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Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) & Preliminary Plan Review (PPR) – R2 Submittal

Attention: Vicki Flynn; Bill Hoblitzell

R1 Comment Responses: Eagle River Watershed Council

Vicki Flynn; Bill Hoblitzell,

Thank you for providing comments on the R1 MDP/PPR submittals for the Red Mountain Ranch (RMR) – Parcel 1. The following document contains the design team's responses to the comments dated **04.11.2025**. Your comments and our responses are written below in the following format:

Original comment; Rewritten in grey font.

Response: *Written in black italics. Updated drawings will be noted here as applicable.*

Please feel free to reach out to me directly with any questions or concerns regarding our comment responses.

Thank You,



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Comment Responses:

Stormwater Systems

It would be beneficial to explicitly clarify a number of questions regarding RMR and other new PUD developments in Eagle:

- Who is responsible for maintenance/cleaning of water quality detention ponds, such as removal/vacuuming of accumulated sediments?

Response: *The RMR Parcel 1 HOA would be responsible for maintaining these areas.*

- Is there a maintenance plan/schedule?

Response: *Not at the current time. However, this will be the responsibility of the RMR Parcel 1 HOA.*

- Who is on the hook for periodic inspections?

Response: *The RMR Parcel 1 HOA would be responsible for periodic inspections*

- What, if any, penalties or legal leverage does Town of Eagle reserve to implement on the premises in the event that stormwater appurtenances are not maintained adequately by the HOA or property maintenance contractor over time and are found by the town to be in a non-functional state that threatens water quality in Eagle River?

- **Response:** *Per Section 8b of the approved ADA, the Town of Eagle is named a beneficiary and provided with the rights to enforce the Riparian Area Management Plan including entering the area to take corrective action if needed. The Riparian Area Management Plan has been updated to include a section (Section 3.10) describing this.*

Riparian Uses

Although these areas are not part of the current development phase, ERC encourages RMR planners and Eagle staff to think ahead regarding management of these zones. For example, if seasonal closures to protect habitat for migratory bird nesting and brooding activities are contemplated in these areas, what (if any) code or ordinance does the town currently have for monitoring and enforcement of these management zones?

Response: *Understanding and minimizing the impact of this development to local wildlife is critically important to the developer and design team, both in terms of the immediate impact of construction and the long-term impact resulting from future residents occupying the site. To that end, we have engaged specialist consultant to review the potential impacts to wildlife and provide recommendations based on their findings. Their report has been included the revised submittal. Our intention is to incorporate their recommendations into both construction planning and development management (HOA) regulations.*

We also believe it is probable that in the medium-to-long term, the Discovery Trail in Parcel 1 is likely to receive very heavy use due to the sheer number and density of nearby dwellings and contiguous proximity to other recreation path assets in Eagle. We question whether the 3' naturalized surface in this area will be maintainable/controllable in the face of long-term heavy usage and suspect this area will more likely resemble the Gore Valley Trail near Donovan Park and the Grand Hyatte/Cascade Village in West Vail. If high traffic over time exceeds the maintainable capacity of a 3' naturalized path, trail widening and braiding will occur, and the path will likely need design upgrades to a wider and more durable surfacing. If this is the case, then it may be better to assume that at some time in the future, this may be a hardened path

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and therefore attempt to locate it wherever practical to the maximum possible extent north and tight to the 75' setback line, as far from the river as possible.

Response: *Based on current projections, demographics, and trail access we are not anticipating significant traffic along the Discovery Trail in Parcel 1. Additionally, we believe that a larger trail made from something less organic (more durable) would negatively impact the character of the riparian area. For those reasons, we would prefer to keep the path material and size as is currently drawn.*

However, future increases in foot traffic that could potentially degrade the path must be addressed. If the Discovery Trail ends up seeing more traffic than its design can handle, the HOA will make adjustments to accommodate.

Riparian Protection

In all new developments, as a best practice, ERC recommends that towns should consider assuming control of the stream tract and some portion of the setback (for instance, the portion of riparian corridor intended as undisturbed native vegetation, perhaps 25 – 30' of contiguous streamside land, as well as high value floodplain wetland habitat areas) through requested/required parcel dedication or other legal means.

Response: *Per Section 8b of the approved ADA, the Town of Eagle is named a beneficiary and provided with the rights to enforce the Riparian Area Management Plan including entering the area to take corrective action if needed. The Riparian Area Management Plan has been updated to include a section (Section 3.10) describing this.*