

June 5, 2023

Phil Bouchard  
Shadow Mountain Bike Park

Re: First Referral Response Letter –Shadow Mountain Bike Park ODP  
Case No. 23-102980 RZ

Dear Mr. Bouchard,

This letter serves as your first submittal response to the Special Use case for the *Shadow Mountain Bike Park ODP* and a request for additional materials needed as a part of the process. Listed below is a summary of the comments received by Planning and Zoning Staff and the pertinent issues that must be addressed. Please refer to the attached comments from each referral agency for complete information. Where discrepancies or contradictions are encountered, please contact your case manager for clarification. Please do not add information or make revisions that are not requested unless they have been discussed and reviewed with me. Additions or changes that were not requested can lead to additional referrals and longer review times.

**Key Issues to address with Case Manager:**

**General:**

The submitted Written Restrictions do not clearly define the maximum impact of the proposed use nor the visual or auidial impacts of the proposed park. The applicant will be required to provide a number of additional details to refine compatibility, visual impacts, proposed use, noise, wildfire hazards, and site design.

The applicant's proposal would not meet with the Conifer/285 Corridor Area Plan recommended land use for this site. The Comprehensive Master Plan recommends this area for 1 dwelling unit per 10 acres. Staff evaluated the following three factors when assessing proposed uses that are not supported by the Plan:

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

**ODP Document:**

- ***Land Use Area Definitions***  
*Day Lodge is not limited by size and includes notions of, "other services, Other Entertainment" that need to be more clearly defined. These limitations should have matching evaluations in trip generation, wastewater and other supporting documents.*
- ***Permitted Uses***  
Some of the proposed language seems vague. It is unclear how the park will be used during "closure" periods, maximum impact of some of the proposed uses and how the features on site will be limited. See Proposed Written Restrictions for full staff comments.
- ***Setbacks***  
No setbacks are proposed beyond the typical A-2 standards. However, wildfire mitigation recommends 300-foot setbacks from property lines, this is strongly recommended by staff. Other setbacks may include distances from property lines "trails 30-foot from property lines" either written by cardinal direction or illustrated as "Non-Disturbance Areas" graphically on Page 5 of the submitted Written Restrictions supporting pages.
- ***Parking Standards***  
No building maximum is proposed with this document. Maximum building size, occupancy and parking ratio are required to evaluate maximum impacts of use, parking, transportation, water and wastewater. Justification on how the proposed lot is compatible with surrounding residential uses is required.

- **Site Mitigation**

*More could be done to meet the Temporary Area of Refuge and other recommendations of the Wildfire Risk Assessment. For instance, the proposed location of the parking lot makes it unable to meet these recommendations on-site. Similarly, staff has concerns with parking lot proposed over existing wetland, floodplain areas and in close proximity to property lines.*

Please review the attached ODP document with red marks related to formatting and content.

Plan Recommendation:

The subject property is located within the Conifer/285 Corridor Plan. This parcel is recommended for residential development at 1 dwelling units per 10 acres.

Traffic & Engineering:

1. This land use does not align with a trip generation code identified in the ITE 10<sup>th</sup> editions. Greater justification for 1.5 turnover of vehicles per day using data collected from similar land uses is required.
2. Saturday and Sunday PM periods were not analyzed and will be required to be evaluated for the 2<sup>nd</sup> referral.
3. The County does not support the use of left turn acceleration lanes. Revise Table 1a, 1b and other places in the report which show a mitigated level of service.
4. Provide a justification for 1% annual growth rate used for future traffic projections in 2025 and 2042.
5. Per the narrative, the applicant will work with local Sheriff and/or Road and Bridge authority within ROW to enforce no-parking along Shadow Mountain Drive. Please describe the type of work that the applicant is committing to provide.
6. Engineering will require surface of roads or parking lots removed from Written Restrictions. If approved, these details are to be evaluated with Site Development Plan and Land Development Regulations processes. The applicant is advised to be aware that parking lots and roads exceeding 150 trips per day are required to be paved.

**Noise:**

**Documents required for second submittal:**

1. Revised ODP and Written Restrictions
2. Cover Letter addressing conformance with the Comprehensive Master Plan
3. Sensory Impact Study
4. Revised Transportation Information including maximum building limitations, similar land use data.
5. A Wildfire Mitigation Plan as well as an Analysis/Technical documentation for the chairlift as it relates to the probability of starting fires satisfactory to the CSFS Golden Field Office.
6. Updated Visual Analysis

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**Staff has summarized the pertinent comments that need to be addressed above. Please refer to the full agency responses for specific agency feedback. It is your responsibility to address the comments in the attached letters and contact the agencies as necessary.**

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Please feel contact me with any questions or set up a meeting to discuss any of the referral information.

Thank you,

Dylan Monke, Planner  
Phone: 303-271-8718  
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Cc: Case File

**Notice:**

**\* PLEASE RETURN ALL REVISION PRINTS ELECTRONICALLY TO PLANNING & ZONING \***

**The applicant shall submit electronically a revised application in response to referral comments within 180 calendar days after referral comments are provided to the applicant.** *The Director of Planning & Zoning or his / her appointed designee may extend this 180-day maximum response deadline for an additional 180 days if, in his or her opinion, the delay in response is beyond the applicant's control. If there is no response within the 180-day period and an extension has not been granted by the Director of Planning & Zoning or his / her appointed designee, the application will be considered withdrawn. The applicant will then have to submit a new application.*