

January 30, 2024

Phil Bouchard & Jason Evans  
Shadow Mountain Bike Park

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

Dear Mr. Bouchard & Mr. Evans,

This letter serves as your second 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 Official Development Plan (ODP) has some proposed uses that are redundant with the existing Agricultural Two (A-2) entitlements. Please review the ODP document and remove these occurrences where adjustments are not proposed. Staff is unclear the volume, size, and location of several items including: food vendors, retail area(s) and signage. Please see the attached ODP for complete redmarks. 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 First Referral found that 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. The applicant provided justification instead for 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.

Applicant responses were provided in detail, see Long Range Response for specific evaluations. A separate meeting on these items is encouraged if clarification is desired. a

**ODP Document:**

- ***Setbacks***  
50-foot are proposed for the Day Lodge and Accessory Building. These match the existing entitlements for other commercial permitted uses such as a Veterinary hospital or and Greenhouse/nursery. However, the proposed parking does not have any setbacks from property lines proposed in the ODP document. Staff would like to see these pushed back from property lines or otherwise screened from view with language to require hardscaping, screened behind primary building(s), landscaping requirement or other means to mitigate visual impact and compatibility with surrounding lots.
- ***Parking Standards***  
The ODP proposes a maximum number of spaces, but no setbacks or minimum # of spaces. Most often these are proposed at a ratio of Gross Leasable Area (GLA) e.g. 1 parking space per 1,000 GLA required. Staff would prefer phrasing of a ratio proposed to match this style of enforceable language and a setback from the property line as described above.

- **Sound**  
Staff encourage adding a note that outdoor amplification be prohibited except by Special Event Permit occurrences. Outdoor amplification is not a compatible use with surrounding residential and agricultural use(s).
- **Site Mitigation**  
*The Wildfire Risk Assessment has removed the 300-foot buffer area without explanation. More information should be provided as to why this recommendation was removed between referrals. The Assessment also calls for mitigation of Shadow Mountain Drive for a portion significantly off-site to the east. It is unclear how this will be met without County approval or adjacent property owner easement(s). See Management Area H, subset 2 for the eastern section. It is also unclear how overall property treatment will be managed between identified management areas, please provide more information.*
- **Seasonal Closure**  
Colorado Parks and Wildlife call for "limit disturbance" during period of January – July 1. Its unclear what extent "limit" is intended by this language. The applicant is strongly encouraged to coordinate with CPW to understand these comments.
- **Landscaping**  
The property is not expected to meet wildfire mitigation and the County Landscape standards outside of the Parking Lot Area. See redmarks for suggested language.

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

Plan Recommendation:

The Comprehensive Master Plan recommends this area for 1 dwelling unit per 10 acres.

Wildfire Hazard Mitigation Plan

- Please describe the overall site treatments recommended between identified Unit Management Areas.

Traffic & Engineering:

1. Shadow Mountain Drive has been identified to be upgraded to a Major Collector Classification based on current traffic counts. Westbound left turn land will be required at site access. While physical improvement would not be required at time of Special Use review, the applicant should be aware that proposed setbacks will be taken from edge of roadway alignment after this treatment is completed.
2. Phase I Drainage Report comments remain unaddressed, see redmarks.

Traffic analysis states 1,000 vehicle trip maximums whereas ODP notes 1,200. More information is needed on supporting these assumptions.

Documents required for second submittal:

1. Revised ODP and Written Restrictions
2. Revised Transportation Information
3. Revised Wildfire Mitigation Plan

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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  
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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.*