TO:    Park County Board of Commissioners  
       Tom Eisenman, Park County Manager  

FROM:  Sheila Cross, Director of Development Services  

DATE:  September 30, 2020  

SUBJECT:  1041 Wildlife Impact Review for Beautiful View Minor Subdivision  
           Finding of No Significant Impact  

I have reviewed the application for the Beautiful View Minor Subdivision, a 40.69-acre parcel to be split into a 32.49-acre parcel and an 8.20-acre parcel; and the Colorado Parks & Wildlife District Manager’s recommendation based on his review of the application. In this case, one new buildable lot will be created. The 32.49-acre parcel is the site of the applicant’s existing dwelling and garage, and he plans to sell the smaller parcel which will be residentially zoned.

This area provides habitat for mule deer, black bear, elk, mountain lion, bobcat, Abert’s squirrel, pine squirrel and various bird species. Mark Lamb, Area Wildlife Manager, states in his review letter that this site provides habitat of “low value” for these species. It is considered “low value” because it is a small area in close proximity to other development, and there is already habitat fragmentation caused by subdivision roads and County Road 43. As the property is considered to be low habitat quality for most wildlife species, and since the proposed development is just for one home, the subdivision should have negligible impact upon habitat and adaptation of wildlife populations. There are no migration routes in this area. None of the species mentioned are endangered, threatened, or of special concern, according to lists provided on the CPW website.

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 this minor subdivision creates only one new, buildable lot, 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  
       Mark Lamb, Colorado Parks and Wildlife  
       James and Patricia Mastroianni  
       Jennie Gannon, Planning Technician
August 12th, 2020

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RE: Park County 1041 Proposed development - Minor subdivision 40.69 acre parcel to be split into 32.49 and 8.20 acre parcel - Beautiful View Minor Subdivision

Dear Ms. Gannon,

Thank you for the opportunity to comment on the proposed development project listed above. The mission of the Colorado Parks and Wildlife is to protect, preserve, enhance, and manage wildlife and their environment for the use, benefit, and enjoyment of the people of Colorado and its visitors. One of the ways we achieve our mission is to comment on land use proposals such as the request we received from you. Our goal is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority and our mission.

District Wildlife Manager Scott Murdoch has had the opportunity to review the proposed minor subdivision after receiving this land use proposal. The site provides wildlife habitat of low value for species including mule deer, black bear, elk, mountain lion, bobcat, Abert’s squirrel, pine squirrel, and various bird species. This location is small and in close proximity to other development, subdivision roads, and CR 43. The site considered lower value do to the small size, fragmentation caused by nearby roads, and the specific location of the one proposed home. The western and most valuable portion of the property doesn’t appear to have any additional development.

As with any development, the amount of available habitat for wildlife will be reduced. There is a cumulative impact of development on wildlife. Without large, undeveloped habitats, wildlife does not thrive or function naturally. Wildlife communities shift from numerous diverse species to less numerous and like species. Adaptable and often nuisance species of wildlife often increase while other more desirable species become less abundant. The remaining habitat near development becomes less suitable habitat for wildlife species requiring more pristine conditions.

This property is considered low habitat quality for most wildlife species, thus the development of this property will likely have negligible impacts on wildlife in the immediate
area.

Bears are occasionally seen in the immediate area and there are sometimes conflicts with bears and development. It is imperative that bear proof trash cans are used and landscaping should incorporate native trees, shrubs, and grasses.

Another consideration would be to utilize wildlife friendly fences on the property to minimize entanglement of wildlife and to allow for uninhibited movements across the property.

The following links may assist you in making management decisions for this property or others.

Living with Bears:
http://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx

Fencing resources:
http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf

Thank you again for the opportunity to comment on the development project. District Wildlife Manager Murdoch can answer any questions you may have regarding the wildlife in the area. He can be reached at 303-514-4998 or at scott.murdoch@state.co.us.

Respectfully,

Mark Lamb
Mark Lamb
Area Wildlife Manager
cc: S. Murdoch, file
VICINITY MAP

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