

February 27, 2025

To: Colorado Parks and Wildlife (CPW)
Mr. Brian Wodrich, Area Wildlife Manager

CC: Town of Eagle, Colorado
Carrie McCool, Planner; Peyton Heitzman, Planning Manager

Re: Hockett Gulch Phase 1B and 2 Development

Dear Mr. Wodrich,

In a continued effort to mitigate wildlife disturbance on our site, the Developer has submitted an updated Wildlife Conservation Plan dated February 18th, 2025 provided by Ecological Resource Consultants, LLC ("ERC"). We have also provided an updated Landscape Plan and Development Plan Map for your review.

The Developer has updated plans throughout the planning process and correspondence with CPW. Our final proposed development plan allows for a wildlife buffer on the Western boundary of the property with a minimum width of 25' and areas as wide as 75'. When combined with the neighboring property to the West, the potential wildlife buffer increases to a minimum width of 240', which ERC has stated is adequate for wildlife movement.

The Developer is willing to work with CPW, the Town of Eagle, and neighboring property owners to install fencing when an appropriate plan is designed. From previous conversations with CPW, the Developer understood that there are two potential areas that wildlife fencing could be installed in the future to assist in the safe winter migration to nearby resting areas for Elk and Deer. One location is shown in red in the map below (Figure 1) and would attempt to direct wildlife under the Brush Creek over pass.



Figure 1

This fencing would require the cooperation of a minimum of four different landowners and would likely require cattle guards in a minimum of three (3) locations. This location also has pinch points well below the recommended 25' minimum buffer (see Figures 2-4).



Figure 2-4

The other fencing location is shown in green and would direct wildlife across Town of Eagle owned open space (OS-1) to the east across Sylvan Lake Road to the Brush Creek Open Space. This fencing is located in the CPW mapped migration pattern area, would require less fencing, less ongoing maintenance, has far fewer landowners necessary to approve the solution, and is located on Town of Eagle owned open space which is already subject to seasonal closure during the winter migration months.

ERC stated this location of fencing would be far more successful than fencing on the Western boundary and along Highway 6 and provided the below statement:

If wildlife fencing is used on the property, it should be placed to guide wildlife movement away from Highway 6 and directly to OS-1 and Sylvan Lake Road. Directing wildlife movement east and towards OS-1 will minimize wildlife conflict with the proposed infrastructure associated with the project as well as minimize wildlife collisions on Highway 6. Additionally, given the challenges associated with fencing along Highway 6, including multiple property owners, maintenance difficulties, potential right-of-way safety hazards and wildlife collisions, and the fact CPW has documented wildlife movement within the OS-1 area, a more

*viable approach may be to focus on maintaining OS-1 as a movement corridor. Wildlife friendly fencing, **if used in the future**, constructed per CPW recommendations along OS-1, could provide the continued use of the area by wildlife to use as a pathway toward the Brush Creek Open Space, aligning with CPW's identified migration and movement patterns. Utilizing the OS-1 as a movement corridor, fewer property owners, limiting the need for multiple cattle guards, and fewer fencing transitions will be required across various parcels. Additionally, directing wildlife movement across Sylvan Lake Road, rather than Highway 6, reduces the risk of wildlife-vehicle collisions on a higher-traffic roadway.*

The Developer has made other adjustments to the project design from discussions with CPW including but not limited to:

- Amended the PUD guide to remove the gravel walking path on the western boundary of the property
- Updated trash enclosures to a maximum gate clearance of 2" on Phase 1B and 2, new latch system (with lock) will be installed on front trash enclosure gates for Phase 1B and 2 (and Phase 1a to be retrofitted) to lower likelihood of residents leaving the front gate open
- Removed of pickleball court in NW section of property
- Removed unit entrances and concrete walkway on SW side of townhomes
- Lowered of lighting levels to not only be at 0 footcandles at the property boundary but to be close to 0 footcandles within 5-10' of the SW side of the townhomes (see photometric plan)
- Created passive landscape areas near potential wildlife areas.

Ownership is willing to come to a viable solution regarding the design and installation of wildlife fencing, if and when the Town of Eagle, CPW and any impacted neighboring landowners agree on an appropriate solution.

Sincerely,

Hockett Gulch II, LLC