

tres birds

Date: 01.13.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) – Initial Submittal

Item 08: Geologic Hazards Study

Town of Eagle Planning Staff,

Our previous submittal (Sketch Subdivision) included a letter stating that there were no geologic hazards present on the site. Sketch Subdivision comments indicated that the letter would be insufficient to address potential hazards. The comments identify soil conditions, bearing capacity, and sinkholes were noted as potential geologic hazards.

Since the previous submittal, two subsoil investigations have occurred. Both are included with this submittal in the “Other Items” section. The first study (“14.d_Preliminary Subsoil Study”) included analysis of subsoil conditions at nine boring locations. The second study (“14.e_Supplemental Subsoil Study”) was a supplement to the first and included analysis of subsoil conditions at an additional five test pits.

Those investigations make recommendations for removal of unsuitable fill as well as foundation and ground water management. We are committed to following these recommendations as the project continues.

Neither study found evidence of sinkholes on Parcel 1. While the first study does admit that they cannot say for certain whether sinkholes will develop over time, it also notes that *“The risk of future ground subsidence on Parcel 1 throughout the service life of the proposed residences, in our opinion, is low”*.

Thank You,



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