

**Colorado State Land Board**  
**1127 Sherman Street, Suite 300**  
**Denver CO 80203**  
VIA FEDEX

**December 7, 2021**

**TO:** Commissioners Scott Braden, Phillip Chavez, Erin Clark, Josie Heath, and Christine Scanlan

**CC:** Governor Jared Polis; Colorado District 16 Senator Tammy Story; Colorado District 25 Representative Lisa Cutter; and Director Bill Ryan

**SUBJECT:** Protecting a scenic meadow and mountain for future generations of Coloradans along Shadow Mountain Drive in Conifer, Jefferson County, Colorado 80433

**REFERENCE:** RECREATIONAL PLANNING LEASE NO. 113888 ISSUED TO FULL SEND BIKE RANCH, LLC

Dear Commissioners:

Our community advocacy organization, the *Conifer & South Evergreen Community Committee* (the Committee or CoSECC), writes to the Colorado State Land Board (CSLB) today with regard to a change in land-use application expected to be filed in the near future by Full Send Bike Ranch, LLC (FSBR, LLC) with the Jefferson County Planning and Zoning Division to which, it is our understanding, CSLB plans to join FSBR, LLC as a co-applicant. Therefore, the Committee now emphatically states its concerns directly to the CSLB Commissioners that - were the Full Send Bike Ranch (FSBR) development proposal to be approved - it is certain that the most serious impacts of this proposed development will be irreversible. Importantly, Commissioners must understand that the Committee is currently pursuing every possible print, radio, and television venue that will provide an opportunity to bring broad attention to the facts in this matter, including the authority of the CSLB Commissioners as the primary decision makers.

The packet that the Committee has sent to each of you, contains a USB drive with a PDF version of this letter; a video available on the Committee's YouTube channel at: "[Save our Meadow and Mountain on Colorado State Land, Shadow Mountain Drive, Conifer CO 80433](#)"; and a paper area map with the PDF version also available at the Committee's website here: "[Proposed Full Send Bike Ranch, Area of Impact](#)". In view of the fact that the CSLB is the primary decision-maker in this

matter, the Committee urges all CSLB Commissioners to view the attached video, review the area map provided, and then visit the FSBR proposed development site.<sup>1</sup>

It is crucial that CSLB Commissioners thoroughly understand the very serious impacts that the FSBR proposed development will impose on this well-established Conifer area neighborhood. Moreover, it is critical to understand that the abbreviated Jefferson County Zoning Resolution Section 8 - Location and Extent land-use approval process does not require that - before commercial activity commences - the applicants address any of the following most serious impacts:

**ISSUE 1** – The landscape of the 273 acre lease and surrounding private property will have the "Sense of Place" forever destroyed by the joint profit-seeking, commercial activities of FSBR, LLC / CSLB partnership aided by the acquiescence Jefferson County, all done without the "Conifer Neighborhood Community" ever having an opportunity to place their legitimate objections before their elected officials in a formal public hearing.

**ISSUE 2** – The proposed FSBR development site is located in a Colorado State Forest Service designated "high" wildfire hazard zone subject to fast moving, wild-blown wildfires. The intensive human activity of the FSBR will serve to elevate the probability of a large, destructive wildfire.

**ISSUE 3** – Use of emergency medical services will increase due to the hazardous nature of mountain biking thereby taking this critical function away from area residents who pay mill levy taxes to the Elk Creek FPD for those services. FSBR, LLC will not be required to compensate the fire district for either firefighting or emergency medical services rendered on-site as a consequence of its operations.

**ISSUE 4** – Critical emergency access, evacuation, and escape routes will be clogged by the estimated 300 vehicles transporting 700 - 800 persons from the site onto a narrow and curving mountain road with no shoulder and the vehicle accident rate is expected to noticeably increase yet FSBR, LLC is not required to provide planning for emergency access and evacuation routes or for an emergency alert system.

It is vitally important for CSLB Commissioners to realize that, as a greenfield project, the lands and the vistas at this site have largely remained undisturbed for

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<sup>1</sup> If you wish, we would be glad to meet and assist you in the field. However, be aware that traffic on Shadow Mountain Drive is extremely dangerous, especially, when snowy and icy road conditions are present. There are essentially no even moderately safe locations to pull off the roadway and a bright safety vest is essential if you plan to get out of your car at the site.

the last 80 to 120 years: All those who behold this landscape, exclaim that it is breathtakingly magnificent! Importantly, the Committee's analysis shows that to properly mitigate Issues 2, 3, and 4 above, many millions of dollars - a majority of these monies will be required at project start - must be spent in support of the following essential built and operational infrastructure:

- **TRAFFIC SAFETY** – Extensive rework of: a) the junction of U.S-285 and Barkley Road; b) the 1/2 of-a-mile of Barkley Road; c) the junction of Barkley Road and CO HWY 73; d) the junction of CO HWY 73 and Shadow Mountain Drive; e) the lower 2 miles of Shadow Mountain Drive; and f) the entrance/exit at FSBR. Additionally, yet to be identified roadway rework is highly likely.
- **EMERGENCY MEDICAL SERVICES** – In support of Elk Creek FPD, monies for: a) the initial purchase of new ambulance; b) salary and benefits for two additional full-time firefighters / EMTs for as long as operations continue; and c) ongoing contributions to a capital fund for ambulance replacement every 5 to 7 years for as long as operations continue.
- **COMMERCIAL VIABILITY** – The initial cost to upgrade the infrastructure – including rework of the road network, funding of Elk Creek FPD firefighting / emergency medical services, and funding the services from the Sheriff Office – as well as the continuing maintenance for the life of FSBR operations, clearly will rest upon FSBR, LLC. Additionally, the number of days that the facility will operate on a yearly basis is a significant unknown, especially, in light of the absence of evidence from comprehensive business studies provided by the applicants. All of this calls into question the commerciality of the proposed development project.

Furthermore, the Committee requests that the CSLB take action to immediately stop the agency's consideration of the FSBR proposal for a Recreation Lease. Additionally, we request that the CSLB recognize the unique features of this pristine parcel by designating the several adjacent related trust parcels in this Section 16 for preservation from this point forward so that all Coloradans may enjoy this special mountain and meadow area in perpetuity!

Sincerely,

***Conifer & South Evergreen Community Committee***

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*Conifer & South Evergreen  
Community Committee*  
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**ABOUT Us:** We are the *Conifer & South Evergreen Community Committee* (the Committee or CoSECC) is an advocacy group of volunteers from the mountain communities of Conifer, South Evergreen, Morrison, and Pine - all situated along the U.S.-285 corridor - who provide their expertise in order to advocate for local issues. Additionally, the Committee is a non-profit Colorado Corporation registered with Jefferson County for testimony before the Planning Commission and Board of County Commissioners in matters of land-use policies; fire protection in wildfire hazard zones; groundwater supply, quality, and wastewater treatment infrastructure; traffic safety, emergency access, and evacuation planning; and wildlife habitat preservation within our mountain area communities.

Moreover, the Committee is currently working with a number of other active community organizations - including the [Stop Full Send Bike Ranch](#) organization - in order to provide testimony in opposition to the FSBR proposal at the expected Jefferson County Planning Commission Hearing in this matter.

Please visit our website at <https://cosecc.org/> for more information about us and what we do.