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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: David McWilliams

R1 Comment Responses: Eagle County

David McWilliams,

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 **04.07.2025**. 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:

Planning Comments

The provided Landscape Plan does not appear to clearly delineate the BLM property on the north side of the Eagle River. It is suggested to clearly show property lines and confirm that no unauthorized work is to occur on adjacent properties.

Response: *The R2 submittal has been updated to clearly show the BLM property.*

Pedestrian connectivity across Highway 6 does not appear to be clarified (image to the right). It is suggested that the development has an appropriate crossing.

Response: *The R2 submittal has been updated to better describe the pedestrian connectivity across HWY 6. Our intention is to utilize the existing culvert to create a connection to the existing bike path on the other side of HWY 6.*

Open Space and Natural Resources Comments

1. Page 13 in the Riparian Area Management Plan states “Provisions for in-stream fish habitat restoration are also included in the PUD Guide.” However, it does not appear the provision for in-stream fish habitat restoration is outlined therein. We recommend information be provided in the PUD Guide and in the Riparian Area Management Plan regarding the proposed in-stream fish habitat restoration.
2. Specific sections of the Eagle County Comprehensive Plan outlined below relate to the Application, with Eagle County Open Space and Natural Resources staff recommendations provided below the pertinent sections:

Wildlife Concerns

3.7.2.a - The integrity, quality and interconnected nature of critical wildlife habitat in Eagle County should be preserved

3.7.3.d - Development in areas critical to the continued well-being of Eagle County's wildlife populations should not be allowed

3.7.3.e - Where disturbances to wildlife habitat cannot be avoided, development should be required to fully mitigate potential negative impacts

3.7.5.g - Wildlife friendly measures should be incorporated into the design of individual home sites and neighborhoods

3.7.5.h - Measures designed to protect wildlife from contact with human activities and disturbances should be implemented and enforced

3.7.5.i - Access to public lands and opportunities for public land recreation should be balanced with the need to preserve quality wildlife habitat

Response: *The R2 submittal includes a Wildlife Impact Report prepared by ERC. The comments related to wildlife concerns are addressed in that report.*

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To reduce human-wildlife conflict, Eagle County staff suggest installing wildlife exclusion fencing around areas where proposed community / demonstration gardens will be located.

Response: Acknowledged. The updated R2 submittal includes revisions to fencing.

Eagle County staff recommend providing signage communicating rules about staying on designated trails and river access points and dog leash and pet waste requirements.

Response: We agree with this recommendation and intend to provide signage reflecting this comment and the recommendations noted in the Wildlife Impact Report included in the R2 submittal.

To reduce human-wildlife conflict, we discourage the use of fruit-bearing trees and shrubs in the Landscape Plan for residential and commercial uses upland and outside of the stream setback areas that can serve as an attractant and food source to bears.

Response: The landscape plan includes native and adaptive plants to aid in creation of plant communities and local habitat. Since all flowering plants produce fruit, avoiding fruit bearing trees and shrubs is difficult. For the purposes of this project, we are targeting trees and shrubs that are generally considered to be unattractive as a food source to bears.

River and Riparian Habitat

3.6.4.h - Aquatic and riparian habitats should be protected from agricultural, industrial and development related impacts

Response: Acknowledged and agreed. Please see the Wildlife Impact Report prepared by ERC for measures taken to protect wildlife and habitats.

River Recreation

3.6.5.i - Water-related recreation should be encouraged where appropriate at a level that will not damage related resources, ecosystems and environments.

Response: Acknowledged.

To protect wildlife, viewsheds, and river recreation users' experience, we recommend a revegetation plan for riparian areas to include screening (i.e., tall vegetation) from the river looking onto the property.

Response: Acknowledged. Please see updates to the RAMP as well as Landscape plans for vegetation associated with the riparian area.

3. While not a part of this Application, Eagle County Open Space and Natural Resources staff do not recommend adding the proposed boat ramp in the proposed location as the location is not conducive for said use. The river is shallow on the north side of the Eagle River with a strong current during high water. Additionally, there are two close public boat ramps located downstream to the property. The area may be more suited for the public amenities of a permanent public walk and wade fishing easement with a parking lot instead of the boat ramp.

Response: While the Riparian Area Management Plan does reference a boat ramp in Planning Area 5B, the scope of this submittal is limited to Planning Area 1. Planning Area 1 does not propose any boat ramps. Your recommendation here is important though. The developer and design team would welcome further discussion on this item when we begin work on Parcel 5B.