



TOWN OF EAGLE 2nd REFERRAL RESPONSE SUMMARY REPORT

ISSUED: August 5, 2024

Project Name: PUDA23-01 Haymeadow Major PUD Amendment

Applicant: Brandon Cohen, Abrika Properties, LLC

Applicant's Planner: Kate Berg, Norris Design

Applicant's Rep: Michael Hood, Range Consulting

Prepared by: Jessica Lake, Sr. Planner, Community Development Department

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 – Jessica Lake: jessica.lake@townofeagle.org

Revised Project Narrative:

1. P. 1: PUD Amendment Purpose and Overview #3 – staff requests to review the proposed changes to the Haymeadow Design Guidelines, once they are ready.

Response: Agreed. We will review all proposed changes to the Design Guidelines with Town Staff. All revisions will be sent to Town Staff to determine if they are minor or major and we will follow the procedures accordingly.

Redlined PUD Guide:

2. Purpose: last paragraph – update date of PUD Development Plan. Should be revised to state "PUD Development Plan Drawing dated _____ is attached to this PUD Guide as Exhibit A".

Response: Thank you, we have revised the date accordingly.

3. Section D.2.a. revise to add "included" before "but not limited to: bike parks," etc.

Response: This has been revised accordingly.



4. Section E – please provide additional information for the following uses by right: water interaction and yoga deck (should this be more generalized ie: activities deck or recreation deck?). Note: if “yoga deck” is changed to a more generalized heading, please do document search to ensure that all areas of the PUD Guide reflect the change.

Response: We have changed the term ‘yoga deck’ to ‘activities deck’ and we have changed ‘water interaction’ to ‘water access’ throughout the PUD Guide. Water access is intended to permit access into the water for activities such as swimming, paddleboarding and kayaking, similar to the water uses occurring in the newly renovated Eagle Vail Pond.

5. Section E – suggest modification of (“n”) to Trash receptacles, wildlife resistant.

Response: This has been changed accordingly.

6. Density Control: suggest striking “as shown on the preliminary plan” from the 1st sentence of the 2nd paragraph.

Response: This has been changed accordingly.

7. Density Control: the 2nd sentence of the 3rd paragraph is not necessary.

Response: This sentence has been removed.

8. Density Control: suggest modification to the 2nd sentence of the 4th paragraph as follows: “Approval by the Town shall be granted if such a combination is in conformance with this PUD Guide, the Land Use and Development Code (LUDC), and any applicable building codes”.

Response: This sentence has been revised accordingly.

9. Parking, overall, staff is comfortable with the parking chart and number of spaces for each use. However, based on my experience with childcare drop off/pick up in Eagle, I would advocate for more spaces than 2. This is a suggestion only based on lived experience, please feel free to take it or leave it as you see fit.

Response: The parking requirements have been revised to require a minimum of 4 drop off/pick up spaces.

10. Signage: Are you able to provide some examples of materials for signage, and what the proposed scale would feel like? This appears to be a significant departure from the sign code, which is ok, but images would be helpful to better understand the materials, size, shape, and scale of what is being proposed.

Response: Conceptual design examples illustrating the anticipated signage materials, size, shape and scale are provided with the resubmittal materials, for Town staff review. These sign design guidelines will be included as a supplement to the Haymeadow Design Review Guidelines, as done in Eagle Ranch.

11. Signage: 7.1. / 7.1.b. / 7.1.c. What is meant by structures?

Response: Structures refers to the sign area/sign cabinet, as well as the sign base/supports, and any other portions of the sign that provide above ground structural support or aesthetic enhancements. This clarification has been added to the PUD Guide in Section 7.1.C.1.



12. Signage: 7.1. suggest the following modification to the last sentence: “(1) entry/monument/structure signage for each of the following, Trailhead Park, multi-family area parcels, trailhead(s), wayfinding, interpretive, and amenity area(s)”.

Response: The last sentence of Section 7.1 has been modified as suggested, with wayfinding and interpretive signage excluded from this sign category, since these two sign types will each require more than one sign.

13. Signage: 7.1.a. Should this be Trailhead Park? Shall be installed and maintained by whom?

Response: This has been changed/corrected to clarify that any Trailhead Park sign installed by the HOA or Metro District will be maintained by the HOA or Metro District.

Development Plan:

14. Additional labels for the Wildlife Corridor, Willow Tree Corridor, Spine Trail, Neighborhood C Buffer, Upland Open Space, etc. would be helpful to better identify where these required elements are on the property.

Response: Labels have been added.

Building Department – Eddie Wilson: eddie.wilson@townofeagle.org

1. No comments provided at this time.

Water Attorney – Mary Elizabeth Geiger: megeiger@garfieldhecht.com

1. 1.iii – The ADA states that the Metro District will own and operate the raw water irrigation system, however, we also need this to be in the PUD Guide (note: this would not require an ADA Amendment). This will be a reference in the PUD Guide that the raw water irrigation system will be owned and operated by the Metro District. Kendra is in agreement with Mary Elizabeth.

Response: Understood. We have added language to the PUD (in a new Section, now Section 5.) that states the Haymeadow Metropolitan District will own and operate the raw water irrigation system.

2. 3.i – This information about changing the irrigation system to a pump system and the Hernage Ditch was not just from Brue, but also from Abrika’s engineers. We need to better understand this, including understanding how and when it is going to be constructed. FYI only: If the ponds are to be used as irrigation control structures, they won’t look pretty during irrigation season.

Response: Understood.

3. With the addition of a childcare center, the Town will need to review and determine what EQRs are needed to allocate for this use and determine if that changes what is in the ADA. Contact Tom and Ryan to discuss line sizing.

Response: We have reviewed the childcare facility with our engineer and Town Staff and confirmed the line sizing is adequate for this location. We have been informed that the operator is looking at 80 students for this location.



Engineering/Public Works – Tom Gosiorowski: tom.gosiorowski@townofeagle.org

1. No comments have been provided at this time.

Open Space – Brian Lieberman: brian.lieberman@townofeagle.org

Trails Concept Plan:

1. It would be beneficial to limit the intersections of the “secondary trails” with the Haymaker trail. It is best practice for single-track trails to have minimal designated access points where maps, rules, and information can be posted and gates for seasonal trail closures can be installed.

Response: We have prepared an attached exhibit comparing the proposed trails plan to the existing trails plan in the PUD, to illustrate the consistencies that are being maintained between the new and old trails plan. The overall intent of the trails plan is to provide a diverse, interconnected network of trails that adequately accommodates different trail users and provides variety and separation of users. To preserve this intent, we are proposing to maintain different access points and will coordinate with OS to provide appropriate signage.

2. There are areas where “secondary trails” parallel the Haymaker trail. Do we need these, or do they feel like duplicates?

Response: As described above, we plan to keep these parallel trails to separate trail users and provide a variety of diverse, interconnected trails (e.g., soft paths for walking, running, etc., with separation from bikes.) Providing a robust trail system with a variety of trails is a valuable amenity for the neighborhood and a public amenity, with on-property trail loops that connect into the larger Town trail system.

Development Plan:

3. It would be helpful for the map to show which OS properties will be deeded to the Town and which will be retained by the HOA/Metro District.

Response: With the ongoing revisions still being worked through at this time, we have not yet identified the future property ownership for the OS properties and will work with the Town to determine the appropriate/desired ownership for each OS property as we move forward in the planning process. This will be done in conjunction with the future preliminary plan.

General Comment:

4. Supportive of reversing the RMF5 swap.

Town Attorney – Kendra Carberry: klc@hpwclaw.com

1. No comments have been provided at this time.

Greater Eagle Fire District – Randy Cohen: rcohen@GEFPD.org



1. No comments have been provided at this time.

Eagle County School District – Sandra Farrell: sandra.farrell@eagleschools.net

1. Based on review of project information, it is our understanding that as it relates to the school land dedication, this amendment will revise the 2021 Amendment and return the combined school/park to its original 32.8 acres. This proposal has been reviewed and is supported by District staff and the District's Land Resource Committee. The Staff and Committee's recommendation will be brought to the Board of Education for their ratification at an upcoming Board meeting. I will notify you when this occurs.

Mountain Recreation – Ture Nycum: tnycum@mountainrec.org

1. No comments have been provided at this time.

Colorado Geologic Survey (CGS) – Jill Carlson

1. CGS has no new comments specific to this application, however previous review comments remain valid and CGS will continue to be a Town referral for development and subdivision applications within Haymeadow. CGS's letter is attached to the pdf version of these comments for reference.

Response: Noted.

Eagle County Community Development/Open Space/Natural Resources – David McWilliams:

1. Eagle County OSNR continues to encourage connectivity with a trail parallel to Brush Creek Rd., along the entire Haymeadow property and encourages the Town and applicant to detail this connection, prior to approvals being given.

Response: We have updated the trails plan to put back in the trail connection from Sylvan Lake Road to Brush Creek Road past 3220 Brush Creek Road.

Eagle River Watershed Council (ERWC) – Bill Hoblitzell: bill@lotichydrological.com

1. No comments have been provided at this time.

Colorado Department of Wildlife (CPW) – Brian Wodrich: brian.wodrich@state.co.us

1. Colorado Parks and Wildlife (CPW) has had an opportunity to review the Haymeadow PUD Amendment Resubmittal request application for a Major PUD Amendment within the Haymeadow development to 1) Reverse the RMF-5 land swap; 2) Add a 1.6-acre childcare site to Neighborhood A1; 3) Update the intended alignment of the extension of Sylvan Lake Rd; 4) Update the conceptual/development plan; and 5) Revise the PUD Guide to align with ReCode and current best practices. CPW appreciates the opportunity to provide the following comments and recommendations



2. The proposal to reverse the RMF-5 land swap will “restore Tract E, the School and Recreation Parcel to original location (ie: 2014 PUD Development Plan) and relocate residential density from Neighborhoods A1 and B to Neighborhood C/ Reverse RMF-5 land swap. (RMF-5 was never platted and was only approved through a PUD amendment)” 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. CPW believes reversing the RMF-5 land swap to 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.

[Response: Thank you for your support in reversing the SWAP of land.](#)

3. The next two proposed changes within this PUD Amendment are to: 1) add a 1.6-acre childcare site to Neighborhood A1 and 2) Update the intended alignment of the extension of Sylvan Lake Rd. CPW does not have any major concerns with either of these proposed changes. As the alignment of Sylvan Lake Road will bisect the heavily used mule deer migration pattern, CPW would encourage Sylvan Lake Road and all major roads throughout the Haymeadow Subdivision to incorporate speed reducing measures (speed bumps, signage, slower speeds, etc.) to reduce the ever-growing issue of wildlife-vehicle collisions that have been occurring in this area of Town.

[Response: We agree and will work with Public Works to establish appropriate speed limits as we implement future public improvement projects.](#)

4. Additionally, referencing the Developer’s Haymeadow PUD Amendment Revised Project Narrative dated June 17, 2024 (pg. 7) in relation to the Haymeadow PUD aligning with the following relevant goals and policies set forth to implement the community vision, CPW does have recommendations regarding wildlife movement corridors. “Relationship with the Environment:

- Protect open space lands with high conservation or recreation value. i. No changes are proposed to the dedicated or future identified open space lands. ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- Protect and preserve wildlife habitat, movement corridors, and other sensitive lands. i. All wetland and wildlife areas left intact or further enhanced with continuity to open space.
- Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards. i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- Strike balance between recreation and preservation along riparian areas.
- Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.”

[Response: We agree with all CPW recommendations and have worked to incorporate all these items into the development plan, PUD Guide and Design Guidelines. We would like to request a meeting with CPW prior to the P&Z hearing, to discuss and clarify these recommendations. This includes discussing how these items have already been addressed within the development, and other best practices CPW would like to see incorporated moving forward.](#)



7. CPW does have concerns regarding the proposed Primary and Secondary path system within Tract E (Town and School Site) and Neighborhoods A1 and A2. Currently the path system proposed within Tract E and Neighborhoods A1 and A2 bisect CPW's mapped wildlife movement corridor for mule deer. CPW recommends removing the soft path and utilizing the sidewalk system already in place to help minimize human disturbance on mule deer, especially in the winter months. CPW is available to discuss specific solutions within the mapping process to address these paths and how they can be designed to "Protect and preserve wildlife habitat, movement corridors, and other sensitive lands." Additionally, the proposed trailhead between Tract OSE and Tract OSF will encourage users to enter into the Haymaker trail system where a high occurrence of human-wildlife interactions already exists. If possible, CPW recommends utilizing the existing, developed Trailhead at the Pool and Ice Rink facility to reduce wildlife impacts from these types of interactions. These recommendations will help revise the PUD Guide to align with ReCode and current best practices. The location of the Haymeadow development was historically Agricultural Land. CPW does map Agricultural Land as wildlife habitat and recommends that the Town of Eagle observes its best practices for wildlife throughout all phases of the project to ensure local wildlife populations experience minimal disturbance.

Response: The updated trails plan does not propose a substantial addition of trails. We have removed 10' asphalt paths in favor of increased soft surface trails around the perimeter of the development; the two proposed trailheads have been a request of Town staff and are a commitment of the developer in the PUD Guide and Development Agreement. The developer is not requesting a change in the size/amount of trails, just relocating them as discussed in the project narrative. A graphic has been prepared for reference, which overlays the old trails plan and the new trails plan to better illustrate the scope of the proposed changes.

8. An additional concern within new developments aligning with ReCode and the Town's current best practices is exterior lighting and the impacts high lumens have upon the environment. CPW recommends for the Town to evaluate the existing total site lumen limit throughout the Haymeadow Development in reference to section 4.07.005 within the Town of Eagle's Land Use and Development Code. If the exterior lighting exceeds the Town of Eagle's approved limits, CPW recommends a reduction of lumen limits throughout the proposed project to reduce the negative impacts to wildlife, especially as the project backs to open space lands which provide sensitive winter range and additional wildlife habitat qualities.

Response: We agree with these recommendations. This has been addressed in the Haymeadow Design Review Guidelines, which require dark sky compliant lighting throughout the development. We are committed to working with CPW in future applications to ensure outdoor lighting continues to be wildlife friendly and dark sky compliant.



9. **General Best Practices:** In addition of the requested comments on the project scope's main five points, CPW would also like to take this opportunity to provide the following recommendations that 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 homeowners 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. Single family residences within the Haymeadow PUD shall be restricted from storing or leaving trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pickup and shall be returned to an indoor location the same day. Multi-family buildings shall provide wildlife resistant trash enclosure structures consistent with the approved Design Guidelines.
- 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 plans to further reduce attractants for bears and other wildlife.

Response: We agree with all CPW recommendations. These items were addressed with CPW and have been addressed in the Haymeadow Design Guidelines.

10. 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.

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.

If you have any questions concerning comments on your project or the development review process, please feel free to contact me at jessica.lake@townofeagle.org.