

Canyon Area Residents for the Environment (CARE)
Wednesday, January 20, 7 PM
Quarterly Meeting Minutes
Location: Zoom Conference Call

The Meeting was called to order by Deb Carney at 7:00 PM

Attendance:

Deb Carney (President pro-tem) – Paradise Hills HOA
Dave Hammond (secretary) – Pinecrest Road Assoc
John Hermanussen – Pine Tree Park
Michelle Poolet – Cody Park
Bonnie Saxton – CARE treasurer
Kathleen Schroeder – Panorama Estates
Wally Terhune – Genesee Foundation
Mary Monet – Genesee
Steve Wakumoto – Lookout Mountain Crest
Meredith Ward – Genesee Crossing
Janine Yunker & Brian Holland– Spring Ranch
Stephanie & Steve Troyer – Mt Vernon Estates
Christina Rayot – Mt Vernon Estates
Theresa Fink - Old Y Rd
Alan Anderson – Foothills Fire Protection District

Special Discussion Issues

Community Wildfire Protection Plan (CWPP) Foothills Fire PD, (0:00 – 29:00)

Alan Anderson, Fire Chief, Foothills Fire Protection District

CWPP completed in 2020 by AnchorPoint Group, a 55 page report

CWPP will be linked at the FFPD home page – www.foothillsfire.org

The previous CWPP was completed in 2008 and was only available as a printed report at the station.

There will be an interactive map included with the new CWPP. This will have different layers available with it. There is an info button next to each layer in the list that provides information on that layer. An address can be input and the map will zoom into that location to see the specific risks for that home/neighborhood. These risks and hazards are all defined and explained within the report itself.

Access and egress routes are included and explained in the report. Some of the hazard areas have limited access. A possible plan is to have signage for wildfire evacuation routes.

Mt Vernon Estates expressed concerns about potential fire risk due to rezoning of alpaca farm on Rte 40 (below Mt Vernon Estates area) and increased visitation should that rezoning and development happen.

Alan: Foothills Fire's job is to respond to a wildfire. The Sheriff's office is responsible for evacuating people safely. To that end, the Sheriff's department has various 'evacuation areas' (polygons) that have specific addresses defined in that area for evacuation and pre-evacuation contacting. A 'go bag' is a MUST to have so that a household can pick up and go at a moment's notice.

FFPD has hired a new Fire Inspector and home inspections will be available. The inspector will spend time at a house to let the homeowner know how to better protect their property. There will be a link on the FFPD website when this service is available (starting later this spring).

As mentioned at the October meeting, a good source for wildfire preparation is available on YouTube from the Wildfire Wednesdays talks put on by the Jefferson County CSU Extension. These can be found at: <https://www.youtube.com/channel/UCFF6sQVwCrPWUVBHFdaUe4Q>

Zoning Issues (33:00 – 45:00)

Brian Holland – Mountain Area Communities Coalition (MACC)

Submitted letter to Jeffco Planning Commission with proposals to amend mountain specific criteria for development.

MACC covers an area from Idledale/Marshdale/Conifer/Evergreen/El Rancho/Spring Ranch.

New mountain specific criteria needed for development. 1) Conformance with mountain master plan. 2) appropriate density for the site within the mountain community (wildfires, availability of water). 3) Wildfire danger in mountain communities and wildfire evacuations. 4) Building restrictions to address FEMA identified floodplains that are being disregarded by the commission. MACC had a virtual meeting with Leslie Dahlkemper (Jeffco Commissioner) in October 2020. A follow up meeting will be in February including the new county commissioners). Should CARE be included when this meeting happens?

Detailed concerns about developments and wildfire evacuations.

Deb: there should be a better representation of mountain concerns by better cooperation between MACC and CARE.

A motion was made by Michelle for Deb Carney to cooperate with MACC and attend the meeting in February. Seconded by Kathleen. Approved by hands raised from delegates.

Special Use Application – BCC (45:00 – 58:00)

Stephanie Troyer – Mt Vernon Estates

Proposal for the Golden Discovery Center. A 45 acre parcel along Highway 40 that needs to be rezoned for special purposes. An education center with various smaller buildings plus a residential property. All current structures will be removed. The Bella Charitable Foundation, a California Foundation. Mt Vernon Estates abuts the property on the western side of the parcel. The project description is vague. 200 – 250 school age kids would go through the discovery (education) center. MVE is against the proposal. Access to the property is on a blind corner on Hwy 40, concerns about traffic. Proposal for the development includes overnight camping.

Deb: Paradise Hills is on the east side of the parcel. Residents of Paradise Hills are concerned about the proposal but the Paradise Hills board did not want to take a position on the issue.

A motion was made by Bonnie for CARE to take a position against this proposed development, seconded by Meredith.

Some delegates wanted more information about the proposal and did not vote on the motion. There will be a second referral to the Planning commission with comments from the Jeffco Planning staff. Once those comments come in, Deb proposes an email vote by the delegates. The motion was tabled until this happens.

There was some further discussion about CARE's position about being for or against developments in the area.

120 Multi-family Unit Proposal in the Rockland neighborhood: (between US Hwy 40 and I-70). Genesee Water & Sanitation has not heard anything from the proposed development. No further progress has been made.

General Meeting Agenda (58:00)

1. Approval of October 29, 2020 CARE Meeting Minutes

Motion to approve 10/29 minutes by Michelle, Seconded by Kathleen
Minutes approved by show of hands

2. CARE Upcoming 2021 Meeting Dates:

Wednesdays at 7PM Tentative:

- a. Wednesday April 21
- b. Wednesday July 14
- c. Wednesday Oct 20

3. HOA Registration – each HOA should turn in their registration to Jefferson County Zoning & Planning. This is an annual application. HOA will be updated with zoning applications in that HOA’s area. Contact Deb Carney for any guidance in the process.

4. CARE dues \$100 annually per HOA. With increase in zoning applications and CARE’s involvement, CARE needs to increase its coffers

5. CARE election of officers 2021

No new nominations, some volunteers for the positions.

- a. President – Deb Carney will continue as president, final year
- b. 1st vice-president – Meredith Ward volunteered
- c. 2nd vice-president – Stephanie Troyer volunteered
- d. Treasurer – Bonnie Saxton continuing in this position
- e. Secretary – Dave Hammond continuing in this position

A motion was made for unanimous approval of these candidates by Michelle, vote was made by a raise of hands, fully approved. New volunteers to participate in CARE need to be recruited as more developers come into the area.

6. President’s Report

- a. No report but a reminder on HOA registration and dues to CARE. Dues go to Bonnie

7. Treasurer’s Report-Bonnie Saxton – report read by Deb Carney

Paradise Hills HOA contributed \$100
CARE website is \$200 annually
balance of \$2,210.03

8. Delegate Reports (1:04:30)

- a. Michelle Poolet – Cody Park. Quiet in the area.
- b. Steve Wakumoto – Lookout Mtn Crest. Their association approved partial paving of the roads in their neighborhood in a 2 year phased project to correct drainage. Concern about development in their area, i.e., Ellsworth Park on Colorow Rd is for sale. Adjacent to LMC. The park is platted for 13 parcels. Too many. Water may be critical issue that would limit development. Not sure of the amount of acreage needed for a well. Lookout Mtn Water District may need to be checked. There is at least one well on the property now.
- c. Christina Rayot & Stephanie Troyer – Mt Vernon Estates – concern about the Discovery Center on Hwy 40. Looking forward to seeing wildfire plan.
- d. Kathleen Schroeder – Panorama Estates. Not much to report except some (LMWD) waterline breaks in the area. Repair costs undetermined at this time. HOA dues cover water but dues are being raised to cover these costs.
- e. Meredith Ward – Genesee Crossing. A survey was sent out concerning short term rentals. Mixed response on concern by neighbors re: STRs.
- f. Wally Terhune – Genesee Foundation – a short term rental amendment was passed to the governing documents. These were filed with the county. 60% of HOA must vote in favor and it passed. Genesee has an Open Space manager, a plan was presented re: weed control, forest thinning, trail development.
- g. Dave Hammond – Pinecrest Road – nothing to report.
- h. John Hermansson – Pine Tree Park – nothing to report. Concern in general about development issues and CARE’s strategy about development. How can the area cooperate and possibly make it a win-win situation. How can CARE benefit. John will prepare some thoughts about this issue. The BCC development was previously an alpaca farm but before that it had some history of wagon travelers coming up Mt Vernon Road to exchange horses. Historical value to the area that may not be known.

9. Committee Reports

- a. **Weeds** – Marta not in attendance.
- b. **Trails** – Dave Hammond – on Bike Jeffco, a local bicycle safety advocacy organization. Bike Jeffco works with Transportation planners from Jefferson County. New signage will be installed on Lookout Mtn Rd in the spring by Jeffco Transportation & Engineering. 3 Feet to Pass for cyclists plus, bicycles may use full lane. A safety issue since there is no safety shoulder along LM Rd. A map of where these signs will be installed and other maintenance issues is at: https://www.google.com/maps/d/u/0/edit?mid=1tA_IJFe8zJOgD1z7yhgQ_4eDukklY39t&usp=sharing
Concern was expressed about cyclists riding in the middle of the road and impeding traffic due to this signage. Will be a learning experience for both cyclists and drivers (local residents and tourists) that will hopefully improve safety for all.

Highway 40 will be resurfaced in the spring by CDOT, possibly April through July. There will be lane closures during the project. Dave will contact CDOT for a presentation at the April meeting about the project. Deb expressed concern about wildfires and evacuations during this project.

- c. **Wildfire** – needs volunteers.
- d. **Web page/social media** – Michelle Poolet has recently taken over this committee. Updates to the site are being made.

10.New Business

Thanks to new vice presidents. Deb will be in touch to brief them on how to run a Zoom meeting, etc.

Deb: be ready to discuss evacuation issues in the event of a wildfire and the possibility of sirens as a warning. This issue has been discussed in the past. CARE may have to work on fund raising for the sirens.

There was some discussion about the new house going in on Hwy 40 above Exit 256 and the historic Rockland Church. Link for the Rockland Church on the National Historic Registry is included below.

11.Motion to Adjourn (1:40:00)

The meeting was adjourned by Deb.

National Registry of Historic Places

Colorado SP Rockland Community Church and Cemetery

<https://catalog.archives.gov/id/84125564>