

## Allison Wenlund

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**From:** Bill McLaughlin [bmclaughlin@elkcreekfire.org]  
**Sent:** Monday, July 20, 2015 2:55 PM  
**To:** Frank Dearborn; Allison Wenlund  
**Subject:** Re: FW: 15-115488PA - ELECTRONIC REFERRAL

I have several concerns in addition to the secondary egress. First, the location is above the Elk Creek Canyon, which is the highest fire risk area in our district, and one of the highest risk areas in the entire front range. Any significant fire in that canyon would be unstoppable. Prevailing winds during wildfires tend to push fires to the North, toward this location, and uphill, also toward this location. Evacuation of residents in the Elk Creek corridor would be extremely difficult and already far exceed available resources. This proposed site is located in a very high risk area for wildfires, and in a saddle, both of which should not be permitted.

Second, this would add additional traffic entering and exiting highway 285 at Shaffer's Crossing. That intersection has been the site of more collisions and more traffic fatalities than any other in the region. We are seeing record volumes of traffic through that intersection, and anticipate a significant increase with the expansion of Staunton State Park, and the planned camping at the ponds North of the intersection. Since the first of this year alone, we have seen several fatalities there.

Third, we have had multiple issues with bridges and culverts over Elk Creek this year. Several have been washed away; the road crossing below the Bucksnot is on a temporary fix due to water damage, and most of the bridges are listed as "do not cross" by the fire district. This includes the existing bridge shown on the site plan. That bridge is not currently rated. In addition to upgrading the bridge to meet load ratings for fire equipment, it would require significant erosion prevention.

We would need to see plans for mitigating all of these issues, if the re-zoning is permitted. In addition, due to the proposed use of the property, we would expect fire mitigation to be sufficient to serve as a safe zone for all campers, rather than working from an assumption that the camp could be evacuated. Likewise, due to the high risk, we would want to see non flammable structures, full sprinklering of all structures and full fire flow.

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Bill McLaughlin  
Fire Chief  
Elk Creek Fire District  
PO Box 607  
Conifer CO 80433  
303-816-9385  
[bmclaughlin@elkcreekfire.org](mailto:bmclaughlin@elkcreekfire.org)

On Fri, Jul 17, 2015 at 3:20 PM, Frank Dearborn <[fdearborn@evergreenfirerescue.com](mailto:fdearborn@evergreenfirerescue.com)> wrote:

Hi Chief's

Below is a referral for rezone to allow for a religious retreat. Chief McLaughlin, we have talked about this project. Below the referral notice is a site plan for the property. I requested a secondary entrance, see note. Any questions so far? I will be sending a reply in on Monday due to I will be having shoulder replacement surgery on Tuesday. Have a good weekend.

Frank

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**From:** [awenlund@jeffco.us](mailto:awenlund@jeffco.us) [mailto:[awenlund@jeffco.us](mailto:awenlund@jeffco.us)]

**Sent:** Friday, July 17, 2015 2:43 PM

**To:** [fdearborn@evergreenfirerescue.com](mailto:fdearborn@evergreenfirerescue.com)

**Cc:** [tgagnon@jeffco.us](mailto:tgagnon@jeffco.us)

**Subject:** 15-115488PA - ELECTRONIC REFERRAL

# **ELECTRONIC REFERRAL**

## **JEFFERSON COUNTY, COLORADO**

Documents related to a Preliminary Application have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found [here](#). Comments on the 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 15-115488PA

Case Name: 13034 S Us Hwy 285, 80470

Address: 13034 S Us Hwy 285, 80470

General Location: Metes And Bounds Multiple Legals

Case Type: PRELIMINARY APPLICATION

Type of Application: Rezone to allow for a religious retreat and conference center on 247 acres

Case Manager: Allison Wenlund

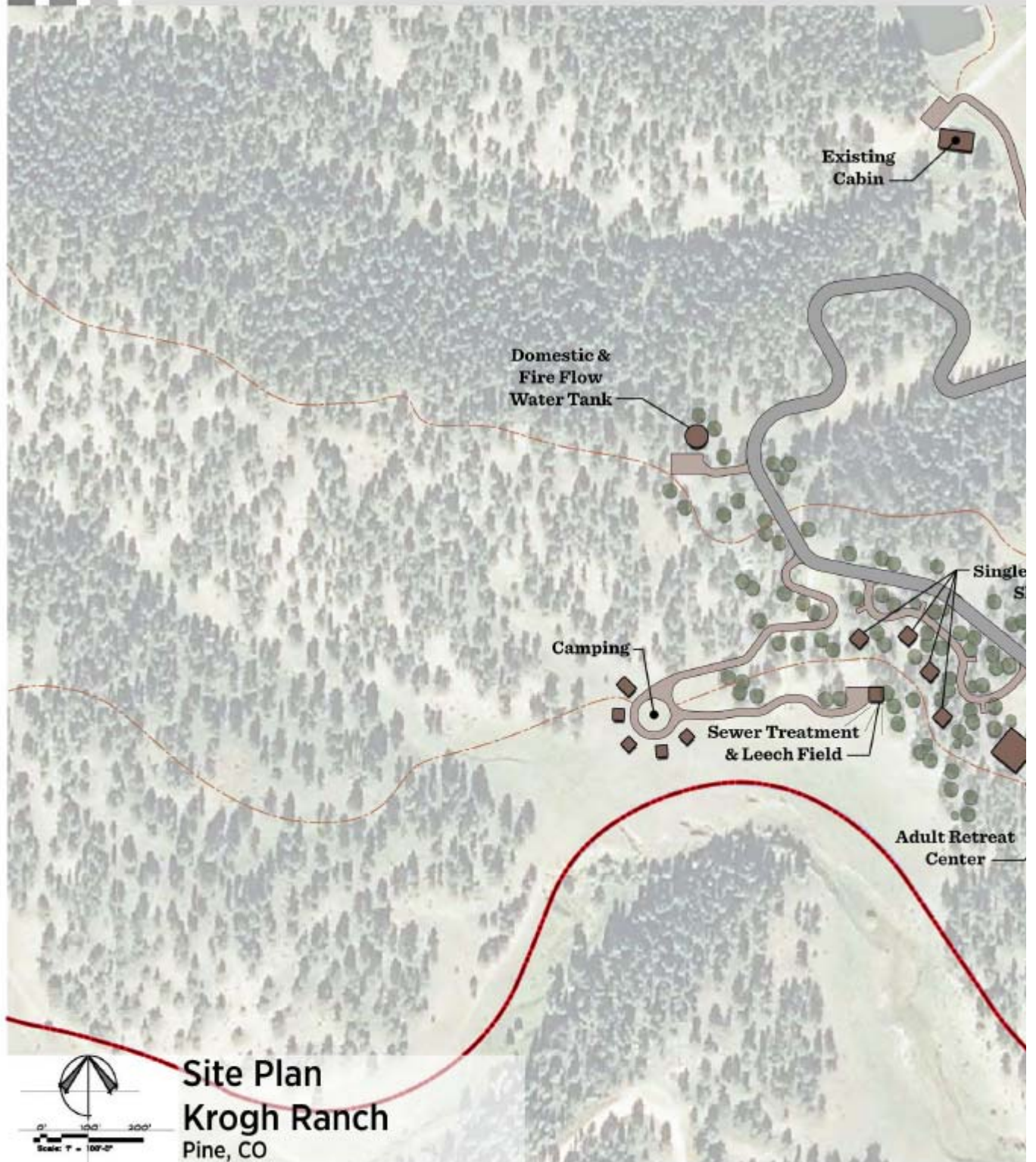
Comments Due: **07/22/2015**

Case Manager Contact Information: [awenlund@jeffco.us](mailto:awenlund@jeffco.us) [303-271-8752](tel:303-271-8752)

Review Engineer: Sean Madden

Review Planner: Heather Gutherless

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).



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