



**PARK COUNTY  
DEVELOPMENT SERVICES**  
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TO: Park County Board of Commissioners  
Tom Eisenman, Park County Manager

FROM: Sheila Cross, Director of Development Services

DATE: March 1, 2021

SUBJECT: 1041 Wildlife Impact Review for Morning Air PUD  
Finding of No Significant Impact

I have reviewed the notice for the Morning Air Subdivision, a 33.55-acre parcel to be split into tracts for open space, single-family dwellings, multi-family dwellings, and commercial use via a Planned Unit Development. A proposed site plan is attached. The parcel is located in the Bailey area, on the south side of Highway 285. The applicant is John Bezzant. The property owner is Salzamar Properties LLC.

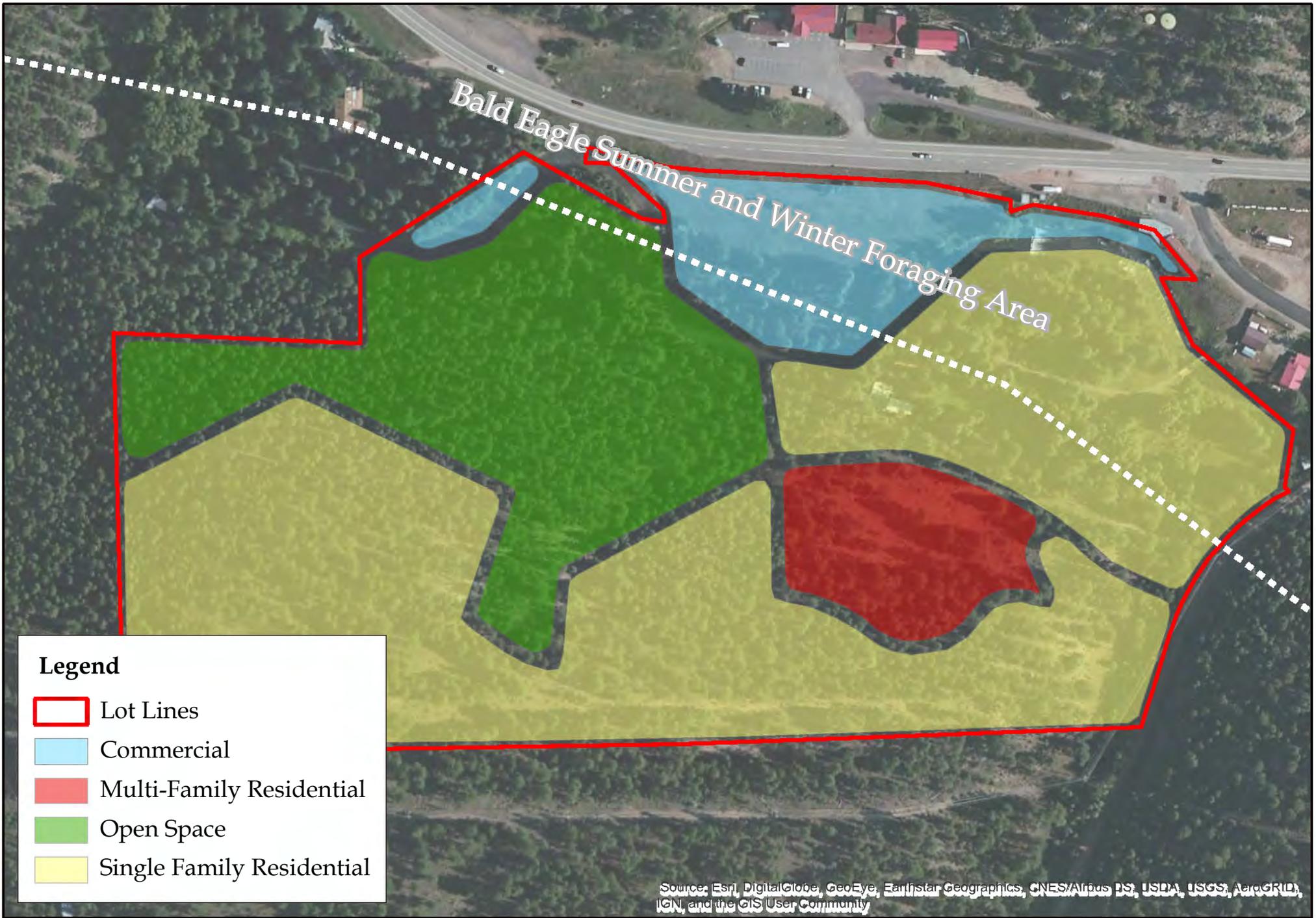
While the property does contain habitat for several avian and mammalian species, none are endangered or threatened; and bald eagle is the only species of special concern. A summer and winter eagle foraging area follows the North Fork of the South Platte and Highway 285. It crosses into areas proposed for open space, commercial use, and an existing single-family residence. However, the foraging area also falls within the floodplain and flowage easement; the combination of which will effectively eliminate the possibility of construction within and impacts to the eagle foraging area.

Colorado Parks & Wildlife (CPW) did not respond to their notice within the 30-day allotment, but later provided some suggested mitigative measures for the future occupants of the property (appropriate as conditions for the PUD); stating "bottom line, minimal significant impact" in the email correspondence. They also stated that eagles use the river for foraging, but shouldn't be too impacted as long as that ability remains. The U.S. Forest Service was also provided an opportunity to provide input during the Administrator's review, but did not comment as of the writing of this determination.

The criteria upon which the determination of impact or no impact to wildlife is based are listed in Park County 1041 Wildlife Regulations in Section 2-104(3)(a) as impact on wildlife species, wildlife habitat and/or wildlife movement patterns/displacement and adaptation of wildlife populations within the proposed development area. Based on the facts that there are no issues raised by Colorado Parks and Wildlife regarding any of these criteria, and that the eagle foraging area is protected by the floodplain and flowage easement, I issue this Finding of No Significant Impact to wildlife. A 1041 Wildlife Permit is not required for this case.

Please let me know if you have any questions.

ec: Erin Smith, County Attorney  
John Deagan, Planner



Bald Eagle Summer and Winter Foraging Area

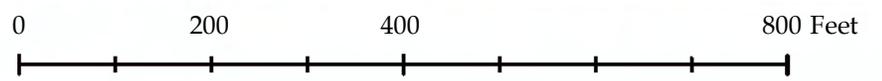
**Legend**

- Lot Lines
- Commercial
- Multi-Family Residential
- Open Space
- Single Family Residential

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Bald Eagle Habitat,  
Morning Air Ranch PUD Sketch Plan**



Park County Planning Department *This map is not a survey.*