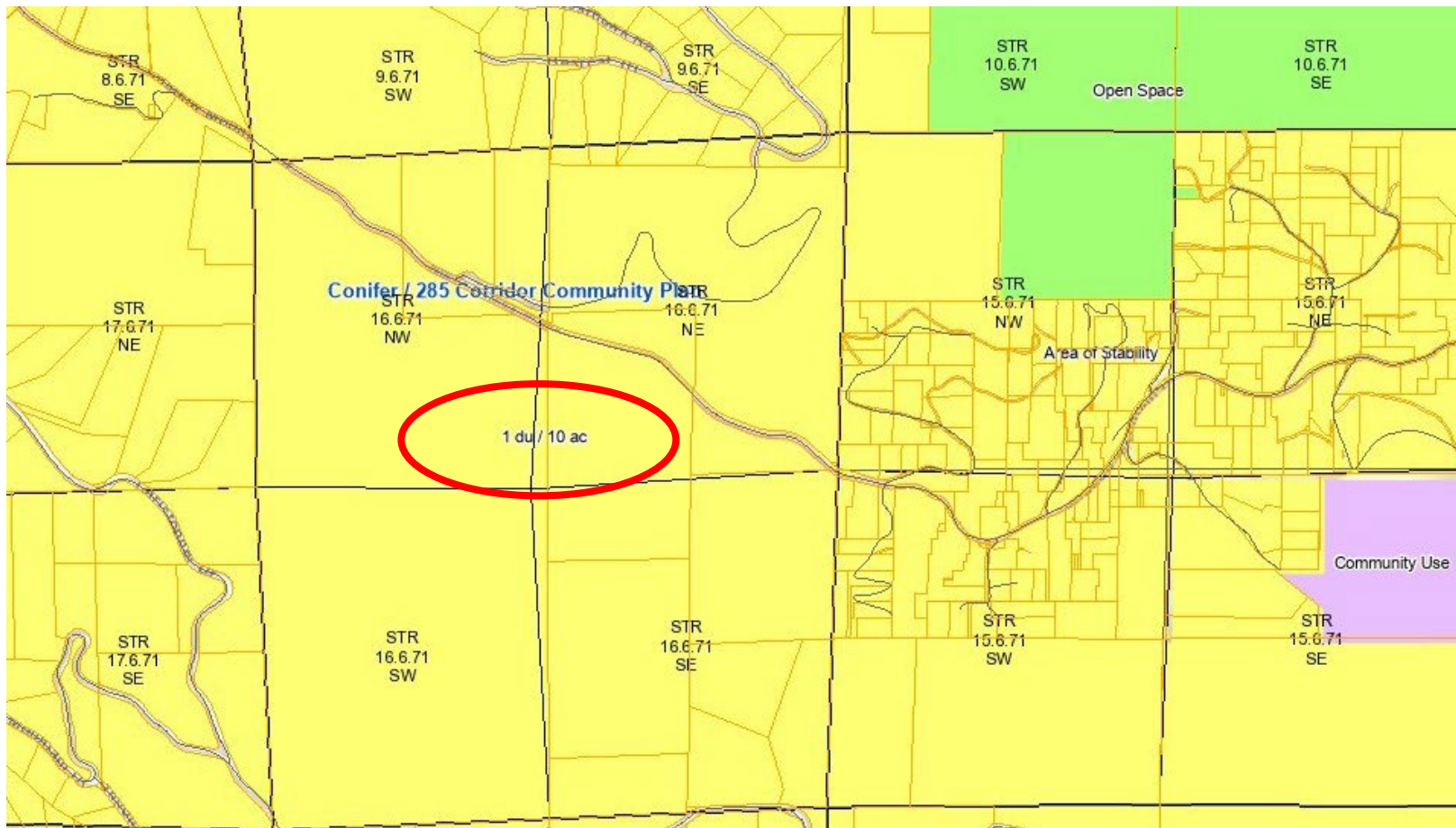
- Not Compatible
- Not in Conformance

Negative Impacts

No Infrastructure

Negative Effect on
Health, Safety, &
Welfare

SECTION 16 ZONED 1 DU/10 AC



Total Proposal Acreage: 235 acres

Maximum Total Dwellings: 23

CSLB GUIDELINE #1– RECREATION LEASES



Keep it safe. Never approach persons or individuals engaging in illegal or dangerous behavior. Leave the area immediately and call local law enforcement.



CSLB GUIDELINE #2 – RECREATION LEASES



Keep it quiet. Wildlife are most vulnerable to disturbance during winter months and calving periods. Consider limiting your activities during these time frames to reduce stress on Colorado wildlife. Be courteous to neighboring property owners.



CSLB GUIDELINE #3 – RECREATION LEASES



Keep it clean. Always pick up after yourself and your guests, and dispose of trash in a legal manner. Lend a hand and pick up trash you find on the property. Report any illegal dumping to the State Land Board.



CSLB GUIDELINE #4 – RECREATION LEASES



Keep it slow. The faster you travel across a property, the more likely you are to miss hazards and disturb wildlife. Regardless of your method of travel (4x4, bike, walking), be vigilant of your surroundings and respectful of wildlife. Higher travel speeds on gravel roads leads to wash boarding.



CSLB GUIDELINE #5– RECREATION LEASES



Keep it secret. Finding cultural, archaeological, paleontological or mineral resources can be fun and exciting. But these items are easily damaged and can be quickly depleted. Under State and Federal laws, it is illegal to damage, alter or collect these types of resources. Leave items where you find them and report their location to the State Land Board. Keep their location secret and refrain from sharing information with your friends, family, and on your social media feed.



CSLB GUIDELINE #6 – RECREATION LEASES



Keep it Native. Help us keep state trust land weed-free by following guidelines for preventing the spread of noxious weeds. Visit the PlayCleanGo.org site for more information on how to stop the spread of weeds on state trust land and all of Colorado's outdoors.



CSLB GUIDELINE #7 – RECREATION LEASES



Keep it Colorado. Be good stewards of state trust land by employing sustainable outdoor recreation practices like **Leave no Trace**. As an intergenerational trust, stewardship of trust assets is critical to long-term support public schools and other public institutions.








Summary & Closing Statement

Land Use & Zoning

Michele Garbus

21 Year Resident Shadow Mtn Drive
Real Estate Investor for 22 Years



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

AGREE WITH STAFF CRITERIA 2 – NOT MET

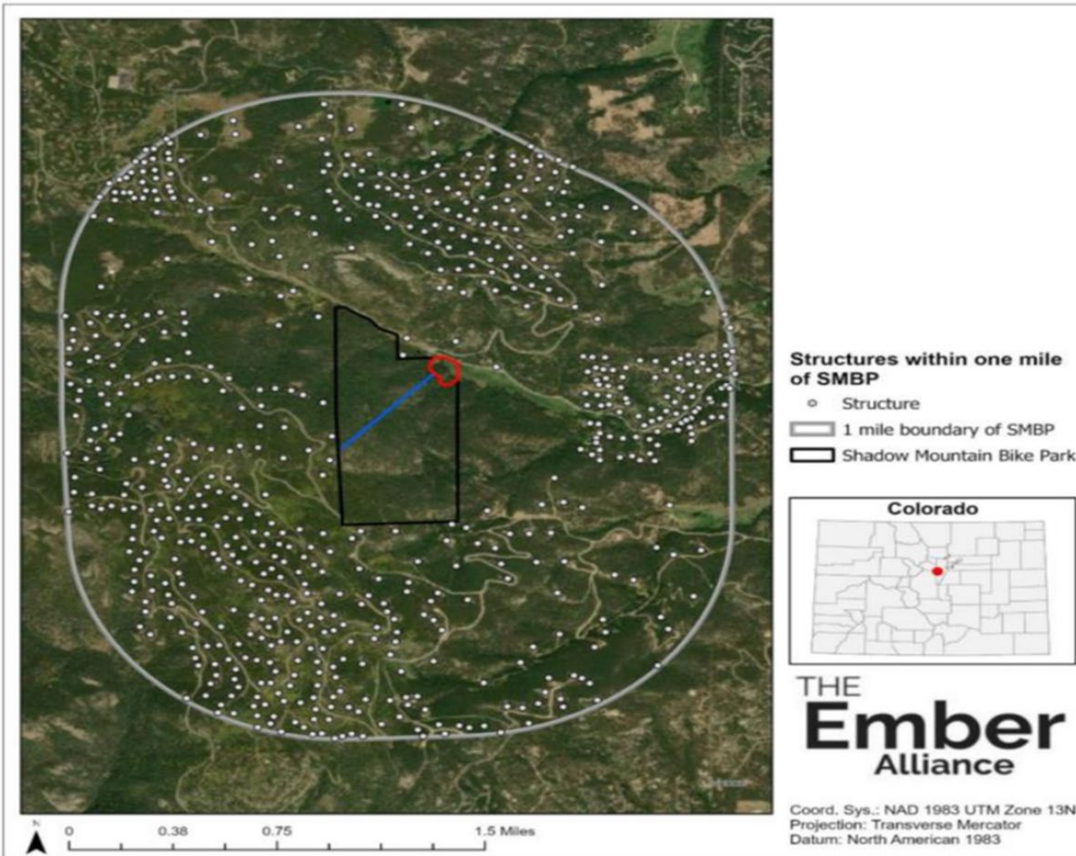


6. CRITERIA FOR DECISIONS FOR REZONING & SPECIAL USE APPLICATIONS

Section 6 of the Zoning Resolution states, in reviewing *Rezoning and Special Use 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.*
-

Proposed Property Surrounded By Single Family Homes



Staff Report

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	A-2, PD	Single-family Residential
South:	A-2	Single-family Residential
East:	A-2	Single-family Residential
West:	A-2, SR-2	Single-family Residential

Shadow Mountain Bike Park Application

Staff Report – Section 2

Class II vs Class III Recreation Facilities



2. CONTEXT

The subject property is zoned Agricultural Two (A-2).

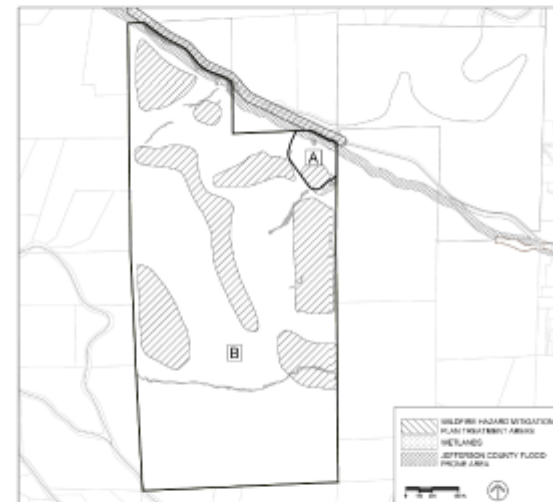
The permitted uses of the Agricultural Zone District allow for Class II Recreation Facilities. However, the applicant seeks to exceed the building size limitations of the existing entitlements. The Zoning Resolution defines the difference between Class II and Class III as follows:

RECREATION FACILITIES:

2. **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.**

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.

The proposed SUD includes two principal Use Areas, A & B. Use Area A proposes uses for a 15,000 sq. ft. day-use lodge, parking and an access roadway. Use Area B proposes uses of a 5,000 sq. ft. maintenance building, trails, and a chairlift.



Special Use Document Area Map

Portions of the property are in wetland and floodplain areas and the entire property is within the Wildland Urban Interface Overlay District. Each of these physically constrained areas have individual restrictions proposed to limit development impacts to them. The SUD proposes further limits on aspects of evening and seasonal closures, lighting, signage, sound, fencing, architecture, parking, and waste management.



***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 2 OF 2

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**
-

Staff Report

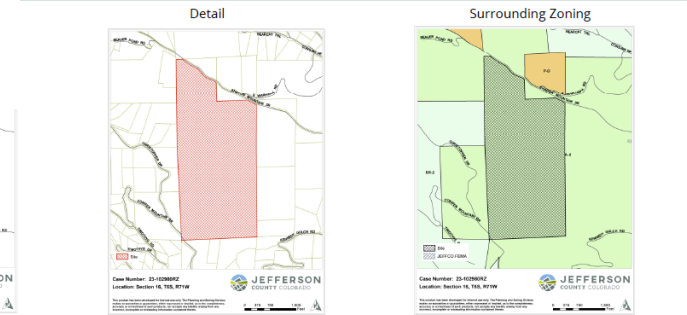


4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
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	<u>Residential</u> 50-foot front 30-foot side 50-foot rear <u>Livestock</u> 75-foot front 75-foot side 50-foot rear	<u>Day-Use Lodge</u> 300-foot front 100-foot from all other SUD boundaries <u>Parking, Water Storage, Maintenance Road & all Trails</u> 50-foot from all SUD boundaries <u>Chairlift</u> 150-foot from all SUD boundaries
Building Height	35-foot	<u>Building</u> 35-foot <u>Chairlift</u> 60-foot
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,

Conifer	80433	235 Acres	16	6	71
City	Zip	Area ≈	Section	Township	Range
at the intersection of Shadow Mountain Drive and south Warhawk Road					

3.5 * 23.5 Homes (1 home/ 10 acres) = 82.25 Parking Spots



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Agricultural Leases/Vacant	Agricultural Two (A-2)	1 Dwelling Unit per 10 Acres	Special Use - Recreational Facility III

Zoning Criteria & Sub Criteria



The compatibility with existing and allowable uses in the surrounding area



The degree of conformance with applicable land use plans



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



Compatible with surrounding Land Use Recommendations and community character



Change of circumstances has occurred in the local area since the Land Use Recommendation was adopted








Cyclist Testimony

Colin Price - 26 Year Shadow Mtn.
Drive Resident

Mountain
Bike Racer



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Irresponsible Development?



No Time To Stop And Enjoy The Roses





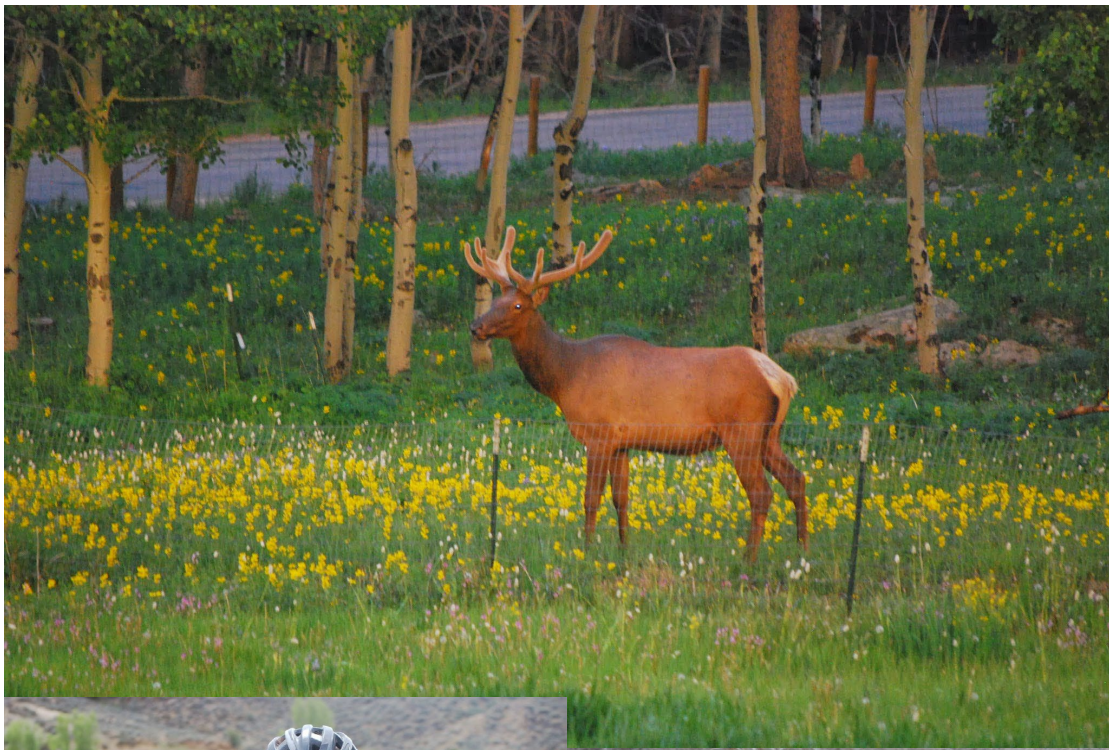
“Faster and faster until the thrill of speed overcomes the fear of death”



Plenty Of Places Already



Save Our Sense Of Place







Avid Cyclist Perspective

Aaron Blanford

Conifer Resident

-  Negative Impacts
-  Negative Effect on Health, Safety, &
-  Welfare






Wrong Location

Bill Nagel

Conifer Resident


Avid Mountain Biker

-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Justin Lazurus

Conifer Resident
Avid Cyclist



-  Not Compatible
-  Not in Conformance
-  Negative Effect on Health, Safety, & Welfare



**Justin
Lazurus**



"Unsung" pollinators



Pollinators, biodiversity and ecosystem services

- Biodiversity contributes to ecosystem services
- Healthy and diverse plant communities sequester carbon, mitigate erosion, slow and filter water - all key to resilience and adaptation
- These plant communities depend on pollinators and other invertebrates
- Pollinators make wonderful ambassadors for these complex ecological interactions
- Pollinators benefit from diverse, complex, connected habitats such as the Turkey Creek corridor



Genetic Diversity



Invasive Species



Habitat Loss



Parasites and Pathogens



Climate Change



Pesticides and Pollution



Native Pollinating Insect Health Study

- Priority 1: Protect imperiled native pollinating insects
 - Wetlands are key areas for pollinators such as the monarch butterfly
- Priority 2: Protect, restore, and connect pollinator habitats
 - Undisturbed and connected to other wildlands via waterways)
- Priority 3: Mitigate environmental changes that negatively impact pollinators and their habitats

Colorado Native Pollinating Insects Health Study





“Invertebrates are “the little creatures that run the whole world. Without them, all life “would mostly disappear. . . within a few months.”

Noted entomologist EO Wilson

Amy Yarger
ayarger@butterflies.org
720.837.0588



ROCKY MOUNTAIN WILD

Jefferson County Planning Commission Proposed Shadow Mountain Bike Park Testimony

September 11 - 12, 2024

Alison Gallensky, Rocky Mountain
Wild



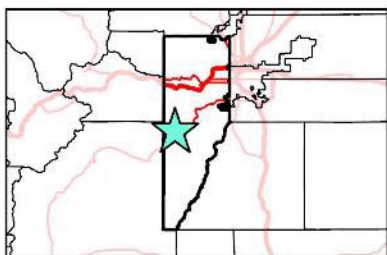
ROCKY MOUNTAIN WILD

Rocky Mountain Wild works to protect, connect, and restore wildlife and wild lands in the Southern Rocky Mountain region

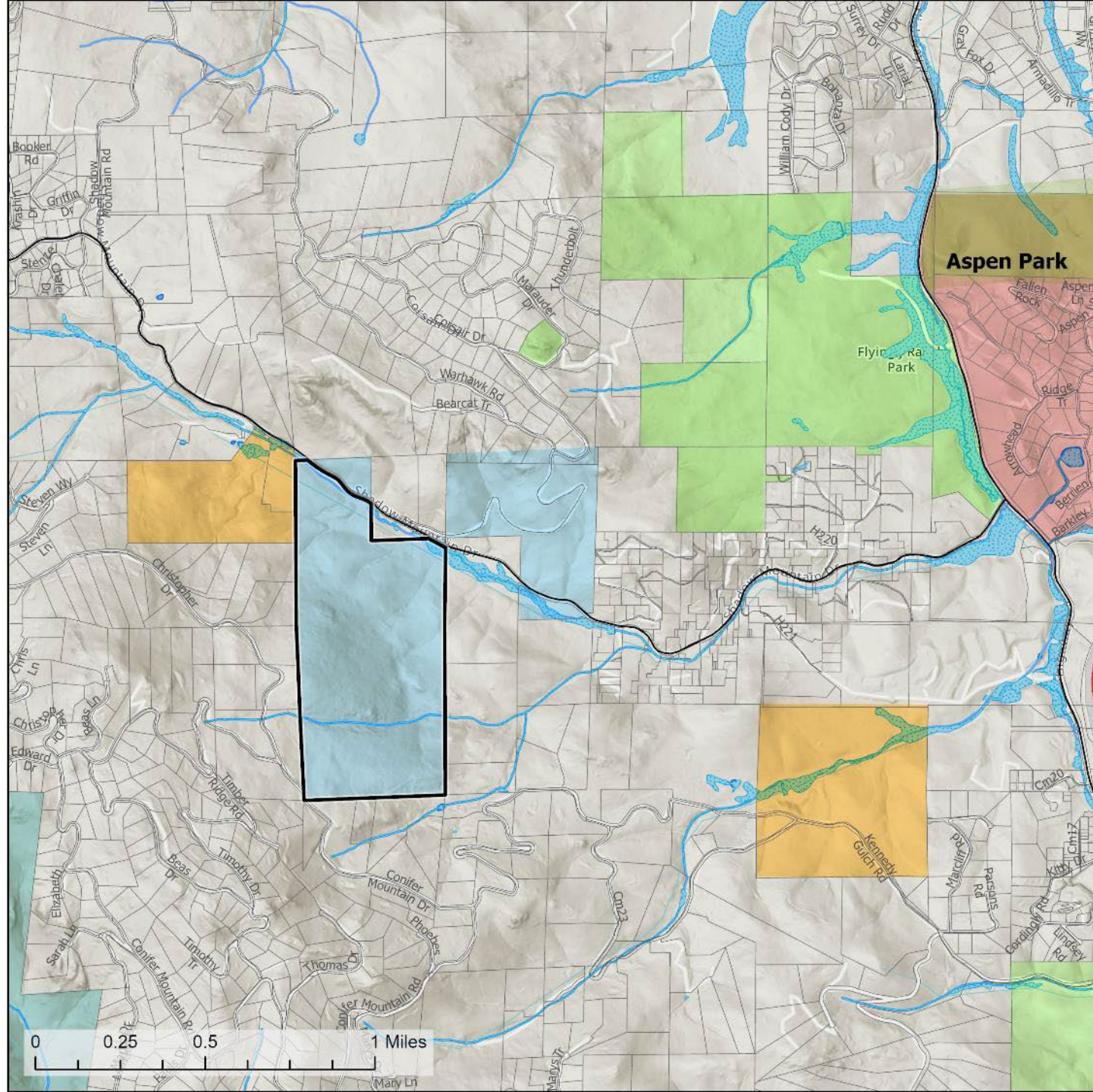
Proposed Shadow Mountain Bike Park

Location Overview

-  Bike Park Parcel
- Land Management**
-  Cities & Towns
-  State
-  Local
-  Other
-  Private Conservation
-  Private



Map: Alison Gallensky, Rocky Mountain Wild, 8/30/2024 24-063
Data: Colorado Parks and Wildlife, The Nature Conservancy, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



Proposed Shadow Mountain Bike Park


Colorado Parks and Wildlife

High Priority Habitat

 Bike Park Parcel

High Priority Habitat


 Aquatic Sportsfish Management Waters


 Elk Winter Concentration Area

 Mule Deer Winter Concentration Area

Land Management

 Cities & Towns

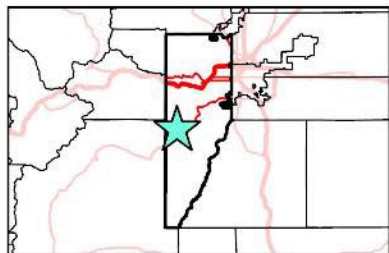
 State

 Local

 Other

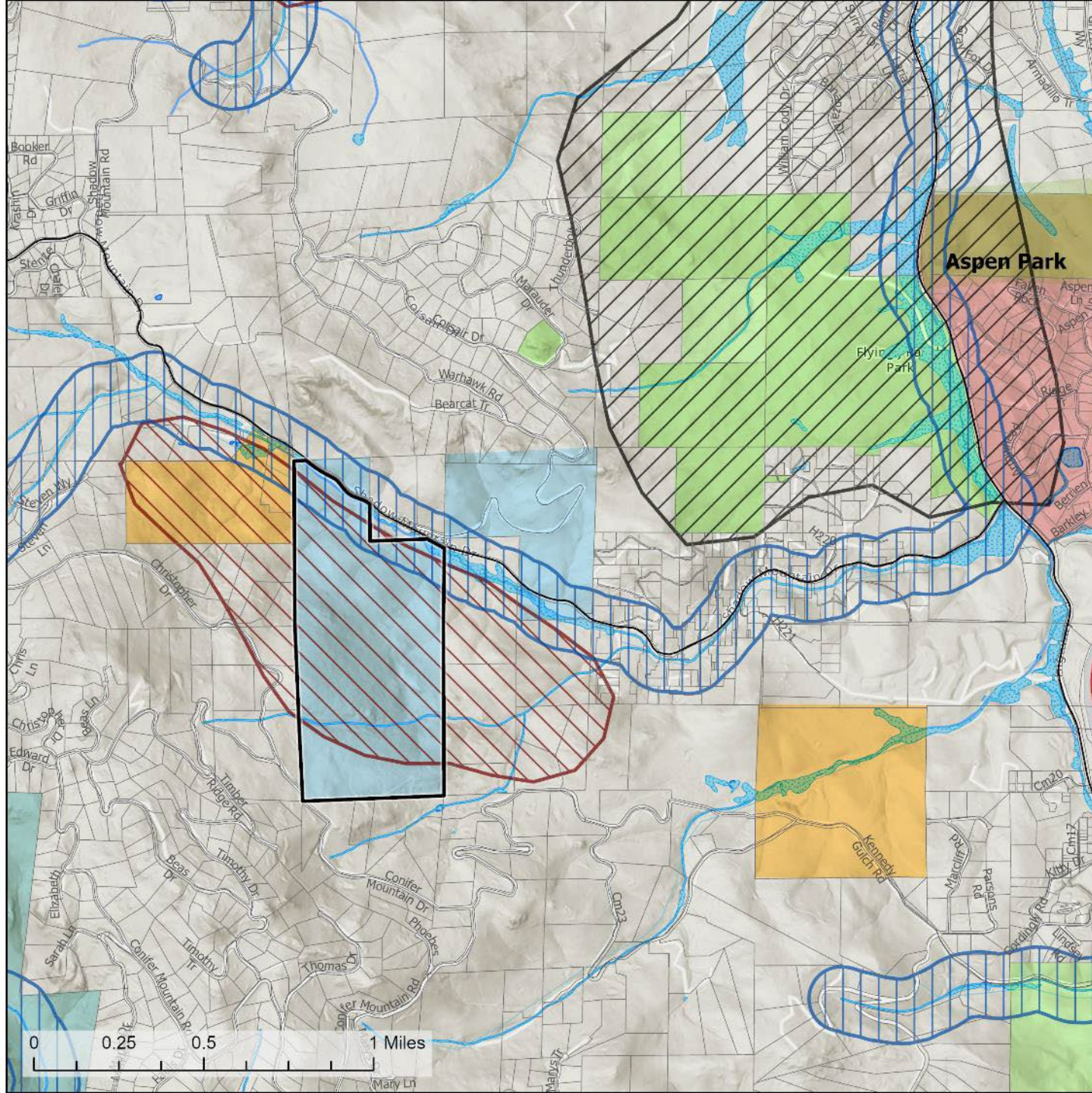
 Private Conservation

 Private



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Proposed Shadow Mountain Bike Park


Colorado Parks and Wildlife

Elk Habitat


 Bike Park Parcel

Elk

 Winter Concentration Area

 Severe Winter Range

 Summer Range

 Resident Population Area

 Winter Range

Land Management

 Cities & Towns

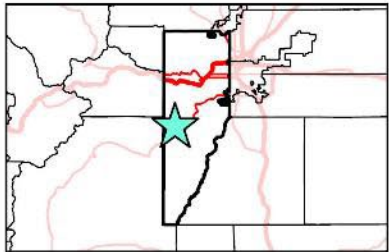
 State

 Local

 Other

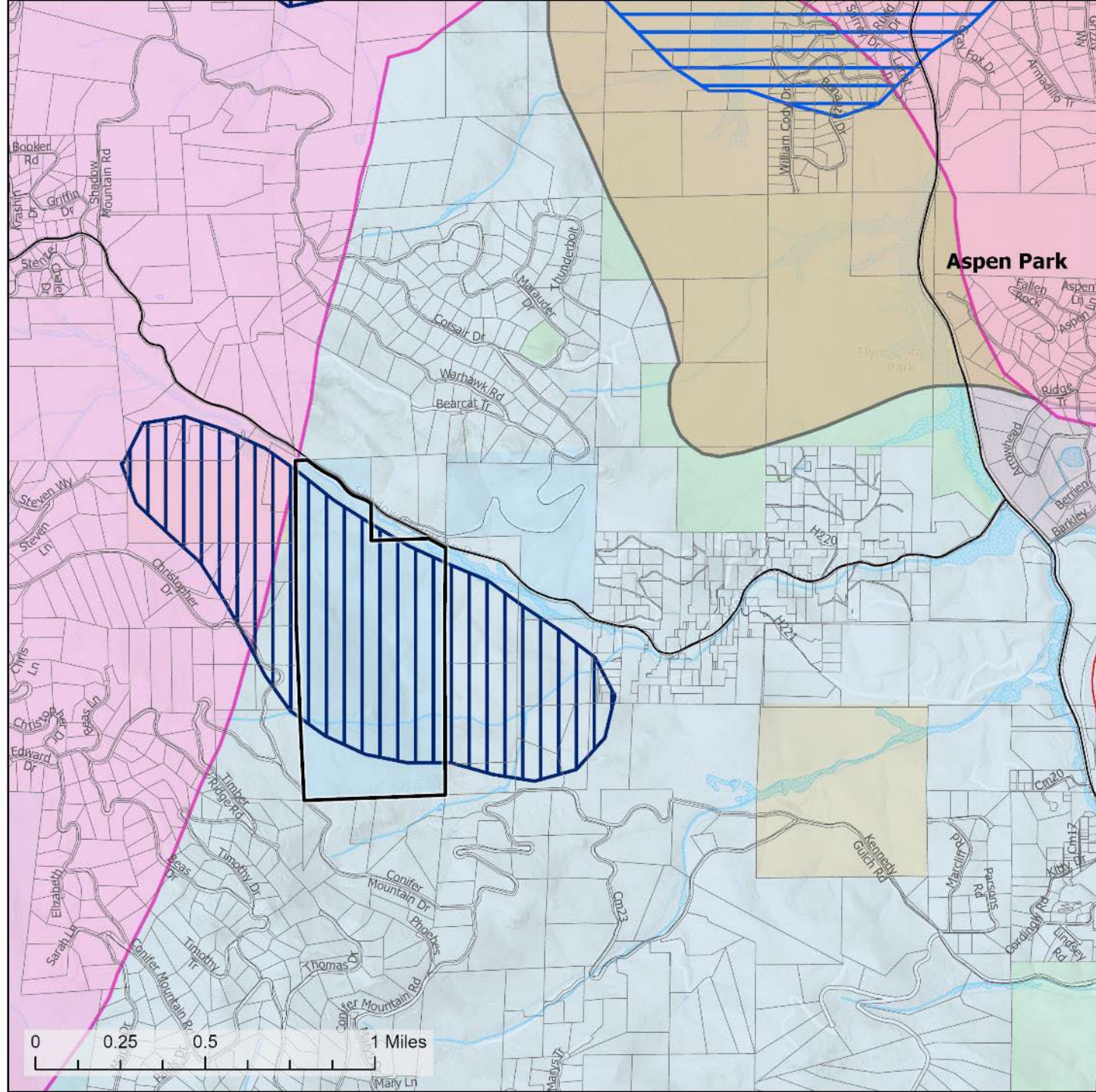
 Private Conservation

 Private



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Proposed Shadow Mountain Bike Park

Colorado Parks and Wildlife

Mule Deer Habitat

 Bike Park Parcel

Mule Deer

 Winter Concentration Area


 Concentration Area

 Winter Range

 Summer Range

Land Management

 Cities & Towns

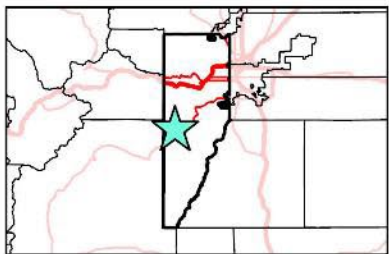
 State

 Local

 Other

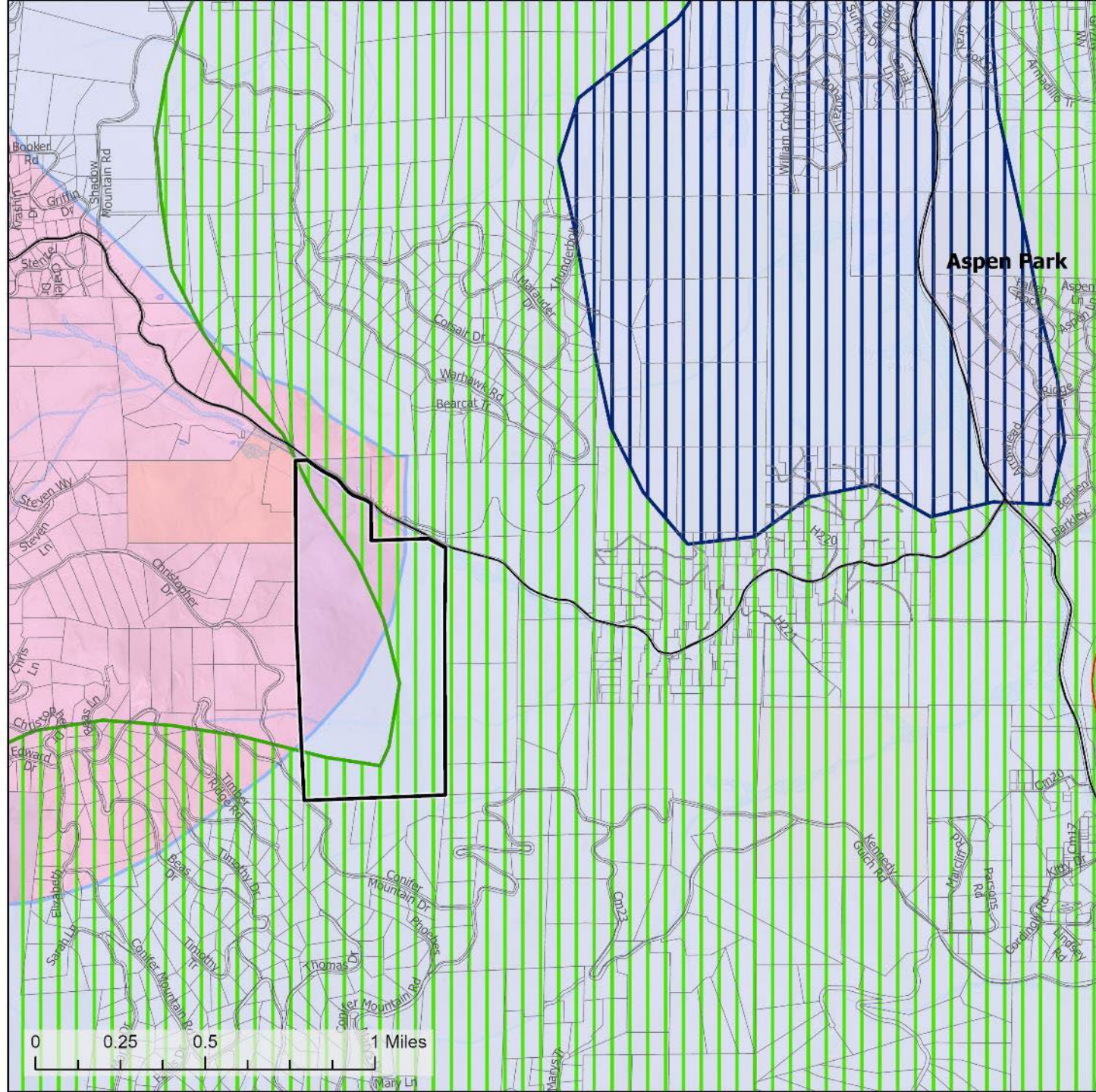
 Private Conservation

 Private



Map: Alison Gallensky, Rocky Mountain Wild, 8/30/2024 24-063

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Proposed Shadow Mountain Bike Park

Colorado Parks and Wildlife

Moose Habitat

 Bike Park Parcel

Moose

 Migration Patterns

 Concentration Area

 Summer Range

Land Management

 Cities & Towns

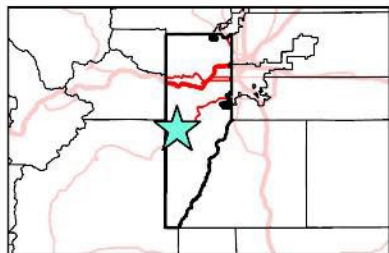
 State

 Local

 Other

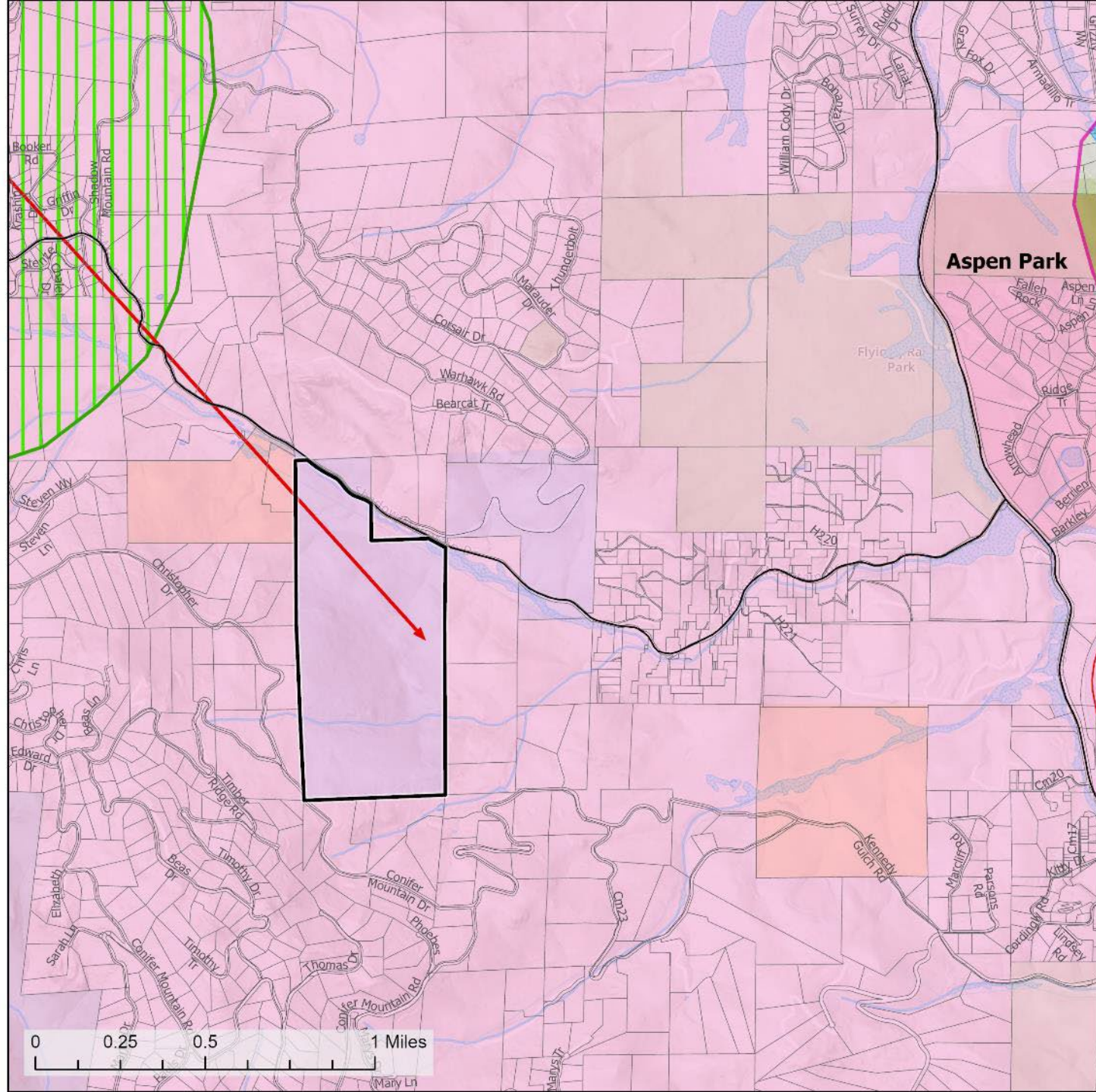
 Private Conservation

 Private



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Proposed Shadow Mountain Bike Park

Colorado Parks and Wildlife

Black Bear Habitat

 Bike Park Parcel

Black Bear

 Human Conflict Area

 Summer Concentration

 Fall Concentration

Land Management

 Cities & Towns

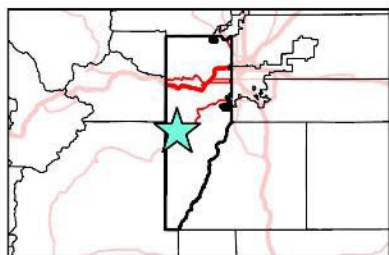
 State

 Local

 Other

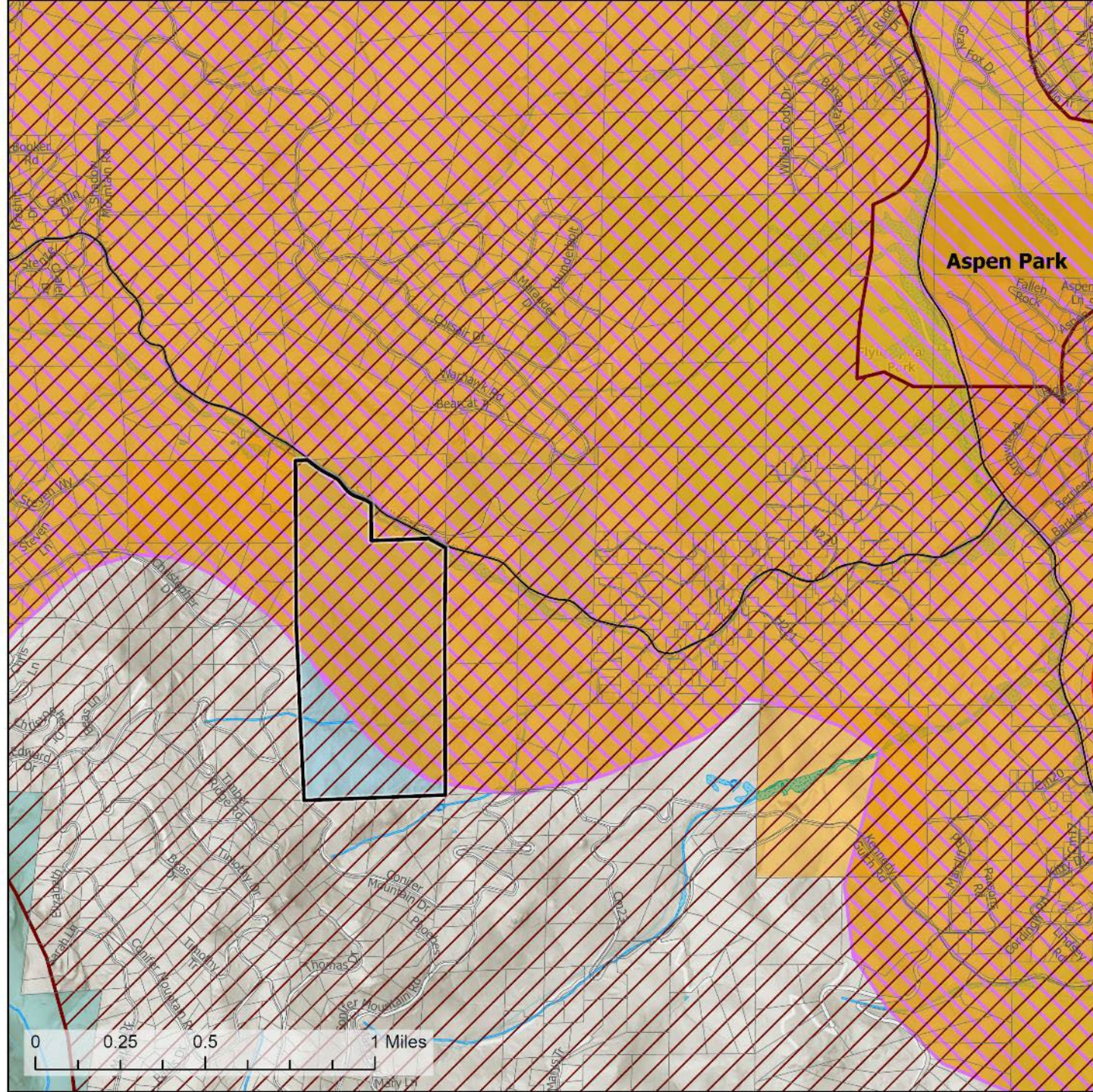
 Private Conservation

 Private



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Proposed Shadow Mountain Bike Park

Colorado Parks and Wildlife

Mountain Lion Habitat

 Bike Park Parcel

Mountain Lion

 Human Conflict Area

 Overall Range

Land Management

 Cities & Towns

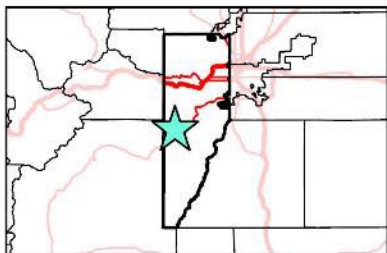
 State

 Local

 Other

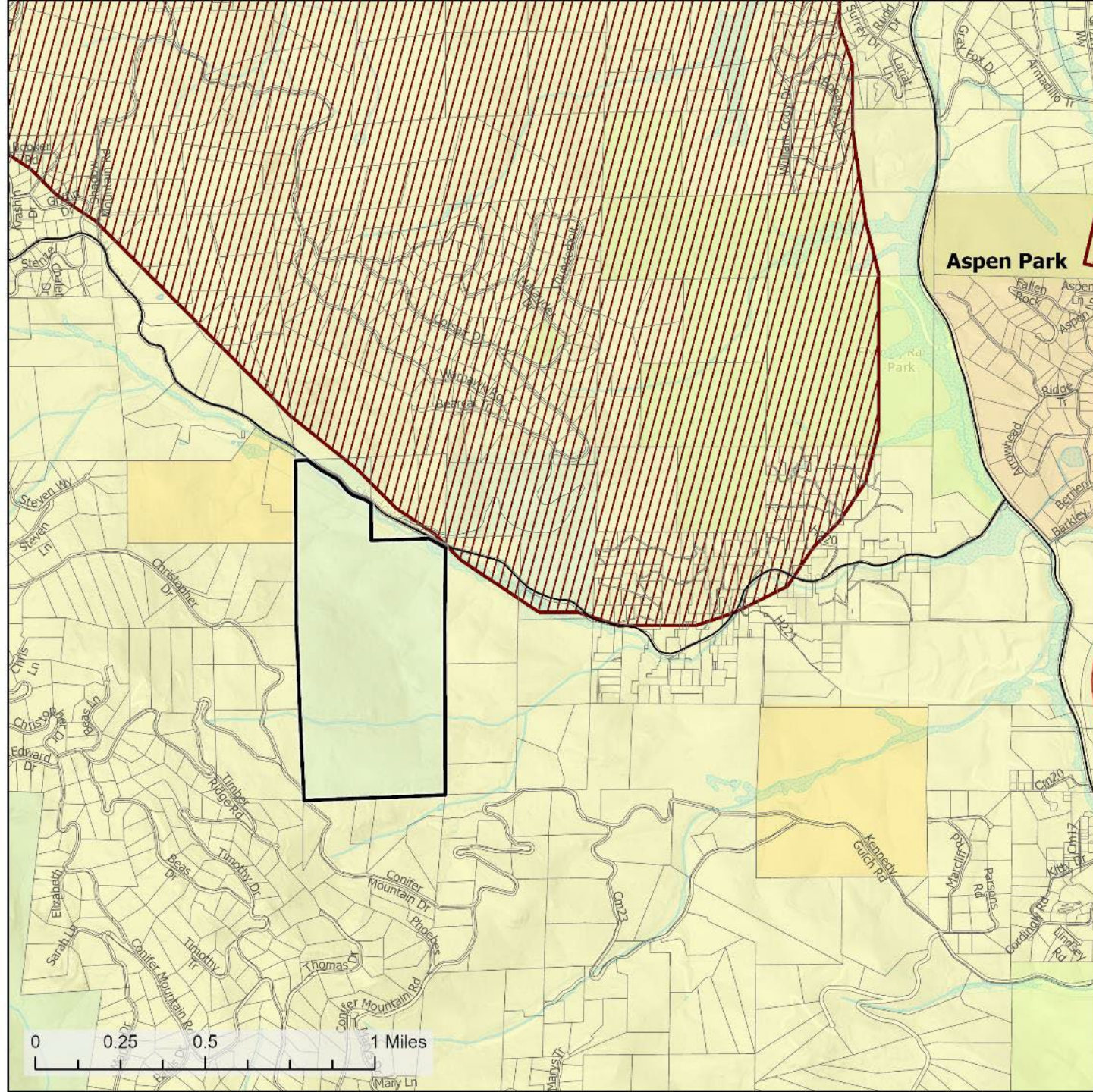
 Private Conservation

 Private



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Proposed Shadow Mountain Bike Park

The Nature Conservancy

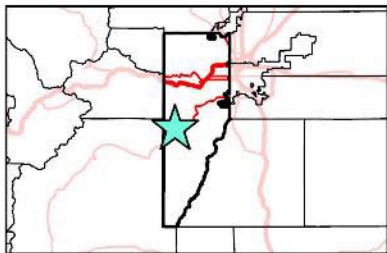
Climate Resilient Sites

 Bike Park Parcel

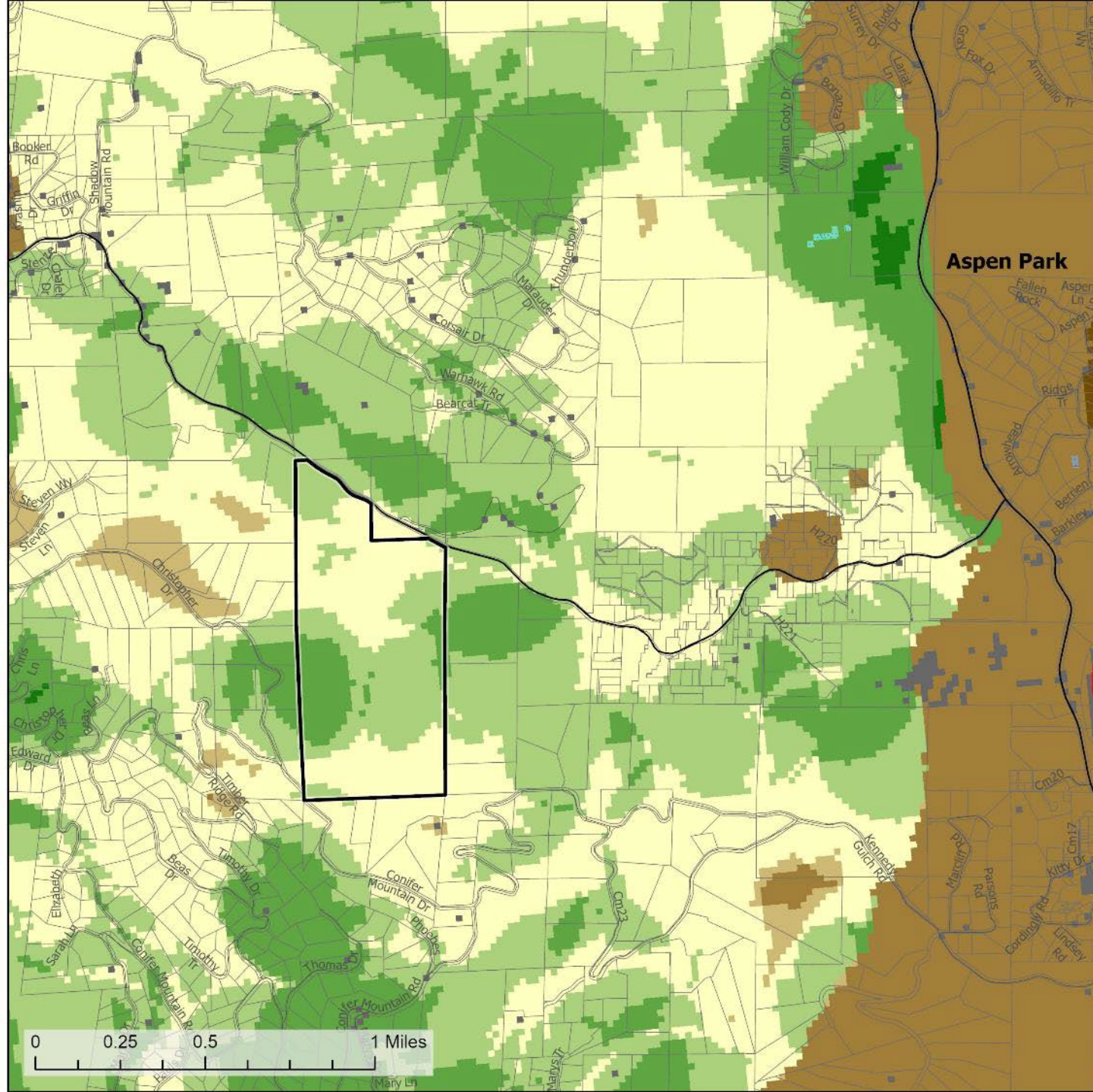
The Nature Conservancy Resilient and Connected Network

Resilient Sites

-  Most resilient
-  More resilient
-  Slightly more resilient
-  Average/median resilient
-  Slightly less resilient
-  Less resilient
-  Least resilient
-  Developed



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Mitigation

Jeff Danter, PhD

- PhD in Natural Resources Management
- MBA, BS in Engineering
- 25 years leadership experience in conservation
- Land conservation, habitat restoration, land stewardship

Resident, Sunlight Lane



-  Not Compatible
-  Not in Conformance
-  Negative Impacts
-  No Infrastructure
-  Negative Effect on Health, Safety, & Welfare

Randy Leonard

33553 Elk Run

Evergreen, CO 80439



Our Top Concerns

We oppose the Bike Park because they plan on developing a pristine meadow into a commercial enterprise putting our mountain, our community, wildlife, and environment at risk.

SAFETY

Adding 940 vehicle trips per day like the developers propose on a road that is a winding, narrow two-lane road with no shoulders and blind driveways puts everyone at risk.

[LEARN MORE →](#)

EMERGENCY RESPONDER RESOURCES

The Bike Park will provide only first aid, leaving Elk Creek Fire volunteers to respond to all serious accidents on the property reducing availability for the rest of the community.

[LEARN MORE →](#)

WILDFIRE

The proposed development area is in an extreme wildfire risk area with no evacuation plan.

[LEARN MORE →](#)

WILDLIFE

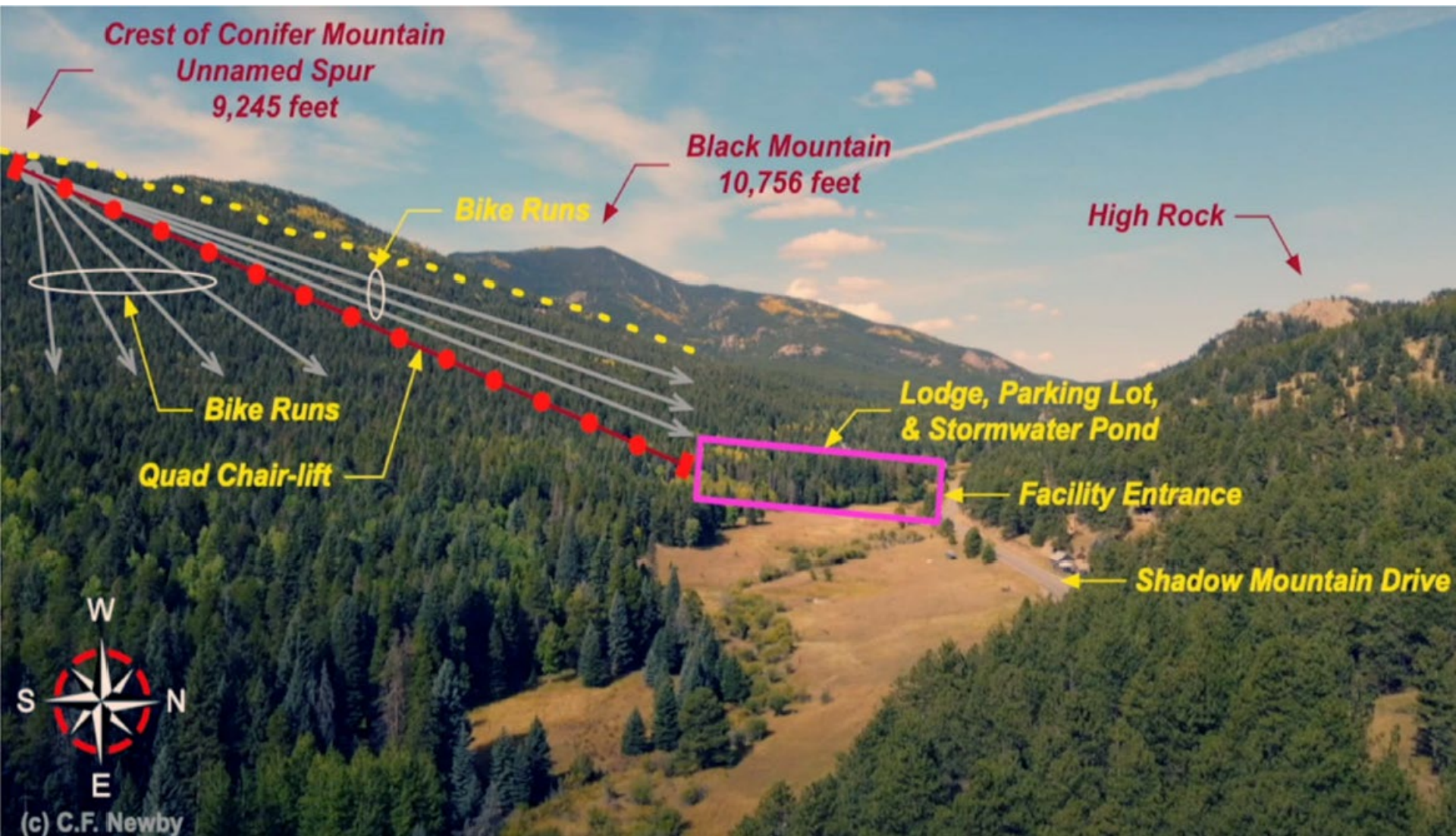
The proposed development area provides habitat and migratory corridor for a diverse wildlife population.

[LEARN MORE →](#)

AIR & WATER

The car pollution, human waste, and water needs of hundreds of mountain bikers a day will have detrimental impacts.

[LEARN MORE →](#)





How Is This OK?

John Lewis

Conifer, Colorado 80433

- 4th Generation Colorado Native
- 25 Year Resident of Conifer
- Board Member, Stop The Bike Park, LLC
- Board Member, Friends of Staunton State Park

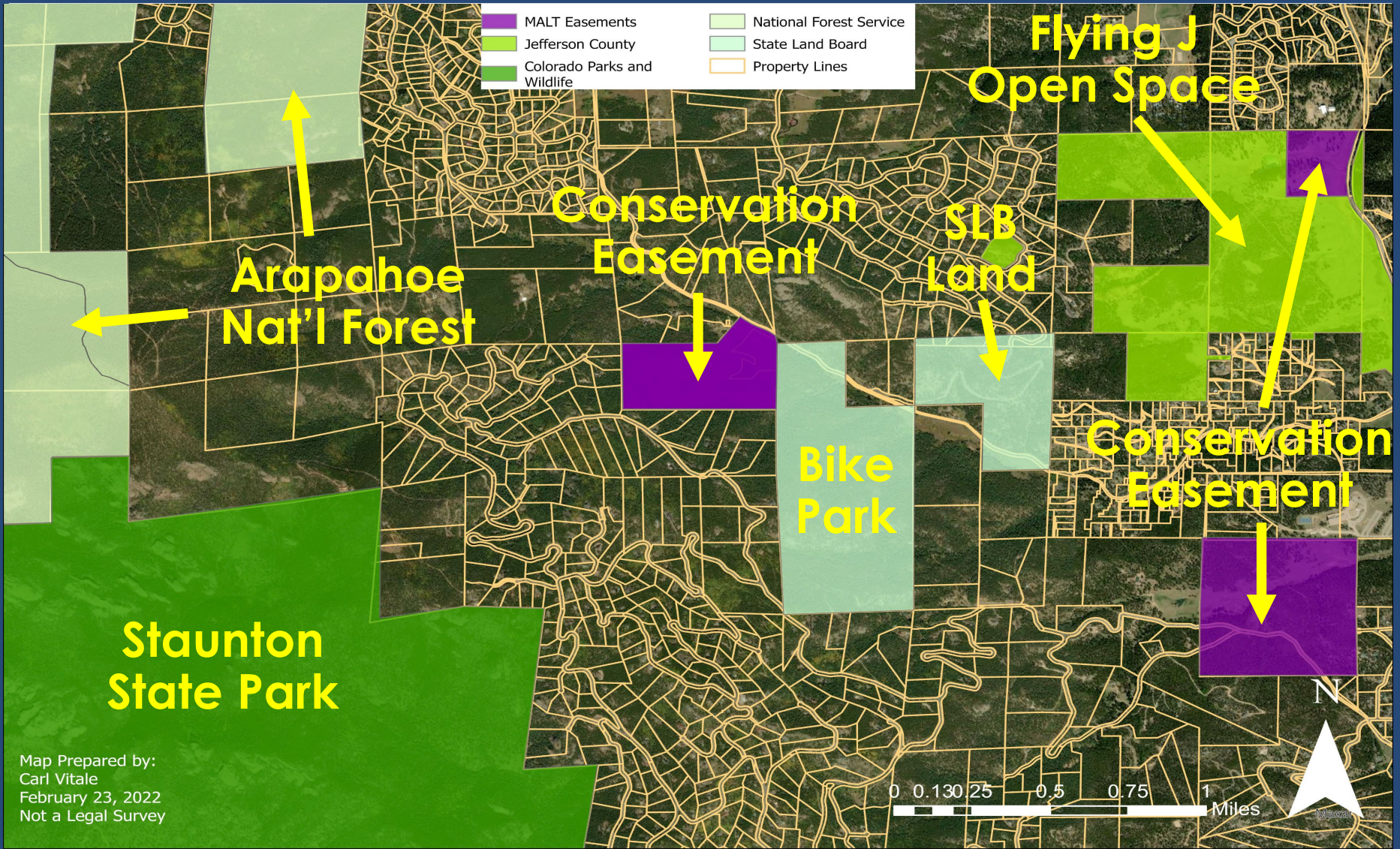
- Not Compatible
- Not in Conformance
- Negative Impacts
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Shadow Mountain Drive

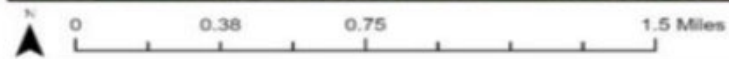
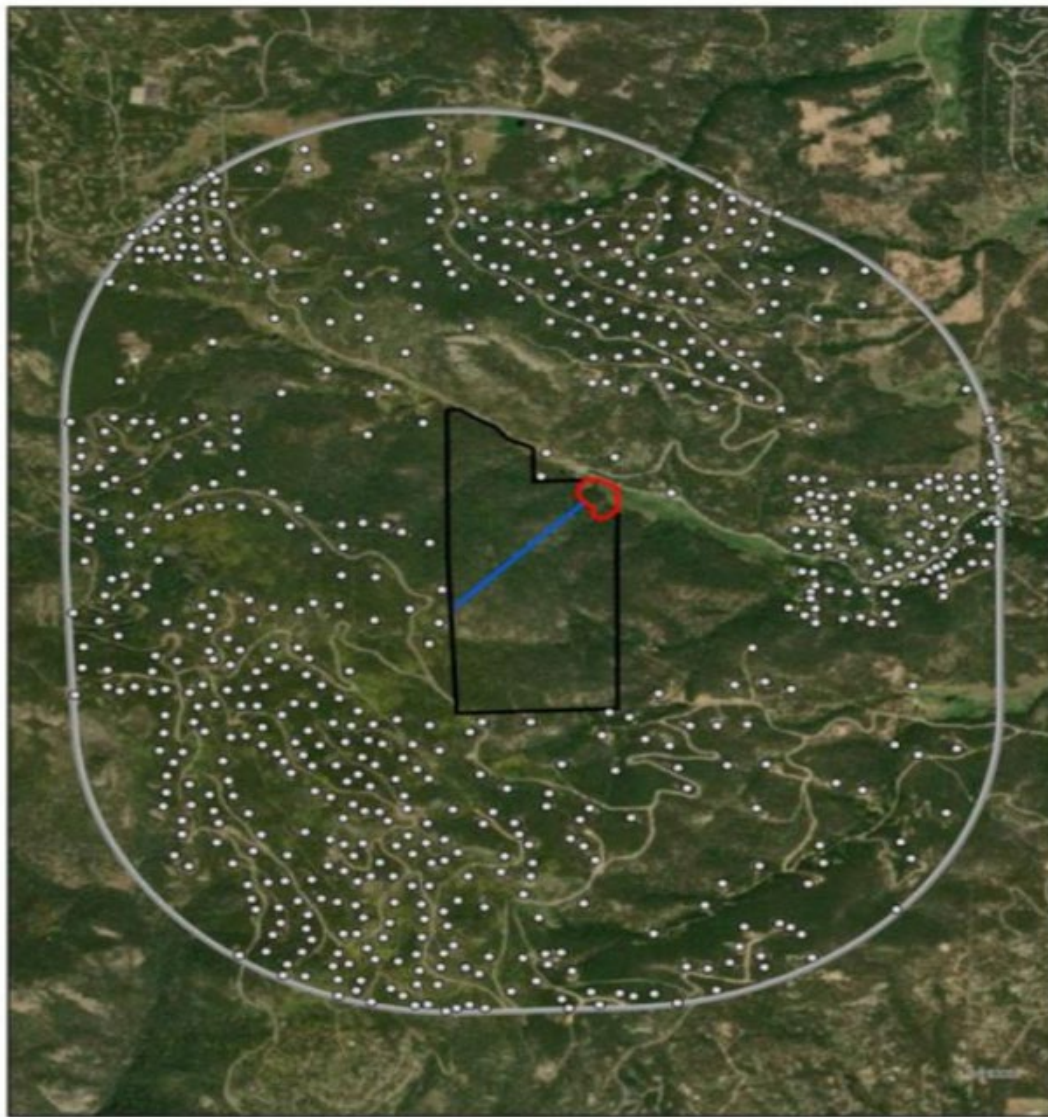


**No Shoulders,
Blind Curves
Hidden Entrances**





Map Prepared by:
Carl Vitale
February 23, 2022
Not a Legal Survey



Structures within 1 mile of SMBP



Structures within one mile of SMBP

- Structure
- 1 mile boundary of SMBP
- ▭ Shadow Mountain Bike Park



THE
Ember
Alliance

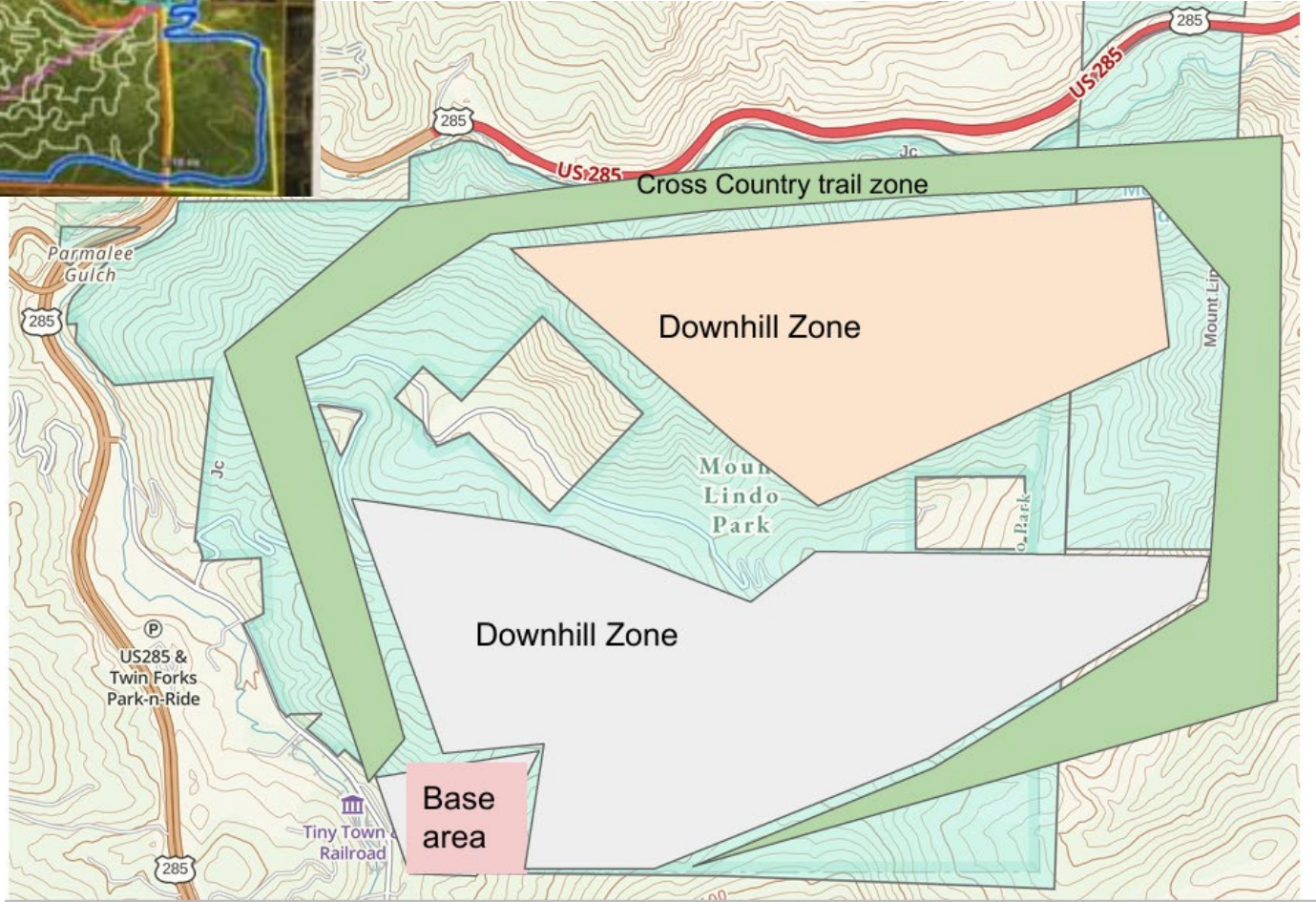
Coord. Sys.: NAD 1983 UTM Zone 13N
Projection: Transverse Mercator
Datum: North American 1983



Mt. Lindo



**JEFFCO
Open
Space**





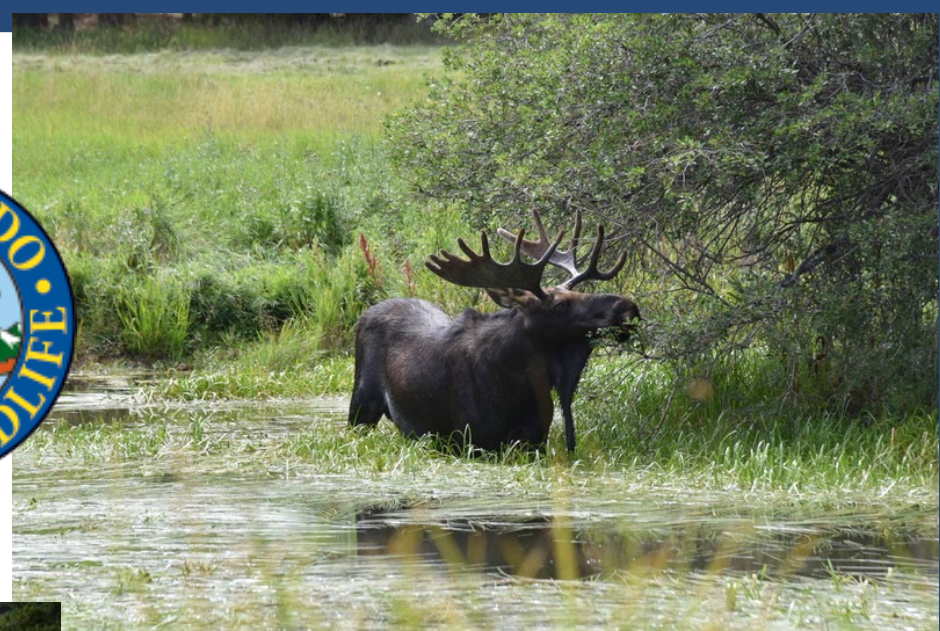
U.S. Fish and Wildlife Service

National Wetlands Inventory

**Bike
Park**

**Protected
Wetlands**





This State Land Board Parcel Includes:

- **3 species of amphibians**
- **132 species of birds**
- **57 species of mammals**
- **6 species of reptiles**
- **Unknown quantities of sportfish**

Water Contamination & Runoff





Overtaxed Elk Creek Fire/EMS



Sense Of Place



FIVE REASONS



FIVE REASONS JEFFCO CAN OPPOSE A SPECIAL USE PERMIT

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.

This Irresponsible Proposal Violates All 5 of These

**“Leave The Land As It Is.....
.....Man Can Only Mar It”**



Theodore Roosevelt





Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 100 ft

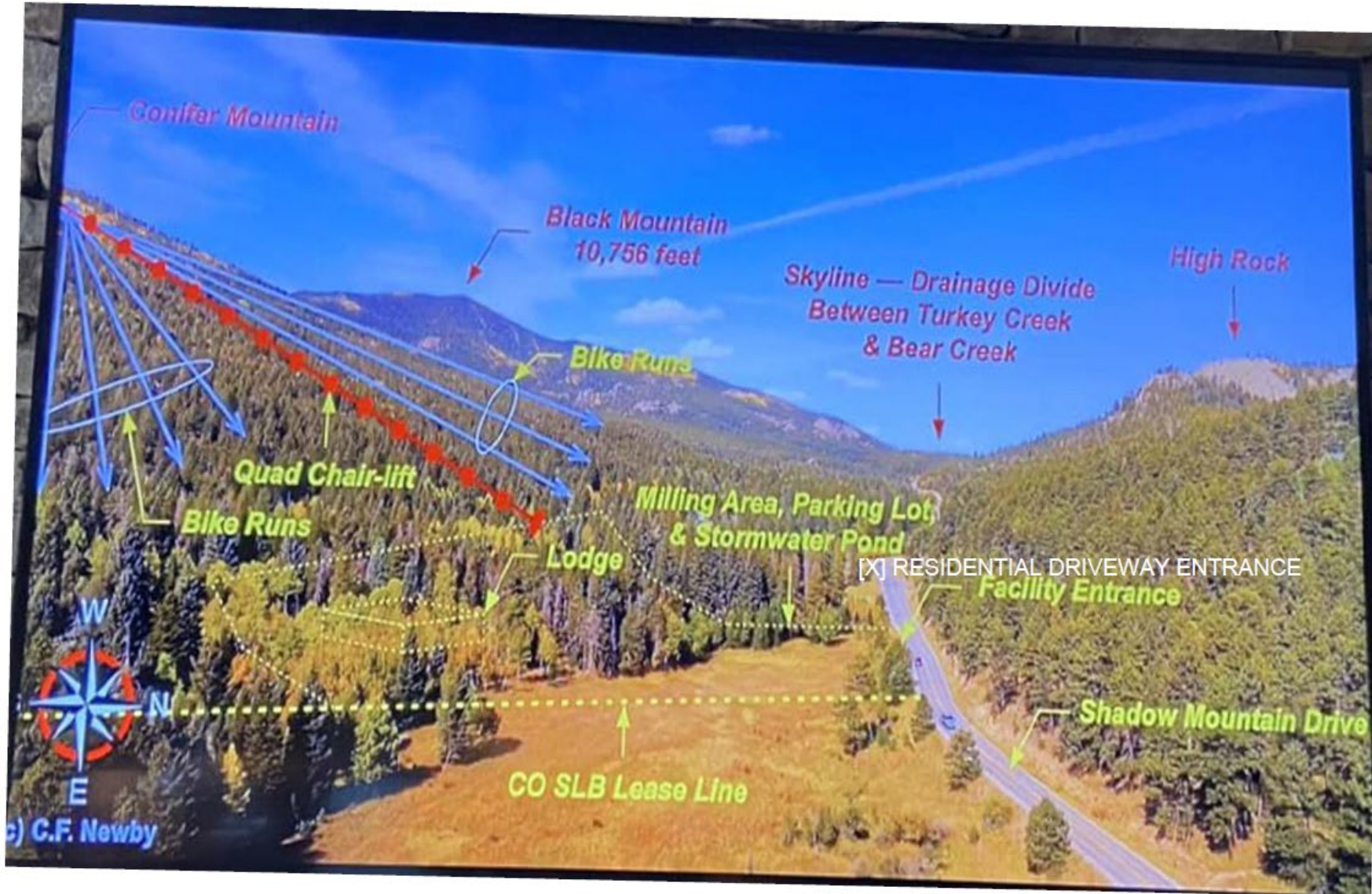




Residential home surrounded by development

N
 Annotated by MWH 7/2/02
 Full Send Bike Ranch (proposed)
 Synoptic View

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Their plans include developing 230 acres into 16 miles of downhill trails with 830 vertical feet accessed by a chair lift and supported by a maintenance facility, lodge and parking area all accessed off Shadow Mountain Drive east of South Warhawk Drive.