

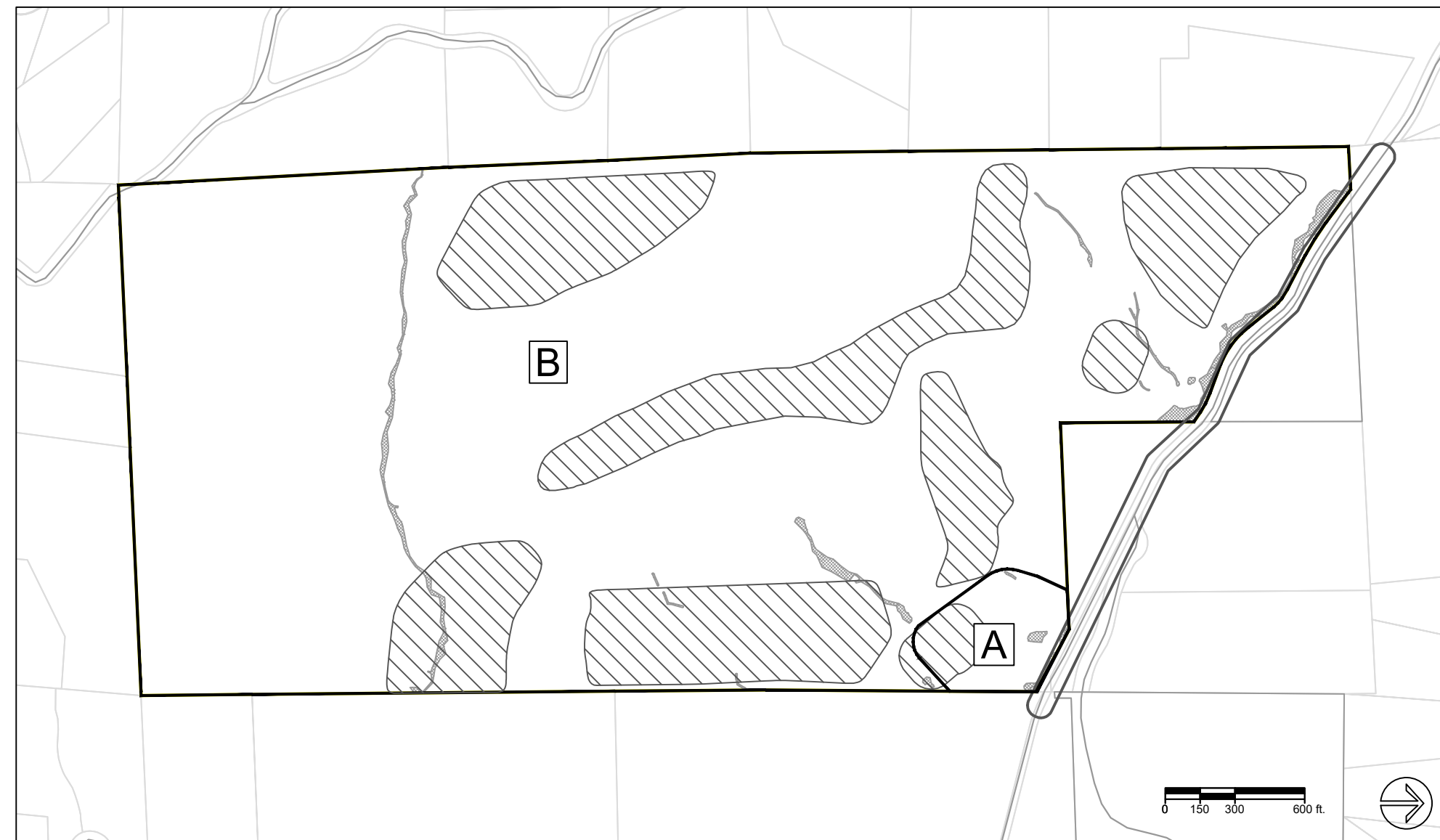
# Shadow Mountain Bike Park OFFICIAL DEVELOPMENT PLAN

CASE NUMBER: 23-102980 RZ

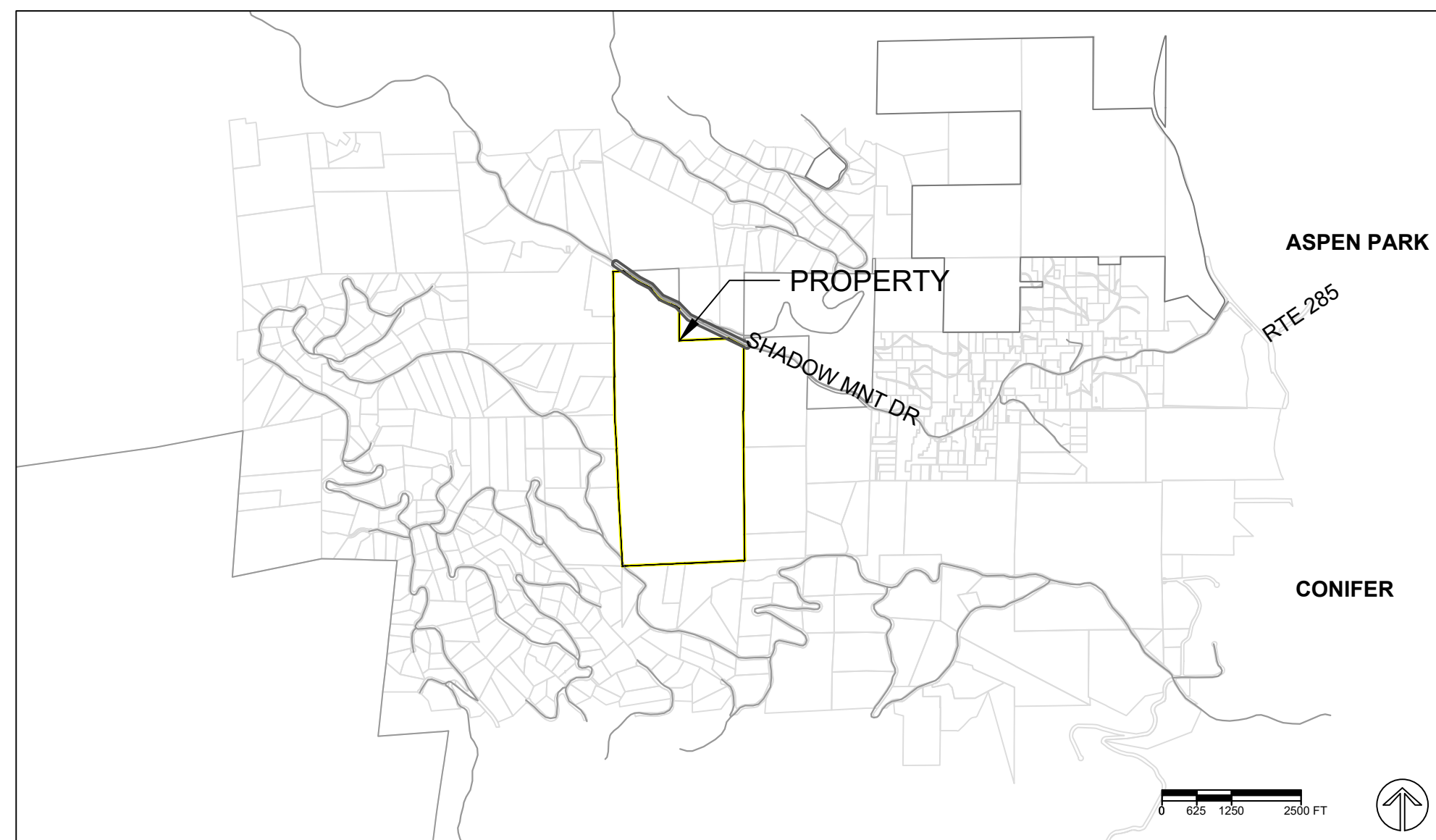
S2NW, SW, AND A FRACTIONAL PART OF THE NWNW (S OF SHADOW MOUNTAIN DRIVE)  
IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO

PAGE 1 OF 2

Will need new legal description of the portion of existing parcel.



**USE AREAS**  
SCALE 1"=600'



**VICINITY MAP**  
SCALE 1"=2500'

**LEGAL DESCRIPTION**

S2NW, SW, and a fractional part of the NWNW (S of Shadow Mountain Drive) in Section 16, Township 6 South, Range 71 West, of the 6th Principal Meridian.

**APPROVED FOR RECORDING:**

This Special Use Document, titled Shadow Mountain Bike Park, was approved the \_\_\_\_\_ day of \_\_\_\_\_ 2023, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: State of Colorado

By: Jefferson County Planning and Zoning Director

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at

Golden, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
County Clerk and Recorder

\_\_\_\_\_  
Deputy Clerk

**STANDARD FLEXIBILITY STATEMENT**

The graphic drawing contained within this Official Development Plan is intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the plotting or Site Development Plan process the Planning and Zoning director may allow minor variations for the purpose of establishing:

- A. Final road alignments
- B. Final configuration of lot and tract sizes and shapes
- C. Final building envelopes
- D. Final access and parking locations
- E. Landscaping adjustments

**APPLICABILITY STATEMENT**

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting, Site Development Plan, and building permit application.

**OWNER'S CERTIFICATE**

We, Colorado State Land Board, as owners of the land affected by this Planned Development, accept and approve all conditions set forth.

\_\_\_\_\_  
Abraham Medina  
Recreation Program Manager  
State Land Board

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
County Clerk and Recorder \_\_\_\_\_  
Deputy Clerk \_\_\_\_\_

DATE	ISSUED FOR	REVISION #

**PREPARED BY:**  
  
**SE GROUP, INC.**  
323 W MAIN ST, SUITE 202  
FRISCO, CO 80443  
970.668.2729

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PAGE 2 OF 2

1. Ratio of GLA/Space minimum should be established here.

2. Will parking be setback from property lines?

## WRITTEN RESTRICTIONS

- A. **Intent.** The purpose of this Special Use is to permit a Class III Commercial Recreation Facility use on the subject property described in the Legal Description (the "Property"), which is zoned ~~Agricultural-Two (A-2)~~ for lift-assisted mountain biking and associated uses.
- B. **Written Restrictions.** All standards of the Agricultural Two Zone District (A-2) and other applicable sections of the Zoning Resolution shall apply to the Property, with the modifications contained herein. Capitalized terms not defined herein shall have the meanings ascribed to them in the Jefferson County Zoning Resolution.

### 1. Permitted Uses.

#### a. Primary Uses.

- i. Class III Commercial Recreation Facility, excepting therefrom any activity that involves the use of non-domestic animals and/or firearms

#### b. Accessory Uses.

- i. Accessory uses per the Accessory Use Section of the Zoning Resolution
- ii. Accessory structures
- iii. Construction Trailers during construction only, not to exceed to two years without a permitted extension
- iv. Day Lodge
- v. Food and beverage vendors
- vi. Maintenance Facilities
- vii. Parking
- viii. Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in the County Zoning Resolution and County Land Development Regulations

#### c. Temporary Uses.

- i. Special Events, permitted by Special Event Permit
- ii. Temporary use of land and/or associated temporary buildings for any purpose or use which is clearly incidental to the development of a permitted Primary or Accessory Use

### 2. Development Standards

#### a. Use Area A. (6 acres)

##### i. Permanent Building Standards

1. Max Permanent Building Height: 35 feet ← Redundant with A-2 Zoning
2. Max Permanent Building Square Footage: 15,000 feet
3. Setbacks: 50 feet from all Property lines

##### ii. Access Road(s) Setback: 50 feet from all Property lines

#### b. Use Area B. (229.3 acres)

##### i. Permanent Building Standards

1. Max Permanent Building Height: 35 feet ← Maximum
2. Max Permanent Building Square Footage: 5,000 square feet
3. Setbacks: 50 feet from all Property lines

Should describe if Use Area B is, "Only permitted for accessory maintenance facilities" not a separate recreational facility.

##### ii. Trail Standards

1. Setbacks: 50 feet from all Property lines

### 2. Trail clearing width: 20 feet maximum

### iii. Chairlift Standards

1. Max Chairlift Height: All Chairlift infrastructure (including terminals and towers) and accessory structures will not exceed 35 feet in height
2. Setbacks: 50 feet from all Property lines
3. Chairlift corridor clearing width: 50 feet maximum
4. Chairlift terminals clearing: 200 feet maximum surrounding terminals

### iv. Access Road(s) Setback: 50 feet from all Property lines

### 3. Overlay Areas.

- a. **Wildfire Hazard Mitigation Overlay.** Mitigation strategies as outlined in the Wildfire Hazard Mitigation Plan will be implemented in the ~~Wildfire Hazard Mitigation Overlay~~ as part of Defensible Space Permit requirements.

#### b. Wetlands Overlay.

- i. No permanent building, parking area, nor Chairlift is permitted in the Wetlands Overlay
- ii. In the event that Trails or Access Road(s) cross the Wetlands Overlay, impacts will be mitigated by constructing such crossings using bridges, raised platforms, or similar design techniques

### 4. Lighting.

- a. No exterior lighting is permitted in the Wetlands Overlay or Use Area B, except for lighting required in connection with the Chairlift
- b. Lighting in Use Area A is permitted to be illuminated from one hour before to one hour after Guest Hours of Operation, except for security lighting, the use of which is not limited to certain hours
- c. Lighting will be directed away from the Wetlands Overlay

### 5. Signage.

- a. Individual signs will be no larger than 64 square feet ← May not be adjusted in Special Use Process.
- b. No more than one sign is permitted per building, except for Window Signs, Temporary Banner Signs, and Flags
- c. Signs will be no closer than 50 feet from all Property lines, except for Entry Feature Sign(s) which are permitted on the Property adjacent to Shadow Mountain Drive
- d. Signs will not be illuminated in any way

### 6. Sound.

- Sound levels shall adhere to maximum permissible noise levels for residential uses ← Will outdoor amplification be prohibited?

### 7. Fencing.

- a. Only wildlife friendly fencing is permitted on the Property ← This wouldn't allow screening trash enclosures? Recommend struck.
- b. Wood fencing is prohibited on the Property

### 8. Fires.

- a. Outdoor fires using wood or charcoal for fuel are prohibited.
- b. All outdoor fires of any type are prohibited in Use Area B

### 9. Trash Management.

- Only wildlife-proof trash, recycling and composting containers are permitted to be used on the Property

### 10. Landscaping.

- a. Landscaping plans will integrate Wildfire Hazard Mitigation Plan recommendations
- b. The Property shall meet all requirements of the County's landscaping regulations, except that: ~~... shall not apply except those standards for Parking Lot Area.~~ ← The County

What is the intent of this language?

Typical setback is 10 feet. C. 2. 0-foot is not supported. See table below for what is already allowed by underlying zoning.

2. Agricultural and Conservation Zone Districts (orig. 7-20-81; am. 7-23-02, 04-04-06 am. 9-29-15)
  - a. Maximum Number of Signs Requiring a Permit per Lot: One Single-Faced Ground Sign or one Double-Faced Ground Sign for each lot line adjacent to a street and any combination of other authorized Signs subject to Total Sign Area Per Lot requirements. (orig. 7-20-81; am. 7-23-02; am. 5-20-08; am. 9-29-15; am. 2-06-18)
  - b. Total Sign Area Per Lot: 200 square feet. (orig. 7-20-81; am. 7-23-02)
  - c. Setback from lot lines: 10 feet (am.04-04-06)
  - d. Sign Characteristics Table (orig. 7-20-81; am. 7-23-02; am. 9-29-15; am. 2-06-18)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall Signs	50 s.f.	Wall height to which Sign is attached.
Ground Signs	50 s.f. per face in area	12 feet

Site is not expected to be able to meet County landscaping standards outside of parking lot area due to Wildfire mitigation requirements and wildfire hazard conflicts with landscape requirements.

- i. Throughout the entire Property, any tree meeting the preservation and protection criteria in the County landscaping regulations which cannot be protected or preserved is not required to be replaced
- ii. Throughout Use Area B, existing trees shall not be shown on preservation plans and, therefore, shall not be subject to the tree preservation standards set forth in the County landscaping regulations

### 11. Parking.

The maximum number of parking spaces will not exceed 320 spaces

### 12. Operations.

- a. **Guest Hours of Operation.** The Shadow Mountain Bike Park will be open to guests no earlier than sunrise and no later than sunset
- b. **Seasonal Closure.** The Shadow Mountain Bike Park will be closed to guests from January 1 through April 1 (the "Seasonal Closure")
- c. **Motorized Use.**
  - i. Motorized use is prohibited on trails
  - ii. E-bikes are permitted on trails
- d. **Guest Count.** The maximum number of guests visiting Shadow Mountain Bike Park in one day will not exceed 1,200 guests

### 13. Definitions and Uses

- a. ~~Access Road(s): Road(s) constructed of gravel or a similar material for ingress and egress to and from Use Areas A and B, as illustrated on the Overall Site Plan.~~
- b. **Chairlift:** All infrastructure required for the operation, maintenance, and support of the lift structure, including but not limited to terminals, towers, lines, poles, chairs, electrical equipment, and other related components.
- c. **Class III Commercial Recreation Facility:** A facility for the purpose of sports and recreational activities, excepting therefrom any activity that involves the use of non-domestic animals and/or firearms, which is operated or owned by a commercial enterprise and open to the general public or members for a fee in return for the provision of some recreational activity, and including all uses related to the operation thereof, which may include stand-alone food and beverage for purchase and sale from independent vendors, retail items for purchase and sale, items for rental, and bike patrol and emergency services.
- d. **Day Lodge:** An indoor facility for the purpose of supporting the Class III Commercial Recreation Facility use, which may include: pre-made food and beverage for purchase and sale, retail items for purchase and sale, items for rental, administrative offices and services, bike patrol and emergency services, and relief areas related to supporting guests.
- e. **Maintenance Facilities:** Operational, maintenance, and administrative services and facilities associated with the Class III Commercial Recreation Facility use.
- f. **Trails:** Trails constructed for use by cyclists and, in some cases, individuals on foot or other non-motorized means of transportation.
- g. **Training Area:** An outdoor area for the purpose of training bike skills, which may include: structures, jumps, ramps, and obstacles, paths made of dirt, gravel, or other natural materials, and other mechanisms for the purpose of learning or practicing bike skills.

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These are covered in Section 33 & 19 when left silent. This should only appear if adjustments are proposed to existing regs. Unless particular structure proposed that would not otherwise be permitted, this should be struck.

iii. is already allowed by underlying zoning

iv.

v. is what? Food trucks, tenants? Limits on size or type? Alcohol was previously eliminated from proposal. Unclear on scope of this item.

viii. For on-site related thinning or thinning projects County-wide?

C. is covered by Special Events section. Temporary Uses is covered by Administrative Exceptions or if intended to support Special Events, covered by Special Event Permit.

Per ZR: The maximum cumulative number of days per year that special events may occur on a residential or agricultural property shall not exceed 4.

Is maximum number is proposed to be adjusted, it could be proposed in this ODP.

35-foot is already permitted building height by A-2. Adjustments in ODP only for restricting or allowing taller than permissible under current zoning.