

First Amendment Request

PUD Guide For Reserve at Hockett Gulch

PUD Amendment Request Narrative

Amendment Request May 11, 2022

Amended and Approved June __, 2022

Epoch GCH Hockett Gulch Holdings LLC (the "Applicant") is requesting a Minor PUD amendment to the Reserve at Hockett Gulch Planned Unit Development Guide ("PUD Guide") approved by the Town of Eagle.

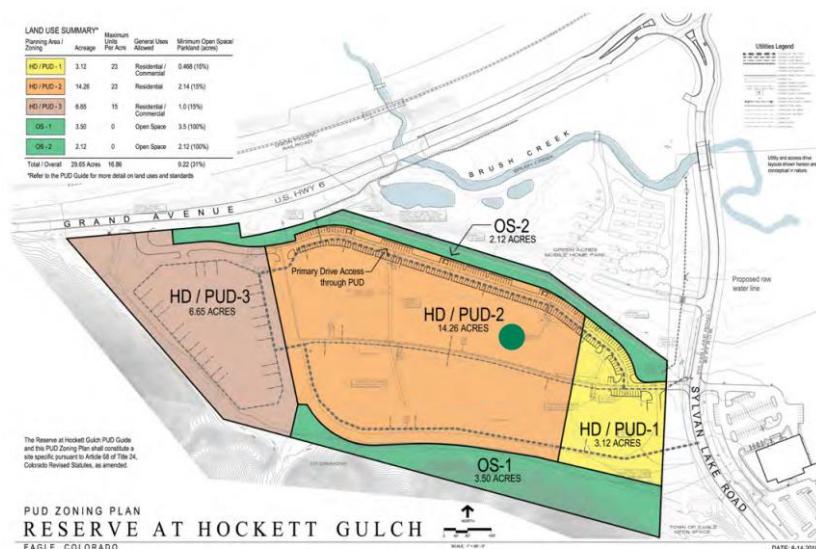
In the PUD Guide a perimeter trail is required to be constructed by the Developer that shall be included in plans for the first Development Permit. The PUD Guide uses the following language for the perimeter trail:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. This improvement shall be included in plans for the first Development Permit for the PUD.

During the Major Development Plan (“MDP”) submittal and approval process, various departments were asked to provide comments on the MDP. In their comment letter dated March 16, 2022, Colorado Parks and Wildlife recommended eliminating the perimeter trail in the area labeled Lot 3 or in all areas located in PUD 3 from the PUD Guide. The below image shows the PUD Zoning Plan for the PUD.

PUD Zoning Plan:

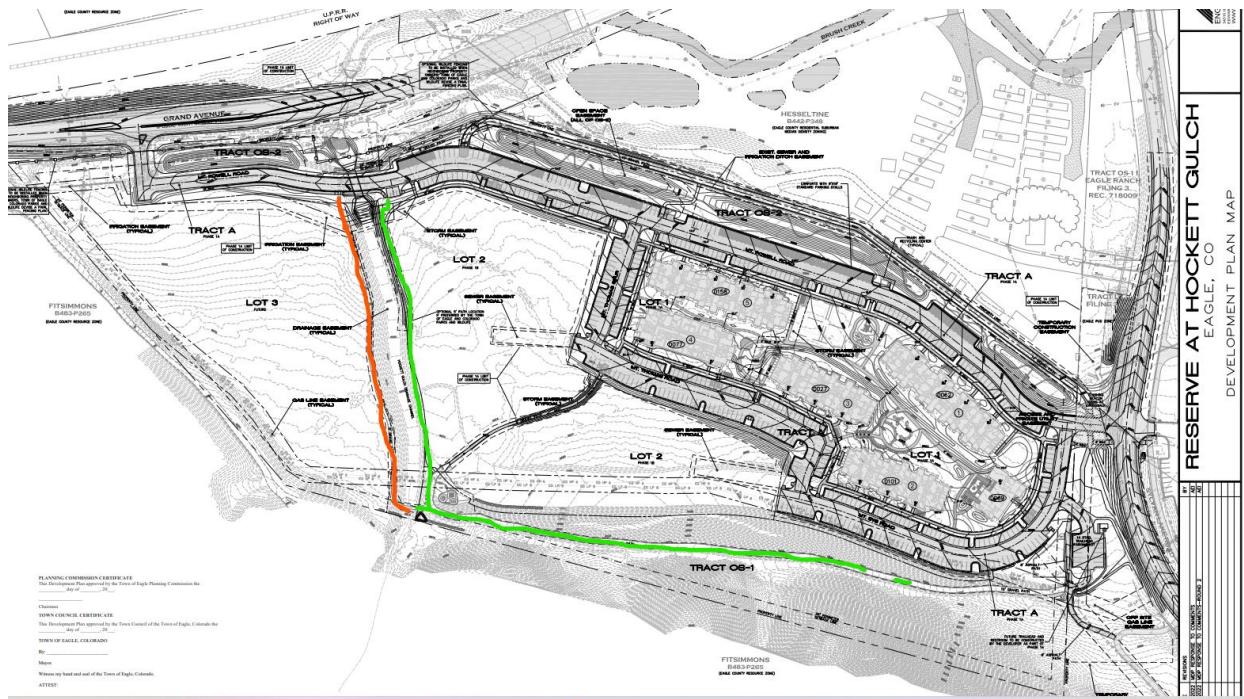
The following graphic is the PUD Zoning Plan for the PUD.



In its original MDP submittal, the Applicant had proposed and designed the perimeter trail to loop around the exterior of the Property. In the image below, the trail is outlined in red.



Due to comments from CPW, the Applicant updated the submittal and eliminated the component of the path that loops around PUD3 (lot 4 in the above image or Lot 3 in the below image). Based on comments from CPW, the preferred location for CPW to minimize disturbance to wildlife would be the area drawn in green in the below image with the trail moving north on the east side of the Hockett channel. The Applicant is willing to develop the trail either in the area drawn in green or red in the image below depending on what the Town of Eagle prefers.



The Applicant does benefit from the vested rights of the previously approved PUD and Annexation Agreement. Therefore, no change is necessary to accommodate CPW's comments. However, the Applicant is willing to move the path and is requesting a minor PUD Amendment to allow the perimeter trail to not go on the western side of Lot 3/PUD2 and instead move north along the Hockett channel, either on the East or West side of the channel, whichever is preferred by the Town. The proposed path will still connect residents from Hockett Gulch to the town trail system just to the east of Tract A. This will provide residents with access to significantly move recreation trails and help to minimize disruption to wildlife on Lot 3.

The Applicant is requesting that PUD Guide, initially Revised August 13, 2019 be Amended. Section 4, Open Space and Parks, paragraph 5 will be amended as follows:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. As opposed to being constructed on the perimeter of HD/PUD3, the soft path will instead be constructed on the interior of the HD/PUD3 site, along the Hockett Gulch Drainage Channel. The change was put into place to limit disruption to potential wildlife in the area. This improvement shall be included in plans for the first Development Permit for the PUD.

Sincerely,

Epoch GCH Hockett Gulch Holdings LLC