

1 Business Park and we were told the only way that we could avoid having any
2 kind of interference was to wrap the building in construction with copper wire
3 mesh. I'm concerned about that. I'm concerned about health problems. I'm
4 concerned about people in our congregation that are talking of selling their
5 homes and moving. And I just wanted to express my concern for that tonight.
6 Thank you.

7 HOLLOWAY: Thank you. And Brad Ross Shannon, we already got.
8 Okay. We are at the end of our list. Is there anyone that wishes to testify that
9 was not on this list? Oh, Margot? How come...you were on this list, how come I
10 passed you up? I'm sorry.

11 ZELLAN: Thank you. My name is Margot Zellan and I live on
12 Lookout Mountain. I'm here to testify tonight in two capacities. First as
13 chairperson of Plan Jeffco and second as a 28 year resident of Lookout
14 Mountain. For the record, Plan Jeffco launched the County's award winning
15 Open Space Program in 1972. And it's continued to be the citizen watch dog
16 group for the protection of the County's visual resources. Plan Jeffco reflects the
17 views of tens of thousands of County voters who overwhelmingly voted to
18 preserve our scenic vistas in 1972 and of the 71% of voters who supported the
19 1998 SOS bond issue. At the ballot box and in public opinion surveys, Jeffco
20 citizens consistently tell us that they want the unique land forms which define the
21 character of our County to be preserved. The mountain backdrop is without
22 doubt the area which defines our community. It is truly unique. You as County
23 Commissioners and every county commissioner in the 28 years that I have lived

1 here have recognized the unique importance of this backdrop. I am going to
2 quote from several County documents and I will be providing copies of those for
3 the record. As stated in the May 1999 final report for Jefferson County and the
4 other four counties involved in the Front Range Mountain Backdrop Project the
5 front range mountain backdrop is a visual anchor for the millions of residents of
6 Colorado's front range. The mountain backdrop is in peril. For this reason
7 Jefferson County is a leader of the five county effort to maintain the scenic
8 integrity of our mountain backdrop and to develop sensitive development plans
9 which will preserve this scenic resource. Thus the backdrop project includes
10 sensitive development as well as land acquisition and is applicable to this
11 rezoning. It further states that if development continues to degrade this resource
12 eventually the backdrop ecological integrity will be lost permanently. A vast
13 majority of Coloradoans live within the shadow of the front range mountain
14 backdrop enjoying it's visual majesty every day. The front range mountain
15 backdrop is a recognized landmark. The foothills rising out of the plains is a
16 defining image for the State. Continued growth threatens to degrade the visual
17 quality of this landmark. Additionally Jefferson County's own proposal for a
18 \$50,000 grant from Great Outdoors Colorado states that the backdrop is an
19 unifying natural feature and a that good percentage of our population wakes up
20 each day to have some visual association with the backdrop as do the hundreds
21 of thousands of visitors to the State each year. The vision statement also
22 recognizes the extraordinary character and beauty of this area. Furthermore the
23 1996 Front Range Mountain Backdrop Report tells us the residents of the front

1 range look towards the mountain backdrop for beauty and a sense of place. And
2 that is...that this is a resource the people hold precious and the County's goal is
3 to maintain the backdrop as a valuable asset for present and future generations.
4 Finally, the Open Space Master Plan approved by the County Commissioners in
5 1992 describes the effort that Jeffco is making to assure that the high scenic
6 features of the foothills are protected from development and that scenic
7 preservation of the foothills backdrop are the focus of the mountain backdrop
8 effort. It even lists first of six significant preservation areas in the County.
9 Contrast these statements from Jefferson County documents with the applicant's
10 proposed 40 foot high building, the size of a several story Wal-Mart with it's 20
11 foot high retaining walls which will rise as high as the rotunda of this building, to
12 be constructed on the ridge of our backdrop. These massive structures, planned
13 for the ridge top and the face of Lookout Mountain are the antitheses of the type
14 of visual experience Jeffco residents want to wake up to every day. It will
15 permanently deface our most valued land form. I know that you do not want to
16 be permanently associated with this proposed defacement of our treasured
17 landmark. The sensitive development described in the mountain backdrop
18 project is the essence of the County Commissioner approved Central Mountain
19 Community Plan, which is to guide this zoning process. The proposed massive
20 structures are clearly inconsistent with the plan's direction to avoid locating
21 structures so that they are the dominant silhouette on the ridge line. This
22 insensitive development proposal is an insult to all of those working to preserve
23 the scenic beauty of our backdrop, to those who labored to draft the community

1 plan and to the commissioners who adopted the Central Mountain Community
2 Plan. Therefore on behalf of Plan Jeffco and all of our supporters I ask that you
3 deny Lake Cedar's rezoning request. In my other role as a resident of Lookout
4 Mountain I also ask you to deny the proposal. My husband and I are against
5 playing "Russian roulette" with peoples lives. Congress made a similar
6 statement when it directed Federal agencies to give "the benefit of the doubt to
7 endangered or threatened species when there is insufficient information" as is
8 the situation here. Dr. Johnson, an impartial expert and CARE's experts have
9 stressed that although there is insufficient information to prove definitive cause
10 and effect relationship from the existing towers there is indication that they may
11 have such effect. I believe that the residents who depend upon you to protect
12 the health, safety and welfare should receive no less protection than is accorded
13 rare species of animals. Give people the benefit of the doubt and vote no. In
14 closing, I wish to quote from the 1997 update from the Front Range Mountain
15 Backdrop Task Force, "we praise it in song, purple mountain majesty above the
16 fruited plain. It's profile graces our license plates. It provides a visual compass
17 that firmly anchors west". And to again ask, do not mar this majestic profile, a
18 visual resource that we all hold precious. Thank you.

19 HOLLOWAY: Thank you. Sorry about that, Margot. Your name
20 was on here. It just somehow got crossed off. Okay. Come on down. Were you
21 sworn in?

22 ZELLAN: Yes.