

From: [Tiffany Carlson](#)
To: [Kelly Colfer](#); [Tim McGuire](#)
Cc: [Alan Goldich](#)
Subject: RE: Tailwaters Project
Date: Wednesday, August 14, 2024 12:41:20 PM
Attachments: [image001.png](#)

Kelly and Tim,

Thank you for the revised weed management plan and adding bullet points to address my questions/concerns. When you have the findings of your later season mapping/survey, please share those findings with us. As a side note, [The Routt County Weed Management Plan](#) and Routt County Weed List have been updated and formally adopted since the creation of your weed plan, but I see you added "6 Note: The County may change their designated list after this plan is adopted. The most current list is the one that applies." And feel this is sufficient to ensure the most recent version is utilized. We try to update these every three years.

With the understanding noxious weed survey/mapping will be provided, I find this plan sufficient at this time.

Kind regards,

Tiffany Carlson

Noxious Weed Supervisor
136 6th Street, Suite 103
Steamboat Springs, CO 80487
Ph: 970.870.5246
tcarlson@co.routt.co.us



From: Kelly Colfer <outlook_C79E21A48EB6FE39@outlook.com> **On Behalf Of** Kelly Colfer
Sent: Wednesday, August 7, 2024 4:30 PM
To: Tim McGuire <tmcguire@contourdesigncollective.com>
Cc: Alan Goldich <agoldich@co.routt.co.us>; Tiffany Carlson <tcarlson@co.routt.co.us>
Subject: Re: Tailwaters Project

Tim,

I made another site visit in late June this year to survey noxious weeds. Attached is the updated weed management plan based on that site visit, which I think that I sent to you all back in June. The only weed detected was Canada thistle, but it was early in the season and

combined with a late onset to the growing season this year I intend to make one more site visit this month yet to survey for additional weeds that were not easily detectable in June. If necessary, I will update the weed plan after that survey.

Kelly

Kelly Colfer

Western Bionomics Inc.

Natural Resource Management Services

31040 Willow Lane, Steamboat Springs, CO 80487

kscolfer@westernbionomics.com

970-846-8223

From: Tim McGuire <tmcguire@contourdesigncollective.com>
Sent: Wednesday, August 7, 2024 3:37 PM
To: Tiffany Carlson <tcarlson@co.routt.co.us>
Cc: Alan Goldich <agoldich@co.routt.co.us>; kscolfer@westernbionomics.com
<kscolfer@westernbionomics.com>
Subject: RE: Tailwaters Project

Tiffany,

Kelly Colfer of Western Bionomics has been completing the inventory over the past few months, I am not sure at what stage he is at right now.

Kelly, can you please respond directly to this email regarding you invasive species assessment for the Tailwaters property?

Thanks,

Tim McGuire

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Tel: 802.473.0275

From: Tiffany Carlson <tcarlson@co.routt.co.us>
Sent: Wednesday, August 7, 2024 3:28 PM
To: Tim McGuire <tmcguire@contourdesigncollective.com>
Cc: Alan Goldich <agoldich@co.routt.co.us>
Subject: RE: Tailwaters Project

Greetings Tim,

Just looping back around on this. Were you able to collect any species inventory or mapping this year? Are you able to answer or address my other questions regarding your weed management

plan?

Thanks,

Tiffany Carlson

Noxious Weed Supervisor
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From: Tim McGuire <tmcguire@contourdesigncollective.com>
Sent: Thursday, January 25, 2024 2:52 PM
To: Tiffany Carlson <tcarlson@co.routt.co.us>
Subject: RE: Tailwaters Project

Tiffany,

Thank you for the quick response, we are working on an update to our plan that will address your comments. One of the comments that we will not be able to fully address is comment number 2 below. We were not informed that a survey of an existing invasive species would be required before we submitted our management plan. We would be happy to complete this but obviously this cannot be done for several months from now. We are hoping we can get our plan approved subject to completing an invasive species inventory before any work commences.

Please let me know if you have any questions or would like to discuss.

Thank you,

Tim McGuire

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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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Steamboat Springs, CO 80487

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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

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