



Glenwood Springs (Area 8) Service Center  
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October 3, 2024

Jason Berghauer  
Eagle Ranch Design Review Board Administrator  
RE: Eagle Ranch PUD Amendment – Support Letter Request

Colorado Parks and Wildlife (CPW) received the request from Eagle Ranch Home Owners Association to review and comment on the proposed changes to the Eagle Ranch PUD in order to consolidate the multiple neighborhood Design Guidelines into a single set of Design Guidelines.

For reference, the Eagle Ranch PUD currently reads:

Building Envelopes:

Home site construction disturbance on any lot over 1/2 acre that is located within Eagle Ranch Filings 8, 22, 24, and 25 shall be limited to 16,500 square feet. As used in this document, the term “building envelope” shall be deemed to include the residence, any allowable outbuildings, driveways, walkways, patios and landscaped areas. All portions of a lot outside of the designated 16,500 square feet building envelope shall be retained in its natural state to maintain undisturbed native vegetation as wildlife habitat. No grading, vegetation manipulation or landscaping shall be permitted on these lands, except for wildfire hazard mitigation requirements approved by the Design Review Board and in accordance with the requirements of the Town of Eagle and noxious weed control. Underground utility crossings shall be permitted but must be revegetated to a natural condition subject to Design Review Board and Town approval. (ER PUD Guide, pg. 11One of the biggest challenges the DRB faces is dealing with the intermixing of wildfire landscaping requirements and wildlife habitat protection.



Jeff Davis, Director, Colorado Parks and Wildlife  
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The Eagle Ranch Wildlife Committee, which includes representatives from the Colorado Parks and Wildlife, Eagle Valley Wildland Fire, and the Town of Eagle, recently voted to amend the Wildlife Mitigation and Enhancement Plan to address this issue. Their language now states:

Portions of a lot outside of the designated 16,500 square feet limits of disturbance may be improved with minimal planting, in accordance with the Eagle Ranch Design Guidelines and with approval from the Eagle Ranch Design Review Board and with recommendation from the appropriate wildfire agency. All plantings approved shall not be an attractant for wildlife and will follow the recommendations found in the Landscape Plantings List Addendum to the Eagle Ranch Design Guidelines. Additionally, portions of a lot outside of the designated 16,500 square feet limits of disturbance be disturbed for wildfire mitigation at the recommendation of the appropriate wildfire agency. Underground utility crossings shall be permitted but must be revegetated to a natural condition. (Wildlife Mitigation and Enhancement Plan, pg. 4)

To address the allowance for limited plantings outside the building envelope and to address the more accurate terminology of changing “Building Envelope” to “Limits of Disturbance,” Eagle Ranch is proposing a minor amendment to the PUD.

The proposed amendment to the PUD would read:

#### 9. Limits of Disturbance:

Home site construction disturbance on any lot over 1/2 acre that is located within Eagle Ranch Filings 8, 22, 24, and 25 shall be limited to 16,500 square feet. As used in this document, the term “limits of disturbance” shall be deemed to include the residence, any allowable outbuildings, driveways, walkways, patios and landscaped areas. All portions of a lot outside of the designated 16,500 square feet limits of disturbance shall be retained in its natural state to maintain undisturbed native vegetation as wildlife habitat. No grading, vegetation manipulation or landscaping shall be permitted on these lands with the following exceptions:

- 1) The Design Review Board may grant approval for wildfire mitigation with direction from the appropriate wildfire agency.



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- 2) Underground utility crossings shall be permitted but must be revegetated to a natural condition subject to Design Review Board and Town approval.
- 3) Noxious weed control with Design Review Board Approval and in accordance with the Town of Eagle.
- 4) The Design Review Board may approve limited plantings outside the limits of disturbance.

CPW has reviewed the proposed amendment and has no concerns that the proposed amendment conflicts with the Wildlife Mitigation and Enhancement Plan.

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, 970-948-9166.

Sincerely,



Matt Yamashita

Area Wildlife Manager; Glenwood Springs



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