



**TOWN OF EAGLE  
REFERRAL RESPONSE SUMMARY REPORT**

**ISSUED: 9/16/2021**

Project Name:	Haymeadow PUD Amendment
Owner/Applicant:	Brandon Cohen, ABRIKA Properties, LLC
Applicant Representative:	Rick Pylman
Prepared by:	Chad Phillips, Community Development Director

The Eagle Community Development Department is issuing the following Referral Response Summary Report. If you have any questions or concerns regarding any comment, contact me or the individual agency to clarify the statement and reach an understanding. It is in the applicant's best interest to contact each internal and external referral agency directly in order to streamline the development review process.

**REFERRAL COMMENTS SECTION**

**Community Development – Chad Phillips:** [chad.phillips@townofeagle.org](mailto:chad.phillips@townofeagle.org)

Staff has reached out to applicant representative but formal comments will be addressed in the staff report.

**Building Department – Charlie Davis:** [charlie.davis@townofeagle.org](mailto:charlie.davis@townofeagle.org)

I have no comments for this proposed amendment.

**Engineering/Public Works – Dennis Wike:** [dennis.wike@townofeagle.org](mailto:dennis.wike@townofeagle.org)

1. PUD/ADA: With the proposed increase of density from the added 72 multi-family units in the initial Filing the Sylvan Lake/Brush Creek on-site roundabout will need to be completed with the realignment of both Brush Creek Rd and Sylvan Lake Road into the roundabout. This work will need to be completed before the first Certificate of Occupancy is issued. Review prior documentation and resubmit with required revisions needed to construction schedule to maintain expected Levels of Service.
2. PUD/ADA: Submit a Joint Excavation Plan to comply with the Towns recently passed Joint Excavation ordinance identifying steps taken to install conduits & their dedication for future broadband utilities planning to serve the development.
3. PUD: Re-model all utilities, especially water service, for the proposed increase in density within Filing 1 due to changes in uses, location, building type, & number of stories. Submit documentation showing existing utilities in Filing 1 can support proposed changes within Filing 1 and highlight any required changes to the existing utilities to meet requirements.



4. PUD: Submit documentation detailing potable water and non-potable water changes in use, quantity, pressure, etc expected from the proposed use changes, especially for irrigation waters. Documentation will be reviewed by TOE subject matter experts.
5. PUD: Document age of all reports referenced in this document, discuss what assumptions of these studies are no longer accurate, if new data is available, and if any are reports need to be updated to be relied upon.
6. PUD: Expand Water & Wastewater paragraph to include analysis done to show existing water & wastewater systems are adequate for the increased 72 units in Neighborhood A.
7. PUD: With increased impervious areas from new 6.5 acre tract with 72 multi-family unit, provide documentation that existing stormwater system of pipes, ditches, basins, etc are capable to accommodate the increased flow for both water quality & quantity on-site. Highlight any required changes to existing infrastructure needed to accommodate the increased flow.

**Greater Eagle Fire District – Randy Cohen: [rcohen@GEFPD.org](mailto:rcohen@GEFPD.org)**

No comments received.

**Colorado Parks and Wildlife (CPW) – Brian Wodrich: [Brian.Wodrich@State.CO.US](mailto:Brian.Wodrich@State.CO.US)**

Colorado Parks and Wildlife (CPW) has had an opportunity to review the Haymeadow PUD Amendment request to exchange 6.5 acres in the northeastern corner of the combined school/rec parcel for 8 acres of park space in Neighborhood C of Haymeadow and transferring 72 multi-family units from Neighborhoods B & C onto the 6.5-acre parcel. CPW appreciates the opportunity to provide the following comments and recommendations.

The location of this parcel exchange falls within mule deer winter range and has a mule deer migration pattern that runs directly through the section of the proposed exchange. This mule deer migration pattern connects two important sections of mule deer winter concentration and severe winter range in Eagle. These sections of winter concentration and severe winter range carry high importance to the survival of the local mule deer population, especially during high snow years. While the existing Haymeadow property does not necessarily carry high habitat value in its current agricultural state, it does carry very high value for wildlife migration to better habitat areas. The placing of 72 multi-family units within these migration patterns would be detrimental to the local mule deer herd. CPW sees the original plan of only having a school in this “School Site section” as the better of the two options in regards to mule deer migration. Having only the school in this section will leave a majority of the migration pattern area unbuilt, which in turn will provide a larger green space footprint, allowing for more unobstructed deer passage throughout the remaining open space within this section.

This proposed amendment that would place 72 multi-family units directly in the mule deer migration pattern would have a significant negative impact on the local mule deer herd, especially during winter months when they rely upon this undeveloped area to migrate between these important winter concentration areas. The construction of 72 multi-family units at this proposed location will create a large, imposing physical barrier to mule deer migration and it will also bring a much higher level of year round human disturbance. This human disturbance will come in the form of both standard home occupancy and activities of the 72 families, as well as a large wildlife disturbance while these homeowners recreate out their back yards directly into the mule deer migration.

The migration pattern area within the “School Section” is also several hundred feet lower in elevation than the wildlife corridor proposed in the original plan, east of “Neighborhood D”. While all wildlife corridors have value, especially



within this very large type of development, the lower elevation of the migration area within the “School Section” adds to the overall migration value, especially during high snow years when the higher elevations do become much more difficult, if not impassable, for mule deer migration.

Additionally, the increase of wildlife predator calls within the Town of Eagle is becoming more and more concerning to CPW. This proposed amendment of placing 72-multi-family homes within a mule deer migration pattern will also attract more mountain lions to the home sites as they follow the mule deer herd. CPW feels that placing 72 units in this location will increase human-predator conflicts and bring an unnecessary risk to human safety for the new families occupying these 72 units.

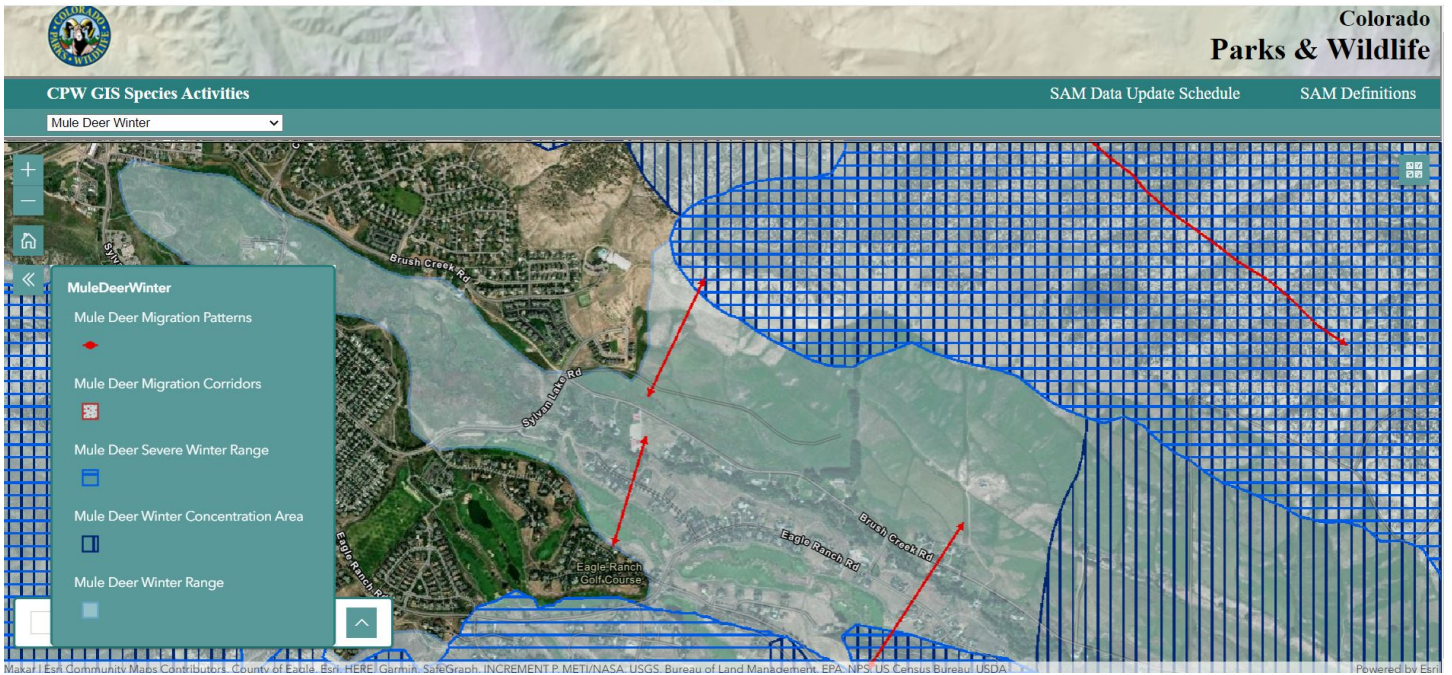
Aside of leaving the entire Haymeadow area undeveloped, CPW feels the best option for wildlife would be the original plan of building only a school in the “School Section” and have the dense housing of 72 multi-family units remain in the original Neighborhood B & C location to allow for mule deer migration.

In addition of the PUD amendment regarding 72-multi-family units, CPW would also like to take this opportunity to provide the following recommendations will help to avoid and minimize negative impacts to the previously mentioned local wildlife species and their habitats within this development:

- Ensure that bear-proof containers are utilized for all garbage and food-related waste on the property during and after construction. Education materials should be posted throughout the neighborhoods and provided to all new home owners to ensure human-wildlife conflicts are kept to a minimum. Animals (especially black bears) do become habituated to anthropogenic food sources, which often leads to the euthanasia of these animals due to repeated conflicts with people.
- Refer to CPW’s Fencing with Wildlife in Mind document and ensure that any new perimeter fencing, if deemed necessary, is in compliance with the standards outlined in that document.
- Discourage fruit, berry, or nut producing trees and shrubs from the landscaping plan to further reduce attractants for bears and other wildlife.

As a referral agency we hope to provide recommendations and provide concerns that may help make this proposal more successful. CPW will attend any meetings that we are requested and provide explanations or further information regarding our comments. The contact for CPW on this project will be District Wildlife Manager, Brian Wodrich at [Brian.Wodrich@State.CO.US](mailto:Brian.Wodrich@State.CO.US), 970-948-9166.





Colorado Parks & Wildlife

CPW GIS Species Activities

Mule Deer Winter

SAM Data Update Schedule

SAM Definitions

Mule Deer Winter

- Mule Deer Migration Patterns
- Mule Deer Migration Corridors
- Mule Deer Severe Winter Range
- Mule Deer Winter Concentration Area
- Mule Deer Winter Range

Map of Eagle, CO area showing Mule Deer Winter migration patterns and corridors. The map displays various roads, water bodies, and land management areas. The legend identifies the data layers: Mule Deer Migration Patterns (red line), Mule Deer Migration Corridors (blue line), Mule Deer Severe Winter Range (blue square), Mule Deer Winter Concentration Area (blue square), and Mule Deer Winter Range (blue square).

Thank you and your staff for passing along referral information on the proposed amendment to the Haymeadow PUD. The purpose of this letter is to share Eagle County Schools (ECS) perspective on this proposal. Our comments are specific to the proposed change to the school dedication site and do not address other land use aspects of this application.



Based on the information in the Introduction Section to exchange 6.5 acres in the northeastern corner of the combined school/recparcel for 8 acres of park space in Neighborhood C the District believes we would not be negatively impacted by this relocation.

ECSD is requesting that if it is approved and when the property is subdivided the school site be defined as a separate tract.

**Mountain Recreation – Janet Bartnik:** [jbartnik@mountainrec.org](mailto:jbartnik@mountainrec.org)

I forwarded the referral request to the board members who had commented on the initial PUD amendment proposal from Haymeadow. They have reviewed this new amendment proposal and have no comments on this application.

Please let me know if you need more information from Mountain Rec.

### Next Steps

For formal resubmittals, the Project Team shall address all of the Town Staff and external referral agency comments then submit a revised Site Plan and other documents as referenced in the above comments.

A Public Hearing is scheduled before the Planning & Zoning Commission on 9/21/2021. If able to revise the plans prior to that date, we are able to lessen any conditions of approval.

If you have any questions concerning comments on your project or the development review process, please feel free to contact me at [chad.phillips@townofeagle.org](mailto:chad.phillips@townofeagle.org).