



March 22, 2022

Mr. Brian Woodrich
Town of Eagle Community Development
PO Box 609
Eagle, CO 81632

Re: Haymeadow PUD Amendment Swap - Condition of Approval of CPW

Dear Brian:

Please accept this letter as an outline of our agreed upon formal Wildlife Mitigation Plan as required by condition of approval #4 in Town of Eagle Ordinance No. 13.

- Haymeadow is going to revise the architecture of the trash enclosure buildings to be bear and bird resistant.
- Haymeadow is going to update Homeowner Association documents to include requirements for bear resistant trash at all pocket parks, containers for all homes, and community wide.
- Haymeadow agreed to specifically allow roofed dog runs in HOA documents that reference the Pet Area section of the design guidelines. Since the design guidelines were just finalized all agreed HOA documents make the most sense to address this request.
- Haymeadow explained the dark sky compliant lighting per recently approved design review guidelines.
- Haymeadow agreed to CPW's request to have all ground level exterior door hardware be twist handles.
- Haymeadow will reduce the dog park fence height to the top rail of 42" tall.
- Haymeadow will support Town of Eagle trail closures on Town of Eagle Open Space on land that was dedicated from Haymeadow including the soft path and Haymaker.
- Haymeadow will grade two wildlife escape ramps from irrigation ponds.
- CPW requested Haymeadow review the location of building #7 shown in the preliminary site plan. Request is to shift the building to the East or relocate without losing units. Haymeadow agreed to shift the building as far East as the site plan allows without losing density.

Brandon Cohen
Abrika Properties LLC

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Colorado Parks and Wildlife

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