

**From:** [Neumann - DNR, Danielle](#)  
**To:** [Alan Goldich](#)  
**Cc:** [Kris Middledorf - DNR](#)  
**Subject:** Re: PL20220050  
**Date:** Friday, July 15, 2022 2:17:56 PM

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Thanks, Alan. I think our comments were close enough to continue using the March 31 CPW letter.

On Fri, Jul 8, 2022 at 3:11 PM Alan Goldich <[agoldich@co.routt.co.us](mailto:agoldich@co.routt.co.us)> wrote:

Of course. This application is a modification of an approval from last year. Adam responded to that referral. Attached is his response. Since I had not heard from you I was going to use it. Please let me know if this can still be used or if it needs to be modified.

Thanks,

*Alan Goldich*

*Routt County Planning*

*970-879-2704*

*136 6<sup>th</sup> St., Suite 200*

*Steamboat Springs, CO 80477*

*[Agoldich@co.routt.co.us](mailto:Agoldich@co.routt.co.us)*



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**Need local information about COVID-19 (coronavirus) in Routt County?**

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**[Routt County COVID-19 website](#)**

**From:** Neumann - DNR, Danielle <[danielle.neumann@state.co.us](mailto:danielle.neumann@state.co.us)>

**Sent:** Friday, July 8, 2022 3:04 PM

**To:** Alan Goldich <[agoldich@co.routt.co.us](mailto:agoldich@co.routt.co.us)>



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Steamboat Springs Service Center  
925 Weiss Dr.  
Steamboat Springs, CO 80487  
P 970.870.2197 | F 970.871.2853

March 31, 2021

Routt County Planning Department  
ATTN: Alan Goldrich  
PO Box 773749  
Steamboat Springs, CO 80477  
Re: TPL-20-121

Dear Mr. Goldrich:

Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based both on the location and type of action that is proposed CPW believes that the creation of a Wildlife Mitigation Plan (WMP) is appropriate. Per our phone conversation with your office, there was a request to submit the basic measures we expect to expand upon in the final WMP in coordination with the developer and/or any biological consulting entity. Please consider the topics below as a draft list. However, it is a good indication as they closely follow the mitigation measures used in the Young's Peak Preserve plan that was recently finalized.

### Deer and elk mitigation and management:

The proposed subdivision is within winter range for elk. However, due to the location of the subdivision it is unlikely to encounter significant conflict with this species.

### Columbian sharp-tailed grouse habitat:

The proposed subdivision is in Columbian Sharp-tailed Grouse production area habitat. CPW would like to survey for this and other species of concern before any groundwork has started. CPW will also be asking that impacted areas be reclaimed with native shrubs, grass and forb seed mixes. CPW would like to review seed mixes prior to reclamation.

### Black bear mitigation and management:

The proposed subdivision is in black bear fall and summer concentration habitat as well as a human conflict area. Any mitigation measures taken to reduce conflicts with black bears will also reduce conflicts with animals such as mountain lions, coyotes, skunks, raccoon, etc. CPW recommends the following language be added to any covenants that may be created for a new HOA and addressed in the mitigation plan.



1. Installation and use of bear-proof trashcans and compost units. All garbage storage containers must be certified to be bear-resistant by the Interagency Grizzly Bear Committee (IGBC) standards. All compost units must meet bear proof specifications established by the North American Bear Society and/or the U.S. National Park Service. Installing electrical fencing around compost piles is recommended.
2. Feeding, salting or baiting of wildlife shall be prohibited except the use of bird feeders is permitted. However, bird feeders shall be removed during the evening hours or when the homeowners are absent from the premises for an extended period of time. Pet food shall be inaccessible to wildlife.
3. Any pet-access doors should have a locking mechanism installed on them to prevent access to the home by black bears or other wildlife.
4. Unless in immediate use, garage doors shall be kept closed to prevent bears associating human dwellings as food resources. As well as securing all doors.
5. A landscaping plan shall be utilized that minimizes the use of vegetation types that produce heavy concentrations of mast (chokecherry, serviceberry, oak brush) that would be attractive to black bears. In addition, fruit trees including but not limited to crabapple trees may not be planted.
6. Minimizing the density of bushes and shrubs near the home, to limit cover for animals, and allow clear view of area near the home.

Reducing conflicts between pets and wildlife:

CPW recommends the following language be added to any covenants that may be created for a new HOA and addressed in the mitigation plan.

1. Pet food shall be inaccessible to wildlife, and all pets shall be fed indoors.
2. To prevent harassment to wildlife, cats and dogs will not be allowed to roam off leash.
3. To prevent loss or harm to pets, pets shall be restrained and brought indoors at night.
4. While on HOA trails, pets shall be under voice control or on a leash not to exceed 10' in length.
5. Homeowners shall ensure that all pets are secured in a kennel or indoors when the homeowners are absent from the premises.
6. Kennel fencing should be 6' tall barrier fencing, solid or chain link.

We appreciate the opportunity to comment on this subdivision proposal. Please feel free to contact me if you have additional questions or comments at 970-367-3492 or via email at [adam.gerstenberger@state.co.us](mailto:adam.gerstenberger@state.co.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Adam Gerstenberger", is positioned above the typed name.

Adam Gerstenberger,  
District Wildlife Manager - Yampa

Cc:  
Kris Middledorf, Area Wildlife Manager  
Northwest Region File