



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: July 25, 2023	ITEM TIME: 9:50 am

FROM:	Alan Goldich
TODAY’S DATE:	July 19, 2023
AGENDA TITLE:	Tailwaters Subdivision; PL20230037, PL20230038, and PL20230067

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:
<ol style="list-style-type: none"> 1. Amendment of the Future Land Use Map (FLUM) in the Stagecoach Community Plan 2. Sketch Subdivision for a 200 unit subdivision 3. Zone change from High Density Residential to Commercial
II. RECOMMENDED ACTION (<i>motion</i>):

Note: Bold language in the motion below was not part of the Planning Commission motion and have been added by staff to clarify the requirement.

Future Land Use Map Amendment

I move to approve item PL20230037, the amendment to the Future Land Use Map included in the Stagecoach Community Plan, with the findings of fact that the proposal with the following conditions meets the applicable standards and policies for a Neighborhood Marketplace found in the Stagecoach Community Plan:

1. The site is located on the “lower” north loop and a letter from the Morrison Creek Water and Sanitation District committing to serve the project has been submitted.
2. The site has reasonable access to the public road system. County Road 18A and 16 both run adjacent or through the property.
3. Enough land exists to provide enough parking for the proposed map amendment.

This approval is subject to the following conditions:

1. The amendment of the Future Land Use Map from Large Lot Residential to Existing Zoning and Neighborhood Marketplace is contingent upon gaining final approval for all development plans.
2. The amendment shall become effective upon signing of a resolution amending the Future Land Use Map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Records Office concurrently with the final plat and zone change resolution.

Sketch Subdivision

I move to approve item PL20230038, a Sketch Subdivision and Zone Change from High Density Residential to Commercial for a portion of the property. This approval is based on the following findings of fact:



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

1. The proposal with the following conditions meets the applicable guidelines of the Stagecoach Community Plan, particularly:
 - a. 5.2.2.A, B, and C
 - b. 5.3.1.1.A
 - c. 5.4.1.B and E
 - d. 5.5.1.A, E, D, H, I, J, and K
 - e. 5.6.1.A and B
2. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan, particularly:
 - a. 4.1, 4.2, 4.3, 4.4, and 4.10
 - b. 6.2, 6.5, 6.7, and 6.19
 - c. 7.6, 7.7, and 7.13
 - d. 8.9 and 8.10
 - e. 9.4 and 9.17
 - f. 12.1 and 12.3

This approval is subject to the following conditions:

General Conditions:

1. This Sketch Subdivision Plan approval is contingent on submittal of a complete application for a Preliminary Subdivision Plan within twelve (12) months. Extension of up to one (1) year may be approved administratively.
2. All federal, state and local permits shall be obtained, including but not limited to: Grading And Excavating, Work in the Right of Way, and Access permits
3. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a format acceptable to the GIS Department.
4. All property taxes must be paid prior to the recording of the final plat.
5. The right of way for the realigned portion of County Road 16 and County Road 18A shall be appropriately dedicated on the final plat.
6. The Preliminary Plan submittal shall include the following detailed information:
 - a. Utility plans produced by a registered Colorado Engineer per the 2016 Routt County Road & Bridge Roadway Standards (roads, water, sewer, fire hydrants, grading and drainage, utilities, etc.)
 - b. Soils report
 - c. Landscaping plan to mitigate visual impacts of the development that uses wildlife friendly vegetation.
 - d. All lot dimensions
 - f. Plan showing land to be dedicated to the property owners' association as open space in conformance with Section 3.5.1 of the Subdivision Regulations.
 - g. The applicant shall work with the South Routt School District in identifying a site to be dedicated to the School District for a school in conformance with Section 3.5.3 of the Subdivision Regulations. Such site shall be shown on the site plan.
 - h. The site plan shall show parks to be dedicated in conformance with Section 3.5.2 of the Subdivision Regulations.
 - i. Engineered drainage study of the site per 2016 Routt County Road & Bridge Roadway Standards.
 - j. A traffic study performed by a registered Colorado Engineer based upon the number of approved units **and the amount of commercial space proposed**. The study shall include recommendations



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

for signage and mitigation measures to ensure the safety of the traveling public in the area, including but not limited to:

- (1) Impacts to County Road 18A, County Road 16, & Crow Trail
- (2) Impacts to intersections at County Road 16 & 18A, 16 & 212, 16 & 14
- (3) Impacts to County Road 14

Comments shall be obtained from Routt County Public Works, prior to submittal of the Preliminary Plan.

- k. Road construction plans and specifications for the interior access road and for the realigned portion of CR 16 that meet the minimum requirements of the Oak Creek Fire Protection District and Routt County Public Works. Plans and specifications shall minimize cuts, fills, and visual scarring.
 - l. Drawings prepared by a registered Colorado Engineer for connection to the central water and sewer system.
 - m. Drawings prepared by a registered Colorado Engineer for expansion of the water storage and distribution system to meet the requirements of the Morrison Creek Water and Sanitation District and Oak Creek Fire Protection District, if applicable.
 - n. Draft Covenants
 - o. Weed management plan approved by the Routt County Weed Department that addresses development prior to final site revegetation.
 - p. A revegetation plan to stabilize disturbed areas that includes the use of a seed mix reviewed and approved by Colorado Parks and Wildlife.
 - q. Stormwater management plan for the development stage of the project.
 - r. Stormwater management plan for the post development phase that minimizes erosion and runoff from impervious surfaces carrying sediment, nutrients, chemicals, trash, debris, pet waste, etc.
 - s. Wildlife Mitigation Plan approved by Colorado Parks and Wildlife which addresses the issues stated in their letter dated June 22, 2023 and ~~minimizes~~ **mitigates** impacts to grouse, **which may include a financial contribution to a wildlife mitigation fund**
 - t. Plan developed in conjunction with Colorado Parks and Wildlife that mitigates impacts to Stagecoach State Park.
 - u. Snow Storage plan based upon the City of Steamboat Springs' standards for roads, parking areas, and walkways that also includes measures to remove trash, debris, nutrients and salts from snow as it melts. All snow shall be stored on-site.
 - v. An analysis of substandard land in accordance with section 3.1.D of the Subdivision Regulations shall be submitted.
 - w. Wildland Interface Plan, approved by the Oak Creek Fire Protection District that adheres to the proposed standards of the soon to be adopted Community Wildfire Protection Plan.
 - x. A water quality study that takes into account the effluent and stormwater flowing into Stagecoach Reservoir focusing on phosphorus and nitrogen.
7. The Final Plat notes shall include, but are not limited to:
- a. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.
 - b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
 - c. Routt County (County) and the Oak Creek Fire Protection District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

- property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
- d. All exterior lighting shall be downcast and opaquely shielded.
 - e. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy.
 - f. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
 - g. All trails shall remain open to the public.
8. All plans and studies shall take into the number of units **and the amount of commercial space** proposed.
 9. This site plan shall be amended to enhance the visual appeal of the commercial area and to take the focus off of the parking areas.
 10. A 'no build' zone shall be indicated on the plat to avoid construction of structures and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
 11. The open space parcels shall be deeded to the property owners' association and such deed shall be recorded concurrently with the Final Plat. The plat shall indicate that the Open Space parcel is open to the public.
 12. If required by the utility companies, the Final Plat shall show a 10' public utility easements along the interior of all lot lines and such shall be dedicated appropriately.
 13. The applicant shall work with the Oak Creek Fire Protection District to address the concerns related to the District's ability to respond and personnel recruitment and retention. The narrative submitted at the next stage of review shall detail how those concerns are being addressed.
 14. Climate Action Plan polices should be considered and incorporated into the preliminary plat project plan and site design.
 15. Covenants shall include:
 - a. Requirement to control noxious weeds following final development stabilization and individual lot stabilization.
 - b. Roads will be privately maintained
 - c. A prohibition of short term rentals
 - d. All recommendations referenced in Colorado Parks and Wildlife's letter dated June 22, 2023.

Zone Change

I move to approve item PL20230067, a Zone Change from High Density Residential to Commercial for a portion of the property. This approval is based on the findings of fact that the proposal with the following conditions is in compliance with the applicable provisions of Sections 4 and 8 of the Routt County Zoning Regulations.

This approval is subject to the following conditions:

1. The change of zone from High Density Residential to Commercial is contingent upon final approval for the subdivision of this land.
2. The change of zone from High Density Residential to Commercial shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners.



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

Said resolution shall be recorded in the Routt County Clerk and Records Office concurrently with the final plat.

3. Prior to recording the resolution, a legal description of the land to re-zoned shall be submitted to the Planning Department.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE <i>(if applicable)</i> : \$
CURRENT BUDGETED AMOUNT : \$
PROPOSED EXPENDITURE : \$
FUNDING SOURCE :
SUPPLEMENTAL BUDGET NEEDED : YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Explanation :
IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):
V. BACKGROUND INFORMATION:

Planning Commission reviewed this project at their July 6, 2023 hearing. They recommended approval of the amendment to the Future Land Use Map (FLUM) with a 7-1 vote. Commissioner Benjamin voted against approval because he felt that the proposed location was not the right location for the Stagecoach area. The motion for the Sketch Subdivision and Zone Change were grouped together because that is how staff listed it in the staff report. They recommended approval of the Sketch Subdivision and Zone Change with an 8-0 vote. Since the motion included both the Sketch Subdivision and Zone Change, Commissioner Benjamin supported the motion. After the hearing he stated that if there were two motions (one for Sketch Subdivision and another for the Zone Change) he would have supported the Sketch Subdivision and not the Zone Change. For this reason, staff has separate motions for all three requests: amendment of the FLUM, Sketch Subdivision, and Zone Change.

Planning Commission did not have a lot of concerns with the project. The main topics of discussion revolved around the issues for discussion identified by staff which included overall density of the project, layout and design of the commercial area, and CPW comments related to the State Park and wildlife. Water quality in Stagecoach Reservoir was also discussed.

Since Stagecoach is identified as a Tier 2 Growth Area in the Master Plan and has been slated for development for the past 50 years, staff wanted to get feedback from Planning Commission on whether the proposed residential density (200 units) was adequate. The 200 unit number was arrived on by the applicant because this is the number of units that Morrison Creek can supply with water with their existing storage system. This topic was presented by staff based on comments from the Board of County Commissioner on the Landalet (half a mile to the west) project about wanting more density in that project. Most Commissioners stated that they would support more density but that this decision was really up to the applicant and the availability of water from Morrison Creek. The applicant offered that they could add more live/work units, create more multi-family units, and convert some of the single family homes to duplexes.

Planning Commission determined that the location of the commercial center was appropriate pending the traffic study. The applicant stated that the layout of the commercial area is conceptual in nature and will most likely change at the next stage of review.



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

Planning Commission discussed CPW comments on redesigning the project to avoid Colombian sharp-tailed grouse lek sites and impacts to the State Park. CPW was part of the Stagecoach Plan update in 2017 and the Master Plan update in 2022. They did not raise this issue during either of those reviews. Following the Planning Commission meeting, staff met with CPW to discuss their comments. They provided additional comments which lays out the steps they would like to see taken to address impacts to wildlife. If avoidance and minimization by a project cannot be achieved, then mitigation should be required, which may include a financial contribution to a mitigation fund.

Planning Commission agreed that since Stagecoach has been identified as a development area that the applicant did not need to redesign the project. They decided to remove the condition requiring a redesign of the project (COA #13 in the staff report), to add language to 6.s requiring the applicant to create a Wildlife Mitigation Plan in consultation with CPW to address the issues in CPW’s letter as well as minimizing impacts to grouse which may include a financial contribution to a wildlife mitigation fund, and to add a condition to develop a plan that mitigates impacts to the State Park (COA 6.t). The applicant has requested that the word “minimizes” in 6.r be changed to “mitigates.”

Bob Woodmansee, a resident of Stagecoach, submitted comments (attached). Among his comments was one on water quality in Stagecoach Reservoir, mainly related to the algae blooms created by excess phosphorus and nitrogen in the reservoir. Planning Commission added condition 6.w requiring a study on water quality that focus on phosphorus and nitrogen in effluent released from Morrison Creek’s wastewater treatment plant.

Condition 6.j and 8 were modified slightly by staff to ensure that not only the residential density be taken into consideration when conducting all of the studies, but that the amount commercial space proposed is also taken into consideration.

VI. LEGAL ISSUES:
N/A
VII. CONFLICTS OR ENVIRONMENTAL ISSUES:
N/A
VIII. SUMMARY AND OTHER OPTIONS:
<ol style="list-style-type: none"> 1. Deny 2. Table for additional information
IX. LIST OF ATTACHMENTS:
<ul style="list-style-type: none"> • DRAFT Planning Commission minutes of July 6, 2023 • CPW follow up comments • Bob Woodmansee comments • Chris Zuschlag comments • Slope map • Planning Commission staff report (attached separately)

ROUTT COUNTY PLANNING COMMISSION

DRAFT MINUTES

July 6, 2023

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke and Commissioners Brian Kelly, Bill Norris, Linda Miller, Greg Jaeger, Pete Wood, Jim DeFrancia, Andrew Benjamin, and Paul Weese. Commissioner Ren Martyn was absent. Planning Director Kristy Winser and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

MINUTES – June 15, 2023

Commissioner Kelly moved to approve the above cited minutes, as written. Commissioner Miller seconded the motion. **The motion carried unanimously.**

ACTIVITY: PL20230037 & PL20230038

PETITION: 1) Future Land Use Map Amendment
2) Sketch Subdivision and Zone Change on a portion of the property from High Density Residential to Commercial

APPLICANT: Tailwaters at Stagecoach, LLC

LOCATION: South of the South Shore subdivision in Stagecoach, immediately east of the intersection of CR 16 and CR 18A

Mr. Tim McGuire with the design firm Contour Design Collective, representing the petitioner, presented a vicinity map of the area around the 89-acre subject parcel. He stated that the petitioner purchased the property last year from Tri-State Generation, which had owned it since the bankruptcy of Woodmor in 1978. The entire parcel is zoned High Density Residential (HDR). Mr. McGuire presented a slope map to show that the majority of the parcel is fairly flat, with a ridge along the eastern side. Little Morrison Creek runs along the eastern edge of the property. He also presented wildlife and wildfire mapping. He stated that the wildfire mapping is old and no longer accurate, and will be updated in the fall. He said that there is a grouse lekking area on a portion of the property. Mr. McGuire said that the petitioner has engaged Western Bionomics to consult on the wildlife impacts and that they would be meeting with Colorado Parks and Wildlife (CPW) to discuss the proposal next week. He stated that the parcel is mostly sage and that there are no issues with the soils.

Mr. McGuire presented a conceptual site plan of the proposed development and reviewed the lot size mix, the commercial/mixed use areas and the community amenities. He noted that different lot sizes are integrated throughout the proposed layout. He said that about 50% of the area would remain as open space, providing a wide buffer from the creek and the ridge. He noted the location of the existing sewer line and stated that the water main is at the fire station. Mr. McGuire said that in response to the request from Morrison Creek Water and Sanitation District (MCWSD), the water

line would be extended to create a looped system. He presented an enlargement of the site plan and said that the plan includes a total of 200 units on 119 lots on 40 acres, with 10,000 to 20,000 square feet of commercial space on 4.6 acres. He stated that the layout of the commercial area remains conceptual, and that the parking area could be rearranged to mitigate the visual impact from the County road. Mr. McGuire reviewed the road layout and said that all internal roads would be private and would be maintained by the homeowners' association (HOA).

Mr. Goldich stated that the current petition contains two parts: an amendment to the Future Land Use Map (FLUM) contained within the Stagecoach Community Plan (SCP) and a Sketch Subdivision and a Zone Change for a portion of the property from HDR to Commercial. He reviewed the application process and what would be required at the next stage of review if the Sketch Subdivision petition is approved. Mr. Goldich reviewed the location of the parcel and stated that the existing HDR zoning had been in place since 1973. He stated that the SCP had been originally adopted in 1999 and had been updated in 2017, when instead of specifying a certain location for a community commercial area, standards were put in place to allow a commercial node to be located anywhere that meets the criteria. Mr. Goldich stated that Stagecoach has been designated as an area for future growth in Routt County for many decades and that this was recently confirmed with the adoption of the updated Routt County Master Plan in 2022, which designates Stagecoach as a Tier 2 Future Growth Area.

Mr. Goldich noted that the FLUM for Stagecoach indicates this area as "large lot residential." He offered that when the FLUM was created, the area had no access to central water and sewer service. He noted the location of the sewer line through the property (in the creek bed) and stated that the property owner is willing to extend the water line to serve the proposed development. He stated that MCWSD has submitted a letter conditionally committing to serving the proposed development with a maximum of 200 residential units. Mr. Goldich reviewed the proposal to develop 200 residential units on 119 lots, provide a mixed use commercial area and leave about 44 acres of the land open space, with parks, trails and other amenities. He reviewed the proposed unit mix.

Mr. Goldich reviewed the criteria for the Tier 2 Growth Area designation and the standards for the single commercial node described in the SCP. He stated that the proposed location meets those standards. He added that commercial and/or retail uses associated with a recreation oriented development, such as a golf course or ski area, would be considered accessory to the recreational use and not in conflict with the single commercial node plan.

Mr. Goldich stated that he had received one written comment from the public prior to the 72 hour deadline expressing concerns with the scale of the development, and requesting that the petition be tabled to address referral agency comments and to allow for a review of the SCP. They also requested a water quality study, which Mr. Goldich said would be appropriate at the next level of review. The South Routt School District commented that it would be interested in a dedication of land in this development for a school. Per the formula contained in the County Subdivision Regulations and the proposal for 200 units, this would amount to 7.82 acres. As stated earlier, the MCWSD provided a conditional approval and commitment to serve the project, subject to their rules and regulations. Oak Creek Fire Protection District (OCFPD) submitted comments regarding water capacity, roads, fire hydrants, wildland/urban interface considerations, and building materials. These issues will be addressed at the next stage of review and through anticipated

updates to the building code. OCFPD also expressed concerns with the adequacy of fire department infrastructure and equipment. Mr. Goldich noted that new developments are only required to offset impacts of new development and cannot be required to rectify existing issues.

Mr. Goldich stated that CPW had submitted comments regarding impacts to the State Park, stormwater runoff, riparian and wetland protection, revegetation, impacts to Columbian sharp tailed grouse and elk, and human-wildlife conflicts. He presented wildlife mapping provided by CPW that shows elk winter range and winter concentration areas nearby but not within the subject parcel. He then presented maps showing that the parcel is completely within grouse lekking and production buffer areas. Mr. Goldich stated that CPW recommends seasonal closures of the site between November 15 and July 30 to avoid impacts to the elk and grouse. He noted that the wildlife mapping submitted by CPW would preclude all development in the North Area of Stagecoach. He added that CPW was involved in the development of the SCP update in 2017 and the Master Plan update in 2022 and did not raise these issues at the time, when development in Stagecoach was discussed. Mr. Goldich said that staff would meet with CPW to discuss these referral comments.

Mr. Goldich reviewed the two topics for discussion listed in the staff report and added a third topic asking what type of direction should be provided to the applicant to address the comments and recommendations submitted by CPW. Mr. Goldich stated that the layout and design of the project could change between this level of review and the next in response to comments received at this hearing and at the review by the Board of County Commissioners. If these changes are deemed to be materially significant by the Planning Director, the applicant may be required to come back through the Sketch level of the process.

Commissioner Jaeger asked about possible phasing of the project. Mr. McGuire reviewed the layout of the project and indicated the main through-road, which would likely be constructed first. He said that the types of units to be built first would depend on market demand, but that the developer would like to begin with a little of each product type. He said that the commercial area would probably be constructed last, as a residential base would be needed to support the commercial uses. He stated that the project would take multiple years to build out. There was discussion of how quickly development could occur.

Noting that the conditional approval from MCWSD was for 200 units on the 89-acre parcel, Mr. Goldich asked if Planning Commission would support increased density if MCWSD expands in the future. He suggested that the 200 units could be built on a smaller footprint, with land reserved for future development. He noted that when a previous application for Stagecoach came through the review process, the Board of County Commissioners had expressed interest in a higher level of density. Chairman Warnke offered that although Planning Commission could encourage a petitioner at the Sketch review level to make alterations, it must evaluate the proposal as presented. Commissioner DeFrancia offered that the density and the rate of absorption of the units must be driven by market demand.

Commissioner DeFrancia asked about CPW's comments regarding the impact of the development on the grouse. Mr. Goldich said that CPW always says that it is not a regulatory agency; its job is to educate and to enforce wildlife laws. It is up to the County to make decisions regarding land use. He said that staff supports the other recommendations of CPW, but that it is difficult to know how to

address a recommendation that would preclude development in an area that is zoned HDR and that has been designated for future growth for decades.

Commissioner Benjamin asked how the developer intends to house the workforce that will be needed to build out this development. Mr. McGuire said that the small lots and duplex units in the development are very suitable as starter homes and workforce housing. Mr. Nick Salter of Saltbox Construction, the developer, stated that some multi-family units could be added to the development as the infrastructure to support them is expanded. Mr. McGuire added that there is also a possibility of adding live/work units or residential units above businesses in the commercial area. He said that the limiting factor to increased density is MCWSD capacity. Mr. Goldich added that other limiting factors include the impact on traffic and the capacity of water storage (which could be expanded in the future).

Chairman Warnke asked if the neighborhood would have its own HOA or whether it would be under the Stagecoach Property Owners' Association (SPOA). Mr. McGuire said that the area is not within SPOA boundaries and would have its own HOA. He said that they had met with the SPOA board, however, to present the proposal.

Public Comment

Mr. Bob Woodmansee, a longtime resident of Stagecoach, reviewed his participation in many of the planning efforts regarding Stagecoach and particularly in the update to the SCP in 2017. He noted that with so many referral comments from MCWSD, Road & Bridge, CPW, OCFPD, etc. it would be appropriate to table the petition to allow these issues to be addressed. He stated that when the SCP was revised the community never envisioned that this level of development would be possible in this area. He said that Stagecoach is valued for its tranquility and peacefulness, and that the proposed density is inappropriate. Mr. Woodmansee stated that tabling the petition would allow the residents of the area to re-evaluate the SCP and decide if this sort of development is what they want. He suggested that it would be inappropriate for one or two developments to consume all of MCWSD's available capacity, and added that MCWSD will not extend lines unless they are paid for by the developer or the end users. Mr. Woodmansee also expressed concern that the existence of the proposal was not well-known among community members. He stated that the quality of the water in the reservoir is already exceeding thresholds and that the nitrogen and phosphorous levels are a concern. He cited the risk of toxic algae blooms. He stated that these elements are not removed by the water treatment plant and flow directly into the reservoir. He stated that a development of this size would increase the effluent load. Mr. Woodmansee also cited wildfire risk, the traffic impacts on the strained road system and the fact that there is only one road out of Stagecoach in the event of an emergency. He urged Planning Commission to table the petition until these issues can be addressed.

Mr. Chris Zuschlag, a longtime resident of Stagecoach, reviewed his past and present involvement with the SPOA and MCWSD boards, the development and update to the SCP, etc. He stated that the designation of this area on the FLUM in the SCP as large lot development was not an accident. He said that the community's desire was for this area to be developed on lots of 5 acres or more. He noted that his comments represent many people that asked him to speak at this meeting. Mr. Zuschlag noted that the entire area proposed for development faces Little Morrison Creek and that construction there would deposit a lot of sediment into the creek. He noted that the channel created by the ridge on the east side of the property funnels the wind, which would be very dangerous in

the event of a wildfire. He stated that traffic is already a problem and egress from Stagecoach in an emergency is a big concern. He offered that the dam across the reservoir should be made into an emergency exit, and suggested that the County collect a fee from each development to fund that project. Mr. Zuschlag stated that, as presented, the commercial area would be an eyesore. He said that the land would be better used for a school, which is needed. Mr. Zuschlag noted all the unbuilt lots in Stagecoach that cannot be developed by their owners because they lack central water and sewer. He stated that resources need to be committed to expanding the infrastructure to serve the existing lots, not to creating new lots.

Mr. Robert Dowling stated that there are currently about 500 residential units in Stagecoach and that the proposed development would increase that by 40%. He said that the roads could not handle the increase in traffic that the development would generate, particularly in winter when the commute to Steamboat is already very slow. He noted that large number of undeveloped lots in Stagecoach and stated that most of them cannot be built on due to the limited supply and high cost of vault sanitation systems. He stated that what is needed is for the central water and sewer lines to be extended to South Shore and other areas with existing lots that are not currently served. Mr. Dowling discussed all the impediments to building in Stagecoach and stated that no new lots are needed.

Ms. Vicki Hagen, a resident of South Shore, expressed concern with the number of vacant second homes in Stagecoach and stated that what is needed is affordable workforce housing. She asked if a partnership with the Yampa Valley Housing Authority (YVHA) could be formed to make this happen in Stagecoach. She noted that local businesses, the schools, the fire department, etc. all need housing for their employees. She asked about the range of home prices in the proposed development. Ms. Hagen also asked about a possible partnership with the State Park and asked if the proposal would align with the County's climate action and energy goals. She also expressed concern with when the traffic study would be done, noting that traffic flow vary significantly. She said that significant road improvements are needed. She also asked if the homes would be built by local companies or workers from elsewhere.

Mr. Chris Hagen expressed concern with accessibility and stated that it is very important to them that the parking spaces and public amenities proposed are fully accessible.

Ms. Jennie Lay, a resident of South Shore, stated that she has worked a wide variety of jobs in the community and that she lives in Stagecoach because it was affordable. She stated her support for all the previous comments. She expressed concern with the proliferation of second homes and stated that increased development will not help address the housing problem if it is for second homes. Ms. Lay stated that there are a lot of empty lots and that no new lots are needed. She expressed concern with the roads, especially in winter, and cited the difficulty for service workers returning to Stagecoach late at night. She expressed frustration with the lack of infrastructure in Stagecoach and stated that what she really wants is a community.

Mr. Dowling asked if the proposed development would consume all the available capacity of MCWSD such that it would not be possible for other lots to get service.

Seeing no further comment, Chairman Warnke closed public comment.

Mr. Goldich stated that MCWSD had submitted a letter committing to serve the proposed development with conditions. He stated that MCWSD manages and runs their system, and the County must rely on them regarding their ability to provide service. He said that the issue of capacity to serve other lots in addition to those in this development can be addressed if this petition is approved. Mr. Goldich noted that the owner of this property has the right to apply for an amendment to the FLUM and to apply for the proposed use. He said that it is the goal of the County to provide consistency in its application reviews. He noted that Stagecoach has been designated as a target for future growth for many decades and that this designation was recently confirmed with the update of the Master Plan. He said that if the community is not in support of the current SCP, it needs to make this known to the Board of County Commissioners, but that it would not be fair to change the rules in response to an application that is under review.

Mr. Goldich stated that a study of water quality would be appropriate at the next level of review, and that the specifics for this could be added to the suggested conditions of approval (COAs). He stated that a traffic study would also be required at the Preliminary Subdivision level of review and that such a study would be done by a qualified traffic engineer using accepted engineering standards for such studies. Regarding the topography, Mr. Goldich said that the proposed development is not located on the ridge and that the slope analysis indicates the area that is proposed for development is almost all below 15% grade. Mr. Goldich stated that South Shore is not served by central water and sewer, and that service will only be provided if the residents of this area join together to pay for the extension of the lines. The developer of the proposed site is willing to extend the service lines to the subject property. Mr. Goldich stated that the district boundary of YVHA does not extend to Stagecoach. In response to the questions about accessibility, energy and climate goals, and affordable housing goals, Mr. Goldich stated that the County does not currently have regulations to address these issues but that such standards will be included in the new regulations, which are currently in the process of being updated. With regard to impacts on the State Park, Mr. Goldich noted that the State Park is part of CPW and that comments about the Park were included in the referral. He offered that language could be added to COAs to make this more specific.

Chairman Warnke asked about the issue of water quality in the reservoir. Mr. Woodmansee clarified that the water treatment plant does not remove nitrogen or phosphorous, which are at high levels in the effluent that flows directly into the reservoir. This is not an issue of stormwater runoff.

Ms. Winser reviewed that this level of review is conceptual in nature and intended to provide the applicants with feedback that they can use to adjust their proposal. Regarding the issue of affordable housing, she noted that YVHA and all of the other applicable agencies were actively involved with the update of the Master Plan and are included in the technical working group advising the County on its update to its regulations. She confirmed that while accessibility regulations are not in the current code, accessibility is discussed in the Master Plan and will be included in the new code.

Commissioner Jaeger asked if the amendment to the FLUM is needed because of the proposal for commercial uses. Mr. Goldich stated that on the current FLUM this parcel is designated for large lot residential. The proposal is to change this designation to "existing zoning and neighborhood marketplace." He stated that the existing zoning is HDR. The proposal is to change a specific portion of that to Commercial.

Chairman Warnke asked Planning Commission to address the new topic for discussion – regarding the CPW comments that would limit activity and development on the entire parcel by imposing seasonal restrictions. Mr. Goldich noted that suggested COA 6.r requires a wildlife mitigation plan approved by CPW. Suggested COA 13 would require the applicant to work with CPW to redesign the development to avoid active grouse lek sites and production areas.

Commissioner Miller said that it seems that COA 13 has to be deleted, since CPW's recommendation would eliminate any development. She offered that COA 6.r could be amended to include language that refers specifically to the grouse leks and also directs the applicant to work with the State Park. There was general agreement with this approach.

Chairman Warnke asked for comments regarding the proposed design of the commercial area (topic for discussion #2). Commissioner Benjamin said that the commercial node would be better located in the vicinity of the ski area. He questioned whether commercial development was appropriate on the subject parcel, but acknowledged that the community needs services. Commissioner DeFrancia agreed that commercial services are needed and offered that the developer is proposing this location for a reason. Commissioner Weese agreed and stated that the proposed location at the intersection of two roads is a good one. He added that he likes the proposed layout of the lots as well, with a diversity of sizes and types spread throughout. He commended the proposal overall. Commissioner Miller expressed some concern regarding the traffic impacts of locating the commercial node at this intersection, and encouraged the applicant to discuss the issue with Road & Bridge. Commissioner Jaeger said that he likes the location as it will provide easy access to people from other areas of Stagecoach.

Mr. Goldich reviewed the standards for amending the FLUM and stated that the standards for the location of the marketplace are that it be located in the north area of Stagecoach, that it is on a parcel that is eligible to be served by central water and sewer, that it is accessed off a County Road with an approved traffic study and that there is adequate on-site parking. Mr. Goldich stated that the proposed location meets these criteria. He noted that a marketplace was approved for a different location in the past, but was never acted upon.

Chairman Warnke asked if the proposed density is appropriate for a Tier II Future Growth Area. Commissioner DeFrancia said that the applicant should be given the opportunity to create more density if that is needed to address the demand. Commissioner Wood encourage the applicant to develop the higher density and more affordable units early in the phasing. Commissioner Weese stated that an increase in density would have to be tied to the capacity of MCWSD. Commissioner Jaeger stated that he likes the proposed density and lot size mix. He said that he likes that there is a lot of open space too. He stated that he would not support increased density in this location. Commissioner Kelly agreed, noting that the proposal is in keeping with the character of the surrounding area. He expressed concern with the lack of a secondary access and with the safety of CR 14, particularly with a 40% increase in traffic. He said that he thinks the total of 200 units is appropriate, but would be okay with putting those units on a smaller footprint of land. Commissioner Norris said that he could support additional density, but likes the layout as presented. He said that he is not too concerned with traffic. Commissioner Miller said that she supports a maximum of 200 units, but could support more of them being duplexes or multi-family residences. She stated her agreement with Commissioner Jaeger's comments. Commissioner

Benjamin agreed that 200 was a good number of units, but suggested that a school site would be a good addition to the plan. Chairman Warnke summarized that 200 units has support, but that Planning Commission would encourage more of the units to be duplexes to allow for more affordability.

Mr. Goldich noted that the water quality study, the traffic study, etc. would be based on a 200-unit development, and offered that given the existing HDR zoning, this maximum would have to be codified through a development agreement.

MOTION

Commissioner DeFrancia moved to recommend approval of item PL20230037, the amendment to the FLUM included in the SCP, with the findings of fact that the proposal with the following conditions meets the applicable standards and policies for a Neighborhood Marketplace found in the Stagecoach Community Plan:

- a. The site is located on the “lower” north loop and a letter from the Morrison Creek Water and Sanitation District committing to serve the project has been submitted.
- b. The site has reasonable access to the public road system. County Road 18A and 16 both run adjacent or through the property.
- c. Enough land exists to provide enough parking for the proposed map amendment.

This approval is subject to the following conditions:

1. The amendment of the Future Land Use Map from Large Lot Residential to Existing Zoning and Neighborhood Marketplace is contingent upon gaining final approval for all development plans.
2. The amendment shall become effective upon signing of a resolution amending the Future Land Use Map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Recorders Office concurrently with the final plat and zone change resolution.

Commissioner Kelly seconded the motion.

The motion carried 8 – 1, with Chair voting yes.

Commissioner Benjamin stated that his no vote was based his dislike of the FLUM in general, and his opinion that the commercial node should not be in this location.

MOTION

Commissioner DeFrancia moved to recommend approval of item PL20230038, a Sketch Subdivision and Zone Change from HDR to Commercial for a portion of the property. This recommendation is based on the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Stagecoach Community Plan, particularly:
 - 1) 5.2.2.A, B, and C
 - 2) 5.3.1.1.A

- 3) 5.4.1.B and E
 - 4) 5.5.1.A, E, D, H, I, J, and K
 - 5) 5.6.1.A and B
2. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan, particularly:
- 1) 4.1, 4.2, 4.3, 4.4, and 4.10
 - 2) 6.2, 6.5, 6.7, and 6.19
 - 3) 7.6, 7.7, and 7.13
 - 4) 8.9 and 8.10
 - 5) 9.4 and 9.17
 - 6) 12.1 and 12.3
3. The proposal with the following conditions is in compliance with the applicable provisions of Sections 4 and 8 of the Routt County Zoning Regulations.

This approval is subject to the following conditions:

General Conditions:

1. This Sketch Subdivision Plan approval is contingent on submittal of a complete application for a Preliminary Subdivision Plan within twelve (12) months. Extension of up to one (1) year may be approved administratively.
2. All federal, state and local permits shall be obtained, including but not limited to: Grading And Excavating, Work in the Right of Way, and Access permits
3. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a format acceptable to the GIS Department.
4. All property taxes must be paid prior to the recording of the final plat.
5. The right of way for the realigned portion of County Road 16 and County Road 18A shall be appropriately dedicated on the final plat.
6. The Preliminary Plan submittal shall include the following detailed information:
 - a. Utility plans produced by a registered Colorado Engineer per the 2016 Routt County Road & Bridge Roadway Standards (roads, water, sewer, fire hydrants, grading and drainage, utilities, etc.)
 - b. Soils report
 - c. Landscaping plan to mitigate visual impacts of the development that uses wildlife friendly vegetation.
 - d. All lot dimensions
 - e. Plan showing land to be dedicated to the property owners' association as open space in conformance with Section 3.5.1 of the Subdivision Regulations.
 - f. The applicant shall work with the South Routt School District in identifying a site to be dedicated to the School District for a school in conformance with Section 3.5.3 of the Subdivision Regulations. Such site shall be shown on the site plan.

- g. The site plan shall show parks to be dedicated in conformance with Section 3.5.2 of the Subdivision Regulations.
- h. Engineered drainage study of the site per 2016 Routt County Road & Bridge Roadway Standards.
- i. A traffic study performed by a registered Colorado Engineer based upon the number of approved units. The study shall include recommendations for signage and mitigation measures to ensure the safety of the traveling public in the area, including but not limited to:
 - (1) Impacts to County Road 18A, County Road 16, & Crow Trail
 - (2) Impacts to intersections at County Road 16 & 18A, 16 & 212, 16 & 14
 - (3) Impacts to County Road 14Comments shall be obtained from Routt County Public Works, prior to submittal of the Preliminary Plan.
- j. Road construction plans and specifications for the interior access road and for the realigned portion of CR 16 that meet the minimum requirements of the Oak Creek Fire Protection District and Routt County Public Works. Plans and specifications shall minimize cuts, fills, and visual scarring.
- k. Drawings prepared by a registered Colorado Engineer for connection to the central water and sewer system.
- l. Drawings prepared by a registered Colorado Engineer for expansion of the water storage and distribution system to meet the requirements of the Morrison Creek Water and Sanitation District and Oak Creek Fire Protection District, if applicable.
- m. Draft Covenants
- n. Weed management plan approved by the Routt County Weed Department that addresses development prior to final site revegetation.
- o. A revegetation plan to stabilize disturbed areas that includes the use of a seed mix reviewed and approved by Colorado Parks and Wildlife.
- p. Stormwater management plan for the development stage of the project.
- q. Stormwater management plan for the post development phase that minimizes erosion and runoff from impervious surfaces carrying sediment, nutrients, chemicals, trash, debris, pet waste, etc.
- r. Wildlife Mitigation Plan approved by Colorado Parks and Wildlife which addresses the issues stated in their letter dated June 22, 2023 and minimizes impacts to grouse
- s. Plan developed in conjunction with Colorado Parks and Wildlife that mitigates impacts to Stagecoach State Park.
- t. Snow Storage plan based upon the City of Steamboat Springs' standards for roads, parking areas, and walkways that also includes measures to remove trash, debris, nutrients and salts from snow as it melts. All snow shall be stored on-site.
- u. An analysis of substandard land in accordance with section 3.1.D of the Subdivision Regulations shall be submitted.

- v. Wildland Interface Plan, approved by the Oak Creek Fire Protection District that adheres to the proposed standards of the soon to be adopted Community Wildfire Protection Plan.
 - w. A water quality study that takes into account the effluent and stormwater flowing into Stagecoach Reservoir focusing on phosphorus and nitrogen.
7. The Final Plat notes shall include, but are not limited to:
- b. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.
 - c. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
 - d. Routt County (County) and the Oak Creek Fire Protection District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
 - e. All exterior lighting shall be downcast and opaquely shielded.
 - f. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy.
 - g. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
 - h. All trails shall remain open to the public.
8. All plans and studies shall take into the number of units proposed.
9. This site plan shall be amended to enhance the visual appeal of the commercial area and to take the focus off of the parking areas.
10. A 'no build' zone shall be indicated on the plat to avoid construction of structures and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
11. The open space parcels shall be deeded to the property owners' association and such deed shall be recorded concurrently with the Final Plat. The plat shall indicate that the Open Space parcel is open to the public.
12. If required by the utility companies, the Final Plat shall show a 10' public utility easements along the interior of all lot lines and such shall be dedicated appropriately.
13. The applicant shall work with the Oak Creek Fire Protection District to address the concerns related to the District's ability to respond and personnel recruitment and retention. The narrative submitted at the next stage of review shall detail how those concerns are being addressed.

14. Climate Action Plan polices should be considered and incorporated into the preliminary plat project plan and site design.
15. Covenants shall include:
 - a. Requirement to control noxious weeds following final development stabilization and individual lot stabilization.
 - b. Roads will be privately maintained
 - c. A prohibition of short term rentals
 - d. All recommendations referenced in Colorado Parks and Wildlife's letter dated June 22, 2023.
16. The change of zone from High Density Residential to Commercial is contingent upon final approval for the subdivision of this land.
17. The change of zone from High Density Residential to Commercial shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Recorders Office concurrently with the final plat.
18. Prior to recording the resolution, a legal description of the land to re-zoned shall be submitted to the Planning Department.

Commissioner Kelly seconded the motion.

The motion carried 9 – 0, with the Chair voting yes.

ADMINISTRATOR'S REPORT

Ms. Winser stated that there would be a meeting on July 20, and reminded all of the joint work session with the Board of County Commissioners scheduled for Wednesday, July 26.

The meeting was adjourned at 9:00.

From: [Alan Goldich](#)
To: [Alan Goldich](#)
Subject: FW: Tailwaters at Stagecoach; PL20230038
Date: Tuesday, July 18, 2023 10:16:38 AM
Attachments: [image001.png](#)

From: West - DNR, Molly <molly.west@state.co.us>
Sent: Tuesday, July 18, 2023 8:08 AM
To: Alan Goldich <agoldich@co.routt.co.us>
Cc: Kris Middledorf <kris.middledorf@state.co.us>; David Rehak Suma - DNR <david.rehaksuma@state.co.us>; Kristy Winser <kwinser@co.routt.co.us>
Subject: Re: Tailwaters at Stagecoach; PL20230038

Alan,

Thank you for your conversation about clarifying the language in the Tailwaters at Stagecoach comment letter which depicts the High Priority Habitas and recommendations associated with those.

CPW has scientific data that guides our High Priority Habitat designations and the recommendations to avoid and minimize impacts to those habitats and are set as a priority for protection and management for the State. Avoiding impacts on wildlife is the best case scenario when we can work with developers to make changes in the footprint of the development to stay out of critical habitat. When that is not feasible, we have scientific recommendations to minimize those impacts on wildlife through timing limitations, best management practices and small alterations to the development that will allow wildlife movement and cohabitation without removing that High Priority Habitat as functional habitat.

In situations where avoidance or minimization strategies are not feasible, we then begin the conversation about mitigation measures. Mitigation is used when wildlife habitat will be a complete loss due to the development which could be housing, solar, mining, industrial, or other types of developments. Mitigation contributions should be formulated to replace, enhance, or uplift similar habitat in the region as what was lost by the development. This can take the form of placing a conservation easement on another property that the developer owns, contributing funds to an organization that will implement wildlife projects or conservation protection, contribute to habitat improvement projects, or other solutions that are mutually agreed upon. This approach to mitigation allows us to tailor the project to the unique needs of the wildlife, the region, and the developer. Most developments will consider mitigation efforts voluntary, outside of the oil and gas industry, however it is strongly encouraged to support the State in protecting wildlife resources, supporting the community in preserving intrinsic and financial values, and offsetting negative impacts.

We are working with Kelly Coffey with Western Bionomics to develop a wildlife mitigation plan for the Stagecoach Ski Area and surrounding parcels and we look forward to working with other developers on proactive and meaningful solutions. Our comment letter is issued to identify and address the wildlife issues that are present and is a tool that is used for further conversations with developers on a plan to avoid and minimize impacts on wildlife and considerations for mitigation if impacts are unavoidable. We expect further conversations with both the County and developers as that comes together. We appreciate Routt County supporting this process and affording the highest protection to wildlife and wildlife habitat that

is truly a core value of people living in Routt County.

Sincerely,

Molly West
Land Use Specialist
Northwest Region



P 970.255.6100 | C 970.250.3818
711 Independent Ave, Grand Junction CO 81505
molly.west@state.co.us | cpw.state.co.us



| | scanned for viruses and malware, and may have been automatically archived.

To: Kristy Winser, Alan Goldich, Routt County Planning Commission

From: Bob Woodmansee, PhD – Professor Emeritus, Colorado State University
31280 Broken Talon Trl, Stagecoach

Subject: Tailwaters at Stagecoach Sketch Plan

I have quickly reviewed the Tailwaters at Stagecoach Sketch Plan, Activity #'s PL20230037 and PL20230038, and given the very short time to respond (posted in the afternoon of June 30), I have many concerns about the proposal.

- 1) I disagree with the “Staff Recommendation” for approval of the project at this time. I recommend **TABLING** this project until the Stagecoach Community has had sufficient time for review and comment and for the Developer to transparently respond to the many initial comments and concerns raised in the attached letters from CPW, OCFPD, MCMWSD, RCRB.
- 2) I was a member of the Planning Commission and contributor to the Stagecoach Community Plan when it was revised. While “advisory”, it contained strong sentiments that Stagecoach was unique in its beauty, wildlife, openness, recreation opportunities, friendliness and appreciation of tranquility. And the Community desired to keep it that way at the same time recognizing **compatible, infill focused** growth was inevitable. I don’t believe any of us envisioned massive developments of hundreds of households and how they would impact the character of the Stagecoach Community.
- 3) An issue briefly mentioned in the referral letters but of critical importance is **water quality** in Stagecoach Reservoir. The waters in the reservoir are near or exceed acceptable limits for Nitrogen and Phosphorus and along with increasing temperatures brought about by climate change are threatening toxic algal blooms and human health effects. As a condition of approval, **studies must be conducted to determine the effects of massive new developments on water quality in Stagecoach Reservoir.**
- 4) Given this proposal and other large-scale envisioned projects for Stagecoach, I suggest the Community and relevant stakeholders be brought together post-haste in facilitated workshops to reexamine the future of development of Stagecoach. Vital central questions to be asked are: Should all future growth capacity be absorbed by a few massive developments? What about the development rights of other landowners in Stagecoach?

Concerns after the July 6th Tailwaters Planning hearing

The SCP (Stagecoach Community Plan), updated in 2017, created FLUM (Future Land Use Map), “Currently, the FLUM, in the Stagecoach Plan designates the entire parcel as ‘Large Lot Residential’ (5 acre parcels) however, the entire parcel is zoned HDR. The applicant would like to amend the map to remove this designation and retain the existing zoning. In the Staff notes for the July 6th meeting staff writes, “A standard to amend the FLUM if central water and wastewater was extended should have been included.” It was intentionally left out by the community and should not be assumed by others that it “should have been included”. Even though the SCP “is advisory, but its recommendations are intended to serve as a guide for decision makers in evaluating the merits of development proposals.” It was put together by concerned members of the Stagecoach community to help guide development and **must** be considered during this and other stagecoach growth expansions.

The apparent manipulation of the planning board to cherry pick sections out of the 2017 updated SCP, that benefits their direction and ignores parts that conflict with their interest, was clearly evident at the July 6th sketch planning meeting. The board used the three step verification that is in the FLUM SCP to clarify the need for the commercial site but completely ignored the Large Lot Residential (5 acre parcels) provision that would restrict this kind of development. This section was part of the community’s overall directions of development for this area. The section of the plan was mentioned at the meeting and then completely ignored. If this is the practice of this planning board why even do community plans when they are so blatantly pushed aside so that the planning board can get what they want? This is a huge disregard to the communities of Routt County that spend time and effort into developing these plans only to see them shoved aside and cherry picked apart for the planning board's own goals.

The site description in this application is very misleading. It states, “The site has some rolling hills, but for the most part is relatively flat.” This site is not “relatively flat”. Before this is approved someone should go look at the site and confirm what “relatively flat” means.

Hopefully, the traffic study takes into consideration the lack of egress of the Stagecoach area in its report. Adding more developments to this area only compounds the problem. If you are going to put a more dense population in you need to think about getting them out.

Instead of sticking the monetary responsibility on one developer each project should be required to escrow funds to be made available for the construction of the egress. Either by installing another bridge over the inlet or making the dam a drivable emergency exit.

If the approved commercial location in Stagecoach were to move forward how would that affect this development?

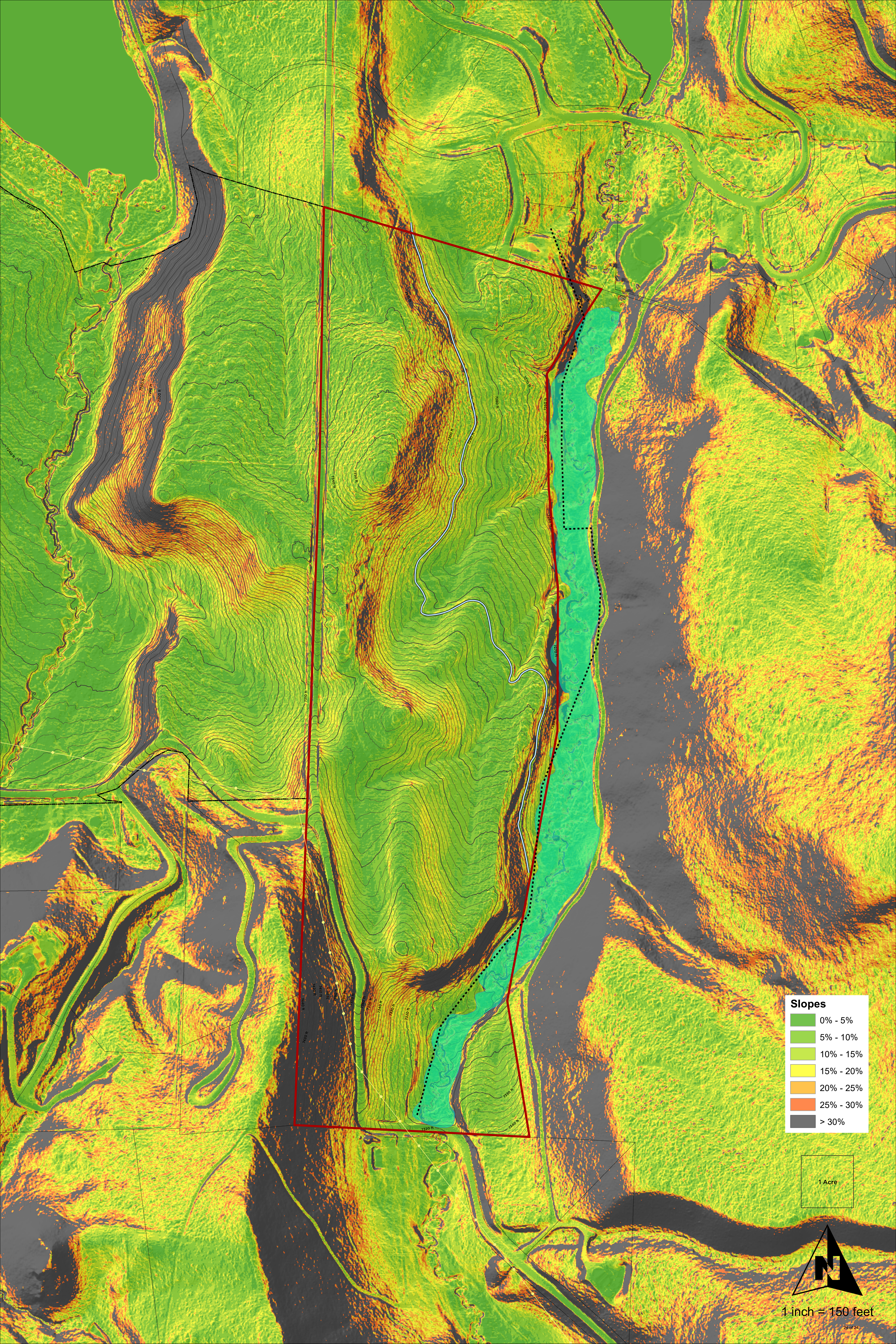
By approving this project the Routt County Commissioners will be going against the Stagecoach Community Plan.

Chris Zuschlag

Stagecoach landowner & current resident

Original 1999 Stagecoach Community Plan developer and 2017 updater.

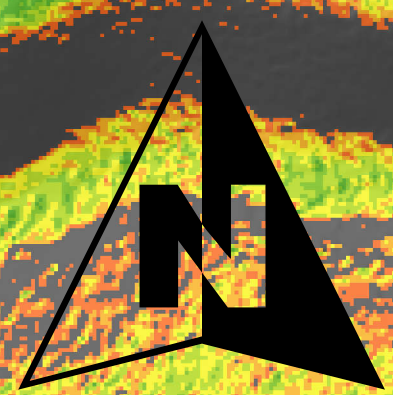
Past President SPOA, Morrison Water & San District, Oak Creek Fire & Rescue



Slopes

0% - 5%
5% - 10%
10% - 15%
15% - 20%
20% - 25%
25% - 30%
> 30%

1 Acre



1 inch = 150 feet