

**Canyon Area Residents for the Environment (C.A.R.E.)**  
**Summer 2020 Quarterly Meeting Minutes**  
**Wed. July 15, 2020**  
**Location: Zoom Conference Call**

1. The meeting was called to order by Deb Carney at 7:05

Attendance:

Deb Carney (President pro-tem) – Paradise Hills HOA  
Dave Hammond (secretary) – Pinecrest Road Assoc  
John Hermanussen – Pine Tree Park  
Gene Ditmore - Rockland  
Cindy Latham – Evergreen Fire  
Annette Mickle – Moss Road  
Mary Monnet  
Michelle Poolet – Cody Park  
Bonnie Saxton – CARE treasurer  
Marta Schreiner – CARE Weeds Committee  
Kathleen Schroeder – Panorama Estates  
Elizabeth Davis – Panorama Estates  
Steve Wakumoto – Lookout Mountain Crest  
Meredith Ward – Genesee Crossing  
Kathy Farmer  
Ron Rusnak – Hess Ave.  
Cynthia Corbet – CARE Hydrologist

2. Wildfire Speakers

**Cindy Latham**-Topic-Evergreen Community Wildfire Protection Plan Report just released.  
Key issues of evacuation problems and impacts to Bear Creek Watershed.

Bio-member of Jeffco Wildfire Risk Reduction Task Force, Bd member for Wildfire Prepared Home Assessment Program, Member of Fire Adapted Colorado/Community. Chair of Rotary Wildfire Ready Project & Leader of Rotary Wildfire Ready Education Committee.

In 1930's the US Forest Service instituted mandatory fire suppression in the Evergreen area. Now the (Evergreen) area is heavily overburdened with fuels and is a high risk of wildfires.

Elephant Butte fire started on July 13 on private land, cause unknown (at this time) and is about 50 acres. The fire grew onto Denver Mountain Parks land and is just west of Jefferson County Open Space Alderfer Three Sisters Park.

The Evergreen Community Wildfire Protection Plan (CWPP) started in 2007 and is now in the process of, or has recently been, updated.

CWPP Findings:

The area has a high potential for human caused ignitions

80% of the Evergreen neighborhoods (26 defined in report) are High to Extremely High for wildfire risk.

100% of the CWPP area neighborhoods have non-survivable sections of roadways. (Trees close to roads that could fall over in a wildfire blocking any escape route)

Escape routes are inadequate.

The roads in each neighborhood were rated for a 'congestion index'. There are many 'pinch points', high congestion and non-survivable roadways, there is a high risk to life safety. Evacuation times vary – between 25 to 200 minutes, **under perfect conditions**. i.e. no accidents, no road blockages.

'Shelter in Place' locations are being identified. These are places where a person could survive a wildfire flame front. A worst-case scenario.

After effects of a wildfire include risk to the watershed. Denver water, in part, comes from the Bear Creek watershed. Danger of toxic chemicals getting into the drinking water supply. Rains after a fire could flush heavy metals and toxic organic compounds into streams. The 2002 Hayman Fire cost Denver Water \$27MM in remediation.

CWPP Implementation plans include recommendations for clearing more trees along evacuation routes

**Alan Anderson**- Fire Chief of Foothills Fire Protection District  
Topic- 2008 FFPD Community Wildfire Protection Plan update

[https://www.colorado.gov/pacific/sites/default/files/atoms/files/ffpd\\_cwpp.pdf](https://www.colorado.gov/pacific/sites/default/files/atoms/files/ffpd_cwpp.pdf)

An update to the FFPD CWPP was started a few months ago. Companies were interviewed and Anchor Point was chosen to do the update.

<https://www.anchorpointgroup.com/>

They have been surveying the area and there may be some drones used to get to the more remote or difficult areas.

Estimated cost will be about \$53,000 with a goal of completion by the end of 2020.

Evacuation routes will be defined in the plan.

Anchor Point will create a website for the plan which will include an interactive map so that residents can view the area and see different layers with fuel types, risks, etc. This will be available to district residents when the plan is completed.

There was a small grass fire off I-70 near mile marker 254. Chief Anderson just so happened to be driving by at the time and spotted it. Foothills Fire and Genesee Fire responded. There was a small spot fire to the east that was within 50 yards of a house. The fire was about 1 acre in size, all grass. Unknown origin but since it was so close to I-70, it could have been started by a spark from a chain behind a trailer. That day was a red flag warning day.

There was also a single tree fire near the Bald Mountain fire. It was started by a lightning strike on July 13. There were multiple reports of smoke and FFPD took care of it quickly.

3. Genesee Water & Sanitation District (GWSD) Dave Pezzutti (President/Chair)  
current investigations to improve GWSD drought survivability while minimizing GWSD service costs

<https://geneseewater.com/>

Approached by developer informally to provide water to Mickel's development  
GWSD should have the capacity for both water and sewage. A lift station would be needed for sewage.

GWSD has a reservoir system started in the 1990's  
101.2 acre/foot reservoir (normal storage capacity)

Applied to Colorado Division of Water Resources to increase capacity of reservoir by 50%.

Financing would be possible

Bear Creek is currently running at 5% of 100 year average

GWSD also supports the Genesee commercial center

More hydrants are needed in the district

GWSD lifts a lot of water – the reservoir, near Bear Creek, is over 500 feet below the level of most houses in Genesee. A lot of power is needed for all that lifting.

Water capacity for wildfire support is built into the GWSD plan.

Water treatment is currently at 50% of capacity

Question: Would GWSD provide service/hydrants to the Rockland area?

Mt Vernon Creek is not a reliable source of water

4. 120 unit multifamily proposal west of Historic Rockland Church on Lookout Mt.

Requesting Water & Sewer from Genesee Water & Sanitation

Lookout Mountain Crest is against the proposal

Meredith Ward (Genesee Crossing):

120 taps of the development would help pay to augment the reservoir

Can GWSD improve service to the area without adding 120 new units?

Can Rockland area be added to service area?

Rockland area uses wells and septic systems.

Riva Chase had their wells run dry (when?). Can Riva Chase buy water from GWSD?

Deb Carney: A volunteer team of about 5 people is needed to inquire about water issues associated with the development.

Cynthia Corbett is a geohydrologist and a Genesee Foundation alternate delegate volunteered.

Meredith Ward:

Genesee Crossing has 42 homes

The proposed development is out of character for the area

Difficult to evacuate, there will be congestion points

Increase in students at the Ralston Elementary School

Increased demand on RTD park and ride lots

Highway 40/I-70 frontage road is heavily used when I-70 is closed.

Area is currently adversely affected by heavy traffic at Exit 254/Mt Vernon Rd.

Will detract from the beauty of the area and cause more wildlife disruptions

Genesee Crossing are customers of GWSD

5. Approval of January 15, 2019 CARE Meeting Minutes

Motion to approve by: Meredith Ward, Seconded by Cynthia Corbett

6. Upcoming CARE Meeting Dates-Please mark your calendars

Oct 21, 2020 Wed

7. President's Report

March 17 Jeffco Regulation Advisory Committee (RAP) Virtual Meeting – Deb Carney is a member of the RAP

Jeffco is going through all of its various plans for revision and updating

4 representatives from neighborhoods on the Planning Committee (**CARE neighborhoods? Jeffco neighborhoods?**)

Jeffco (Planning Committee?) wants to open up Jeffco to short term rentals

There will be virtual community meetings – dates?

Agenda's are not released until about 12 hours before the meetings, no time to prepare.

Updates of Comprehensive Master Plan Mixed Use-(could concentrate residents, parking and change character of neighborhood.

Updates of Comprehensive Master Plan Water-reviewed by CARE volunteer

Cynthia Corbet

\*Change Legal parcel/Subdivision date of May 5, 1972 to Jan 1, 2000 to eliminate time

Consuming administrative process but does not make exempt from other requirements

\*Jefferson County Planning & Zoning is beginning a Regulation Amendment process pertaining to the Land Development Regulation (LDR) Section 1. This regulation update includes a change to the Legal Parcel Date and other clarification/minor updates. We are very interested in any comments or concerns that you or your agency may have with these proposed changes.

You can view the proposed amendments by clicking this [LINK](#). Please send comments or questions to [PZRegRev@jeffco.us](mailto:PZRegRev@jeffco.us)

Short Term Rental Cabin on Lookout Mtn Rd.

Majority (**what majority?**) said they were neutral about it

Deb, speaking for CARE, that we are against STRs

Genesee Crossing requires single family residences, not short-term rentals.

Would have to go to an attorney to change covenant

Various regulations for Jefferson County are all over their website, many links, not easy to find the one you want.

8. Treasurer's Report-Bonnie Saxton-\$2,212.51

No change in treasury

CARE normally asks HOA's or Associations for \$100 per year.

Not much activity recently so haven't been asking for contributions

9. Proposed Rezoning over near Buffalo Bill's Grave. No opposition so far

Proposal for a conference or event center in the former Cody Inn

10. Delegate Reports

Pinecrest Road – Dave Hammond - No activity. A couple houses and a couple lots for sale on Pinecrest/Ballantine/LindseyCloverdale roads

Hess Ave – Ron Rusnak - no activity

Rockland – Gene Ditmore - no report

Lookout Mountain Crest – Steve Wakumoto is the new, permanent delegate to CARE.

Wants to be in the loop on the development

Cody Park – Michelle Poolet – Quiet in Cody Park.

Noted that the proposed development sits off the Lariat Loop Scenic Byway.

Cody Park has a long term rental problem with absentee landlords. That situation is worse with STRs. Landlords should be local to area.

Pine Tree Park – John Hermanussen – STR for his cabin was denied.

Combination of small cabin and larger one next door.

About 700 STRs in unincorporated Jeffco. Only 14 that are permitted.

STRs should be licensed and regulated, rather than by complaints.

There are things a landlord can do to mitigate any problems

Meredith Ward: Bozeman Montana has a map with STR conditions

<https://bozemanrealtygroup.com/bozeman-short-term-rental-rules/>

Other Comments: Rockland originally (mid 1900's) did not want to be an association. This may be changing with newer residents

If Rockland is rezoned (due to proposed development) there will be an uproar.

Concern for water wells in Rockland valley.

Neighborhoods may register with the county as an Association

#### 11. Committee Reports

No reports

#### 12. New Business

No new busines

Motion to adjourn at 8:45 by: Michelle Poolet. Seconded by ??