



January 23, 2023

Dylan Monke

Planner, Jefferson County Planning and Zoning
Jefferson County Government

Application Narrative

This Application Narrative has been prepared to accompany the FSBR, LLC (the “**Applicant**”) application for Special Use approval on the Colorado State Land Board’s parcel, identified as ID 61-163-00-001, commonly known as the “**Shadow Mountain Parcel**”, and the “**Property**” that is the subject of this application. Approval of this application would support a Class III commercial recreation facility (the “**Proposed Special Use**”) on 235 acres of the 306-acre parcel (the “**Project**”). As further described below, County staff recommended a Special Use approval to implement the Project. The Property will remain under the ownership of the Colorado State Land Board. The Colorado State Land Board and the Applicant will agree on a permit to enable operations.

Project Background

Shadow Mountain Bike Park (“**SMBP**” or “**Bike Park**”) is a recreational development concept created by Phil Bouchard and Jason Evans. The Project started two and half years ago as an idea to bring chairlift-accessed mountain biking to Jefferson County, and since then has evolved into a community-focused partnership between private, public, and nonprofit organizations with the goal of responsibly growing the sport of mountain biking, while delivering meaningful downstream community benefits. SMBP is excited to submit this application with the support of the Colorado State Land Board and the Colorado Mountain Bike Association and hopes to work with Jefferson County and the broader community to make this shared vision a reality that will bring recreational, environmental, economic, and cultural benefits to the region for decades to come.

The Property

The Property is zoned Agricultural Two (“**A2**”), currently undeveloped, and occasionally used for agricultural and grazing purposes. Pursuant to the Jefferson County Zoning Resolution (the “**Zoning Resolution**”), A2 zoned properties have many permitted uses requiring greater intensity and disruption to the natural landscape than the Proposed Special Use – for example, forestry farming, oil and gas drilling and production, and poultry hatcheries and farms. Zoning Resolution § 33.B. Further, alternative special uses permitted in the A2 zone pose much greater infrastructure impact than the Project, as well as noise, light, resource, wildlife, and traffic impacts. Development of the Property for recreational use aligns with the perceived intentions of the County and the Community because the Project will maintain much of the natural landscape.

Project Vision

The Applicant is not a team of developers by trade, but instead a group of lifelong friends and mountain bikers with a shared vision. The Applicant works alongside community members and acknowledges the overcrowding and user group conflicts present on public trails in Jefferson County. Because of this conflict, the Applicant believes SMBP will inevitably improve the overall community trail-use experience for all user groups. Through this engagement, the Colorado Mountain Bike Association, a large non-

profit organization, emerged as a key partner. It has shared its experience in performing meaningful work in Jefferson County to maintain and expand public trail access for all users. Learning from the Colorado Mountain Bike Association's experience and expertise has provided insight into how the benefits of SMBP can extend far beyond the boundaries of the Bike Park.

The Applicant diligently sought the right partners to make this concept a reality, while simultaneously demonstrating that SMBP will be a benefit to the Conifer Area and Jefferson County more broadly. SMBP's relationship with the Colorado State Land Board began with a conversation about how the Bike Park could be a recreational alternative to the historical ways its land has been leveraged. The Applicant proposed an alternative that would largely preserve the existing state of the land, open hundreds of acres of forest to the community for recreation, and deliver meaningful revenue to support the Colorado State Land Board's mission, which is to leverage its properties to generate revenue for public education in Colorado.

Over the last two years, the Applicant team has engaged civil, recreational, and community entities, with the goal of developing a project with positive impacts across the Conifer community. These impacts include: economic development, wildfire mitigation, traffic control, wildlife cultivation, emergency medical response, natural resource management, and education and public health advocacy. The Applicant has closely assessed these impacts by consulting experts and practitioners in their respective fields. The Applicant firmly believes that people who never step onto the pedals of a mountain bike will nonetheless experience an improvement in their quality of life by the creation of SMBP.

Why SMBP

There is currently no dedicated, lift-accessed mountain bike park in the State of Colorado. In Colorado, the lift-access bike park market is dominated by traditional Colorado ski resorts that offer downhill mountain biking limited to a short (approximately 12 week) summer season. The existing bike parks are predominantly located along the I-70 corridor outside of front range communities.

The Applicant recognizes the need for a bike park situated in close proximity to Jefferson County residents. This project would provide a superior riding experience for interested community members, facilitate rider development for those who are new to the sport, and support the local economy in the Conifer area.

The low-impact concept will open more than 300 acres of forest to the public and deliver wide-ranging benefits to the community. Shadow Mountain Bike Park will alleviate pressure on Jefferson County's community trail networks, and will partner with Colorado Mountain Bike Association (COMBA) and other community advocates to provide a safe, responsible, and professionally managed place for users to enjoy the outdoors. The proposal will also protect the property from more disruptive forms of development that conform to its current zoning.

The Colorado State Land Board has authorized the Applicant to pursue this application and supports the project, along with the many identified community benefits.

Compatibility with Criteria for Decisions for Rezoning and Special Use Applications

Pursuant to the Zoning Resolution Section 6.D., in reviewing proposed Special Use applications, the Planning Commission and the Board of County Commissioners may consider five criteria (described below). This application meets each of the criteria for approving a Special Use, as follows:

Special Use Approval Criteria 1. The compatibility with existing and allowable land uses in the surrounding area.

The proposed Special Use is compatible with existing and allowable land uses in the surrounding area. Zoning Resolution § 6.D.1

Existing land uses in the surrounding area include land uses under Agricultural, Mountain Residential, Suburban Residential, and Planned Development districts (see Zoning Map attached hereto as Exhibit A). Much of the Property's surrounding neighborhoods maintain single-family dwellings at a moderate to low density. There are also several existing recreational assets such as Staunton State Park and the Cub Creek and Maxwell Falls trailheads along the nearby Black Mountain Drive. Allowable land uses for surrounding areas include public parks and Class I recreation facilities, group homes, telecommunication uses, and energy conversion systems.

In summary, the land surrounding SMBP supports dispersed development with limited infrastructure to the landscape, which the Project intends to mirror. Particularly, the Project has been designed to respect the natural character of Shadow Mountain to the maximum extent possible by concentrating infrastructure development to the base area and the lift corridor (as depicted on the Site Plan). Additionally, a low-impact trail system will be dispersed throughout the Property in a manner which will be shielded from Shadow Mountain Drive.

Special Use Approval Criteria 2. The degree of conformance with applicable land use plans.

The proposed Special Use conforms with the County's Comprehensive Master Plan (the "CMP"), the Conifer/285 Corridor Area Plan (the "Area Plan"), and the Elk Creek & Inter-Canyon Fire Protection Districts Community Wildfire Protection Plan (the "WPP"). Zoning Resolution § 6.D.2.

Jefferson County Master Plan

All Development, Goal 1. Encourage development that is appropriate to the area, promotes healthy, active lifestyles, and ensures that there are unique and diverse communities in which to live, work, and enjoy outdoor Recreation.¹

The purpose of the Project is to create a unique, accessible outdoor recreation facility. The Project location is compatible with surrounding use intensities and will support community member recreation interests. The Project is extremely unique as it would be the only dedicated lift-served bike park facility in all of Colorado, and would be the only developed recreation facility of its kind in the Conifer area.

The Project will provide opportunities in outdoor recreation and skills progression to a range of recreators, from those travelling from the Denver metro area on the weekends to County locals who want to ride before or after school and work. As such, the Bike Park would attract diverse communities and promote healthy lifestyles and skills progression opportunities.

Lastly, the Project will contribute to the health of the local economy by providing desirable recreation opportunities and additional jobs, guest services, and events to the area. The offerings are quite unique and, therefore, would not detract from support of well-established local businesses within the community. Instead, the Project will likely enhance other spending and economic

¹ Jefferson County Master Plan 2020, p. 18.

generation within the County and the Conifer area, such as food and beverage, retail, fuel, and lodging.

*All Development, Goal 2: Encourage economic development by promoting a variety of land uses.*²

As described above, the Project will create jobs and encourage economic generation throughout the community. The Property will be used for a non-traditional, but compatible land use, which adds variety to the region in a responsible manner.

All Development, Policy (General) 4. An analysis of the benefits of New Commercial or Industrial Development project, such as potential job creation or economic benefit, may be considered in the evaluation of a project.

As described above, the Project and mountain biking as a sport can bring great economic benefits. On average, mountain bikers are willing to travel around 400 miles from home for biking opportunities, and it's likely that the location of the Bike Park may serve a population different than that of visitors to existing bike parks further into the Rocky Mountains.

All Development, Policy (General) 6. New Development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled (zoned) uses on adjacent parcels.

As described in detail in this application, the resource reports takeaways and Planning Criteria, included in Appendix A, evaluate potential impacts to surrounding areas and resources, in turn providing a roadmap for mitigation. Specially, the Planning Criteria proposes how any harmful effects would be mitigated, therefore, protecting adjacent parcels from negative impacts. Additionally, studies have shown that recreation opportunities are associated with higher property values.³

*All Development, Policy (General) 10. Encourage land uses that support Active Living and enhance public health.*⁴

A new, unique recreation opportunity, such as this Project, exemplifies an opportunity for Active Living and enhancing public health within the Shadow Mountain and broader Conifer community, resulting in various health benefits to County residents. Additionally, by providing a controlled mountain biking experience, some guests may consider outdoor recreation when they hadn't considered it before, feel more comfortable venturing into the forests and outdoor spaces on their own, and seek out a new opportunity to support an active lifestyle.

*Site Design, Goal 1. Ensure design is compatible with community character and natural surroundings.*⁵

As detailed in the Site Plan and Operational Considerations, the Project has been very intentionally designed to ensure compatibility with community character and natural surroundings, including: concentrating the majority of Project infrastructure in one area; maintaining standard recreation use noise levels; designing signage and lighting to comply with County standards; using native vegetation; and other design considerations further detailed in this application.

² *Id.*

³ [Headwaters Economics 2016](#)

⁴ Jefferson County Master Plan 2020, p 19.

⁵ *Id.* at p. 29.

Geologic Hazards & Constraints, Goal 1. Ensure New Developments properly address physical constraints.⁶

Per the Jefferson County jMap, the only geologic hazard and constraint affecting the Property is a slope of greater than 30%. As such, the majority of Project infrastructure will be developed at the base of the Property and heavily sloped areas will be preserved for recreation use and necessary infrastructure to serve such use.

Additional Physical Constraints including Floodplains, Wetlands, Wildfire, radiation, landfills, abandoned mines, and Wildlife.⁷

The Applicant team has made the necessary resource inquiries, studies, and sought expert advice to ensure physical constraints, if any, do not negatively impact the Project or the surrounding community.

Community Resources, Air, Light, Odor, and Noise, Goal 1. Encourage the effective management of air quality and the impacts of light, odor, and noise.⁸

Please see Operational Considerations, attached as Appendix C, for an overview of light and noise considerations integrated into Project planning.

Community Resources, Recreational Trails, Goal 1. Provide extensive trail systems throughout the County.⁹

The Project will not only provide additional trails in the County; it also satisfies the current need for distinct mountain biking trails. The Project will relieve trail congestion in other parts of the County, and state.

Community Resources, Infrastructure, Water & Services, Goals 1-4.

- *Protect the quality and quantity of water resources in the County.*
- *Ensure that New Development has appropriate water service and wastewater treatment.*
- *Ensure New Development's water demands can be met by the natural carrying capacity of the land to ensure the long-term viability of the development.*
- *Manage the use of wells and On-Site Wastewater Treatment Systems (OWTSs) to ensure that the quantity and quality of water resources are sustained, and human health and the environment are protected.*

The Project will ensure water is available, water quality is protected, and proper treatment systems are in place. For a more detailed explanation, see Special Use approval criteria #4 below in regard to water and wastewater infrastructure to be provided for the Project.

⁶ *Id.* at p. 33.

⁷ *Id.* at pgs. 34-39.

⁸ *Id.* at p. 43.

⁹ *Id.* at p. 46.

Conifer/285-Corridor Area Plan

The Conifer/285 Corridor Area Plan focuses specifically on the Conifer area and policies, design guidelines, and other standards for various land uses. The Project falls within the Non-Residential and Mixed-Use policies, which are listed below:¹⁰

1. *Provide retail, office, industrial and community use activities that are needed for employment opportunities and for the convenience of local residents.*

As described herein, the Project would offer employment opportunities to locals for bike patrol, park operations, lift operations, and more. The Applicant will encourage hiring of qualified people from the local community as an equal opportunity employer, while striving to maintain a diverse workforce.

2. *Encourage existing retail, office, and industrial zoning developments to comply with this Plan, Design Guidelines and Architectural Standards.*

As demonstrated in this application, all components of the Project will be compliant with applicable architectural and design guidelines. Specifically, all buildings would be limited to a maximum height of 35 feet and would use colors and materials that blend with the surrounding natural environment. These guidelines are further described in the Planning Criteria.

3. *Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses in terms of traffic, water and sewer, noise, visual amenities, and air quality, and comply with this Plan, Design Guidelines and Architectural Standards.*

The Project is compatible with existing surrounding uses and would implement mitigation measures on resources such as traffic, water and sewer, noise, visual amenities, and air quality to reduce our impact on surrounding areas and resources. These measures are further described in the Planning Criteria.

4. *Encourage retail, office, industrial, community use activities, and open space within activity centers to avoid strip development, especially along US 285.*

The Project is not located within an activity center, however, it is promoting minimal development that benefits public health and the economy. It does not promote strip development.

5. *Ensure that retail, office, industrial, and community uses outside of activity centers, in those areas that may be rezoned for such activity, comply with all applicable site design policies to minimize the adverse impacts of dispersed development.*

The Project does not require rezoning. It does, however, require a Special Use approval, the procedures and design policies of which have been and will continue to be followed.

6. *Encourage Jefferson County to adopt and require architectural and design standards that reflect the unique character of this mountain community.*

By preserving a majority of the mountain landscape, the Project promotes maintaining the character of the mountain community. Additionally, Project design guidelines will be consistent with that of the County, approved land use plans, and existing developments in the surrounding area.

¹⁰ Conifer/285 Corridor Area Plan, p. 7.

7. *Local employment should be promoted to support a balanced local economy and minimize vehicle miles traveled.*

The economic impacts of the Project are outlined above and include job opportunities, business for local economies, may result in increases in property value, and more.

Community Wildfire Protection Plan

The Property is located within the Elk Creek Fire Protection District (ECFPD). In 2021, ECFPD and the Inter-Canyon Fire Protection District (ICFPD) collaborated on their efforts to reduce hazards and prepare their districts for future emergencies. This resulted in the 2021 Community Wildfire Protection Plan (CWPP) for the Elk Creek & Inter-Canyon Fire Protection Districts. The plan was prepared by Ember Alliance, the same firm that prepared the Applicant's Wildfire Hazard Mitigation Plan (Item 14) for this application.

Together, ECFPD and ICFPD cover 154 square miles of land in Jefferson and Park counties.¹¹ This area has moderate to very heavy fuel loads, which can produce events ranging from surface/grass fires to active crown fires that quickly become uncontained and uncontrollable.¹² The plan covers existing risk within the County and lists community recommendations for mitigation and preparedness.

Community-wide recommendations in the CWPP include suggestions for new developments and expansions of existing developments, as follows:¹³

1. *Multiple egress routes: more than one way in and out of the neighborhood, preferably on opposite sides of the neighborhood, to create options for evacuations. Neighborhoods with only one road to get in or out can be cut off and trap the residents. Multiple helps protect the life safety of the residents.*

The Applicant has considered how to integrate this recommendation into the Project. The base area of the Property is fairly compact and, therefore, does not support providing egress routes on either side of the Project site. While the Project only proposes one way in/out of the Property at this time, the Applicant has considered adding an egress option at the top of Shadow Mountain to evacuate via Conifer Mountain Drive. The access road would be able to connect through a neighboring property into Conifer Mountain Drive. The property owner has agreed and offered this option as an egress route in case of fire. This could be an option in an event where Shadow Mountain Drive cannot be used for egress. The Applicant is open to further discussing and implementing this option if deemed necessary by County staff.

2. *Adequate signage: a well-maintained road network that is signed with reflective signs for streets and addresses helps residents navigate during evacuations when thick smoke or weather makes navigation difficult. It also helps law enforcement personnel find homes to assist with evacuations and firefighters navigate the neighborhood more easily and find homes when defending structures. (see Accessibility and Navigability for Firefighters for individuals, and Accessibility and Navigability for Firefighters for neighborhoods).*

¹¹ [Community Wildfire Protection Plan for the Elk Creek & Inter-Canyon Fire Protection Districts 2021](#)

¹²*Id.*

¹³*Id.* at p. 45-46.

All proposed signage will comply with County standards and the Applicant will ensure that it would be visible in evacuation scenarios. *See Planning Criteria for further detail.*

3. *Roadway management with maintenance plans: roadway treatments to create survivable roadway conditions for residents evacuating and firefighters working on wildfires. Roadway treatments need maintenance, and planning for that work initially is important to ensure it happens. Regeneration and tree mortality are natural events that can reduce roadway survivability over time and should be planned for (see Accessibility and Navigability for Firefighters and Roadway Fuelbreak Recommendations).*

The Applicant plans to clear the base area of vegetation with high fuel loads and create effective defensible space around the parking lot and day lodge. While the Applicant does not currently plan to complete mitigation along Shadow Mountain Drive, they are more than happy to assist with the effort to do so at the County's request and upon further discussion.

Fuel Treatments

In addition to New Development Evacuation Planning, the CWPP lists general objectives for fuel treatments, which include Home Ignition Zone mitigation, stand-level fuel treatments, and roadway fuel treatments.¹⁴ The Home Ignition Zone establishes defensible space around homes and structures to increase the likelihood of the home surviving in a fire. This includes an area of 100 feet for defensible space which has three zones with different levels of clearing. As described in the Planning Criteria and depicted on the Site Plan, the day lodge and maintenance building will meet this standard.

Stand-level fuel treatments aim to create healthy forests that are resilient to wildfires. This includes reducing dense clumps of dry conifer forests and slash management. The Applicant proposes to conduct slash management (or burning of pine needles, leaves, downed trees, and other natural fuel sources on the ground) in all areas of clearing, as well as selective clearing of conifers throughout the 235-acre Project area to reduce fuel loads and mitigate the risk of active crown fires. Lastly, while roadway fuel treatments along Shadow Mountain Drive would greatly improve evacuation safety, this is not a part of the Project proposal as it is outside of the Property, but, as mentioned above, the Applicant is willing to help with efforts to make this happen in the future.

Lastly, the CWPP stresses the importance of working within communities to create mosaic landscapes with varied fuel types, which can reduce the risk of fire spreading. The Applicant plans to work collaboratively with those who are interested within the Shadow Mountain community to prioritize fire safety and mitigating risk.

General Support Goals

The Project will directly support goals that focus on promoting public health, recreation, and economic vitality. The Project will support a diverse group of new mountain bike riders through family-friendly programming and teaching programs, as well as riders hoping to improve their mountain biking skills on trails with a variety of ability levels and features. This will introduce more members of the community to outdoor recreation and respect for the natural environment in a safe and controlled way.

¹⁴ *Id.* at p. 51.

Several studies show that outdoor recreation opportunities can improve public health by promoting active lifestyles, which can reduce all-cause mortality.¹⁵ Additionally, the development of an asset such as a lift-served bike park can have a variety of economic impacts for the community by creating primary jobs, increasing services offered, promoting tourism, and increasing surrounding property values. These benefits are explained further in Special Use Approval Criteria 5.

As for wildfire mitigation, the Applicant plans to perform selective clearing in areas with clumps of high fuel loads and will prioritize the clearing of dry-mixed conifers where possible. Additionally, the Applicant will support local projects that aim to reduce wildfire risk and improve evacuation conditions and hopes to collaborate with local community members for a more comprehensive approach to wildfire management.

Special Use Approval Criteria 3. *The ability to mitigate negative impacts upon the surrounding area.*

The proposed Special Use will have protections in place to mitigate any negative impacts upon the surrounding area. Zoning Resolution Section 6.D.3.

As described above, the Applicant has carefully considered ways to mitigate direct impacts upon the surrounding area:

- The Planning Criteria covers resources mitigation measures including, but not limited to: avoiding development on wetlands to the greatest degree feasible; implementing erosion control measures to reduce sediment runoff; limiting water use so as to not impact adjacent water rights; complying with setback distances from neighboring wells for onsite wastewater treatment facilities; using materials and colors that blend with the existing landscape; and strictly enforcing parking rules and regulations.
- The Written Restrictions (Item 2) provide County-enforceable measures related to operating hours, sound, smoking and fires, animals, trash management, signage, access and parking, lighting, landscaping, noxious weeds, and hunting.

Additionally, the Project will reduce impacts on surrounding areas. The Conifer area currently has an abundant network of multi-use trails. Staunton State Park is less than a 10-mile drive from the Property and offers public recreation opportunities ranging from hiking and mountain biking to fishing and picnicking. It is common that multi-use trails for hikers, bikers, and other user groups experience user conflict, and it is difficult to create trails designed specifically for mountain bikers when other uses are also in mind. The Project would offset mountain bike users from existing recreation opportunities, in turn providing a better experience for the balance of trail users. As a result, the Project will relieve a level of user impact and periods of congestion currently existing on trail systems in the County and the State.

Special Use Approval Criteria 4. *The availability of infrastructure and services.*

As described in the Resource Reports submitted with this application, the Applicant has directed expert analysis of traffic, water, wastewater, and wildfire considerations.

- Traffic. The Project is proposed to generate approximately 940 trips per day on peak days, through the Conifer area and on Shadow Mountain Drive. The existing roadway infrastructure has adequate capacity to handle the proposed trips generated, however, there are two

¹⁵ [BBC Research and Consulting 2016](#)

intersections that experience delays that would be exacerbated by the Project. The Applicant proposes to work with the County to determine necessary improvements to reduce these delays.

- **Water and Wastewater.** Water and wastewater facilities to support the Project will be developed on-site. Based on the Water Supply Information Summary (Item 12), the Project's maximum required pump rate of 3.8 gallons per minute (gpm) should be available via well water. The Applicant also proposes a supplemental water storage tank to ensure required water availability, the details of which will be confirmed through further testing and expert guidance. Lastly, as indicated by the Onsite Wastewater Treatment System Report (Item 13), a septic tank will handle all sewage on-site. Therefore, the Project will not divert resources from or place additional pressure on local water and wastewater systems.
- **Emergency Services.** The Applicant acknowledges the importance of available, reliable emergency services to serve the Project if ever necessary. The Elk Creek Fire District has provided a will-serve letter confirming its capacity to serve the Project. Additionally, the Applicant will integrate wildfire mitigation techniques on the Property. As for recreation-related emergency services, like EMS services, the Project will provide such services on site so as to not place strain on local providers. Bike Park users will only be transported to facilities outside of the Property when the injury or illness cannot be handled at the Project facilities. The Project's on-site emergency services will provide an additional opportunity for jobs to qualified and interested locals.

Special Use Approval Criteria 5. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

The Proposed Special Use will not adversely affect the health, safety, and welfare of the residents and landowners in the surrounding area. Mountain biking offers a variety of health and economic benefits. A recent study shows that all-cause mortality is reduced 2 percent in Colorado residents who regularly bicycle.¹⁶ Other studies have shown a positive correlation between proximity to walking and biking infrastructure in the long term.¹⁷ Additionally, the percentage of Colorado residents that ride bicycles per year is approximately 48 percent higher than that of the United States, showing a high demand and popularity for the activity.¹⁸

The economic benefits from bicycling are evident in Colorado as well, where bicycle tourism attracted 1.7 million tourists between 2015 and 2016 and produced \$448 million in out-of-state tourism dollars.¹⁹ Projections based on preliminary revenue figures show that approximately 20 years after initial opening of the Bike Park, the lease agreement with the Colorado State Land Board would produce \$500,000 to be distributed for public education.

In addition to health and tourism benefits, the Project will provide primary job opportunities. Employees will be hired for lift operations, retail, general management, maintenance, and bike patrol/EMS services, among other services. The Applicant will prioritize hiring qualified locals and will offer trainings where applicable.

In terms of safety, the Project will meet all human and environmental health standards and provide mitigation where necessary. For example, the Project will provide additional emergency services

¹⁶ [BBC Research and Consulting 2016](#)

¹⁷ [Goodman et al. 2014](#)

¹⁸ [BBC Research and Consulting 2016](#)

¹⁹ *Id.*

such as the bike patrol that can easily access trails and respond on-site, unlike in surrounding public trails systems. The proposed wildfire mitigation measures on the 235 acres, detailed in Special Use Approval Criteria 2, will also promote public safety by reducing the risk of wildfire spread.

Community Meeting Summary

In the process of preparing this application, the Applicant held community meetings on July 27, 2022 and October 17, 2022. These meetings, along with guidance from the Project Case Manager, steered the content of this application.

July 27, 2022 Meeting. The Applicant team, in conjunction with Jefferson County, hosted a virtual public meeting and Q&A for the public to learn about the project and provide input. There were approximately 300 people in attendance. The Applicant received about 700 questions/comments during the meeting during a live Q&A and through the chat function. The Applicant team replied to as many questions as possible during the meeting and reviewed all questions afterwards.

Primary themes included: County process, Project location, traffic and parking, mountain biking, forest fires, wildlife and environmental concerns, landowner questions, infrastructure, chairlift, water, and emergency services. Primary concerns in questions/comments included: added traffic on Shadow Mountain Drive, development within the Shadow Mountain community, additional cars and people in the area impacting emergency and/or evacuation scenarios, food and beverage facilities (or lack thereof), and inclusivity. The Applicant team also received questions/comments focused on why they chose the Project area, trail details, alternative land uses for the parcel, water source and uses, human/wildlife interactions, and impacts to nearby recreation.

October 17, 2022 Meeting. This additional community meeting was hosted by residents in the Conifer and South Evergreen communities. This meeting focused primarily on public safety issues along Shadow Mountain Drive and featured a member of the Colorado State Patrol responsible for the Conifer area as the guest speaker. Two members of the Applicant team joined this meeting to represent SMBP. Discussion topics focused on previous traffic studies and trends in Jefferson County. In discussing the Project, the guest speaker indicated that it would not make the road more intrinsically unsafe and would not bring the road over capacity in an evacuation scenario.

Discussion

For the Applicant team, the most impactful experience over the past several years has been the abundance of opportunities to engage with the members of the community. The Applicant team has spoken with and listened to thousands of people whose opinions about the Project range from full enthusiasm to doubts and concerns. The outpouring of community support and feedback has been extremely encouraging and will result in the best path forward. The Applicant team appreciates the supporters who have kept the team motivated and focused, as well as the critics who have flagged concerns, allowing the team to work diligently to address. The result of such engagement is the Project before the County, which the Applicant team considers well-balanced and an exciting opportunity for the entire community.

The Applicant team plans to continue engagement with local residents, especially neighbors to the Property, and to pursue local collaboration opportunities with businesses, school groups, and others who may benefit from this Project following County review of this application. The Applicant team is deeply grateful to everyone who has taken the time to engage with this Project, individuals and groups who have used their experience and talents to challenge assumptions, sharpen the vision, and

strengthen this application. The Applicant team looks forward to working with the County as the Project proceeds.

Submittal Document Requirements

As a final logistical matter, the Applicant team has provided the following list of supplemental application documents with this application. Pursuant to Zoning Resolution Section 9.B., certain documents are required to be submitted with this application. Additionally, the Case Manager provided a separate list of submittal document requirements (many of which are consistent with Zoning Resolution Section 9.B. requirements) described in the County's Submittal Document Requirements Form. The below Item numbers correspond to the County's Submittal Document Requirements Form.

- Item 1: Application Form, Cover Letter and Fees (*Fee provided separately*) [satisfies Zoning Resolution Section 9.B., Items 1, 2, and 3]
- Item 2: Official Development/Special Use/Site Approval Plan [satisfies Zoning Resolution Section 9.B., Item 10]
 - Concept Master Plan
 - Written Restrictions
- Item 6: Site Plan [satisfies Zoning Resolution Section 9.B., Item 11]
- Item 9: Proof of Ownership [satisfies Zoning Resolution Section 9.B., Item 4]
- Item 11: Ownership Documentation
- Item 12: Water [satisfies Zoning Resolution Section 9.B., Item 21]
 - Water Supply Information Summary
 - Water Well Permit Application
- Item 13: Wastewater [satisfies Zoning Resolution Section 9.B., Item 22]
 - Onsite Wastewater Treatment System Form (6001)
 - Onsite Wastewater Treatment System Report (*pursuant to LDR Section 22.B.2*)
- Item 14: Fire Protection [satisfies Zoning Resolution Section 9.B., Item 23]
 - Proof of Fire Protection letter (*transmitted directly to County; not included in this document*)
 - Wildfire Hazard Mitigation Plan
- Item 15: Transportation Analysis [satisfies Zoning Resolution Section 9.B., Item 27]
- Item 19: Phase I Drainage Report [satisfies Zoning Resolution Section 9.B., Item 29]
- Item 21: Form 6000: Environmental Questionnaire and Disclosure [satisfies Zoning Resolution Section 9.B., Item 34]
- Item 23: Visual Analysis [satisfies Zoning Resolution Section 9.B., Item 17]
- Item 25: Vegetation Preservation Plan [satisfies Zoning Resolution Section 9.B., Item 19]
- Item 29a: Wildlife Summary [Satisfies Land Development Regulation Section 4.B., Item 31]
- Item 29b: Vegetation Assessment [Satisfies Land Development Regulation Section 4.B., Item 31]
- Item 37: Mineral Estate Notification Form [satisfies Zoning Resolution Section 9.B., Item 43]
- Recording Fees [satisfies Zoning Resolution Section 9.B., Item 41] – *Recording fees to be provided separate from this application at time of future document recording.*

EXHIBIT A: Zoning Map

Appendix A: Resource Report Takeaways and Planning Criteria

The Applicant’s goal is to maintain the character of the existing landscape on the Property while improving the recreational opportunities in the area and promoting healthy lifestyles among local and regional visitors. Oftentimes, the more people engage with the natural environment in a recreational sense through activities such as biking, running, rock climbing, skiing, or hunting, the greater appreciation they have for the natural environment and the better stewards of outdoor spaces they become.

The Project would introduce minimal infrastructure to the Property which would be primarily concentrated in the base area (refer to Item 6: Site Plan) and could benefit an average of 70,000 to 80,000 visitors per year. As such, the Applicant’s planning process has taken into consideration a number of resources per request of the County and the community. The Applicant has considered the infrastructure necessary for the Project as well as specific criteria to reduce Project impacts. In the Resource Reports included with this Application, it has been determined that impacts will be minimal or mitigated as possible. This Appendix includes a table with high-level takeaways of each Resource Report and Planning Criteria specific to each resource of concern to follow in subsequent processes and through implementation. Please note that the Resource Reports themselves contain the most accurate information. Refer to each respective report to read more about assumptions and findings.

The resource analyses were analyzed to show the impacts of more extreme circumstances than what might be realistic. For example, the Traffic report includes an analysis of 300 cars in the parking lot (which is currently designed for +/- 281 spaces) and maximum turnover rates throughout the day, which indicate days with highest possible visitation to the Property.

Resource and Report	Report Takeaway	Planning Criteria
<p style="text-align: center;">Water <i>Item 12: Water Supply Information Summary</i></p>	<p>Water will be supplied with an onsite water well and storage tank. Maximum annual withdrawal will be 2 acre-feet per year.</p>	<p>Treating and filtering of water sources will meet Colorado Department of Public Health and Environment (CDPHE) Drinking Water Standards, which require that water supply is disinfected and receives minimum chlorine contact time of 30 minutes before first use.</p>
		<p>Storage reservoirs will be ground mounted and elevated steel tanks designed in accordance with CDPHE standards</p>
<p style="text-align: center;">Wastewater <i>Item 13: Onsite Wastewater</i></p>	<p>Wastewater will be treated with an onsite wastewater treatment system (OWTS) with a capacity of 1180 gallons per day. The OWTS will consist of a septic tank to process sewage from the day lodge and maintenance building and a</p>	<p>Onsite treatment systems will follow requirements of the CDPHE and Jefferson County.</p>
		<p>Pipe and appurtenances will be designed to meet or exceed Jefferson County standards.</p>

Resource and Report	Report Takeaway	Planning Criteria
<i>Treatment System Report</i>	leach field adjacent to the parking area and access road.	<p>Setback distance of onsite treatment systems of at least 200 feet from neighboring wells.</p> <p>Septic tank and leach field located at a lower elevation than the surface elevation of the water well.</p>
<p>Fire</p> <p><i>Item 14: Wildfire Hazard Mitigation Plan</i></p>	<p>In existing conditions, it would take approximately 2.5 hours for all residents along Shadow Mountain Drive and in the Aspen Park areas to evacuate past an evacuation point on Highway 285. Adding 300 guest and 20 employee vehicles from SMBP would increase this time by approximately 15 minutes, to 2.75 hours total evacuation time. Prioritize removal of conifer trees, dead and down wood, shrubs, and tall grass to reduce the load of fuels.</p>	<p>Use ignition-resistant materials and designs for buildings, including Class A roofing, ignition resistant siding, and building design compliant with Colorado State Forest Service Home Ignition Zone guides.</p> <p>Clear as much area as possible (up to 300 ft, except for aspen trees) around the parking lot without diminishing the character of the area to slow the spread of fire around the base area.</p> <p>Clear as much area as possible (up to 40 ft or the property line, except for aspen trees) around the top lift terminal to slow the spread of fire at the Top Terminal Area.</p> <p>Conduct regular clearing of vegetation along the lift line, under and around the lift towers and cable.</p> <p>An evacuation plan is to be developed in coordination with the Jefferson County Sheriff's Office before full operation of the Bike Park commences.</p> <p>All park operations are to stop when wildfires are nearby and/or if the area is under mandatory or voluntary evacuation orders.</p> <p>Mow the grass in and around parking lots frequently in the summer to remove combustible weeds such as cheatgrass promptly.</p> <p>Use pile burning if and when conducting slash management around the Property.</p> <p>Design and install signage that is reflective and meets the design guidelines for wildfire safety as outlined in the application Community Wildfire Protection Plan.</p>

Resource and Report	Report Takeaway	Planning Criteria
<p>Traffic <i>Item 15: Transportation Analysis</i></p>	<p>The addition of traffic from SMBP would slightly increase the already long delays of 20 to over 200 seconds at two intersections: a left turn from Shadow Mountain Drive onto County Highway 73 and a left turn from Barkley Road onto County Highway 73. All other intersections of interest experience delays less than 20 seconds in current and proposed conditions.</p> <p>Construction of the recommended mitigation measures (which include acceleration lanes on County Highway 73) would result in delays shorter than existing conditions.</p>	<p>On-site parking is to be limited to 300 or fewer guest vehicles.</p>
<p>Drainage <i>Item 19: Phase I Drainage Report</i></p>	<p>With the addition of the proposed developments, there will be a higher runoff volume due to increased imperviousness, particularly from the parking area. The Project includes construction of a storm sewer and on-site full spectrum detention pond on the site to detain runoff rates to or below existing runoff rates per Mile High Flood District (MHFD) standards. Offsite flows are to be redirected around the proposed developed areas into North Turkey Creek and not collected by the new drainage facilities. These improvements would reduce the impact of increased imperviousness due to the Project and would</p>	<p>Proposed driveway crossing across North Turkey Creek is to be designed and constructed per County and Mile High Flood District (MHFD) standards and best practices.</p> <p>The proposed detention basin is to be designed per Jefferson County and MHFD standards and will include forebays at entering storm sewer outfalls, trickle channels, outlet structure, and an emergency overflow embankment.</p> <p>The proposed detention basin will be designed to maintain vegetation and have maximum of 3:1 to 4:1 side slopes planted with turf grass that allows for consistent coverage and a mowable surface.</p> <p>The proposed detention basin is to be maintained routinely per MHFD Vol III recommendations.</p>

Resource and Report	Report Takeaway	Planning Criteria
	aim to maintain historic drainage patterns for both onsite and offsite flows and manage flow levels above historic flows.	<p data-bbox="1056 285 1934 496">Added imperviousness from trails, lift terminals, access road, and maintenance area are to be mitigated using Low Impact Development best practices and selection and sizing of stormwater BMPs that improve runoff quality and minimize impacts to the existing surfaces. These include debris and litter removal, mowing and plant care, sediment control, stabilized construction entrances, and bridge crossings.</p> <p data-bbox="1056 516 1934 586">A Grading, Erosion, and Sediment Control Plan is to be compiled as a part of the Site Development Plan process.</p> <p data-bbox="1056 605 1934 711">All new onsite drainage is to be encumbered by drainage easements per County regulations. Easement delineation and language to be provided within final construction documents.</p> <p data-bbox="1056 730 1934 800">Trails are to be routinely maintained and inspected to ensure functionality and limit erosion and sediment travel downstream.</p>
<p data-bbox="222 954 405 1060">Visuals <i>Item 23: Visual Analysis</i></p>	Proposed conditions will introduce developed bike park infrastructure and trails into an area that currently exists in a near natural state. With adherence to planning criteria and best management practices in Table 1, proposed projects would remain visually subordinate to the visual strength of the characteristic landscape.	<p data-bbox="1056 841 1934 930">Vegetation is to be planted and clustered strategically to screen the day lodge, lift terminal, and bike park activity from neighboring properties and Shadow Mountain Drive.</p> <p data-bbox="1056 966 1934 995">Maximum building and lift tower/terminal height is 35 feet.</p> <p data-bbox="1056 1031 1934 1157">Buildings are to be constructed using natural materials and colors, compliant with recommendations and regulations in the Architecture section of the Zoning Resolution and the Architectural Design Guidelines in the Conifer/285 Corridor Area Plan.</p>
<p data-bbox="222 1222 405 1401">Vegetation Preservation <i>Item 25: Vegetation Preservation Plan</i></p>	Proposed projects will primarily impact the non-native agricultural meadow in the base area; however, some aspen forest and mixed-conifer forest would also be cleared to accommodate the parking lot and bike park lodge. Existing vegetation along Shadow Mountain Drive and North Turkey Creek will be preserved and	<p data-bbox="1056 1190 1934 1287">Focus on preservation of healthy, older, and larger trees as well as aspens, fir, spruce, pine, and hardwood species. Prioritize removal of lodgepole pine, Gambel oak, and juniper, and dead and dying trees.</p> <p data-bbox="1056 1323 1934 1417">Priority is to be placed on preserving vegetation along Shadow Mountain Drive and within wetland and riparian areas to the greatest degree feasible.</p>

Resource and Report	Report Takeaway	Planning Criteria
	protected to the greatest extent possible, with priority on existing healthy aspens and conifers.	<p>Vegetation preservation to comply with Preservation criteria in Section 15 of the Zoning Resolution, except for criteria c due to the heavily forested nature of the Property and wildfire risk:</p> <p><i>c. Any tree meeting the preservation and protection criteria above which cannot be protected or preserved shall be replaced with 3 trees meeting the size and quality standards in this section. (orig. 7-23-02)</i></p>
<p>Wildlife <i>Item 29a: Wildlife Summary</i></p>	<p>There is elk winter habitat within the project area, with no “severe winter range” or other sensitive habitat.</p> <p>There is potential habitat present for one Colorado listed Species of Local Concern: the Northern Leopard Frog. Northern Leopard Frog habitat is likely only present within wetland areas, which would be avoided to the greatest extent possible. No suitable habitat was identified for other Colorado listed Threatened, Endangered, or Species of Local Concern or for IPAC Federally Listed and Proposed Species of Concern.</p>	Wildlife-proof trash, recycling, and composting containers and dumpsters are to be used onsite.
<p>Vegetation</p>	<p>The vegetation assessment identified 10 vegetation types within the existing parcel:</p> <ol style="list-style-type: none"> 1. Mixed Conifer Forest 	<p>A full landscaping plan is to be prepared prior to final project approvals.</p> <p>All proposed vegetation will comply with MHFD Vol III recommendations, which include native grass and other drought tolerant plantings.</p>

Resource and Report	Report Takeaway	Planning Criteria
<p><i>Item 29b: Vegetation Assessment</i></p>	<ol style="list-style-type: none"> 2. Lodgepole Pine Forest 3. Aspen – Mixed Conifer 4. Aspen Forest 5. Agricultural Meadow 6. Native Rocky Meadow 7. Rock Outcrop 8. Riparian and Wetland 9. Disturbed Areas 10. Non-Vegetated (Paved Road) <p>Two rare state plants were also identified within the Project area. However, Project construction and activity are not likely to affect the overall viability of these species.</p>	<p>No long-term irrigation is to be required for proposed vegetation.</p>
<p>Noxious Weeds</p> <p><i>Item 29b: Vegetation Assessment</i></p>	<p>One unlisted noxious and invasive weed was identified in the Project area. Planning Criteria are intended to reduce the threat of this species or other noxious and invasive weeds.</p>	<p>Before construction, the proponent is to pretreat existing noxious weed infestations.</p> <p>All off-road construction equipment is to be cleaned to reduce the potential spread of noxious weeds.</p> <p>Revegetation mix must be certified noxious weed free.</p> <p>Post construction, the site is to be monitored and treated for a period of three years.</p> <p>A Noxious Weed Management Plan is to be developed in the Site Development process and implemented pre-, during, and post-construction.</p>
<p>Wetlands</p> <p><i>Item 29b: Vegetation Assessment</i></p>	<p>The proposed entrance driveway, parking lot, maintenance area, and parts of the access road are anticipated to impact less than 0.1 acre of wetlands within the project area. Proposed trails would avoid and minimize additional wetland</p>	<p>Development within wetland areas is to be avoided to the greatest extent possible.</p> <p>All road crossings are to use appropriately sized culverts to allow for flood flows and be armored with proper inlet/outlet protection.</p>

Resource and Report	Report Takeaway	Planning Criteria
	<p>impacts to the greatest extent possible and are not included in this calculation. Planning Criteria in Table 1 have been identified to reduce the impacts to wetlands if they cannot be avoided.</p>	<p>Trail crossings are to utilize boardwalks or small bridges supported by environmentally friendly foundations such as helical piers within jurisdictional wetland features.</p> <p>Prior to any grading activities within or adjacent to wetlands, the project proponent is to coordinate fully with the U.S. Army Corps of Engineers to ensure that all tenants of Section 404 of the Clean Water Act are being followed.</p> <p>Appropriate sediment controls such as wattles and/or sediment fences during construction or grading activities are to be installed to mitigate impacts to wetlands.</p> <p>Prompt revegetation of temporarily disturbed lands is to follow any grading or construction activities.</p>

Appendix B: Project Description

Chairlift and Bike Trails

The Applicant proposes to construct a four-passenger chairlift to transport guests and bikes to the Top Terminal Area (as depicted in the Site Plan) for gravity flow and downhill trails. The chairlift will require one terminal in the base area (“**Bottom Terminal Area**”) and one terminal at the top of Shadow Mountain (“**Top Terminal Area**”). Chairlift construction will require a clearing corridor of 40 feet wide to accommodate the infrastructure, and the Applicant will perform selective clearing for wildfire mitigation an additional 10 feet on each side. The chairlift will require power at the Bottom and Top Terminal Areas, as well as a communications line along the lift alignment.

All lift infrastructure (terminals and towers) would comply with the height limit of 35-feet. The chairlift would be colored to harmonize with the surrounding natural environment and would operate for all operating hours when weather permits.

The Bike Park may provide, but would not be limited to, approximately 16 miles of trails with offerings for ability levels ranging from beginner to expert at a range of trail widths. Features would be created to provide a diverse riding experience for guests of all ability levels. Trails will be primarily constructed of earthen materials, and would include wood, steel and other materials. Industry trail design practices would be utilized for construction and maintenance of trails and the lift corridor. The Applicant also proposes that all trails are setback 30 feet from all property lines.

Access and Parking

The Applicant predicts that the majority of guests will access the Property from Denver via U.S. Highway 285 South and exit at Barkley Road. Guests would travel southwest on Barkley Road to the Barkley Road/County Road 73 intersection and turn right/north, travel for less than 1,000 feet on County Road 73, then turn left onto Shadow Mountain Drive and travel approximately 2 miles to the left-hand access turn. At this time, approximately 90 percent of the traffic is expected to travel from this general direction to access the facility from the Conifer area and beyond.

A single access driveway will be constructed from Shadow Mountain Drive, crossing North Turkey Creek with a culverted crossing, into the Property and more specifically the base area. The driveway will be a two-lane access drive (single in/single out) connecting to the guest parking area (as depicted on the Site Plan).

The parking lot will accommodate up to 300 guest vehicles (currently +/- 281 spaces are proposed in the Site Plan) plus approximately 20 employee vehicles. Exact parking spaces are subject to change based on the Site Development Plan process; however, it is not to exceed 300 guest spaces.

Additionally, an access road will be constructed from the main base area to the north and to the Top Terminal Area. This would provide access for construction, maintenance, and emergencies throughout the Bike Park.

Lastly, the Applicant acknowledges that the parking and access areas will create impacts to waters of the U.S., including wetlands located in this area. Anticipated impacts are described in the Resource Reports, which are summarized above in Appendix A.

Facilities

A day lodge will be constructed in the base area to provide guest services including indoor seating, ticketing, restrooms, changing rooms, bike and equipment rentals, and outdoor guest space and seating. Water will be supplied by a commercial water well and sewage would be handled by an onsite wastewater system.

There will be no kitchen space inside of the day lodge in order to reduce water and space needs. To address food and beverage needs for guests, the Applicant plans to partner with locally based food truck vendors to serve guests on-site. Seating areas will be provided inside and outside of the proposed day lodge for guest seating.

A maintenance building will also be constructed along the access road to provide facilities for operations as well as chairlift and bike storage in the winter, as well as providing an additional restroom. In this area, approximately 20 employee parking spots will be provided.

Utilities

Attached to this application is a water well permit application (Item 12) that indicates anticipated well water usage once the Bike Park is fully operating. The Applicant anticipates not needing this full supply of water in the first few years of construction and operation. For the first few years of operation, the Applicant plans to pursue a well permit for “exempt commercial uses” informed by current need. Per Division of Water Resources, the well pumping rate shall not exceed 15 gallons per minute and shall not exceed 108,600 gallons annually for “exempt commercial uses,” which will be sufficient during construction of the Project and for the first years of operations. The Applicant understands that they will need to pursue a non-exempt commercial well once guest visitation grows and will work with the Division of Water Resources on a water augmentation plan to meet this need in the meantime. Well usage, especially under the commercial exempt well, will be heavily monitored for pumping rates and total withdrawal. The well would be developed on-site, proximate to the day lodge.

The Applicant will also construct a water storage tank at a point along the access road. This tank would provide adequate fire sprinkler storage for the facilities and will be located at an elevation to allow for gravity flow, rather than pumping. Please refer to the resource report takeaways, summarized above in Appendix A, and Item 12 to this application for more information on the water analysis and proposed well and tank locations.

An on-site wastewater treatment system (OWTS) will also be developed. The Applicant has had a preliminary wastewater analysis prepared to determine projected wastewater loads based on building size, location, uses and water demand. The on-site wastewater treatment system report is summarized in the resource report takeaways, described above in Appendix A, and Item 13 to this application

Power will be buried from Shadow Mountain Drive to the base area facilities. Power is also supplied via an overhead line along the western Property boundary. A spur line will be created to supply power to the Top Terminal Area. Three-phase power is necessary for the chairlift. Communications will pull from the Shadow Mountain Drive. A communication line will also be hung on the chairlift to supply communications to the Top Terminal Area, a requirement of the chairlift. Utility details will be further determined in subsequent site development and planning efforts.

Appendix C: Operational Considerations

The following Operation Considerations are further supported by the Written Restrictions, provided as Item 2 to this application, which includes County enforceable language regarding restrictions on proposed operations. Operation considerations that the Applicant has considered include parking and access, wetlands protections, building heights, seasonal closures, general operating hours, sound, smoking, fires, animals, trash management, wayfinding/signage, lighting, landscaping, and hunting.

Parking and Access

The Applicant proposes a maximum of 300 parking spaces for guests, in addition to 20 employee spaces, and the Site Plan is currently designed to accommodate +/- 281 spaces in the parking area. These numbers are meant to accommodate the number of vehicles anticipated on peak days. As described in the Traffic Analysis, the presence of 320 additional vehicles would exacerbate already poor or congested traffic conditions at two intersections approximately 2 or more miles from the Property, but are not likely to introduce poor traffic conditions or significant congestion near the Property.

Additionally, in response to concerns from the community, the Applicant has considered additional management practices to prepare for days with a full or near-full parking lot. The Applicant will implement a reservation, monitoring, and reporting program similar to other existing recreation facilities and ski areas in order to better manage vehicles on days with higher visitation. The Applicant will also work with the local Sheriff and/or Road and Bridge authority within the Right-of-Way to strictly enforce no parking along Shadow Mountain Drive.

Wetlands Protections

As described in the Vegetation Assessment, attached to this application as Item 29b, the Applicant will minimize wetland impacts where possible. At this time, the Applicant anticipates that trail development will not impact Waters of the U.S. or wetlands, and the Applicant intends to construct environmentally friendly wetland features if trails are required to cross wetland areas.

Building Heights

Building heights will not exceed 35 feet. This includes the day lodge, maintenance building, and lift terminals and towers.

Operating Hours and Seasonal Closures

What makes SMBP unique is its ability to have a longer season than bike parks at ski areas, which is due to not only the fact that it will be a dedicated bike park facility, but also its location near Conifer, at a lower elevation than many of the adjacent ski areas. Therefore, the Applicant proposes to operate from March 1 through the end of November, as weather permits (i.e. we will not continue normal operations with snow on the ground). This extended season, in comparison to current bike park offerings across the state, will allow guests to ride almost year-round. Daily operating hours will vary throughout the seasons and will be primarily driven by sunset time. The generally understood hours of operation would exclude special events, which may occur outside of these hours.

The Applicant will not operate the Bike Park between December 1 and March 1, with the exception of special events. During this time, select trails within the Bike Park will be open to the local community

for hiking and snowshoeing. Special events within this time may include fat tire events or other winter activities.

All special events at SMBP would require approval of a Special Event Permit.

Sound

Normal SMBP operations in the base area will produce the sound of the chairlift, people having conversations, outdoor music at the day lodge, and car engines running. On the mountain, sounds would mostly resemble that of a quiet rural area. Sound levels will adhere to maximum permissible noise levels for Light Industrial uses, pursuant to CRS § 25-12-103, as amended.

The Applicant will not use outdoor amplification for live music or announcements without a Special Event Permit.

Smoking and Fires

Because wildfire is a reality in the Project area, no smoking will be permitted anywhere on the Property. Fires will also not be permitted apart from gas fire pits in the base area.

Animals

At SMBP, guests will be permitted to bring dogs so long as they are kept leashed or controlled by 30-foot voice command within the base area. Dogs will not be permitted on the lift or trails. In order to reduce waste, dog waste dispensers will be provided in the base area in the parking lot and near the day lodge.

Trash Management

The Applicant takes trash management seriously and understands the risk of wildlife finding waste. This is why the Applicant will provide only wildlife-proof trash, compost, and recycling containers on-site and dumpsters will be stored in enclosed structures. Additionally, the Applicant will conduct routine perimeter trash collection to pick up waste that may have not been disposed of correctly on the Property.

Wayfinding/Signage

Signage will be consistent throughout the Property and will be used for wayfinding, marking trail difficulties, for regulatory purposes such as parking, and other directional requirements as necessary. The colors and materials of signage will comply with the colors within the Architecture section of the Zoning Resolution. Off-street signage will be compliant with County standards for Agricultural and Conservation Zone Districts, which include a 10-foot setback, a maximum number of signs requiring a permit, and maximum sign areas and heights.²⁰

Lighting

Lighting shall be compliant with Section 12 of the Zoning Resolution. Lighting will be confined to the base area, lift terminals, and maintenance areas. No lighting will be in use after 10pm during normal operations (except for lighting required by insurance and/or local, state, and federal regulations) in order to maintain the mountain and residential character of the area.

²⁰ Jefferson County Zoning Resolution 2020

Landscaping

As described above, landscaping areas will only include species native to the location as identified in the Vegetation Assessment, attached to this application as Item 29b. Specifics of landscaping will be determined through a full landscaping plan as approved by County staff and referral experts, if necessary.

Hunting

No hunting will be permitted within the SMBP area of operation, as it would conflict with the Project.

Weather

All operations are subject to weather conditions. The Bike Park will not operate if there is snow on the ground, heavy rain, or high winds that would present hazards to guests.