

From: [Alan Goldich](#)
To: [Alan Goldich](#)
Subject: FW: Tailwaters Project
Date: Wednesday, May 15, 2024 3:31:38 PM
Attachments: [image001.png](#)

From: Tiffany Carlson <tcarlson@co.routt.co.us>
Sent: Wednesday, January 17, 2024 3:31 PM
To: Tim McGuire <tmcguire@contourdesigncollective.com>
Subject: RE: Tailwaters Project

Tim,

This is a great general description of noxious weed management and the noxious weed act, but we really need more site specific information and specific mitigation measures for it to truly be a weed management plan.

It would be greatly appreciated, if you would please respond to the following questions:

1. What are the management goals of the HOA? (Is to maintain native vegetation? Maintain wildlife habitat? Etc.)
2. I see “The HOA shall map noxious weed infestations within Tailwaters, with the goal of finding new infestations, monitoring control of noxious weeds, and to meet the requirements of the Colorado Noxious Weed Act.”
Do you currently have any data of the specific noxious weed species currently found on the site? Ideally we would be provided with spatial data and maps of inventoried weeds on the site but at the minimum an inventory of specific species. To have detailed management plans and effective timing windows, we need to know the specific species we are targeting.
3. Do you have a specific management plan for managing noxious weeds before soil disturbance in order to reduce spread?
4. Do you intend to bring top soil onto the site or move top soil off of the site? Do you have mitigation plans for either of these scenarios?
5. Could you please add a similar line to the County list on Appendix A as you have on Appendix B “Note: The County may change their designated list after this plan is adopted. The most current list is the one that applies.”

We are in the process of getting a new weed management plan and County noxious weed list approved so this list will be significantly different in the coming months.

Thank you,

Tiffany Carlson

Noxious Weed Supervisor
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From: Tim McGuire <tmcguire@contourdesigncollective.com>

Sent: Wednesday, January 17, 2024 12:05 PM

To: Tiffany Carlson <tcarlson@co.routt.co.us>

Subject: Tailwaters Project

Tiffany,

Contour Design is working for a land owner (Tailwaters at Stagecoach LLC) which owns a 97 acre parcel just south of Stagecoach reservoir. The applicant is looking to develop the property into a residential subdivision, both the planning commission and the Board of County Commissioners approved the Sketch Plan in July of 2023. We are preparing to submit the Preliminary Plan application and require approval of our Weed Management Plan from the Weed Department. Attached is a narrative which provides an overview of the Project as well as a copy of the Weed Management Plan for your review and approval.

Please let us know if you have any questions or if you would like to set up a meeting to discuss.

Thank you,

Tim McGuire

CONTOUR
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