



December 8, 2023

Jefferson County – Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
Attn: Dylan Monke, Planner

Re: Shadow Mountain Bike Park - Case No. Case No. 23-102980 RZ

Dear Mr. Monke,

We are in receipt of the First Referral Response Letter from Colorado Parks and Wildlife, dated March 21, 2023, as part of the first referral of the application for a special use for the Shadow Mountain Bike Park project (the “**Application**”). We understand that Colorado Parks and Wildlife (“**CPW**”) cited concerns related to the impact on wildlife habitat connectivity, which may be negatively impacted by the proposed Shadow Mountain Bike Park. The Applicant acknowledges these concerns and is committed to mitigating potential impacts.

The Applicant has prepared an initial review of wildlife habitat within the project area (as defined in the Wildlife Assessment and which does not include the entire Property acreage), included with the initial application submittal as the Wildlife Assessment. The Wildlife Assessment identifies Elk Winter Range and potential habitat for the Northern Leopard Frog within the project area. Additionally, the Applicant has spoken with CPW to better understand concerns around the proposed project’s impacts on wildlife habitat. CPW has also identified the project boundary as including an Elk Winter Concentration Area and an aquatic sportfish management waters area along North Turkey Creek.

CPW described the Property as functioning as a connection corridor between County open space and National Forest System lands in and around the Conifer area. The Applicant understands that the proposed project could have adverse effects on elk populations that currently rely on the undeveloped Property for habitat. As a result, SMBP proposes the following design and mitigation measures to reduce impacts to wildlife:

- Fencing – Only wildlife-friendly fencing will be used within the Property, as noted in the ODP Written Restrictions.
- Seasonal closure – Shadow Mountain Bike Park will be seasonally closed from January 1 through April 1.
- Construction season – Construction of the proposed project will only occur outside of the elk winter season, from December 1 through April 30.
- Trash management - Only wildlife-proof trash, recycling, and composting containers will be used within the Property, as noted in the ODP Written Restrictions.
- Lighting - No exterior lighting will be permitted outside of the base area and lighting will be directed away from designated wetland areas. These commitments are included in the ODP Written Restrictions.
- Wetlands – Wetlands will remain undeveloped to the greatest extent feasible. The revised ODP Written Restrictions further describe proposed measures.

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- The Project is proposed on approximately 235 acres of the 306-acre Property, leaving over 70 acres of the parcel untouched. Within the 235-acre development, over 95 percent of the parcel would have limited infrastructure (only trails, access road, and chairlift).

Additionally, if the Application is approved by Jefferson County, the Applicant commits to working with Jacob Sonberg and the CPW team through the Site Development Process to determine additional mitigation strategies as necessary and further reduce impacts to wildlife where possible.

Sincerely,



Phil Bouchard
Shadow Mountain Bike Park



Jason Evans
Shadow Mountain Bike Park