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Canyon Area Residents for the Environment · [www.carejeffco.org](http://www.carejeffco.org)

*To All Lookout Mountain Residents and Friends of LOM  
From C.A.R.E., our umbrella Home Owner Association*

#### **THE BAD NEWS:**

Activation Ministries International (AMI) has declined to reduce their outrageous request for a 30,000 square foot building, an increase of 330%. They have now requested public hearings, the last step in the application process. Please mark your calendars for the following dates:

**Wednesday evening, Feb 1, at 6:15PM:** Hearing before the Jefferson Planning Commissioners at the Jefferson County Courthouse (the Taj). Hearing room is on the first floor, on the left.

**Tuesday morning, Feb 28, at 8AM:** Hearing before the Jefferson County Commissioners at the Jefferson County Courthouse (the Taj). Hearing room is on the first floor, on the left.

#### **THE GOOD NEWS:**

We are guardedly optimistic that ***with your help***, we will be able to defeat AMI's expansion request. The Jeffco Planning and Zoning (P&Z) Staff now agree with us that AMI's expansion request is much too large. They recently advised AMI that they would recommend against approval unless AMI greatly reduced the size of its request. P&Z's Staff Recommendation, while helpful to us, is NOT binding on the Planning Commissioners and also is NOT binding on the County Commissioners who could still approve their request.

**THE FIRST HEARING'S PROCEDURE:** The Planning Commissioners will review Staff's recommendation, listen to public testimony presented by both sides and then make their recommendation to the County Commissioners.

**PUBLIC TESTIMONY:** Everyone has a right to be heard and will get that chance during these hearings. First AMI will have 20 minutes to present their case. Then organizations like County-registered HOAs and Neighborhood Associations will each get 10 minutes to speak. Lastly, individual citizens who wish to testify will each get 3 minutes.

#### **OUR STRATEGY:**

- 1) We are hoping that you will exercise your right to speak. You have the right to address the Planning Commissioners by stating your concerns, not to exceed three minutes per person. We also hope that you'll treat C.A.R.E. as a resource. If you need more information on how the hearings work, if you would like to discuss issues that you feel are relevant to this case, if you'd just like to talk to someone on the C.A.R.E. strategy team, please contact us by filling out the form at the end of this email and pressing the "reply" button.
- 2) It is **essential** we **PACK** the Hearing room, to show the high level of opposition that exists to AMI's outrageous expansion request. So even if you do not wish to speak, you can help by attending the hearing and also by continuing to write letters which will be received up to the date of each hearing.

For talking points and address info, visit [www.carejeffco.org](http://www.carejeffco.org) and click on "Expansion on Lookout Mountain (AMI).

- 3) C.A.R.E.'s attorney, Strategy Team and various committees have studied and assembled evidence to show the serious harms which will result if AMI's expansion request is approved. We are now working to assemble a slate of experts to speak to those harms which will be another critical part of this hearing. If you have special expertise in areas like traffic, architecture, public relations, fund raising, sewage, etc. and would be willing to help, **please** fill out the form at the bottom of this email and reply to this email.

#### **WHY YOU ARE RIGHT TO BE CONCERNED:**

AMI's 330% expansion to 30,000 useable square feet will increase AMI events and result in huge traffic spikes before and after Sunday services and also before and after other AMI events which are scheduled throughout the week.

These traffic spikes before and after AMI events will lead to the following: traffic snarls and congestion; delays to emergency responders and their vehicles responding to fire and rescue calls with corresponding increase in personal injury and property damage; increased risk of auto accidents and personal injury to our residents especially during winter driving conditions; increased danger to local residents who are driving, walking or biking; increased road kill to our wildlife; increased noise, dust and visual pollution.

The huge scale and mass of a building with 30,000 useable square feet would harm the character and visual quality of our residential community. It will also detract from and forever tarnish the historic Lariat Loop. In short, most everything that makes living on LOM so special will be harmed and leading realtors have told us that those impacts will harm property values.

#### **OUR TWO MOST CRITICAL NEEDS RIGHT NOW:**

**FINANCIAL DONATIONS:** We really need your help to save our Lookout Mountain Neighborhood, and you can do this by making a donation. To help us defeat AMI's expansion request, we have retained Scott Albertson, one of Colorado's best land use attorneys, to help us prepare for and to represent us at those hearings. He is charging a substantially reduced rate even though he does not live on Lookout Mountain. Countless hours have already been volunteered by residents with legal and other relevant backgrounds but Mr. Albertson's continued involvement is critical to defeating AMI's expansion request.

So we are asking that every family that can, please make a financial donation. Every donation, whatever its size, will be greatly appreciated and is **fully tax deductible**. Please make your check payable to Canyon Area Residents for the Environment, and mail to C.A.R.E., 25958 Genesee Trail Road, PMB-203, Golden CO 80401-5701. You can earmark funds for "legal defense," "operational account," or leave it open. Any funds earmarked for legal defense that are not used will be refunded to the sender in proportion to their donation at the conclusion of our legal proceedings.

**DONATIONS OF TIME AND EXPERTISE:** If you have expertise in any areas mentioned above and would be willing to help, please indicate that on the form below. We also need help with many other tasks that are critical to defeating AMI's expansion request. If you can help in any way, please indicate that on the form below. Lastly, please forward this email to your LOM neighbors who may not be in an HOA or may not be on our email list. ***It is vital for all Lookout Mountain residents to be aware of the serious harm that an expansion of this size will do to our Mountain neighborhood.***

**AMI Hearings Volunteer & Request Sheet:**

\_\_\_\_\_ I plan to attend the Planning Commissioners Hearing on Wednesday evening, Feb 1, at 6:15PM

\_\_\_\_\_ I plan to exercise my three-minute right to speak at the Planning Commissioners Hearing Feb 1.

\_\_\_\_\_ I may need transportation to and from the Planning Commissioners Hearing on the 1st of February, please have someone contact me.

\_\_\_\_\_ I have specialized expertise in the area of \_\_\_\_\_ and am willing to volunteer my expertise to help defeat AMI’s expansion request, please contact me.

\_\_\_\_\_ I am willing to volunteer to help out where I can to defeat AMI’s expansion request, please contact me.

\_\_\_\_\_ I understand there is a critical need for financial contributions for legal and operational cost to fight and defeat AMI’s outrageous expansion request. I understand that my donation is fully tax deductible and that I will receive a receipt from C.A.R.E. for my tax records. I will designate on my check either “legal defense” or “operational account,” or leave it open. I understand that any legal defense donations that are not used will be refunded to me in proportion to my donation at the conclusion of our legal proceedings. I plan to donate \$\_\_\_\_\_ for\_\_\_\_\_.

(Please make check payable to Canyon Area Residents for the Environment and mail to C.A.R.E., 25958 Genesee Trail Road, PMB-203, Golden CO 80401-5701.)

I understand my contact information below will be treated confidentially and not released to anyone outside C.A.R.E.’s AMI Opposition Strategy Team:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

HOA/Neighborhood: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

To send this information back to the C.A.R.E. Strategy Team, just “reply” to this email.

If you’re volunteering to speak or serve, or you need transportation to the hearing, you’ll be contacted by our Volunteer Coordinator, Pam Williams ([jingben@comcast.net](mailto:jingben@comcast.net)). C.A.R.E. is fully staffed by volunteers; there are no paid or full-time positions in this organization. We will do our best to get back to you in a timely fashion. Thank you for your consideration, and thank you for volunteering to support the expansion opposition.

