
Tailwaters at Stagecoach Prelim Subdivision

ACTIVITY #:	PL20240006
HEARING DATE(S):	Planning Commission - January 16, 2025 Board of County Commissioners - February 4, 2025
PETITIONER:	TAILWATERS AT STAGECOACH LLC
PETITION:	Subdivision - Preliminary for 200 residential units and a commercial parcel
LEGAL DESCRIPTION:	LOTS 8, 9 5-3-84 SW4SW4 32-4-84 (REC 842000 & REC 842491) TOTAL 89.17 AC
LOCATION:	961052001 at the intersection of CR 16 & CR 18A
ZONE DISTRICT:	High Density Residential (current zoning) Commercial (approved for a portion)
AREA:	89.17 acres
STAFF CONTACT:	Alan Goldich, agoldich@co.routt.co.us
ATTACHMENTS:	<ul style="list-style-type: none">• Narrative• Lotting Plan• Landscape Plan• Parks• Referral Agency comments• Public comments

History:

This parcel was originally part of the Winchester at Stagecoach subdivision, proposed to be developed by the Woodmoor Corporation. A zone change from Agriculture/Forestry (A/F) to High Density Residential (HDR) was approved by the Board of County Commissioners on January 10, 1973. It is unclear how much land was rezoned at that time. The legal description in the file that was submitted for the zone change indicates 56.86 acres, however, the GIS indicates 567.34 acres. Staff was unable to find a resolution that officially re-zoned the land but the official zoning map shows the 567 acres as HDR. On August 7, 1973, the Board approved the Final Subdivision for Winchester. The Final Subdivision was subject to the completion and acceptance of bonding and the subdivision improvements agreement. The documentation stops at this point. A final plat was never recorded and there is no evidence that a subdivision improvement agreement was ever entered into. Staff suspects that this is when Woodmoor went bankrupt.

In the summer of 2023, the applicant received the following approvals:

- Sketch Subdivision for approximately 200 units

- Amendment of the Future Land Use Map contained in the Stagecoach Community Plan. This was to change the existing “Large Lot Residential” designation to the “Existing Zoning” designation as well as the commercial area to “Neighborhood Marketplace’
- Zone change from High Density Residential (HDR) to Commercial for the commercial area of the proposed development.

Site Description:

The parcel is oriented in a north/south configuration. It is bounded by County Road (CR) 18A and CR 16 on its western boundary. Little Morrison Creek runs along the eastern property line. The South Shore subdivision is directly to the north, with Morrison Creek Water and Sanitation District’s (MCWSD) wastewater treatment plan immediately to the northeast of the site.

Except for vegetation along the creek, the site is mostly covered is grasses, shrubs, and sage. The site has some rolling hills, but for the most part is relatively flat. The high point of the site is along CR 18A and the property generally slopes away from the road towards the creek. There is a bench on the western side of the creek and certain portions are a bit steeper as they drop down to the creek.

A sewer line runs along the eastern property line, mainly in the creek bottom. There are no existing water lines through this area. The closest water line is approximately 1,500’ to the west along CR 16. There is also a water line in the CR 16 right of way (ROW) to the south of the site that is approximately 2,700’ away.

Project Description:

The applicant would like to subdivide the parcel into the following:

- Residential – approximately 40 acres of the site
 - 89 single family lots
 - 33 duplex lots that can be subdivided
 - 40 multi-family units
- Commercial – a 4.11 acre parcel. The application for commercial zoning for this parcel was approved in conjunction with the Sketch Subdivision approval.
- Open Space parcels totaling 19.6 acres. In addition, parcels A and B, in the southern portion of the site, are not proposed for development and total 14.07 acres.
- Park space totals 5.98 acres. Please see the staff comments in section 4 of this report for additional details.

Staff Comments:

- All of the documents associated with this application can be viewed on the [City View Portal](#).
- This application was deemed complete prior to the adoption of the Unified Development Code (UDC). Therefore it is being reviewed under the Zoning and Subdivision Regulations in effect at that time. Future site plan reviews for the commercial and multi-family areas will be reviewed under the UDC. Since this application is not being reviewed under the UDC, the following elements are not required:
 - Development in Tier 2 and 3 Growth Areas
 - Public Benefit
 - Essential (Affordable) Housing
- The Sketch Subdivision application was deemed in compliance with the Routt County Master Plan and the Stagecoach Community Plan. Because of this prior finding, policies from these plans have not been re-addressed in this analysis.

- The original Stagecoach Community Plan from 1999 envisioned a small town center providing services such as a community retail market, office space, a gas station, a daycare center, etc. This was envisioned to be located near the base of the ski area. Even after the approval of a PUD for the Stagecoach Marketplace in 2005, nothing has ever been developed to serve this need. The update of the Plan in 2017 added flexibility regarding where a small town center could be located and standards for the location were included in the plan. The current application is being reviewed against the standards and policies of the Stagecoach Plan.
- The only significant change to the project from the Sketch review is the redesign of the commercial area to move the parking lot away from the intersection of CRs 16 and 18A and Tailwaters Blvd.
- The design and layout of the commercial and multi-family lots are not being reviewed with this application. Once the design and layout of these areas have been finalized, the applicant will have to go through a site plan review. This is to ensure the architecture, building layout, snow storage areas, parking and loading area, and landscaping comply with the requirements of the UDC.
- Referral agencies that were consulted on this project include, but are not limited to, MCWSD, Upper Yampa Water Conservation District (UYWCD), Colorado Parks and Wildlife (CPW), Oak Creek Fire Protection District (OCFPD), and Routt County Public Works. All of these agencies provided comments and are available at the City View link above. Through comments received from these agencies, changes were made to the project plan to address identified issues and conditions of approval were developed.
- On October 17, 2024, Planning staff presented the CR 14 Traffic Impact Study completed by Hale's Engineering to Planning Commission. This study was revised to remove the assumptions that the various studies submitted for individual projects used so that all of the studies are using similar assumptions and can be compared equally. The revised study, dated November 26, 2024 is part of this packet. See section 4 of this report for additional information.

*****Issues for Discussion*****

1. Section 4.2.C of the Subdivision Regulations requires sidewalks. The applicant has requested that this requirement be waived. Please see the staff comments in section 5 of this report for additional details.
2. Impacts to the level of service of the public road system are addressed in the review of any subdivision application. The County has proposed a detailed condition of approval based on the percentage increase in traffic on the affected County roads. The condition requires a development agreement and payment of the proportionate share at the time of final subdivision approval. The applicant claims that the requirement that the up front payment of the proportionate share will make the project unfeasible.
3. There is a requirement for parks. See section 4 for details on those requirements and the applicant's proposal to determine if what is proposed is adequate.
4. As part of the Water Quality Plan, groundwater monitoring is required to ensure land disturbance does not have a negative affect on the reservoir. All of the agencies that have a stake in water quality of the reservoir including, MCWSD, UYWCD, CPW, and Northwest Colorado Council of Governments' Water Quality and Quantity Committee (NWCCOG QQ), the County's water quality consultant, have determined that groundwater monitoring is necessary. Public comment has also indicated that understanding how development affects groundwater is important. The applicant has stated that they do not think groundwater monitoring should be required for this project.

5. The applicant has requested a reduction in the width of the gravel shoulders being required by the OCFPD. Please see the staff comments in section 4 of this report for additional details.

Staff Recommendation

Staff recommends that the application be **RECOMMENDED FOR APPROVAL** to the Board of County Commissioners.

Compliance with the Routt County Subdivision Regulations

The Subdivision and Zoning Regulations contain dozens of land use regulations that are intended to reinforce the guiding principles of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. The categories include:

1. Public Health, Safety and Nuisances
2. Regulations and Standards
3. Community Character and Visual Impacts
4. Roads, Transportation, Infrastructure, and Site Design
5. Subdivision Improvements
6. Natural Environment
7. Mitigation Techniques

Within each category are applicable policies and regulations. Specific Zoning and Subdivision Regulation sections include:

- **Section 5** of the Zoning Regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted.
- **Section 6** of the Zoning Regulations contains mitigation techniques and applies to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.
- **Section 3** of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public.
- **Section 4** of the Subdivision Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots and to ensure that the required infrastructure is installed.

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and/or Planning Staff.

1. Health, Safety and Nuisances

Applicable Zoning Regulations

- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire

Applicable Subdivision Regulations

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.M The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

Staff comments: According the submitted materials, there are limited geologic hazards located on the site. A very small portion on the far east of the site is mapped as potentially unstable slopes. This assessment was confirmed by the Colorado Geological Survey. The only type of development proposed in this area is trails.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

2. Regulations and Standards

Applicable Subdivision Regulations

- 3.1.O No subdivision of land shall occur on an area of land with commercial mining potential when such subdivision would preclude the extraction of a mineral resource of a commercial value greater than that of the proposed subdivision. This shall not apply in a case where the surface rights and the mineral rights are owned by the same individual.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

Staff comments: The applicant owns all of the subsurface minerals and this application is substantially in conformance with Section 6 of the Zoning Regulations.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

3. Community Character and Visual Impacts

Applicable Zoning Regulations

- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility
- 6.1.7.O Historical Significance

Applicable Subdivision Regulations

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 3.1.L The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.
- 4.5.5 All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.
- 4.6 The planting of vegetation of an appropriate native, drought tolerant species or xeriscaping at appropriate locations may be required by the Planning Commission or Board to be constructed at the subdivider's expense within such time and in conformance with the General Design Standards in Section 3.1 and as deemed necessary and appropriate.

Staff comments: All external light fixtures are required to be downcast and opaquely shielded. All of the adjacent land uses are residential in nature. The uses associated with this application are residential and commercial (the commercial uses support the residential uses), which are compatible with the adjacent uses. This land was approved for high density residential uses and the existing zoning reflects this. The Stagecoach Plan encourages residential and limited commercial uses in the Stagecoach area. The proposal, with the suggested conditions of approval, will not create inappropriate impacts.

Most of the development will not be able to be seen from the county road, however the lots that are adjacent to CR 16 and 18A will be. The applicant has provided a typical detail of the landscape plan that will be required. What has been proposed will mitigate views of the development on these lots.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

4. Roads, Transportation, Infrastructure, and Site Design

Applicable Zoning Regulations

- 5.2 Dimensional Standards
- 5.4 Parking Standards
 - 5.4.2 Location

Parking spaces, aisles, and turning areas shall be entirely within lot lines and shall not encroach on any public right-of-ways. For parking facilities accommodating more than four cars, off-street parking areas shall be designed so that it will not be necessary for vehicles to back into any street or public right of way.
 - 5.4.3 Size of Space
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.A The subdivision layout shall result in the creation of lots that are capable of being built upon.
- 3.1.B Street layout shall provide direct access to all lots.
- 3.1.C The roads and trails within the proposed subdivision shall provide for existing and future connectivity to surrounding lands.
- 3.1.G The subdivision layout shall be designed to preserve natural topography and existing vegetation to the greatest extent possible while still meeting all the technical requirements of these Regulations (street width, street grade, access etc.). Overlot grading shall not be allowed.
- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.1.I No subdivision of land shall be approved on land that is accessed by a remote or minimal maintenance County Road unless the land to be subdivided will be rezoned to reduce residential density (downzoning), or there is a substantial public benefit that mitigates the impact to the County Road system.

3.2 Roads, Streets, and Alleys – General Standards

- 3.2.A The arrangements, classification, extent, width, grade and location of all streets shall conform to the Master Plan and any sub-area plan and shall be designed in relation to existing and planned streets, topographic conditions, public convenience and safety, and the proposed uses of land to be served by such streets.

- 3.2.B Where such is not shown in the Master Plan and any sub-area plan, the arrangement of streets in a subdivision shall either:
1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 2. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing streets impractical.

3.2.1 Streets and Roads

- 3.2.1.A All streets and roads shall conform to the requirements of the Routt County Road & Bridge Department and the Routt County Zoning Regulations and amendments thereto.
- 3.2.1.B Streets and roads proposed to serve a subdivision shall be reviewed concurrently with the proposed subdivision or resubdivision.
- 3.2.1.C In certain areas, the Uniform Fire Code as currently adopted by the fire district in which the land lies, may apply.

3.2.2 Alleys and Easements

- 3.2.2.C Utility easements shall be provided to and approved by the utility companies. Utility easements shall be sufficient in width to make maintenance practical and utilities easily accessible regardless of slope or other conditions of terrain.

3.3 Blocks

Block lengths and widths shall be approved by the Planning Commission and made suitable for the types of land uses permitted in the subdivision as determined by zoning; said land uses are described for each zone district in the Routt County Zoning Regulations.

3.4 Lots

3.5 Open Spaces & Land Dedications

The Commission and the Board shall require, in addition to the requirements of Section 4.2 of these regulations, the dedication of sufficient open spaces park lands, and school sites of a character, extent, and location suitable for a use that is essential to the public. Such essential uses include open spaces, schools, and active park lands.

3.5.1 On-Site Open Space

- A. All subdividers in Routt County not applying for a PUD shall convey a minimum of ten percent (10%) of the gross area of the subdivision as open space. Such open space shall be dedicated for the purpose of passive and active recreation to serve the future residents of the project.
- B. The conveyance shall be to a property owners association or similar organization formed for purposes including the perpetual maintenance of such designated areas within the subdivision. Any such organization must provide for funding of said maintenance. The open space area must meet the following requirements:
 - 1) The use of the open space must be restricted for passive and active recreation purposes on the plat.
 - 2) Active park lands shall contain land suitable for the type of recreational amenity proposed. Development constraints such as, but not limited to, wetlands, Waterbodies and Waterbody Setbacks, slopes greater than

30%, critical wildlife habitat, etc. shall not be counted towards the minimum required dedication.

- 3) Be designed to assist in enhancing the environment and in preserving community integrity in the most practical, attractive manner possible.
- 4) Promote continuity of open space links, trails and an overall recreation system.
- 5) Be consistent with the Master Plan and applicable sub-area plans.
- 6) Protect natural and historical features, scenic vistas or watercourses.

3.5.2 Park Lands

The proposed subdivision shall contain lands dedicated for the purpose of active recreation to accommodate some of the recreational needs of the proposed project's residents. Such dedication shall be .013 acres multiplied by the estimated residential population of the proposed subdivision. The estimated residential population shall be calculated by multiplying the proposed number of additional dwellings by 2.3, or a current average household size for the project area as determined by the Colorado Department of Local Affairs.

3.5.3 School Sites

The proposed subdivision shall contain lands dedicated for the purpose of school sites. Such dedication shall be .017 acres multiplied by the estimated residential population of the proposed subdivision. The estimated residential population shall be calculated by multiplying the proposed number of additional dwellings by 2.3, or a current average household size for the project area as determined by the Colorado Department of Local Affairs.

3.5.4 Conveyance of Open Space, Park Lands, School Sites and Alternatives

Staff comments:

Roads

The County conducted a road study to determine what improvements to CR 14 will be required based on the number of existing lots in Stagecoach and future anticipated developments (Tailwaters, Stagecoach Mountain Ranch, and Landaulet). As part of this study, the County also obtained cost estimates for all of the improvements. This study was used to determine what percentage of the road improvements a particular development is responsible for. Based on this study, the Tailwaters development is responsible for 15.9% of the improvement costs. This results in a monetary responsibility of \$7,818,327. Staff is recommending that the County require this money to be paid up front and put into escrow for when the road improvements are required. See condition of approval #22 for details.

The OCFPD stated that the roads should have a paved eleven foot travel surface, paved four foot shoulders, and a three foot gravel shoulder. This requirement is based on the Routt County Public Works Department's 2016 Road and Bridge standards. The applicant requested that only a two foot gravel shoulder be required. The OCFPD does not want to reduce the required standards. The ROW width shown on the plans can accommodate the required roads. The width of the ROW provides enough room for snow storage as well.

Dimensional Standards

All of the lots meet the required dimensional standards. It appears that enough room for parking exists. As mentioned earlier, site plan reviews for the commercial and multi-family lots will be required prior to development. Parking requirements for those lots will be evaluated at that point. Parking requirements for single family homes and duplexes will be

reviewed with the building permits. All lots have access to the public road system. The roads will be constructed to County standards and bonding for their construction will be included in the Subdivision Improvement Agreement.

The block layout is compatible with the proposed use and provides convenient access, circulation, control, and safety of users. The lot layout complies with the dimensional standards in the Zoning Regs, along with all of the other standards found in section 3.4 of the Subdivision Regs. The utility companies were consulted on the required easements. They all stated that five foot easements on the side of all lot lines will be acceptable which corresponds with the five foot side property line setbacks. Easements along the front and rear property lines will be ten feet.

Grading and Drainage

Overlot grading for a development of this size and density will inevitably occur, however it appears that it has been kept to a minimum. The central area of the development will be graded to provide for the stormwater pond, to make some of the natural drainage channels less steep, and for the road, as well as the commercial and residential lot development. A majority of the site will not be graded.

Trails

The proposed roads and trails provide for existing and future connectivity. The alignment of the trail along Tailwaters Blvd. does not line up exactly with the preliminary trail location indicated by SPOA in their trails master plan, but the exact alignment of SPOA’s trails could change. Approximately nineteen acres of open space is provided and approximately fourteen additional acres in the southern portion of the site will be left untouched (except for the relocation of CR 16 and reclamation of the existing road) and will have no uses on it. The open space is predominantly made up of the area down the bench near MCWSD parcel the steeper areas in between the development areas adjacent to CR 18A and the main area on either side of Tailwaters Dr. As recommended by CPW, no trails will be located near, or in the riparian area of the creek. This open space is proposed to be dedicated to the HOA.

Park Lands

Based on the formula in the Subdivision Regulations, the applicant is required to provide 5.98 acres worth of “lands dedicated for the purpose of active recreation to accommodate some of the recreational needs of the proposed project’s residents.” The table below details how the applicant proposes to meet this requirement. In order to provide active recreation, the parks will be “activated by a variety of active and passive amenities”. These amenities include paved and unpaved trails, pump track style bike trails, play elements and eleven fitness stations. See pages 47-50 of the staff report for the Open Space and Park plans that corresponds to the locations referenced in the table as well as the number, types, and locations of the various amenities. The below table indicates that 0.7 acres will be located within the commercial area. Since the layout of that area is not being reviewed right now, a condition of approval has been added requiring 0.7 acres to be included in the site plan review of the commercial area.

Active Park Area		
Location	Acreage	Comments
P1	0.34	Dedicated Park adjacent to multifamily housing
P2-P4	0.37	Linear Park and active paths through project
P5	3.47	Individual parks and paths though this area
Commercial Area	0.7	Dedicated outdoor recreation space in core
Portions of OS2	1.1 (minimum)	Paths, trails and linear park features

School Lands

The applicant and staff have been in discussion with the South Routt School District (SOROCO) concerning the land dedication requirement for schools. SOROCO has stated that since they already have land in Stagecoach, they don't need more land and that they would prefer to receive the fee-in-lieu. Based on the formula contained within the Zoning Regs, the required amount of land for schools is 7.82 acres. Based on a land value of \$17,210 per acre, the fee in lieu would be \$134,582. The Assessor was consulted on the land value used. They confirmed that this price per acre is reflective of current market conditions.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

5. Subdivision Improvements

Applicable Subdivision Regulations

3.1 General Design Standards

3.1.J An adequate water supply shall be available for the proposed subdivision.

4.1 Guarantee of Improvements/Subdivision Improvements Agreement (SIA)

4.1.A Whenever any improvements are required to be constructed as a condition of subdivision approval, the final plat shall not be signed by the Board until the subdivider has submitted a Subdivision Improvements Agreement (SIA) in a form acceptable to the Board setting forth the plan, parties responsible, the security, and method for the construct of all required improvements. The SIA shall adhere to design standards of the County or prevailing engineering practices and shall, in the judgment of the Board, make reasonable provision for completion of the specified improvements in a specified time period, with appropriate phasing, as a condition for acceptance by the Board.

4.2 Type of Improvements

For each new subdivision, the type, location, and extent of necessary public improvements shall be presented to the Planning Commission as part of the Preliminary Plan. Improvements shall be made by the subdivider at his expense according to the Subdivision Regulations and other requirements deemed necessary by the Planning Commission and the Board. Unless specifically waived by the Board, the subdivider shall be required to provide the following:

1. Survey monuments;
2. Roads and streets, including paving;
3. Gutter and sidewalks;
4. Street and road signs;
5. Utilities including water and sewer, fire hydrants, storm drainage, street lighting, and underground placement of utility lines;
6. Landscaping; and
7. Other improvements required by the Planning Commission and Board at the time of final plan approval.

4.4 Roads and Street Paving

4.4.A Asphaltic or higher type pavement shall be required on all arterial and collector streets and in subdivisions or parts of subdivisions where commercial or industrial uses are planned, where residential density is planned to exceed .5 units per net acre, or where average lot size is less than one acre.

4.4.B The Board may designate any street to be paved which in their opinion is necessitated because of anticipated traffic volume or surface conditions which may make travel hazardous.

4.4.C Street and Road Signs. Street and road name signs shall be installed at all intersections in every subdivision. All street and road names shall be approved in accordance with the Routt County Road Addressing, Naming and Signing Policy. Suitable warning signs and/or devices shall be installed at the subdivider's expense at all railroad and other hazardous crossings, or anywhere else on subdivision roads in accordance with the Municipal Uniform Traffic Control Device standards.

4.5.1 Sanitary Sewage Disposal

4.5.1.A No lots shall be platted unless an economical and practical method of disposal of sanitary sewage is available or can be made available to that lot. Disposal by individual systems may be permitted if the lot sizes are adequate as set forth in the Routt County Zoning Regulations and the lots and systems comply with the ISDS Regulations, as adopted by the Board.

4.5.1.E Where a public sanitary sewer system is to be constructed, the design and construction of the system must be in conformity with the regulations of the Colorado Department of Public Health and the Environment and the Routt County Department of Environmental Health and must be so approved; approval must also be obtained by the Board during the subdivision approval process.

4.5.1.F Collection sewers shall be designed and provided to service each lot. Sewage treatment facilities of an approved design shall be constructed to adequately treat all collected sewage.

4.5.2 Water Supply

4.5.2.D Where a public water system is proposed all the following requirements shall be met:

- 1) The availability of water sources including quality, quantity and dependability shall be explained in a written report and certified by a registered professional engineer or geologist and an attorney if necessary to substantiate water rights.
- 4) The minimum size of a water main shall be six (6) inches in diameter unless otherwise stated by state regulations or the Uniform Fire Code (if applicable).

4.5.3 Fire Protection

4.5.3 Fire hydrants shall be required in subdivisions with an average density greater than one dwelling unit per acre, or as required by the fire protection district with jurisdiction over the proposed subdivision. Hydrants shall be spaced not more than 1,000 feet apart, be provided with adequate water pressure for fire fighting purposes, and be designed in compliance with the Uniform Fire Code, as adopted by the applicable fire districts.

4.5.4 Storm Drainage

4.5.4.A Drainage easements, channels, culverts and required bridges shall be designed by a registered professional engineer and shall be capable of handling a flow as determined by a drainage study.

4.5.4.B Drainage easements shall be provided as required to accommodate an expected maximum flow in any 25 year period. In no case shall drainage easements be less than 20 feet wide, unless specifically approved by the Board.

4.5.4.C Culverts or drainage pipes where required shall be galvanized, corrugated steel or the equivalent with the strength design in accordance with the AASHTO or equivalent standards.

4.5.6 Underground Utilities

4.5.6 Underground placement of utility lines shall be required in all subdivisions having an average lot size less than thirty-five (35) acres. In all other subdivision, underground placement of utility lines shall be required wherever practical and feasible to preserve the natural character of the area.

4.7 Other Improvements

4.7 Other improvements not specifically mentioned herein and found appropriate and necessary may be required as a condition of approval and shall be constructed at the subdivider's expense within such time and in conformance with such specifications as deemed necessary and appropriate.

Staff comments:

Water and Sewer

The MCWSD has committed to provide water and sewer service to the project. However, there are limitations on the amount of water that can be provided based on MCWSD's existing water supply infrastructure. A new 500,000 gallon water storage tank and associated infrastructure must be constructed to serve the project at full build out. MCWSD's commitment to serve letter addresses all of the anticipated development that would use this new infrastructure to fairly allocate costs of the new infrastructure. The letter states that, across all of the anticipated developments, only twenty building permits would be issued until MCWSD has received all of the money required to design, permit, and construct the new infrastructure. The letter also addresses wastewater service. Once the capacity of the wastewater treatment plant reaches 60% capacity, additional tap on fees will be required to help pay for an expansion of the system. Once capacity hits 70%, the MCWSD Board will have the option of imposing a moratorium on building permits until the total cost of the expansion of the wastewater treatment plant is collected and the State has approved an amendment to their discharge permit for the plant. Please see the letter attached to this report for additional details.

Sidewalks

are required unless they are specifically waived by the Board. The applicant has requested that the sidewalk requirement be waived. Staff is not supportive of this request and has requested that sidewalks be provided on at least one side of the road. This development was designed to be walkable. A multi use path is proposed, but it does not connect to all of the lots. This lack of connection would require someone to walk on the road to access the pathways. This development has a commercial center on one end of it, and the other end is in close proximity to the state park. Both are within walking distance of the residential development. Including sidewalks would provide a more inclusive environment for all residents since some people are not comfortable walking on a roadway. The applicant has stated (see below) that pedestrians on roadways result in slower vehicle speeds. It is not appropriate to use pedestrians as traffic calming measures. This should be achieved by roadway design. Several policies of the 2022 Master Plan support the sidewalk requirement, including 7.4, 7.5, 7.7, 12.1, 12.4, and 12.7. The applicant has provided the following responses as to why sidewalks should not be required:

From their letter dated July 31, 2024: As previously stated, the project is planned to contain walkable streets where speed limits are below 20 MPH and residents are encouraged to walk along the side of the street. Along Tailwaters Blvd which will be the most high traffic area, a multiuse path is provided. With the significant amount of hiking and biking paths in addition to the walkable streets, the Project has been designed as a walkable neighborhood. Through this response we are making a formal request not to provide sidewalks on all roads within Project.

From their letter dated September 11, 2024: We strongly disagree with the assertion that without dedicated sidewalks the neighborhood is not walkable. We could not find one subdivision within the Stagecoach area that includes sidewalks, including the denser neighborhoods on Coyote Run or Sagebrush Circle, aside from State Highway 131, no neighborhoods in the densely developed community of Oak Creek contain sidewalks. The majority of the neighborhoods in Steamboat, including the roads along and around Whistler Road and Meadows Lane (to name only a few), do not contain sidewalks. Over one mile of dedicated multi-use paths and trails have been provided throughout the project along the main internal road (Tailwaters Blvd.) as well as connecting the Commercial Area to all multifamily areas and each individual neighborhood. We have consistently seen that pedestrians within neighborhood roadways result in slower vehicle speeds on those roadways creating a safer bike and pedestrian environment. We would like to make this presentation to the full Planning Commission and Council to ask for their approval on this matter.

A Subdivision Improvement Agreement (SIA), which is a requirement, will address all of the elements listed in section 4.2. The SIA is addressed in condition of approval #12.

*****Is the application in compliance with the Policies and Regulations outlined above? Yes or No***

6. Natural Environment

Applicable Zoning Regulations

- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.F Air Quality
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration
- 6.1.7.Q Noxious Weeds.

Applicable Subdivision Regulations

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.
- 3.1.F Provisions shall be made to preserve as open space any natural features of the site that would enhance the subdivision, i.e. unusual rock formations, lakes, rivers, streams, trees, or attractive relief features.
- 3.2.2.D Where a subdivision is traversed by a water course, stream or drainage way, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction or both that will be adequate for drainage purposes. Parallel streets, parkways, walkways, culverts, bridges or storm sewers may be required in connection with such drainage easement. In addition, storm sewers that meet water pollution prevention standards shall be installed wherever necessary based on engineering surveys although separate easements for storm sewers may not be required. Open space areas should include any major streams

or water courses on the property. Such easements may be provided as dedicated public lands or held by quasi-public organizations such as a homeowners association.

Staff comments:

Wildlife

The applicant has worked with CPW to create a Wildlife Mitigation Plan. CPW employs a three tiered approach to assess impacts to high priority habitat (HPH). HPH may be defined as wildlife habitat areas where measures to Avoid, Minimize, and Mitigate adverse impacts to wildlife have been identified in order to protect breeding, nesting, foraging, migrating, or other critical uses by wildlife. Avoid, Minimize, and Mitigate are in order of CPW's habitat protection preference. The Tailwaters Wildlife Mitigation Plan addresses ways to minimize impacts to the extent possible. However, the entirety of the Tailwater development falls within the surface occupancy restriction that CPW has determined for Columbian sharp tailed grouse (CSTG), a HPH. The impacts from this development on HPH for the CSTG cannot be avoided nor minimized. There is no way to provide onsite mitigation of the impacts so compensatory mitigation will be required. CPW suggested a valuation of the loss of HPH be conducted to determine the dollar amount reasonable for compensation. The County has been in contact with Earth Economics, an accredited organization specializing in ecosystem services valuations. Earth Economics can provide a rational valuation for the compensatory mitigation necessary to ensure that the mitigation has a rational nexus to the impact. Condition of approval #20 addresses the details and requirement for this mitigation.

Water Quality

The applicant has submitted a water quality plan that lays out the baseline conditions and explains the reason nutrient loading within the reservoir is occurring. The UYWCD, NWCCOG QQ, MCWSD, and RC Environmental Health has reviewed this document and agrees with the premises. As part of these agencies' review, a condition of approval is suggested requiring the applicant to develop a water quality monitoring plan that includes surface water, groundwater, and stormwater. This plan will require sampling at various points, including one immediately up and down stream of the disturbance and in the detention pond. Samples will be taken prior to disturbance and monthly from April – November until certain conditions have been met. Constituents that will be tested for are listed in the plan. See condition of approval #21 for the details required to be in the plan.

The only wetlands on site are located in the riparian area of Morrison Creek. The applicant is proposing that construction disturbance will remain at least fifty feet from the ordinary high water mark of the creek. Therefore, a waterbody setback permit is not required. After all infrastructure is installed, the disturbance will have to be revegetated. This will be an element of the SIA and the surety required through the SIA will not be returned until the site is revegetated.

Air Quality and Weeds

Impacts to air quality are only expected during construction. The applicant proposes to address air quality issues with a water truck that will be used to minimize the amount of particulate matter in the air. According to the applicant's noxious weed survey of the site, Canada thistle is the only weed present. The survey is ongoing to capture the different germination times of different plant species. If additional weed species are determined to be present, the weed management plan will be amended. The current plan has been reviewed and approved by the Weed Dpt.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

7. Mitigation Techniques

Applicable Zoning Regulations

Mitigation Techniques for Development Within a Natural Hazard Area – Wildfire Hazard

- 6.5.8.A Avoid development in areas with great distance to fire fighting apparatus.
- 6.5.8.B Avoid development and use extreme caution when working in areas listed as high or extreme wildfire hazard areas.
- 6.5.8.D Use grazing, thinning, pruning and slash removal to minimize wildfire hazards.
- 6.5.8.F Use fireproofing measures on buildings, and provide sufficient separation of buildings to prevent fire spread.

Staff comments: The Wildfire Plan shows that most of the site is rated as moderate on the fireline intensity scale. The areas by the creek have a rating of high. This area is not proposed for development. The Community Wildfire Protection Plan explains that, *“Fire intensity scale is a fire behavior output, which is influenced by three environmental factors: fuels, weather and topography.”* The Wildfire Plan does indicate that fuels treatment including mowing, pruning and vegetation removal will take place to mitigate risks in this area. Both this plan and the covenants provide for ongoing maintenance of that mitigation work. Fire hydrants are shown on the engineer plans as required by the Fire Code. The Wildfire Plan and the layout of the hydrants have been reviewed and approved by the OCFPD. The building code contains fireproofing provisions to help protect structures.

Mitigation Techniques for Development Within Critical Wildlife Areas:

- 6.6.B Create buffer zones between wildlife habitat and areas of development.
- 6.6.C Require domestic predator control in sensitive wildlife areas in accordance with Colorado Parks and Wildlife guidelines.
- 6.6.E Limit density of adjacent development.
- 6.6.G Retain existing land use and vegetation.
- 6.6.I Avoid disturbance of streambeds, stream banks and streamside vegetation.
- 6.6.J Place catchment basins to avoid siltation of streams.
- 6.6.M Develop additional or improved habitat to compensate for habitat losses.
- 6.6.P Develop a wildlife mitigation plan for the project in coordination with the Colorado Parks and Wildlife.
- 6.6.Q Provide bear and/or rodent proof trash containers as warranted.

Staff comments: A wildlife mitigation plan was developed in consultation with CPW. Wildlife proof trash containers and the requirement to control domestic predators are contained in the covenants. To offset impacts to wildlife, compensatory mitigation will be provided by the applicant that will go towards mitigation and habitat uplift on other sites. The untouched area around Morrison Creek will provide a buffer to the residential areas on the bluff above it.

Mitigation Techniques to Reduce Water Quality and Quantity Impacts:

- 6.7.A Create on-site sediment ponds to prevent erosion into waterways.
- 6.7.C Limit the size of the excavated or disturbed area.

- 6.7.D Place monitoring wells upstream and downstream of the use, on the permittee's property and/or adjacent properties with landowner consent, to test impacts to ground water and/or stream water quality and quantity.
- 6.7.H Provide buffers from waterbodies, rivers, streams, wetlands etc; buffers/setbacks in excess of 50 feet may be required depending on site conditions and proposed use.

Staff comments: A water quality monitoring plan has been developed and reviewed and approved by Upper Yampa Water Conservancy District, MCWSD, NWCCOG QQ, and RC Environmental Health. All disturbance is proposed to be outside of the fifty-foot waterbody setback.

Mitigation Techniques to Reduce Air Quality Impacts:

- 6.8.A Limit area of disturbance to reduce dust generation. Minimize overlot grading for projects and phase grading with construction.
- 6.8.D Increase watering operations immediately in response to periods of high wind conditions or dust complaints.

Staff comments: A construction phasing plan has been provided showing the progression of construction. Dust will be controlled through the use of a water truck.

Mitigation Techniques to Reduce Impacts to Scenic Quality:

- 6.9.A Limit the number of acres disturbed at one time. Minimize overlot grading for projects and phase grading with construction.
- 6.9.E.4 Proposed landscaping, screening, fencing and other visual impact mitigation shall be approved by the Planning Director, Planning Commission or Board of County Commissioners prior to operation.

Staff comments: A construction phasing plan has been provided showing the progression of construction. The landscape plan will mitigate and soften views of the development from the county roads.

Mitigation Techniques to Reduce Wetland Impacts:

- 6.11.A Avoid wetland areas.
- 6.11.B Develop sediment ponds and drainage swales to prevent pollution of nearby wetlands.
- 6.11.D Preserve existing significant vegetation within and surrounding wetland areas.

Staff comments: The only wetlands onsite are in the riparian area of the creek. No disturbance or trails are proposed in these areas.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

PLANNING COMMISSION / BOARD OF COUNTY COMMISSIONERS OPTIONS:

1. **Approve the Preliminary Subdivision request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Preliminary Subdivision request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is

not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.

3. **Table the Preliminary Subdivision request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Preliminary Subdivision request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

MOTION

I move to recommend approval of the Tailwaters Preliminary Subdivision application, PL20240006 with the following findings of fact:

1. The Staff Report, as well as any findings of fact on the record, from applications PL20230037 (Future Land Use Amendment), PL20230038 (Sketch Subdivision), and PL20230067 (zone change to commercial) are incorporated into these findings of fact.
2. The proposal with the following conditions meets the applicable chapters and sections of the Routt County Subdivision Regulations, particularly:
 - Section 1.2, Purpose
 - Section 1.7, Obligations of the Planning Commission
 - Section 2.1.6, Scope of Conditions
 - Section 2.14.2, Preliminary Subdivision Plan
 - Chapter 3, Design Standards
 - Chapter 4, Improvements
3. The proposal with the following conditions meets the applicable sections of the Routt County Zoning Regulations, particularly:
 - Section 1.2, Purpose
 - Section 1.3, Authority
 - Chapter 5, General Performance and Development Standards
 - Chapter 6, General Standards and Mitigation Techniques for Land Use Approvals, including:
 - Section 6.2, Public Road Use Performance Standards
 - Section 6.6, Mitigation Techniques for Development within Critical Wildlife Areas
4. Based on the Wildlife Mitigation Plan prepared by Western Bionomics Inc., dated July 24, 2024, submitted by the Applicant (WMP) as well as the evidence on the record, the County finds and determines that mitigation of the impacts the project will have on wildlife is required. In addition to impacts to black bear, mountain lion, elk, deer, moose, aquatic and riparian areas upstream of Stagecoach Reservoir and adjacent to Little Morrison Creek, the project will severely impact the breeding and brood-rearing habitat for the Columbian Sharp-Tailed Grouse and will remove high priority habitat. The impacts to the Columbian Sharp-Tailed Grouse cannot be fully avoided. In fact, the WMP states that the Applicant “acknowledges that the development of residential acreage will severely limit the suitability of breeding and brood-rearing habitat for the adjacent [Columbian Sharp-Tailed Grouse] lek sites and will remove [high priority habitat]”. Therefore, mitigation to these impacts must be made.
5. The County finds and determines that the roadway improvements required by this preliminary subdivision approval are designed to maintain the current levels of service on the affected County roads given the impacts of traffic generated by the project.

6. The County finds that the amount and extent of these improvements are calculated such that the project applicant bears its proper attributable portion of the total cost of the roadway improvements. This determination is made by reliance on the percentage increase in traffic on the affected County roads based on peak hour ADT over baseline that is attributed to the project, and as compared to the anticipated cumulative traffic impacts of all other planned developments that impact the subject county roads.

This recommendation is subject to the following **conditions of approval**:

1. This Preliminary Subdivision Plan approval is limited to the density and zoning in the approved project plan, which includes:
 - a. 89 single family lots
 - b. 33 duplex lots that can be subdivided
 - c. 40 multi-family units
 - d. 4.11 acre commercial parcel
 - e. 4 parks parcels
 - f. 6 opens space parcels
 - g. Multi use soft surface trails
2. This Preliminary Subdivision Plan approval is contingent upon submittal of a complete application for a Final Subdivision Plan within twelve (12) months. Extensions of up to one (1) year may be approved administratively.
3. Prior to recordation, the Applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
4. All property taxes must be paid prior to the recording of the plat. A certificate of taxes due shall be submitted showing a \$0 balance prior to recording the plat.
5. The rights of way for County Roads 18A and 16, including enough right of way to allow parcel 961053002 access to the public road system, shall be dedicated to the County on the final plat.
6. The rights of way for all subdivision roads shall be dedicated to the County on the final plat. The maintenance of the subdivision roads shall be the sole responsibility of the home owners association and maintenance will not be accepted by the County.
7. The following notes shall be shown on the plat:
 - a. The further subdivision of the individual duplex lots into two lots, each containing approximately one-half of the duplex lot area, and with the dividing line between the two lots being the common wall between the dwelling units, is authorized without further County review, provided that each supplemental replat of lots so dividing the duplex lots is approved and signed by both the Routt County Planning Commission and Board of County Commissioners Chairs prior to its filing in the Routt County records.
 - b. Routt County is not responsible for maintaining or improving subdivision roads.
 - 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 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 trails, parks, and open space are open to the public.

8. Prior to recording the Final Plat, the Applicant shall pay a fee-in-lieu for schools in the amount of \$134,582 to the South Routt School District.
9. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields 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.
10. The open space parcels and trail easements shall be deeded to the property owners' association and such deed(s) shall be recorded concurrently with the Final Plat.
11. The Final Plat shall show a 5' public utility easement along the interior of all lot lines and a 10' public utility easement along the front and rear of all lot lines. Such easements shall be dedicated appropriately.
12. The Applicant shall enter into a Subdivision Improvements Agreement, in compliance with Section 4.1 of the Subdivision Regulations, for the installation of the required infrastructure. Such agreement shall be recorded concurrently with the Final Plat. The agreement shall include provisions for the following:
 - a. Subdivision roads
 - b. Those improvements to County Roads which are shown as the Applicant's construction responsibility in the table contained within condition of approval #22.
 - c. Sidewalks
 - d. Drainage systems
 - e. Utilities
 - i. Water
 - ii. Sewer
 - iii. Electric
 - iv. Communications
 - f. Fire Hydrants
 - g. Road Signs
 - h. Survey Monuments
 - i. Erosion and Sedimentation Control during construction of improvements
 - j. Revegetation
 - k. Water Quality Monitoring during construction of improvements
 - l. Engineer Supervision
13. Other documents that shall be recorded concurrently with the Final Plat include:
 - a. Development Agreement
 - b. Road Realignment Agreement
 - c. Wildlife Mitigation Plan
 - d. Wildfire Mitigation Plan
 - e. Declaration of Covenants, Conditions, Restrictions and Easements
 - f. Design Guidelines
 - g. Water Quality Monitoring Plan
14. The following revisions to the Design Guidelines, contained in a document not required by the Routt County, are suggested in order to align with Routt County standards:
 - a. In 'Usage' section, second paragraph, last sentence. "Owners must have Tailwaters Design Review Board approval prior to submitting plans to the Design Review Board." Needs revision.
 - b. Retaining walls over 4' tall require a building permit and engineer design. Consider changing to this to avoid confusion in the future.
 - c. Lighting - Suggest that RC's requirements are mirrored to reduce confusion, i.e. 'downcast and opaquely shielded' and allowed vs. not allowed lighting.

- d. Building Height - You provide a way of measuring, which does not comply with how the County defines it but then state it shall be calculated pursuant to Routt County Municipal Code (actually Unified Development Code) which conflict. Needs to be revised.
 - e. Work/Live Category - The Industrial zone district does not exist in this project.
 - f. There are two sections that address roof materials. They say slightly different things. They should be combined into one section.
 - g. In the 'Windows' section it says shutters are not allowed. In the 'Wood Wall and Structural Members' section, shutters are considered 'accent elements' which conflicts with the previous section.
 - h. New Construction section - Routt County does not have a design review process.
15. The commercial area shall contain at least .7 acres of park land for the purpose of active recreation and at the time of site plan review shall dedicate such land as required by Section 3.5.2 of the Subdivision Regulations.
16. Prior to issuance of the Grading and Excavating permit from the Routt County Public Works Department, a construction site management plan shall be developed and approved. Such plan shall address debris and spills.
17. Prior to the recording of the plat, the fee in lieu of land dedication for schools in the amount of \$134,582 shall be paid to the South Routt School District. Evidence of such payment shall be provided to the Planning Director prior to recording.
18. The typical residential landscaping detail dated October 1, 2024, shall be required to be adhered to by all residential lots that are immediately adjacent to County Roads 16 and 18A. Landscaping shall be installed prior to receiving a Certificate of Occupancy for the residence constructed on such lots.
19. This preliminary subdivision approval may be transferred from one property owner or Developer/Applicant to another only upon the written consent of the Board of County Commissioners. In making a determination as to whether to approve the transfer, the Commissioners may require that the proponents of the transfer provide written and/or oral evidence to support the transfer that shall, at a minimum, include evidence that shows:
- a. The proposed transferee can and will comply with all requirements, terms, and conditions contained in the approval;
 - b. The requirements, terms, and conditions of the approval remain sufficient to protect the health, welfare, and safety of the public; and
 - c. The transferee has signed all development and subdivision improvement agreements and provided any financial security guarantee and insurance required by the approval.
- Based on the evidence presented, the Board may approve, deny, or condition the transfer, however, any denial may not be unreasonably withheld.
20. Prior to and as a condition of recordation of the final plat:
- a. The Applicant shall implement the Wildlife Mitigation Plan (WMP) including all avoidance and minimization measures.
 - b. To the extent the WMP requires avoidance and minimization measures to be conducted by homeowners' or the homeowners association, these measures shall be incorporated in to the homeowners association declaration, which shall be submitted to the County for approval.
 - c. In place of Section 6.3 of the WMP, the Applicant shall enter in to a revised WMP with CPW, as approved by the County, for purposes of compensatory mitigation for impacts to

Columbian Sharp-Tailed Grouse habitat. Such revised WMP shall contain the following provisions:

- i. The Applicant shall cooperate with the County as it establishes the Tailwaters Wildlife Mitigation Fund at the Yampa Valley Community Foundation. Any cost required to be paid to the Community Foundation shall be borne by the Applicant.
 - ii. The Applicant shall deposit in to the Fund concurrently with, and as a condition of recordation of the final plat, the Compensatory Mitigation Amount. The Compensatory Mitigation Amount shall be determined by Earth Economics. The cost of the appraisal shall be solely born by the Applicant. The Board of County Commissioners shall have the final approval authority over the Compensatory Mitigation Amount and may adjust said amount from recommended appraisal based on evidence in the record.
 - iii. A committee will be established to review and distribute the Compensatory Mitigation Amount. The committee will consist of one member selected by CPW, one member selected by the Board of County Commissioners, and a third party wildlife expert jointly selected by CPW and the County. Decisions of this committee shall be final and not subject to review or appeal.
21. Prior to, and as a condition of recordation of the final plat, the applicant shall develop a comprehensive monitoring and responsive mitigation plan, to be approved by the County, that satisfies the surface water, shallow groundwater, stormwater monitoring, and reporting elements presented below. The comprehensive monitoring plan shall identify how and when additional monitoring and/or responsive mitigation are required to assure that water quality is protected.

Monitoring for each of the three elements below shall occur prior to, during, and after ground-disturbing activities associated with the Project. Monitoring shall occur at least monthly between April and November. Sample collection will occur under both wet and dry conditions with the objective of characterizing the range of weather, precipitation, and water quantity and quality conditions during the course of the monitoring program.

During each monitoring event, field parameters shall be measured in-situ, with a reliable and calibrated multiparameter probe, at all locations where flow is present. The following field parameters shall be measured: water temperature, pH, and conductivity.

During each monitoring event, water quality samples shall be analyzed by a certified laboratory using sufficiently sensitive method detection limits for the following parameters: ammonia, alkalinity, hardness, chlorophyll a, total phosphorus, free reactive phosphorus, nitrate, nitrite, and total nitrogen.

Results of such monitoring, along with a brief narrative of the results, shall be submitted to the County within 45 days of the test, if the results and narrative are not available within 45 days the applicant shall inform the County and identify the corrective actions needed to meet the deadline within the next reporting period.

Monitoring will cease when the County determines, based on coordination with the applicant, that:

- the site is no longer subject to a CDPHE construction stormwater permit,
- the HOA is enforcing covenants and restrictions used to protect water quality, and
- there are sufficient data collected from a representative range of seasonal conditions demonstrating that there are no water quality changes in Little Morrison Creek or the shallow groundwater system attributable to Tailwaters.

Should there be a dispute regarding whether these benchmarks have been achieved, the applicant shall 1) continue monitoring and 2) incorporate an analysis of existing water quality

data collected from Little Morrison Creek. The purpose of this provision is to ensure that anomalous data are not used as the basis to cease monitoring activities.

During the period required for monitoring, if monitoring shows problematic trends in identified parameters, the applicant and Routt County will evaluate and determine the cause for the changes in the trends. If the County determines that these trends are attributable to Tailwaters, the applicant will develop and implement a Responsive Mitigation Plan to eliminate the impact of Tailwaters on those constituents. The results from monitoring and responsive mitigation plans shall be publicly available.

a. Surface water

At a minimum, the applicant shall collect water quality samples from the following locations:

- Little Morrison Creek immediately upstream of the development, and
- Little Morrison Creek downstream of the development, where the creek flows into Stagecoach Reservoir without incorporating the effect of other features that may contribute to nutrient loading in Little Morrison Creek (e.g., the outfall of the Morrison Creek Wastewater Treatment Facility).
- In the Tailwaters Sediment Detention Pond
- In each Terraced Filter Strip and Biofiltration Swale that delivers stormwater from the development to the wetlands adjacent to Little Morrison Creek.

b. Shallow Groundwater

Little Morrison Creek and the associated groundwater system support wetlands that generally parallel the eastern edge of the Project. By definition wetlands have groundwater at or near the soil surface during all or part of the year.

As part of the Drainage Plan, the applicant proposes to install seven basin outfalls near Little Morrison Creek, some of which include “enhanced plantings” in the wetlands. Because the Project’s stormwater management system delivers water to these wetlands it is necessary to monitor shallow groundwater to assure that any water quality impacts attributed to the project are appropriately mitigated. For the purposes of this Project, shallow groundwater is defined as subsurface water at depths of 0 to 30 feet below the ground surface. Groundwater samples shall be analyzed for the same field and laboratory parameters listed above, but may omit chlorophyll a and periphyton biomass. Groundwater sample collection shall occur at least twice per year in June and October. To facilitate comparison with surface water data, groundwater and surface water samples shall be collected on the same day, when feasible.

c. Stormwater

The Project will be subject to a general certification under the statewide Construction Stormwater Discharge Permit (COR400000). The applicant shall provide electronic copies of the general permit certification, original and updated stormwater management plans, site inspection reports, and any permittee-initiated permit actions (e.g., contact changes, transfers, and terminations). These documents shall be provided to the County at least quarterly.

22. The following County Road segments are required to be improved in the manner described in the table below. Concurrently with, and as a condition of recordation of the final plat, the Applicant shall enter into an agreement as approved by Routt County, for the improvements listed in the table below.

- a. The Agreement shall include the following provisions for those improvements, which, while shown as the County construction responsibility, are the Applicant’s proportional financial responsibility:

- i. The required amount of funds for the total amount of road improvements shall be deposited by the Applicant with the County as a condition of recordation of the final plat.
 - ii. The escrowed funds shall be placed in an interest-bearing account with the interest accruing to the account balance. The required amount shall increase by the Denver Boulder CPI (“Escalator”). The Escalator shall be applied as of December 31 each year and any additional funds required as a result of the Escalator shall be paid to the County to be placed in the escrow account by January 31 of each following year.
 - iii. At the time the improvement is constructed, any deficiency in the cost to construct against the amount of the then-current account balance for that improvement shall be advanced by the Applicant to the County prior to the initiation of construction.
 - iv. The County shall draw upon the escrowed funds to complete the construction, and may, in its sole discretion, choose the timing of the construction and may choose to complete the improvement in association with future other development projects.
 - v. The improvements may be affected in their location, scope, and cost as a result of the other planned or currently unplanned developments that impact the subject county roads. The County will delay construction of those improvements to no later than the dates shown on the Table. To the extent these other developments are approved within that schedule, and are also required to contribute to road improvements such that the cost to the Applicant of the road improvement is reduced, the County will return to the Applicant the portion of the escrowed funds which represent that reduction, if any. In the event the other planned developments either do not take place, or if taking place, due to a smaller scope of development alter the location, scope, or cost of the improvements required, then the County will proceed to expend the funds hereby deposited to construct the improvements as shown in the Table but the improvements may be to a lesser scale.
 - vi. If the County chooses not to complete all of the improvements by the listed completion date, then any remaining escrowed funds shall be returned to the Applicant.
 - vii. Should the Applicant not pay the additional funds required by application of the Escalator or in any other manner be in violation of any terms of the Agreement, the County shall suspend the issuance of building permits or any other County-issued permit or certificates of occupancy.
 - viii. Any deficiency in deposited funds resulting from the Applicant’s failure to pay additional funds required as a result of the Escalator shall, in addition to any other remedies, become a lien on the property and may be certified to the County Treasurer for collection in the same manner as real property taxes.
- b. For those improvements, which are shown as the Applicant’s construction responsibility, the Applicant shall be subject to a Subdivision Improvements Agreement (SIA) and a bond that meets the County’s Policy on Insurance and Surety Requirements. Such SIA is further described in condition of approval #12.

(see next page for table)

Road	Nature and Extent of Required Improvement	Percentage of Cost Responsibility	Construction Responsibility	Estimated Cost (2024)	Cost Responsibility	Completion Date
Intersection of CR-14/CO-131 North	NB LT Acceleration Lane Separate NB LT & RT Lanes Channelized RT Lane	15.9%	County	\$1,679,000	\$266,961	2040
Intersection of CR-14/CR-14A/B	NB & SB LT Pockets	15.9%	County	\$693,000	\$110,187	2040
Intersection of CR-14/CR-16	Speed Advisory Signage NB LT Acceleration Lane Channelized EB RT Pocket Separate NB LT & RT Lanes Increased WB LT Storage Length Install Signal with High-T Design	15.9%	County	\$2,478,000	\$394,002	2040
CR-14/0.9 miles East of CR 131 South	Guardrail with Chevron Signs Speed Advisory Signage	15.9%	County	\$149,000	\$23,691	2040
Intersection of CR-14/CO-131 South	Separate WB LT & RT Lanes	15.9%	County	\$3,042,000	\$483,678	2040

	WB LT Acceleration Lane SB LT Pocket NB RT Pocket					
Reconstruction of CR 14 from Stagecoach State Park to CO-131 (5 miles)	Rebuild the county road and adding safety measures, adding shoulders, reducing grades and severe curves.	15.9%	County	\$41,130,872	\$6,539,808	2040

Total				\$49,171,872	\$7,818,327	
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CR16 at southern end of the project	Realign to address steep grades and near 90 degree curves	100%	Applicant	Per Applicant's cost	Per Applicant's cost	Per DA
Intersection of CR-16/CR- 18A		100%	Applicant	Per Applicant's cost	Per Applicant's cost	Per DA

TAILWATERS

STAGECOACH  COLORADO



Subdivision Preliminary Plan Application

Submitted January , 2024

CONTOUR
DESIGN COLLECTIVE

PO Box 56 Minturn, CO 81645
Office: 970-239-1485 | contourdesigncollective.com

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EXHIBITS

- Exhibit A: Property Legal Descriptions
- Exhibit B: Title Commitment
- Exhibit C: Revised Commercial Plan
- Exhibit D: Morrison Creek Metro Dist. Ability to Serve Letter
- Exhibit E: Morrison Creek Metro Dist. MOU
- Exhibit F: Yampa Valley Electric Association Correspondence
- Exhibit G: Oak Creek Fire Protection District MOU
- Exhibit H: Construction Phasing Plan

SECTION 1.0: Introduction

1.1 Overview

This land use application is being submitted for the approval of a Subdivision Preliminary Plan for a planned recreational oriented mixed-use residential development project. The project referred to as “Tailwaters” is located on a parcel that encompasses approximately 89.17 acres located to the east and along County Road (“CR”) 18A, south of Stagecoach Reservoir and the South Shore subdivision – in North Stagecoach (the “Site”). The parcel was formerly owned by Tri-State Generation & Transmission Association and was purchased in 2022 by Tailwaters at Stagecoach LLC (the “Applicant”). Portions of the parcel overlooks the Stagecoach Reservoir and County Roads 18a and 16 abut the Site, portions of CR 16 pass through the southeast corner of the parcel.



Stagecoach Reservoir

The proposed subdivision will transform an “infill” dormant open space property into a thoughtful, diverse and inclusive residential neighborhood. The proposed plan seeks to acknowledge the ambitious history of the Stagecoach area as adopted in the 1999 Community Plan as well as the more recent direction adopted in the 2017 Community plan by providing an appropriately scaled built environment interconnected by natural pedestrian paths, open space, play space, community gathering areas, and Little Morrison Creek. Residential service needs for the entire Stagecoach community will be fulfilled by a small neighborhood scale commercial market area, with potential services such as daycare, office, amphitheater, restaurant, and retail, located conveniently at the intersection of CR 16 and 18A.

Environmental sustainability, resource protection and energy efficiency are foundational land planning and architectural design elements. With the use of the latest technological advances in energy efficiency and water conservation, our goal is to provide a sustainable community designed for the future and enriched by its past.



1- Architectural Inspiration

The architectural character of this special place will be grounded in the historical context of saltbox style homes enhanced by design elements allowed by modern building methods. Design Guidelines for the planning areas will set forth the standards of quality and conformance which allow for a diverse, yet cohesive style to be treasured for generations.

1.2 Project Description

The Applicant is looking to develop the Site with a mix of 200 residential units, a small neighborhood commercial area, and the necessary infrastructure improvements required to serve the development (the “Project”). The Project represents a carefully designed new neighborhood located in Stagecoach, a central location in Routt County, Colorado. This neighborhood represents “infill” on a relatively level site well suited to a Master Planned community by a number of different measures. These measures include transportation and transit access, existing recreation, views, open space and overall livability. The plan is consistent with long-term Routt County planning efforts including the 2022 Routt County Master Plan and the 2017 Stagecoach Community Plan.

The Project responds to evolving local, regional and national consumer demands. For example, planning principles include sustainable design, clustered density within walking distance to the proposed neighborhood marketplace and recreational amenities and a diverse inclusionary approach to housing. The plan embodies the spirit of the associated community and county plans by balancing the needs of all inhabitants and creating a sense of community and fulfillment through shared values that are exemplified in the focus on quality, sustainability, energy efficiency and inclusivity.

A balanced approach inclusive of land planning, creation of the built environment and financial realities are essential to creating a successful neighborhood. Currently, the anticipated elements of the Project include:

- A 4.11 acre commercial zone or neighborhood marketplace to fulfill needs of the entire Stagecoach community which could include: park space, community retail market, childcare, office space, restaurant, and five (5) live / work units.
- Approximately 156 single family and duplex lots on just under 36 acres of land with lot sizes as follows:
 - Twenty-four (24) lots, approximately one-quarter acre or larger in size, for single family homes (12% of the residential units).
 - Sixty-six (66) lots, that range from approximately 0.15 – 0.20 acres in size (6,500-8,700 s.f.), for single family homes (33% of the residential units).
 - Thirty-three duplex lots that would contain sixty-six (66) duplex units (33% of the residential units).
- Forty (40) multi-family four plex townhome units on three separate lots containing a total of 2.3 – acres (20% of the residential units).
- New infrastructure: Roadway, electric, new water/sewer lines (per Morrison Creek Water and Sanitation).

LAND USES

- 88.87 Total Parcel Acreage
- 40 Acres Residential Use
- 196 +/- Residential Units on 126 Lots
- Approximately 10 acres roads & ROW
- 4.11 Acres Commercial / Mixed Use (including 5 residential units)
- 10,000-20,000 S.F. Commercial Space
- 38 Acres of Open Space (50% of Subdivision)



2- View from Site looking to the North

1.3 Permitting Overview

This land use application is being submitted for the approval of a Subdivision Preliminary Plan for a planned recreational oriented mixed-use residential development project as described above. The Applicant submitted several applications for sketch plan review and zoning changes to the Site which were publicly reviewed by the Routt County Planning Commission and Board of County Commissioners in July of 2023.

In April of 2023 the Applicant submitted multiple applications to the County for the Project. The description and current status is outlined below:

- Subdivision Sketch Plan (Project Number PL20220110) – approved with conditions required for Preliminary Plan.
- Zoning Change for a portion of the property from HDR to Commercial (Project Number PL20230067) – approved.
- Zoning Change to amend the Future Land Use Map (FLUM) for Stagecoach (Project Number PL20230037) – approved.

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. The Sketch Subdivision approval was subject to a number of conditions from the Planning Commission.

The Board of County Commissioners reviewed the project at their July 25th hearing. The Board unanimously approved all three applications at that hearing. The Board added several additional conditions to those already proposed by the Planning Commission for the Sketch Plan (see Exhibit A).



3- Aerial of Stagecoach Reservoir

SECTION 2.0: APPLICATION MATERIAL

2.1 Property Legal Description & Subdivision Boundary

The property is comprised of a single parcel of land referenced by the Routt County Assessor's office as parcel number 961052001. The legal descriptions are provided in Exhibit B.



Subdivision Boundary

2.2 Applicant's Identity

The applicant is Tailwaters at Stagecoach LLC, which was recently renamed from the same ownership group, Saltbox Custom Homes LLC, which is represented by:

Contour Design Collective, LLC

Attn: Tim McGuire

164 Railroad Ave, Suite 150

Minturn, CO 81645

Office: 970-239-1485

Cell: 802-473-0275

Email: tmcguire@contourdesigncollective.com

2.3 Letter of Authorization

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of Tailwaters at Stagecoach LLC, a limited liability company, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The Name of the Entity is, Tailwaters at Stagecoach LLC, formed under the laws of Colorado, with a mailing address of PO Box 2987, Edwards, CO 81632.

The name and/or position of the person(s) authorized to encumbering, or otherwise affecting title to real property on behalf of the Entity is Tim McGuire, Michael Jackson and Zach Perdue, all of Contour Design Collective LLC, a Colorado limited liability company.

The limitations upon the authority of the persons named above or holding the position described above to bind the Entity are as follows: in relation to representing the Entity for the purposes of gaining entitlements and the subdivision of the property within Routt County. The specific parcel being referred to is located in SW1/4, Section 32, Township 4 North, Range 84 West and in Lots 8 and 9 Section 5, Township 3 North Range 84 West, of the 6th P.M., in Routt County, Colorado. The parcel consists of 89.17 acres of land.

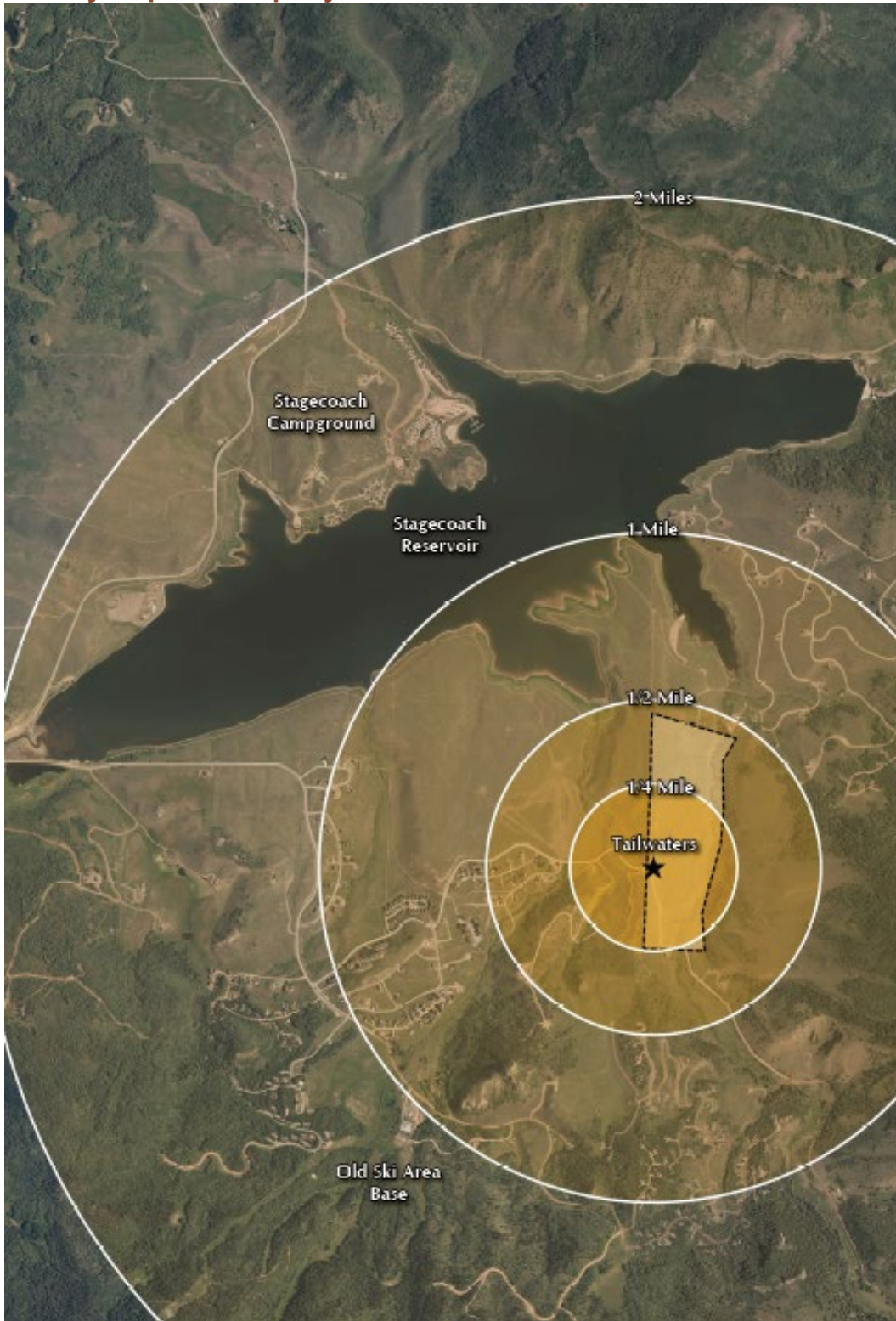
Executed this 17th day of March, 2023.

Signature:  _____

Name (printed): Nick Salter

Title: Owner

2.4 Vicinity Map and Property Photos



Stagecoach Vicinity Map

SECTION 3.0: CONFORMANCE WITH ROUTT COUNTY MASTER PLAN AND STAGECOACH COMMUNITY PLAN

3.1 Subdivision Overview

There are three steps to a subdivision project. The first is Sketch Subdivision which was completed and approved in July of 2023. The purpose of the Sketch Subdivision application review is to determine compliance with the Routt County Master Plan (Master Plan) and the Stagecoach Area Community Plan and to provide feedback to the applicant on the layout of the subdivision before in-depth engineering is done.

The current application is for the Preliminary Subdivision review, this is where the overall details of the subdivision (roads, water, sewer, etc.) are reviewed. After review by both referral agency, staff, Planning Commission and the Board of County Commissioners, the Applicant will incorporate any changes if necessary and complete any final engineering or agreements required for Final Subdivision where all of the final documentation is prepared and approved for recordation.

3.2 Compliance with the Routt County Master Plan, Stagecoach Community Plan and Subdivision Regulations

The Routt County Master Plan, Sub Area plans and Subdivision Regulations contain policies and regulations regarding land use. Section 3 of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public. Section 4 Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots, and to ensure infrastructure is installed correctly.

Section 3.1.D of the County Subdivision Regulations requires that steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards and shall be labeled on the final plat as “no build zones”. This land is highlighted on the Open Space Plan included with this application.

Section 3.5 of the County Subdivision Regulations requires the dedication of open space, park lands, and school sites for public use in any subdivision application. Below is an overview of each of the dedication requirements as well as how the Applicant is proposing to meet those requirements.

- Section 3.5.1 requires that a minimum of 10% of the gross area of the subdivision be dedicated for the purpose of passive and active recreation. The Applicant has dedicated a minimum of 8.9 acres of the Site as Open Space Land to satisfy this requirement. The three Outlot Parcels (Outlot Parcel 1, Outlot Parcel 2, and Outlot Parcel 3) shown on the attached Survey and Open Space Plans that have been submitted with this application contain 23.07 acres and will be dedicated to meet this requirement. The Draft Covenants outline how the Applicant will fund the maintenance and upkeep of this open space (Draft Covenants have been submitted with this application).
- Section 3.5.2 requires that a minimum of 0.013 acres of land per each resident of the subdivision be dedicated for the purpose of active recreation to accommodate the needs of the project’s residents. The Applicant has dedicated a minimum of 5.98 acres (200 x 2.3 x 0.013) of the Site as Park Land to satisfy this requirement. The three Outlot Parcels (Outlot Parcel 1, Outlot Parcel 2, and Outlot Parcel 3) as well as the four Park parcels, shown on the attached Survey and Open Space Plans that have been submitted with this application, contain 23.84 acres and will be dedicated to meet this requirement. The Draft Covenants outline how the Applicant will fund the maintenance and upkeep of this open space (Draft Covenants have been submitted with this application).

- Section 3.5.3 requires that a minimum of 0.017 acres of land per each resident of the subdivision be dedicated for the purpose of school sites. The Applicant has had a number of productive meetings with District personnel including superintendent Dr. Kirk Henwood. The District is not necessarily interested in obtaining more land as they have a significant amount of land already (including a 10 acre parcel in Stagecoach that is undeveloped) and they have difficulties obtaining funding to construct buildings and other capital improvements on the property they already have. Section 3.5.4.A.2 of the subdivision codes allows for the payment of a “Fee-in-Lieu” for school sites where a land dedication is not in the public interest. The Fee-in-Lieu must be equal to the full market value of the acreage that would have been required to dedicate. Based on requirement above, 7.82 acres (200 x 2.3 x 0.017) would be required for dedication. The Applicant has estimated the fair market value of that land to be \$17,210¹ per acre, therefore the Applicant will make a payment of \$134,582 to the School District in lieu of a land dedication.

Routt County recently adopted a Climate Action Plan which has a number of strategies and actions that are designed to reduce community generated Green House Gas emissions. The Applicant is proposing to incorporate these strategies where possible to contribute to these reductions. Below are a number of the Climate Action Plan strategies and examples of steps the Applicant is taking to promote and comply with these policies:

1. Increase adoption of renewable energy – all homes within the project will be pre-wired for solar panels that will be available for homeowners to install on their homes.
2. Increase energy efficiency – all homes will be designed to meet or exceed insulation requirements reducing heating and cooling requirements.
3. Improve safe and equitable multimodal access throughout each community to reduce vehicle miles traveled – The Applicant is looking to work with Steamboat Springs Transit to extend a regional line to the Stagecoach area. The proposed commercial site could accommodate a transit stop. Additionally, it is anticipated that the development of a small commercial area within the Project will significantly reduce vehicle miles traveled for common household staples that currently require trips to either Steamboat Springs or Oak Creek from existing residents within the Stagecoach community.
4. Promote water conservation measures and reduce energy consumed in water production, distribution, and wastewater treatment. – The Applicant is proposing to install low flow water fixtures in all of the units within the Project. Additionally xeriscaping or minimal outdoor irrigation of lawns will be encouraged throughout the Project.
5. Promote compact development patterns to achieve more sustainable development and preserve natural land use types. – The Tailwaters Project has been designed to avoid natural hazards and work within the natural environment in which it is located. Development on slopes over 30%, on unstable land, or within or adjacent to drainage ways has been avoided. Approximately 50% of the site has been set aside for open space, parks, and recreation areas. The project has been designed to provide an extensive buffer (in most places well over 100 feet) to the existing stream that runs through the eastern side of the site, to maintain water quality in the creek as well as the reservoir.

¹ Based on the opinion of a local real estate agent, the price the applicant paid for this parcel (\$12,724/acre) is representative of a fair market value for land, in addition the Applicants has or will spend an additional \$400,000 to complete platting of the entire project or an additional \$4,486 per acre for a total of \$17,210 per acre.

3.3 Mitigation Overview

The proposed development and change in land use will result in changes to the Site itself, the need for upgrades and expansion of utilities, increased usage of surrounding roadways, and services throughout the area. The Applicant has emphasized reducing impacts from the project to the land and surrounding services as outlined below and in the numerous studies and mitigation measures proposed and included with this application. The following Sections provide an overview of potential impacts from the Project and the steps the Applicant has proposed in order to mitigate these potential impacts.

a) Zoning and County Standards

The Tailwaters Project has been designed to meet the tremendous need for a diversity of housing types for the Stagecoach and surrounding Routt County areas. As an infill development, with existing residential units surrounding the project, the owners have made efforts to maintain uses and development patterns consistent with adjacent properties. The project is not within any mapped skylined areas, and the draft covenants for the project require dark sky compliant lighting. The project is located within the North Stagecoach area where infrastructure is already in place. The majority of the project has been designed to follow the existing contours of the site, reducing the need for overlot grading.

The Tailwaters project is located within the High Density Residential (HDR) zone of the north Stagecoach area. The 2017 Stagecoach Community Plan indicated the desired future zoning within Stagecoach on a Future Land Use Map. This map proposed Large Lot Zoning for this parcel, but it did not change the underlying zoning. An application to amend the FLUM map was approved by the BCC on 7/25/23 confirming the designation of the property as HDR. At the same time, the BCC also approved a zoning change for a commercial area on the property as currently shown on the plans.

The Tailwaters project has been designed in accordance with the Routt County Master Plan as well as the Stagecoach Community plan. Existing zoning on the site per the Stagecoach Subdivision and Zoning is for High Density Residential which requires a minimum lot size of 3,000 s.f., The minimum lot proposed in the Tailwaters project is significantly larger than this size requirement. The project has been designed to minimize impacts to view corridors, water, wetlands, and air.

Zoning for a neighborhood commercial area for the site was approved by the BCC at their 7/25/23 public meeting. Both the County Planning Commission and Board recommended that the commercial area be redesigned from what was originally presented to enhance the visual appeal of this area and remove the focus away from the proposed parking areas. The Applicant has redesigned this site based on the comments received. The current design is included in Exhibit C.

b) Roads and Traffic

The development of the Site will result in increased traffic from new homeowners within the Project as well as potential use of the commercial site within the Project from both Project residents as well as existing Stagecoach homeowners. The Applicant retained the services of Fox Tuttle Transportation Group to complete a Traffic Impact Study (TIS) to assist in identifying potential traffic impacts within the study area as a result of the Project. Additionally the Applicant worked closely with the County Road and Bridge Department to review Project impacts and propose improvements to the existing road system at or adjacent to the Project Site.

The TIS has been submitted with this application (separately) and can be reviewed in full. The TIS concluded that *“the existing roadway system can adequately accommodate the projected traffic volumes in the near-term and long-term scenarios. Based on the volumes and performance, it is anticipated that auxiliary lanes will not be needed at any of the study intersections and access intersections.”*

The Tailwaters project is located directly off CR 16 and 18A which provide suitable access for the project. New curb cuts to existing county roads have been minimized, and proposed interior roads provide access to the residential and commercial uses anticipated, eliminating disruption of existing traffic flows on the main county roads. The main artery connecting the intersection of CR 16 and 18A to Crow Trail (shown as Tailwaters Boulevard on the plans) bisects the site. The width of interior secondary roads have been designed as rural and narrow to limit vehicle speeds and maintain a rural feel. The traffic analysis completed for the Project shows that all roads maintain acceptable levels of service upon full buildout, no off site improvement to existing roads are required.

In order to improve some of the existing conditions found at the Site, the Applicant worked with the County Road and Bridge department to make improvements to existing infrastructure. During the sketch plan review process, it was recommended by Road and Bridge that the “S” turn at the southern end of the site on CR 16 be realigned to improve safety and site access. The current site plan shows a new alignment for CR 16 that significantly improves these corners. Additionally, the intersection of CR 16 and CR 18A has been lowered and relocated to the east, this removes an existing high point at this intersection which created a blind spot for drivers. The new alignment results in a lower road which improves overall site distances in all directions from this intersection.

Forty percent of the site will remain open space providing for both active and passive recreation. Residential lots are significantly larger than minimum requirements providing for ample snow storage on lots. Large open space within the right of way along the edges of all roadways provide for snow storage from road plowing. Dedicated areas show on the landscape plans provide for snow storage within the commercial area. A system of trails and bike paths throughout the extensive open space areas provides for alternative transportation within and from the site. The Applicant has offered to connect interior trails and paths to the SPOA trail system to complete the Stagecoach trail network.

c) Utilities: Sewer, Water and Electrical Services

Utilities currently pass through or are adjacent to the site with service being provided by the Morrison Creek Water and Sanitation Metropolitan District (MCMD). An existing sewer main runs through the site, the project will connect directly to this main in multiple locations. The MCMD has indicated that the wastewater treatment system, which is currently being upgrade, currently has and will have adequate capacity to accommodate the Project. In order to mitigate impacts from the Project, the Applicant or homeowners within the Project will pay sewer taps fees during the individual unit permit and approval stage. Sewer tap fees to the MCMD are currently \$7,000 per tap which will result in over \$1,400,000 in sewer tap fee revenues to the MCMD from the Project.

The MCMD provided an ability to Serve letter for the Project during the Sketch Plan review (see Exhibit D). In order to extend potable service to the Project, the existing waterline currently in the vicinity of Snowbird Lane and CR 16 will be extended to the site by the Applicant to provide potable water to the Site and potential future expansion by MCMD. Based on discussions and preliminary plans completed by the MCMD a new potable water storage tank will be constructed to the south of the Site near the intersection of CR 16 and Snowbird Trail on a lot owned by MCMD. The Applicant will extend a new water main from this area to and throughout the site. The applicant has proposed a cost sharing agreement for the Applicant to pay its proportionate share of the tank cost with MCMD for the new storage tank and related improvements (see Exhibit E, MCMD MOU). Additionally, water tap fees to the MCMD are currently \$9,000 per tap, which will result in over \$1,800,000 in water tap fee revenues to the MCMD from the Project

Both aerial and underground electrical lines are located on site, these will be utilized to provide power to the site, the Applicant is currently working with YVEA to relocate an existing underground powerline that bisects the Site. YVEA has had issues with this line and has been planning to relocate it in the CR 18A right of way, this work is anticipated to take place in 2024 (see Exhibit F).

d) Emergency and Fire Protection

Emergency services including fire protection are covered by the Oak Creek Fire Protection District, the entirety of the Stagecoach development is located within the service area of the district. The district's main station, which has full time staffing and houses fire and emergency service equipment is located less than 1/3rd of a mile from the Site, directly to the west on CR 16. Roads within the Project Site have been designed to allow for emergency access throughout the Project. Fire hydrant placement was coordinated with the Oak Creek Fire Chief. The Applicant is providing funding for a portion of a new water storage tank that will increase available fire flow capacity from the water system.

The fire district collects a 13.989 mill levy from all residential property within its service area. Every unit within the Project will contribute annual revenue through the existing mill levy to the fire district. The Applicant has proposed to pay an initial fee to the fire district to contribute for capital improvements to fire district equipment and assets to help the fire district accommodate the planned growth before tax revenues are received. A copy of the proposed agreement with the fire district is found in Exhibit G.

All development on the site shall comply with 'State Foresters Guide to Wildfire and Defensible Space'. Landscaping has been designed to provide defensible space around each residential unit, the Tailwaters Wildfire Mitigation Plan has been submitted separately for the Project.

e) Wildlife

The Tailwaters Project is located within a high priority habitat for Columbian sharp-tailed grouse lek sites and production areas. The Site is also adjacent to elk winter concentration areas. Working with Colorado Parks and Wildlife (CPW) staff, the Applicant has created a mitigation plan that proposes to contribute funds from the sale of homes within the Project to an organization that will implement wildlife projects, conservation protection, contribute to habitat improvement projects or other solutions recommended by CPW. Additionally, the Applicant has proposed to set up a trust fund that will be funded by a 0.25% transfer tax fee from the sale of each home within the Project. The proceeds of the fund will be intended to be utilized for sharp-tailed grouse habitat improvement projects elsewhere in South Routt County. (see the Wildlife Mitigation Plan which has been submitted as a separate report with this application).

Draft homeowner Covenants for the Project require bear resistant trash containers as well as requirements for domestic pets. As previously discussed, much of the site will remain open space with native plant materials reducing potential negative impacts to air and water quality. (see the Draft Project Covenants which have been submitted as a separate document with this application).

f) State Park Impacts

As part of the approval of the Tailwaters Project sketch plan approval, the Planning Commission and Routt County Board of Commissioners included condition 6.t which requires the Applicant to provide "A plan developed in conjunction with Colorado Parks and Wildlife that mitigates impacts to Stagecoach State Park." for the Preliminary Plan submission.

Contour Design has had several conversations with CPW Stagecoach State Park staff, including Craig Preston, Stagecoach Park Manager regarding potential impacts the Project may have on Stagecoach State Park. CPW also submitted initial comments on the Project in a 6/22/2023 comment letter to the Routt County Planning Department. Contour staff has reviewed these comments in addition to the

“Stagecoach State Park Management Plan, 2011-2021”. This plan outlines a planning framework for setting management priorities and specific management direction for park resources. There were a number of enhancement opportunities identified in the plan, some of which are reflected in the 6/22 comment letter. Both the plan and staff have identified the main limitation for management and enhancements to the Park are adequate funding and staff.

The development of the Tailwaters Project will likely lead to more use of resources within the State Park, including the reservoir, surrounding trail networks, increased fishing and other park resources. The Applicant initially proposed to provide funding to the State Park to assist in enhancing Park assets and programs. In a December 18, 2023 email from Craig Preston he indicated “ *In consultation with NW Region Leadership, at this time we are not requesting or looking for any monetary compensation for your project. Our request is for continued communications and correspondence as your project moves forward with openness to future conversations about ways we can work together. Future partnership opportunities might include organizing a community trash pick up day on the park or funding support to add park opportunities on the south side of the reservoir that might benefit local park users.*” The Applicant will continue to work with the State Park as outlined above to find future ways the parties can work together.

g) Water Quality

An engineered stormwater management system and erosion control plan has been designed for the Project, grass swales have been used where possible to further enhance water quality at the site. Excessive use of fertilizers is also prohibited as outlined in the draft Covenants for the Project.

Potential negative impacts associated with any land development project include sediment pollution to offsite areas via stormwater erosion from disturbed areas, petrol-chemical spills from earthwork machinery, dust from disturbed areas, and noise from construction machinery. A Colorado Department of Public Health and Environment (CDPHE) general permit for stormwater associated with construction activities shall be obtained before construction commences for the Project.

Mitigation techniques that have been incorporated as part of the civil construction plan submittal for this project shall include:

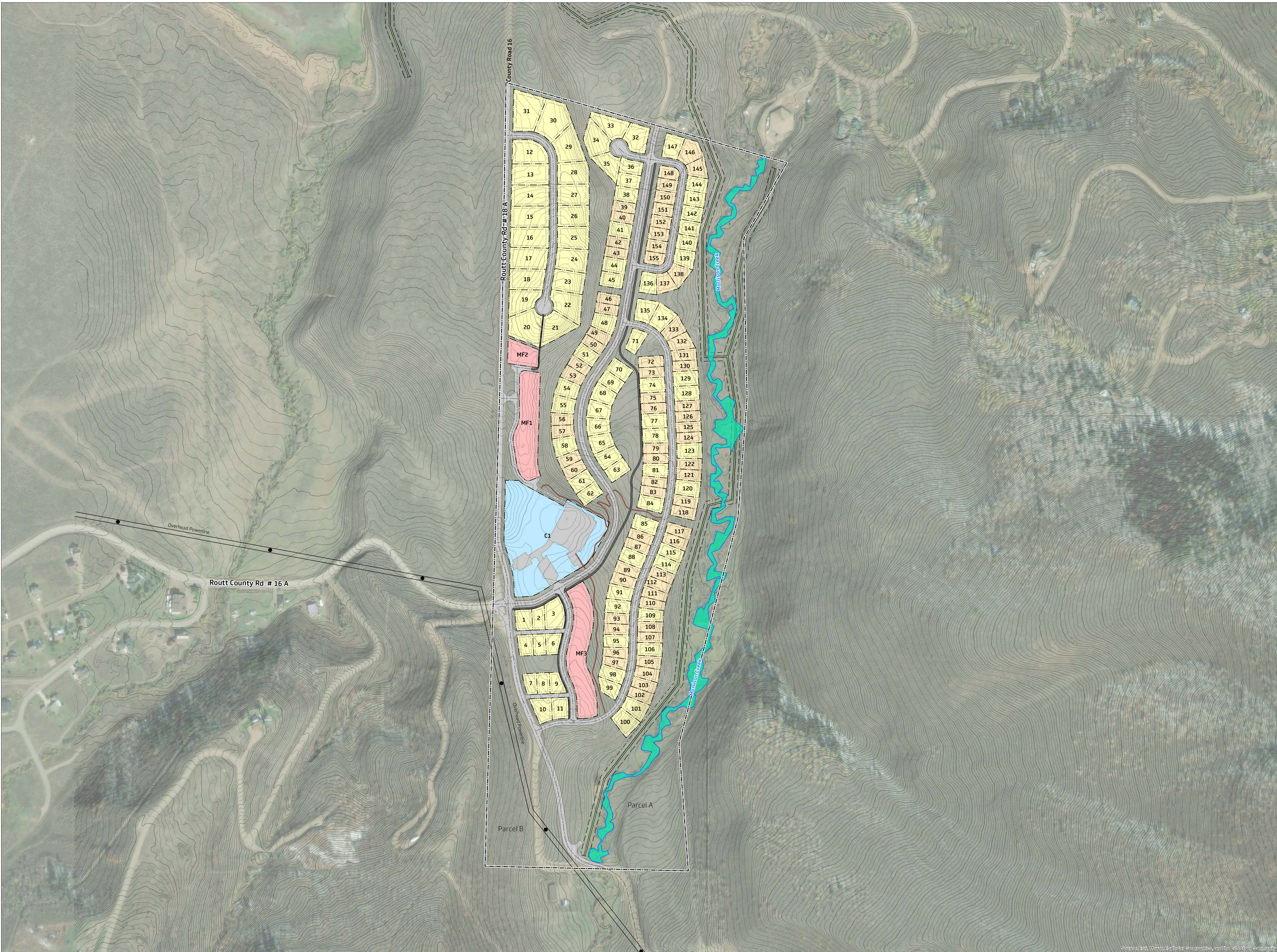
- Implementation of an engineered erosion control plan and stormwater control measures.
- Sedimentation pond, perimeter silt fence, ditch checks, dust mitigation, and temporary seeding.
- Implementation of a construction site management plan to address things such as debris, spills, and noise.
- Minimization of total land disturbance via a phasing plan to reduce amount of soil disturbance on the overall Site at any one time. (see Exhibit H)
- Dust mitigation during periods of high wind with application of water via sprayer truck if necessary.

Proper final stabilization and establishment of vegetation as soon as possible with the use of seeding and straw blanket stabilization on slopes.

The Applicant has prepared a Water Quality Study for the Project which looks at the potential of nutrient loading to the Reservoir from the proposed Project. The Study evaluated existing and former land uses as well as water quality history in the area. The Study indicates that the Project will not contribute significant nutrient loading and provides for testing and mitigation techniques if an increase is observed. The Water Quality Study has been submitted as a separate Study with this application.

EXHIBIT H
Draft Construction Phasing Plan





TITLE **LOTING PLAN**

PROJECT **Preliminary Plan Submittal**

CLIENT **Saltbox Custom Homes Inc.**

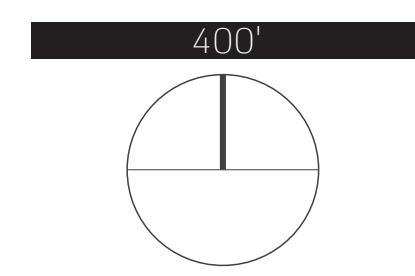
LOCATION

LEGEND

- Tailwaters Property Boundary
- LOTS**
- Single Family
- Duplex
- Multi-Family
- Commercial

- Overhead Powerline
- Sewer Line & Easement
- Wetland

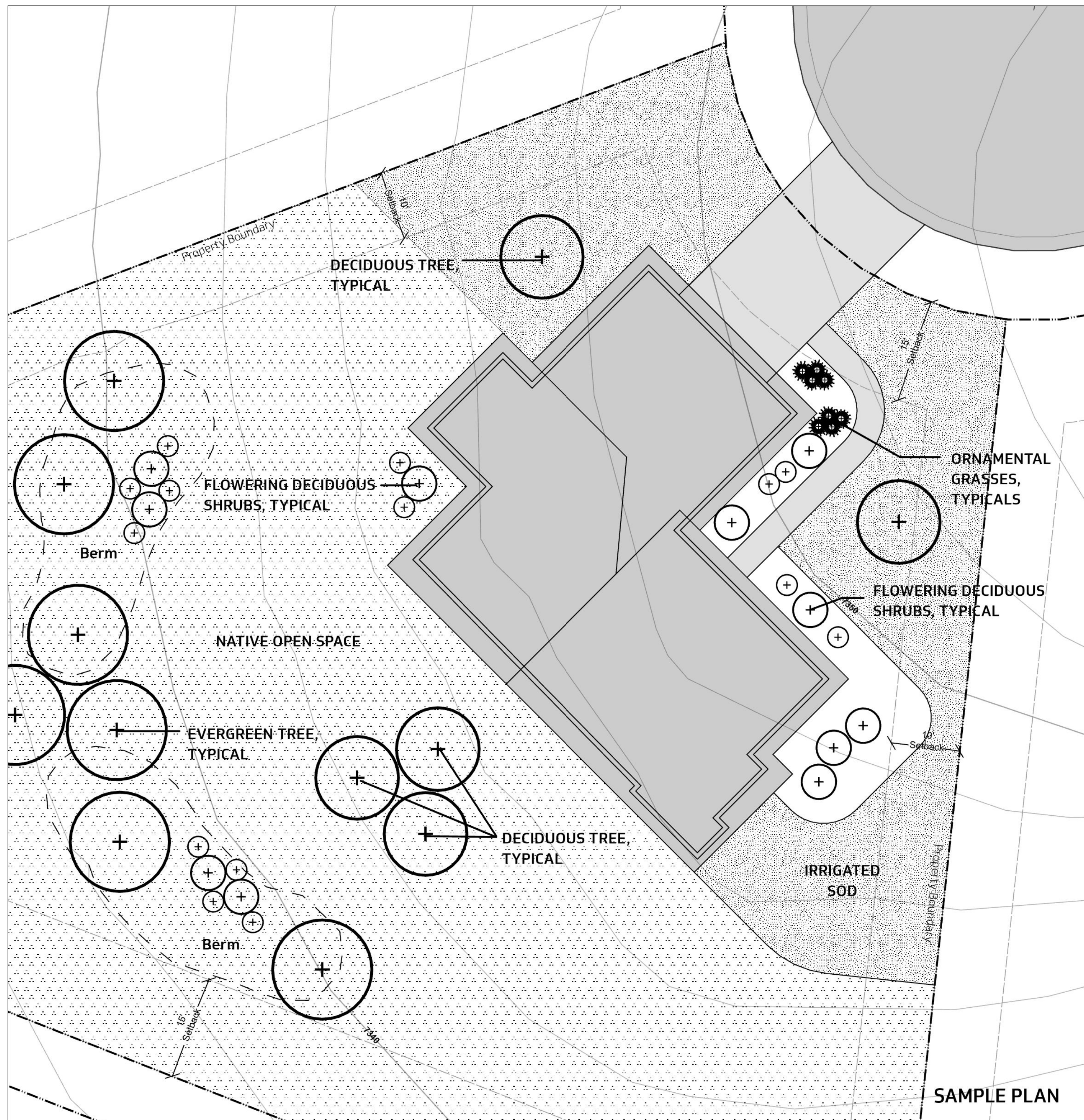
DATE	07.24.2024	DRAWN BY	ZDP
VERSION	01	SHEET	1 / 1
PROJECTION	State Plane Colorado North (US Feet)		
DATUM	North American Datum 1983 (NAD83)		
SCALE	1 in = 200 ft 1:2,400		



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TYPICAL LARGE SINGLE FAMILY LANDSCAPE

1:120

General Notes and Specifications:

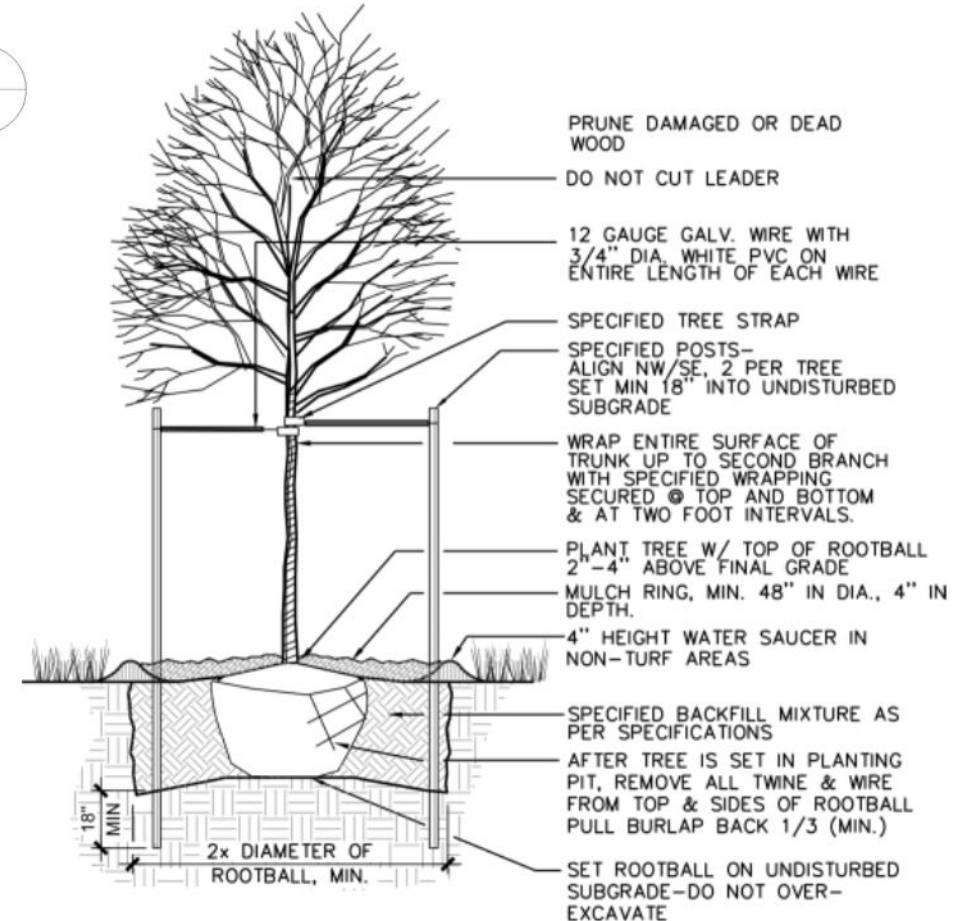
- All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
- The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
- Quantity and location of "natural" shrub plantings within Wildfire Mitigation Zone 2 shall be subject to field review by Wildfire Mitigation Officer.
- See Civil Engineering sheets for final grading and drainage.
- Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

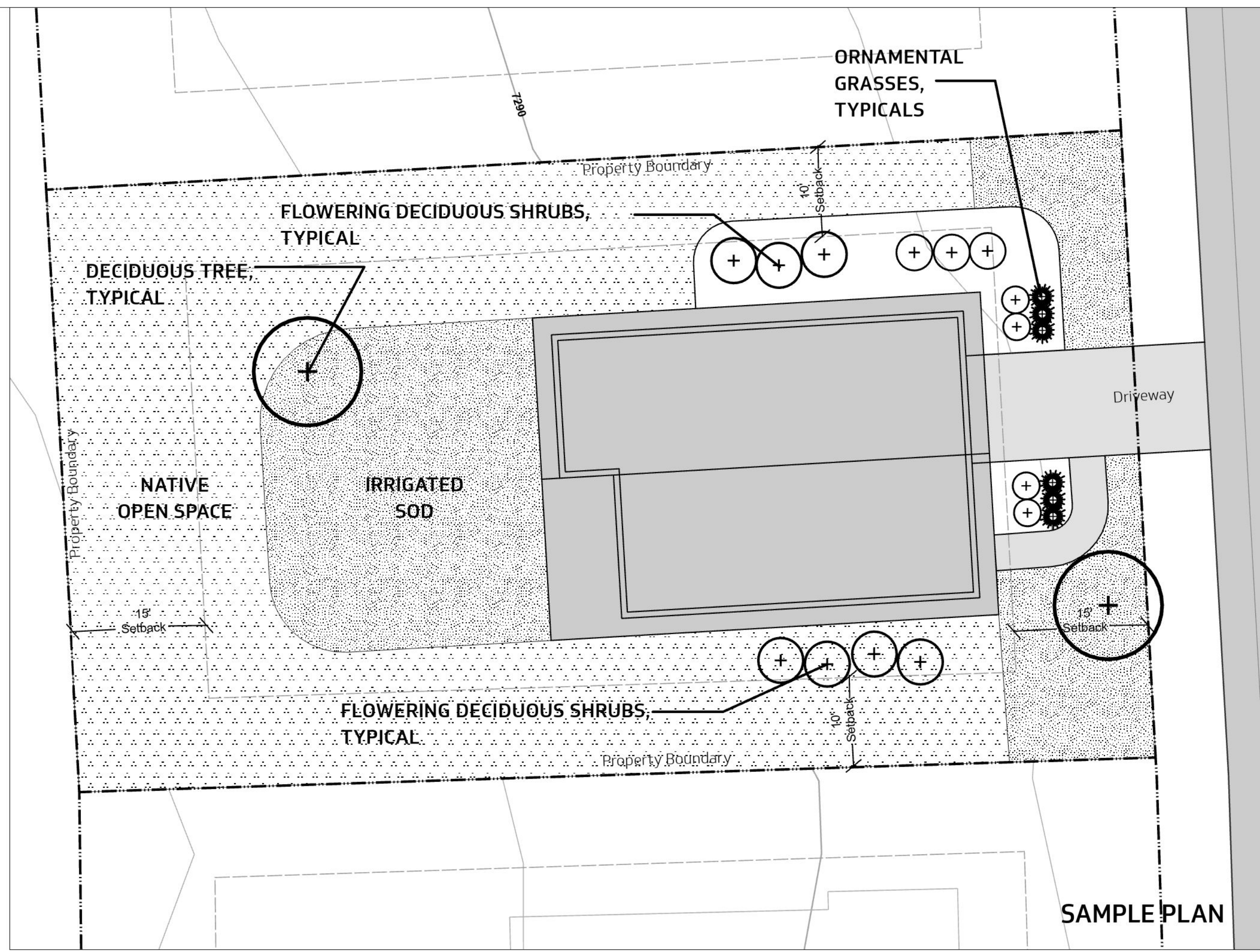
- Seed shall be broadcast and raked to 4" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Notes:

- Zone 1 (0 - 30' from building): no flammable plants shall be planted within 30' of the structure or attachments.
- Zone 2 (30 - 100' from building): a 10' crown separation must be maintained for all conifers and shrubs over 4'. A 4' crown separation must be maintained for shrubs under 4'.
- Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Wildfire Mitigation Officer.



1 DECIDUOUS TREE PLANTING
 L2 NOT TO SCALE



TYPICAL SMALL SINGLE FAMILY LANDSCAPE

1:120

PLANT LIST FOR TYPICAL LOT LAYOUT

NOTE: ALL PLANT MATERIAL FOUND WITHIN 30' WILDFIRE DEFENSIBLE ZONE IS CHOSEN FROM THE FIREWISE PLANT MATERIALS LIST

COMMON/BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
EVERGREEN TREES (ONLY TO BE LOCATED OUTSIDE THE 30' DEFENSIBLE ZONE)			
Colorado Blue Spruce Picea pungens	2	8' ht.	Specimen quality B&B, staked
Colorado Blue Spruce Picea pungens	2	10' ht.	Specimen quality B&B, staked
White Fir Abies concolor	2	8' ht.	Specimen quality B&B, staked
DECIDUOUS TREES			
Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, staked
Amur Maple Acer ginnala	1 & 2	2.5" cal.	Specimen quality B&B, staked
Patmore Ash Fraxinus pennsylvanica 'Patmore'	1 & 2	3" cal.	Specimen quality B&B, staked
Shuber Chokecherry Prunus virginiana 'Shubert'	1 & 2	3" cal.	Specimen quality B&B, staked
PERENNIALS (Approximately X sf. @ 12" O.C. spacing)			
Assorted Perennials (All perennials to be chosen by landscape installer from FIREWISE PLANT MATERIALS LIST)			
Blue Avena Grass Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
Little Bluestem Schizochyrium scoparium	1 & 2	1 gal.	Container Full
SEMI-EVERGREEN/BROADLEAF EVERGREEN SHRUBS			
Common Mountain Mahogany Cercocarpus montanus	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

NATIVE SEED REVEGETATION MIX

Scientific name	Common name	Variety
Pascopyrum smithii	Western wheatgrass	
Pseudoroegneria spicata	Beardless wheatgrass	Whitmar
Elymus trachycaulus	Slender wheatgrass	San Luis
Bromus marginatus	Mountain brome	
Leymus cinereus	Basin wildrye	Magnar
Poa secunda	Sandberg bluegrass	
Poa fendleriana	Muttongrass	
Achnatherum hymenoides	Indian ricegrass	
Festuca idahoensis	Idaho fescue	

DECIDUOUS SHRUBS			
Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Burkewood Daphne Daphne burkwoodii 'Somerset'	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Common Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Mountain Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes Minimum 12" - 18" ht.
Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes Minimum 10" - 12" ht.
Redtwig Dogwood Cornus stolonifera	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Sackatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Boulder Raspberry Rubus deliciosus	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Wax Flower Jamesia americana	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Russel Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

NATIVE SEED REVEGETATION MIX (Continued)

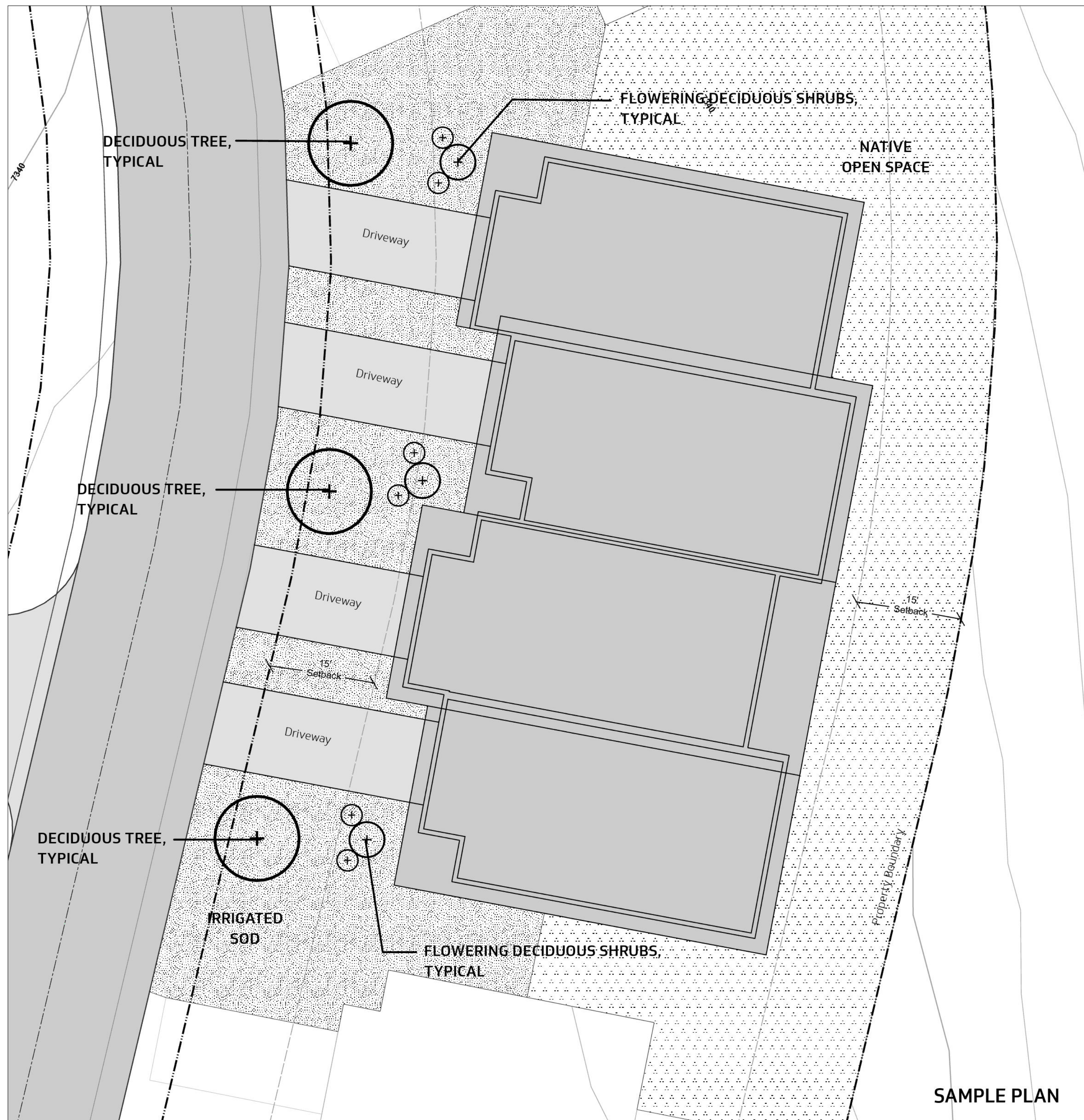
Scientific name	Common name	Variety
Eriogonum umbellatum	Sulfur-flowered buckwheat	
Achillea m. lanulosa	Western Yarrow	
Symphotrichum chilensis	Pacific aster	
Astragalus cicer	Cicer milkvetch	Monarch
Balsamorhiza sagittata	Arrowleaf balsamroot	
Linum perenne	Blue flax	Appar
Medicago sativa	Alfalfa	Ladak
Penstemon strictus	Rocky Mtn penstemon	Bandera
Sanguisorba minor	Small burnnet	Delar
Onobrychis viciaefolia	Sainfoin	
Crepis acuminata	Tapertip hawksbeard	
Viguera multiflora	Showy Goldeneye	
Artemisia tridentata	Big sage	Vaseyana
Ericameria nauseosus	Rubber rabbitbrush	

DATE 10.01.2024 DRAWN BY MSJ
 VERSION 01 SHEET 1 / 3
 PROJECTION State Plane Colorado North (US Feet)
 DATUM North American Datum 1983 (NAD83)
 SCALE 1:120 1:120

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TYPICAL 4-PLEX LANDSCAPE

1:118

General Notes and Specifications:

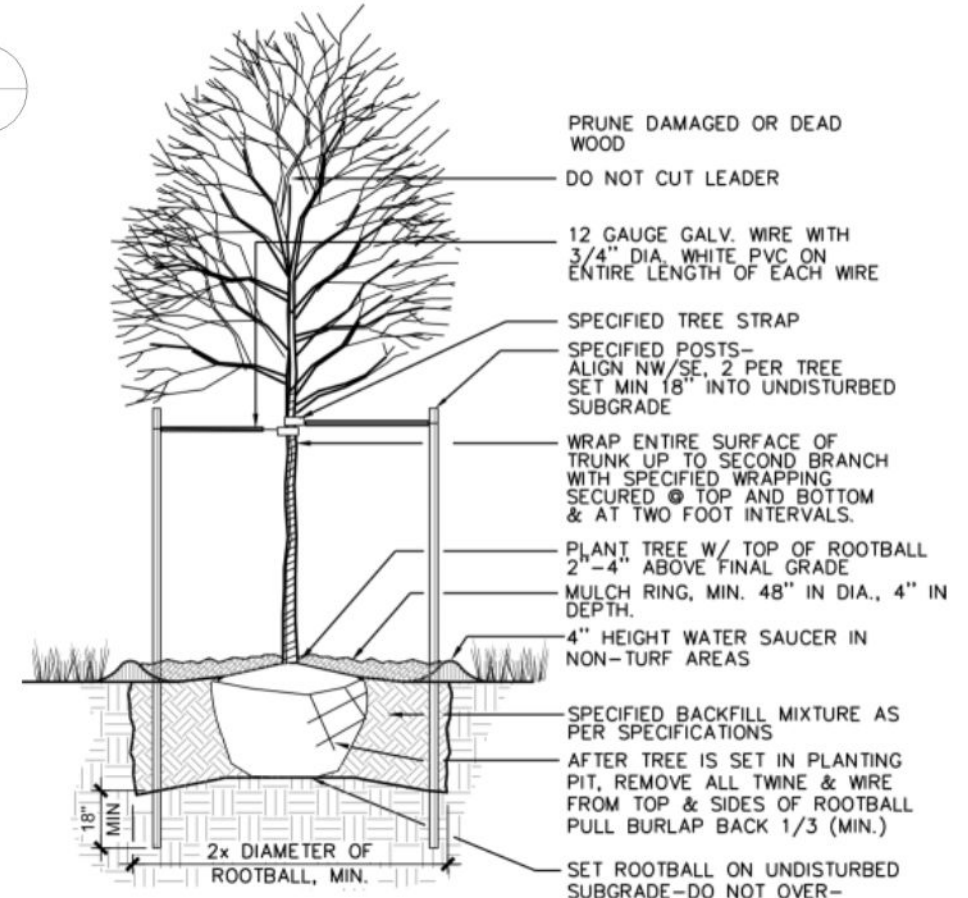
- All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
- The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
- Quantity and location of "natural" shrub plantings within Wildfire Mitigation Zone 2 shall be subject to field review by Wildfire Mitigation Officer.
- See Civil Engineering sheets for final grading and drainage.
- Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

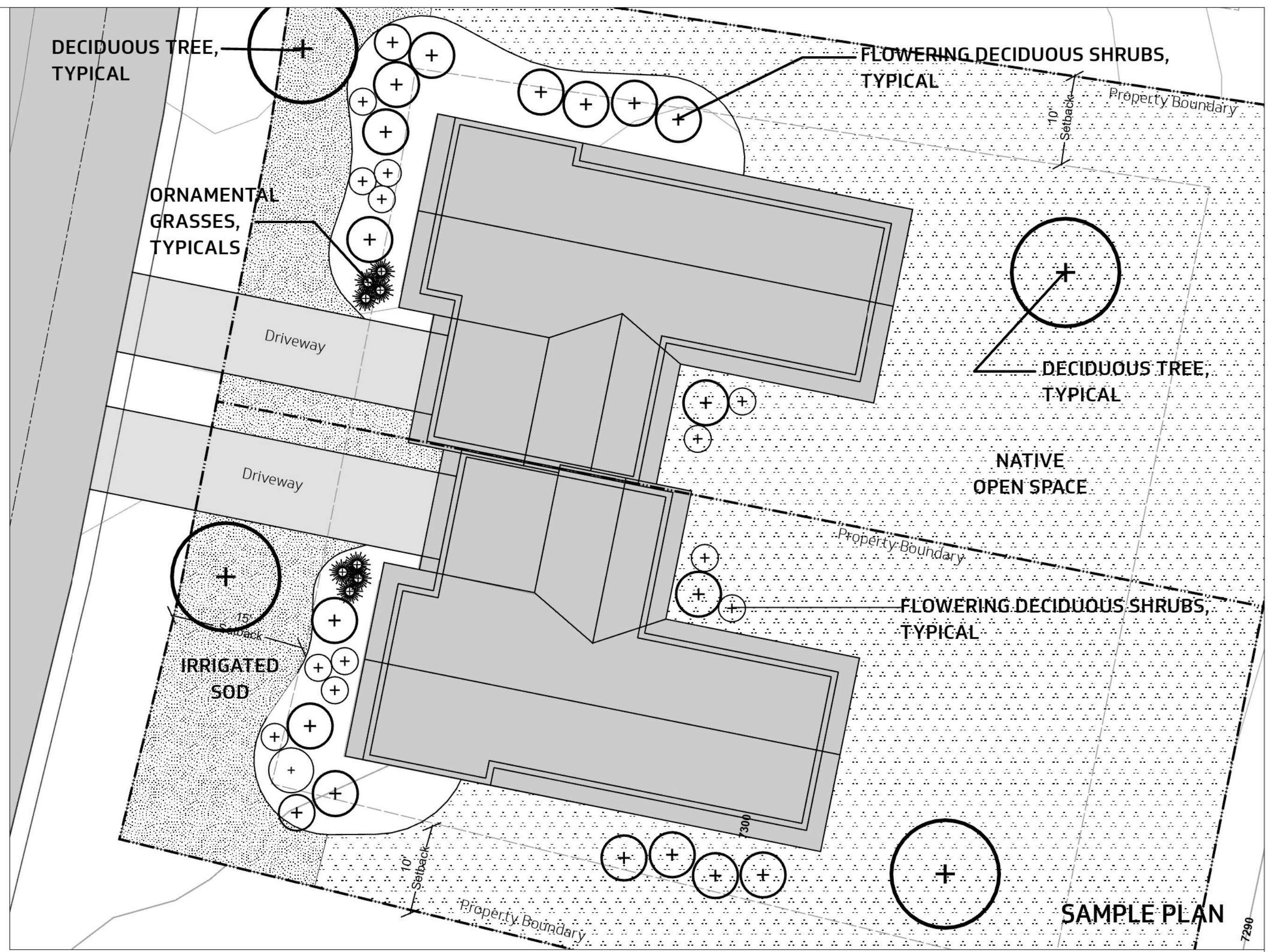
- Seed shall be broadcast and raked to 1" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Notes:

- Zone 1 (0 - 30' from building): no flammable plants shall be planted within 30' of the structure or attachments.
- Zone 2 (30 - 100' from building): a 10' crown separation must be maintained for all conifers and shrubs over 4'. A 4' crown separation must be maintained for shrubs under 4'.
- Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Wildfire Mitigation Officer.



1 DECIDUOUS TREE PLANTING NOT TO SCALE



PLANT LIST FOR TYPICAL LOT LAYOUT

NOTE: ALL PLANT MATERIAL FOUND WITHIN 30' WILDFIRE DEFENSIBLE ZONE IS CHOSEN FROM THE FIREWISE PLANT MATERIALS LIST

COMMON/BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
EVERGREEN TREES (ONLY TO BE LOCATED OUTSIDE THE 30' DEFENSIBLE ZONE)			
Colorado Blue Spruce <i>Picea pungens</i>	2	8' ht.	Specimen quality B&B, staked
Colorado Blue Spruce <i>Picea pungens</i>	2	10' ht.	Specimen quality B&B, staked
White Fir <i>Abies concolor</i>	2	8' ht.	Specimen quality B&B, staked
DECIDUOUS TREES			
Quaking Aspen <i>Populus tremuloides</i>	1 & 2	2.5" cal.	Specimen quality B&B, staked
Amur Maple <i>Acer ginnala</i>	1 & 2	2.5" cal.	Specimen quality B&B, staked
Patmore Ash <i>Fraxinus pennsylvanica 'Patmore'</i>	1 & 2	3" cal.	Specimen quality B&B, staked
Shuber Chokecherry <i>Prunus virginiana 'shubert'</i>	1 & 2	3" cal.	Specimen quality B&B, staked
PERENNIALS (Approximately X sf. @ 12" O.C. spacing)			
Assorted Perennials (All perennials to be chosen by landscape installer from FIREWISE PLANT MATERIALS LIST)			
Blue Avena Grass <i>Helictotrichon sempervirens</i>	1 & 2	1 gal.	Container Full
Little Bluestem <i>Schizochyrium scoparium</i>	1 & 2	1 gal.	Container Full
SEMI-EVERGREEN/BROADLEAF EVERGREEN SHRUBS			
Common Mountain Mahogany <i>Cercocarpus montanus</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

TYPICAL DUPLEX LANDSCAPE

1:120

COMMON/BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS SHRUBS			
Arnold's Red Honeysuckle <i>Lonicera tatarica 'Arnold's Red'</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Burkewood Daphne <i>Daphne burkwoodii 'Somerset'</i>	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Common Lilac <i>Syringa vulgaris</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Golden Currant <i>Ribes aureum</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Mountain Ninebark <i>Physocarpus monogynus</i>	1 & 2	5 gal.	Container, 5 canes Minimum 12" - 18" ht.
Mountain Snowberry <i>Symphoricarpos oreophilus</i>	1 & 2	5 gal.	Container, 5 canes Minimum 10" - 12" ht.
Redtwig Dogwood <i>Cornus stolonifera</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Sacktoon Serviceberry <i>Amelanchier alnifolia</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Boulder Raspberry <i>Rubus deliciosus</i>	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Wax Flower <i>Jamesia americana</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Russel Buffaloberry <i>Shepherdia canadensis</i>	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

NATIVE SEED REVEGETATION MIX (Continued)

Scientific name	Common name	Variety
<i>Eriogonum umbellatum</i>	Sulfur-flowered buckwheat	
<i>Achillea m. lanulosa</i>	Western Yarrow	
<i>Symphytotrichum chilensis</i>	Pacific aster	
<i>Astragalus cicer</i>	Cicer milkvetch	Monarch
<i>Balsamorhiza sagittata</i>	Arrowleaf balsamroot	
<i>Linum perenne</i>	Blue flax	Appar
<i>Medicago sativa</i>	Alfalfa	Ladak
<i>Penstemon strictus</i>	Rocky Mtn penstemon	Bandera
<i>Sanguisorba minor</i>	Small burnett	Delar
<i>Onobrychis viciaefolia</i>	Sainfoin	
<i>Crepis acuminata</i>	Tapertip hawksbeard	
<i>Viguera multiflora</i>	Showy Goldeneye	
<i>Artemisia tridentata</i>	Big sage	Vaseyana
<i>Ericameria nauseosus</i>	Rubber rabbitbrush	

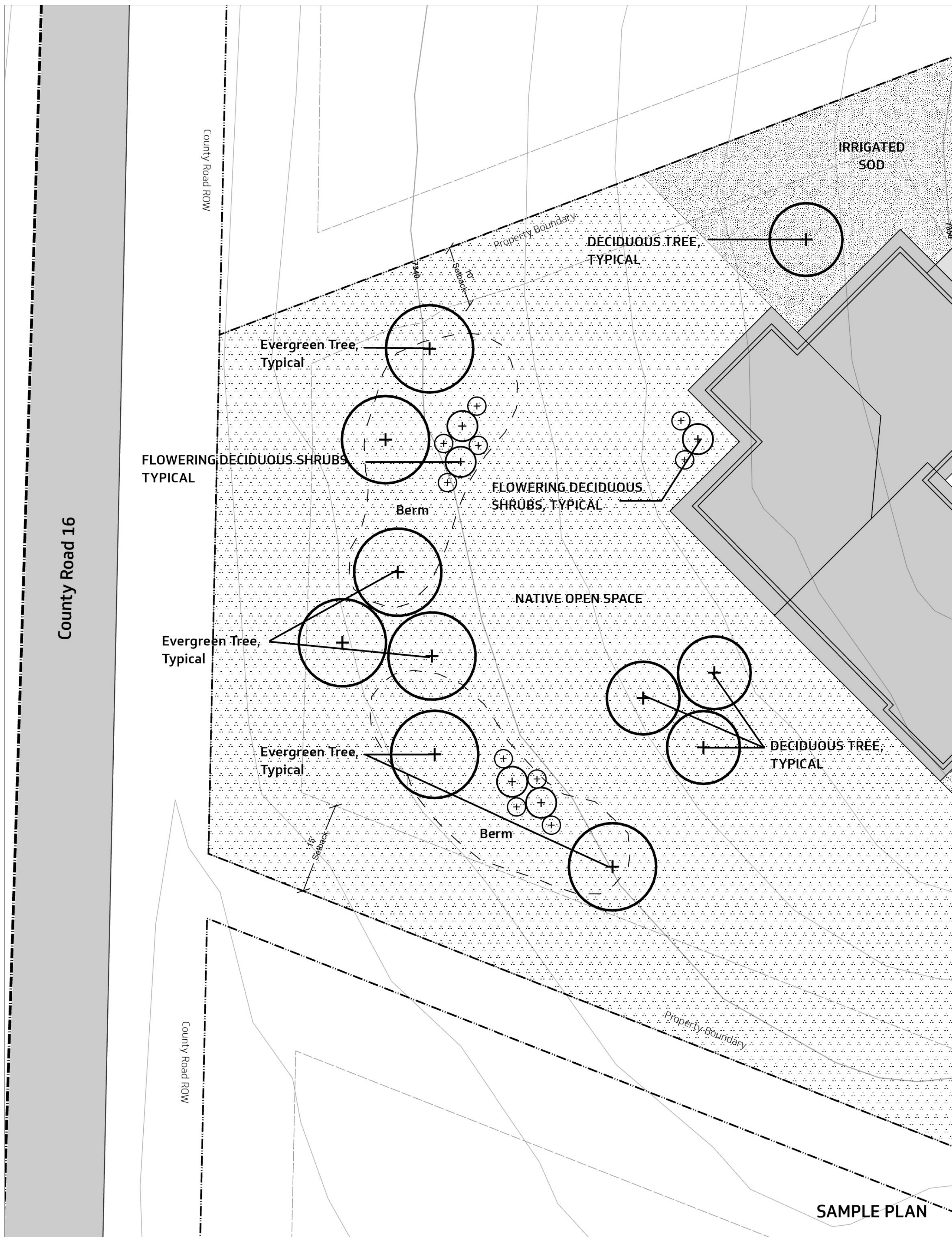
NATIVE SEED REVEGETATION MIX

Scientific name	Common name	Variety
<i>Pascopyrum smithii</i>	Western wheatgrass	Arriba
<i>Pseudoroegneria spicata</i>	Beardless wheatgrass	Whitmar
<i>Elymus trachycaulus</i>	Slender wheatgrass	San Luis
<i>Bromus marginatus</i>	Mountain brome	Bromar
<i>Leymus cinereus</i>	Basin wildrye	Magnar
<i>Poa secunda</i>	Sandberg bluegrass	
<i>Poa fendleriana</i>	Muttongrass	
<i>Achnatherum hymenoides</i>	Indian ricegrass	
<i>Festuca idahoensis</i>	Idaho fescue	

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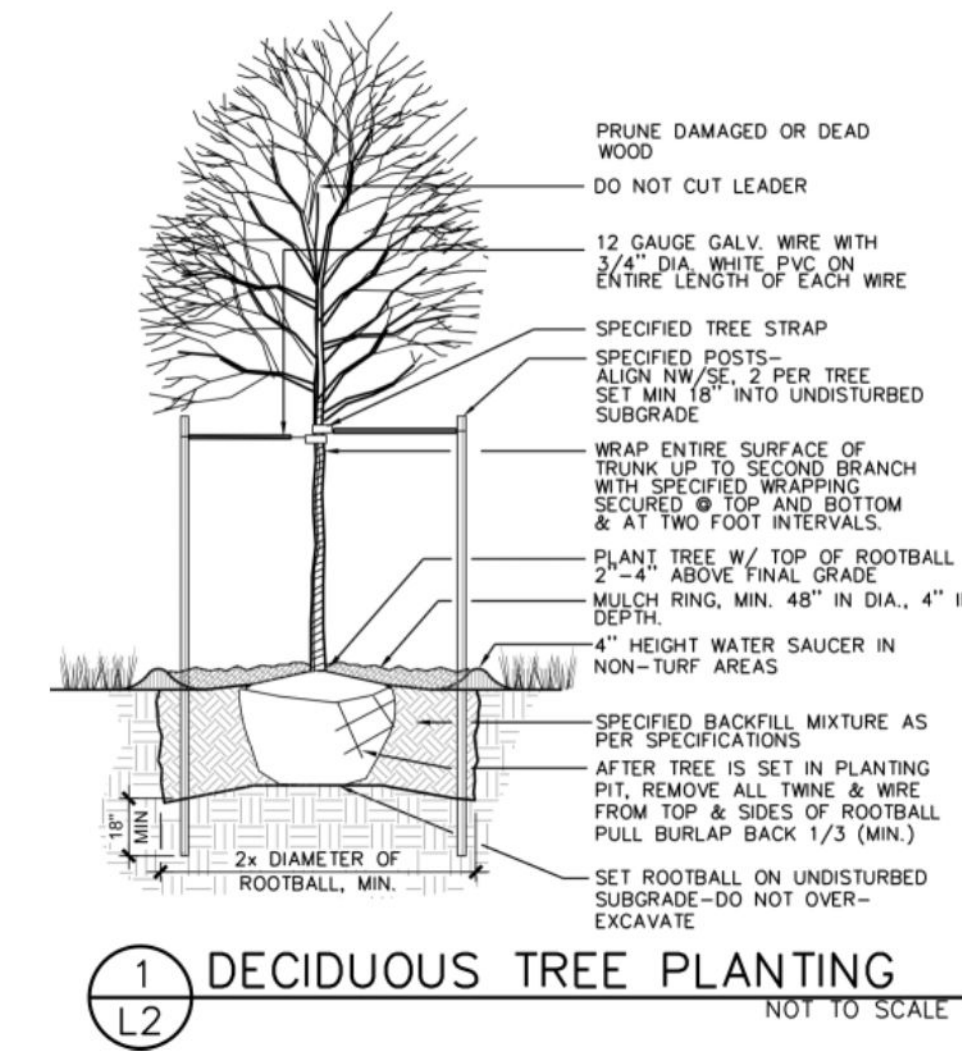


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TYPICAL LARGE SINGLE FAMILY LANDSCAPE - SCREENING FROM COUNTY ROAD

1:120



General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
4. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
5. Quantity and location of "natural" shrub plantings within Wildfire Mitigation Zone 2 shall be subject to field review by Wildfire Mitigation Officer.
6. See Civil Engineering sheets for final grading and drainage.
7. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to 4" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Notes:

1. Zone 1 (0 - 30' from building): no flammable plants shall be planted within 30' of the structure or attachments.
2. Zone 2 (30 - 100' from building): a 10' crown separation must be maintained for all conifers and shrubs over 4'. A 4' crown separation must be maintained for shrubs under 4'.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Wildfire Mitigation Officer.

PLANT LIST FOR TYPICAL LOT LAYOUT

NOTE: ALL PLANT MATERIAL FOUND WITHIN 30' WILDFIRE DEFENSIBLE ZONE IS CHOSEN FROM THE FIREWISE PLANT MATERIALS LIST

COMMON/BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
EVERGREEN TREES (ONLY TO BE LOCATED OUTSIDE THE 30' DEFENSIBLE ZONE)			
Colorado Blue Spruce Picea pungens	2	8' ht.	Specimen quality B&B, staked
Colorado Blue Spruce Picea pungens	2	10' ht.	Specimen quality B&B, staked
White Fir Abies concolor	2	8' ht.	Specimen quality B&B, staked
DECIDUOUS TREES			
Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, staked
Amur Maple Acer ginnala	1 & 2	2.5" cal.	Specimen quality B&B, staked
Patmore Ash Fraxinus pennsylvanica 'Patmore'	1 & 2	3" cal.	Specimen quality B&B, staked
Shuber Chokecherry Prunus virginiana 'Shubert'	1 & 2	3" cal.	Specimen quality B&B, staked
PERENNIALS (Approximately X sf. @ 12" O.C. spacing)			
Assorted Perennials (All perennials to be chosen by landscape installer from FIREWISE PLANT MATERIALS LIST)			
Blue Avena Grass Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
Little Bluestem Schizochyrium scoparium	1 & 2	1 gal.	Container Full
SEMI-EVERGREEN/BROADLEAF EVERGREEN SHRUBS			
Common Mountain Mahogany Cercocarpus montanus	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

NATIVE SEED REVEGETATION MIX

Scientific name	Common name	Variety
Pascopyrum smithii	Western wheatgrass	Arriba
Pseudoroegneria spicata	Beardless wheatgrass	Whitmar
Elymus trachycaulus	Slender wheatgrass	San Luis
Bromus marginatus	Mountain brome	Bromar
Leymus cinereus	Basin wildrye	Magnar
Poa secunda	Sandberg bluegrass	
Poa fendleriana	Muttongrass	
Achnatherum hymenoides	Indian ricegrass	
Festuca idahoensis	Idaho fescue	

DECIDUOUS SHRUBS			
Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Burkewood Daphne Daphne burkwoodii 'Somerset'	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Common Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Mountain Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes Minimum 12" - 18" ht.
Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes Minimum 10" - 12" ht.
Redtwig Dogwood Cornus stolonifera	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Sackatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Boulder Raspberry Rubus delicosus	1 & 2	5 gal.	Container, 5 canes Minimum 18" - 24" ht.
Wax Flower Jamesia americana	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.
Russel Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes Minimum 24" - 36" ht.

NATIVE SEED REVEGETATION MIX (Continued)

Scientific name	Common name	Variety
Eriogonum umbellatum	Sulfur-flowered buckwheat	
Achillea m. lanulosa	Western Yarrow	
Symphotrichum chilensis	Pacific aster	
Astragalus cicer	Cicer milkvetch	Monarch
Balsamorhiza sagittata	Arrowleaf balsamroot	
Linum perenne	Blue flax	Appar
Medicago sativa	Alfalfa	Ladak
Penstemon strictus	Rocky Mtn penstemon	Bandera
Sanguisorba minor	Small burnett	Delar
Onobrychis viciaefolia	Sainfoin	
Crepis acuminata	Tapertip hawksbeard	
Viguera multiflora	Showy Goldeneye	
Artemisia tridentata	Big sage	Vaseyana
Eriocameria nauseosus	Rubber rabbitbrush	

TYPICAL LANDSCAPE PLANS

PROJECT Preliminary Plan Submittal

CLIENT Saltbox Custom Homes Inc.

LOCATION

LEGEND



DATE 10.01.2024 DRAWN BY MSJ

VERSION 01 SHEET 3 / 3

PROJECTION State Plane Colorado North (US Feet)

DATUM North American Datum 1983 (NAD83)

SCALE 1:120 1:120

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Linear Park (P2 - P5) and Portions of OS2

The linear park at Tailwaters includes parks P2 - P5 that generally run north to south through the central portion of the development. The linear park will host an 8' wide hard-surface multiuse path that serves as the spine for circulation throughout the community. The linear park will be activated by a variety of active and passive amenities, including fitness stations and pods, playgrounds and play features. The features will be placed along and proximate to the multiuse path and will be designed and placed to respect the privacy of surrounding residents.



Commercial Area (C1)

The Commercial Area will include a variety of playscapes and features for a wide range of children to engage. The playscapes and equipment will comprise both nature-based features and more refined traditional and sculptural play elements. The traditional and sculptural play elements will be thoughtfully integrated into the developed hardscape plaza areas while the nature-based features will generally be located within the planned amphitheatre and more naturalized areas that surround the plaza areas. The intent is to disperse playcape zones and play feature installations throughout the commercial core, predominantly within the planned amphitheatre and plaza area, to entertain toddlers to pre-teens with installations that engage, inspire and encourage safe and playful interaction.



Park P1

Park P1 is a common green within the traditional neighborhood area and easily accessible from the Commercial Area, as well as from the linear park corridor. The smaller scale park area will install a small playcape area for younger toddlers and children and potentially a single fitness station.



PARKS AND OPEN SPACE

PROJECT: Preliminary Plan Submittal

CLIENT: Saltbox Custom Homes Inc.

LOCATION:

LEGEND:

- Tailwaters Property Boundary
- Open Space
- Park
- Wetland
- Proposed Development
- 4' Hike and Bike Trail, Natural Surface
- 6' Multi-Use Trail, Asphalt
- 8' Multi-Use Trail, Asphalt

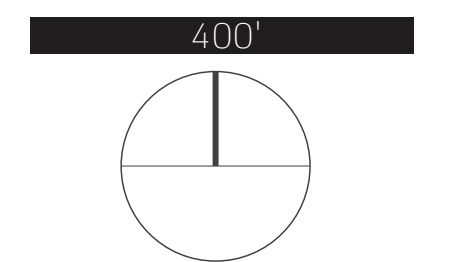
DATE: Rev 10.02.2024 DRAWN BY: MSJ

VERSION: 01 SHEET: 1 / 1

PROJECTION: State Plane Colorado North (US Feet)

DATUM: North American Datum 1983 (NAD83)

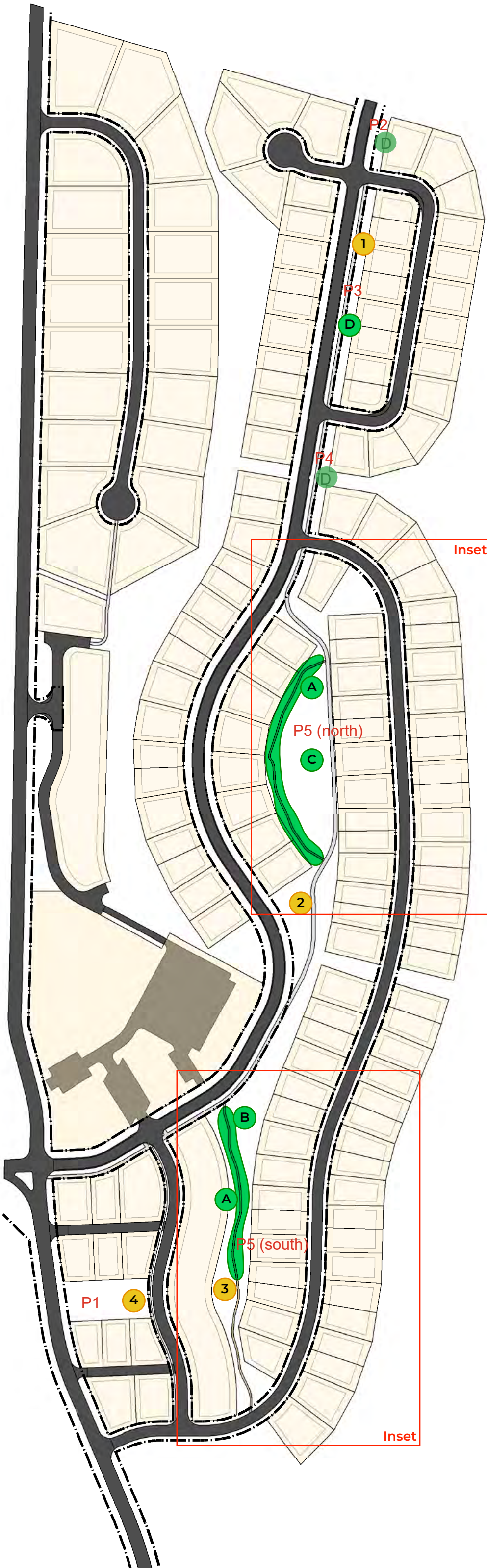
SCALE: 1 in = 200 ft | 1:2,400



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FITNESS STATIONS

Tailwaters would install 3-4 fitness stations throughout the planned park areas. The fitness stations provide weatherized equipment and features to improve mobility and perform target strength training exercises (e.g. upper, lower or full body). The stations would be located immediately adjacent to the asphalt multiuse path for accessibility, as well as integrating cardio into a workout program. The fitness stations are small-footprint features with specific sizes dictated by the selected equipment and arrangement of features.

The concept displayed here includes 3 stations placed along the multiuse path in the linear park (P2 - P5) with an optional station shown in park P1.

- 1 Lower Body
- 2 Full Body
- 3 Upper Body
- 4 Full Body (Optional)

PLAY & RECREATION

Tailwaters would activate the multiuse path and associated natural surface trails with a variety of small-scale play features and elements to engage users of all ages. The elements would comprise weatherized natural play features that harmonize with the surrounding landscape and minimize visual contrast. Play features and elements would generally be located along the path and trail routes.

- A Install small-scale, naturalized play features along the natural surface trail alignments that are both playful and engaging and also offer seating opportunities.
- B Integrate medium-size play feature into hillside
- C Install naturalized play elements within, and around, the detention basin.
- D Linear pump track installed immediately adjacent to the multiuse path accomodates riders of all types and ages.

The Applicant is proposing to install a minimum of the following based on the examples shown on this plan:

- P1 – Green space, picnic area, activity lawn
- P2 – Pump track bike lane
- P3 – Paved Multi-use trail, Pump track bike lane, lower body fitness area (2 stations)
- P4 – Paved Multi-use trail, Pump track bike lane
- P5 (north area) – Paved multit-use trail, natural play area (2 features), trail side elements (2 features), upper body fitness area (2 stations)
- P5 (south area) – Paved multit-use trail, natural surface bike/hike trail, 2 two natural play areas (1 feature each), full body fitness area (2 stations)

Examples of NATURE PLAY AREA

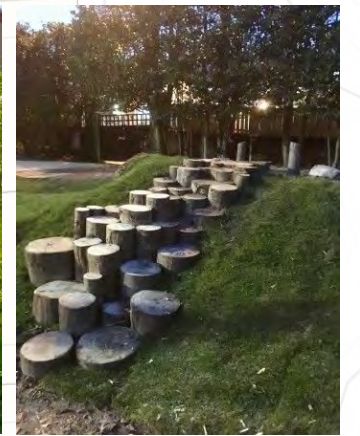
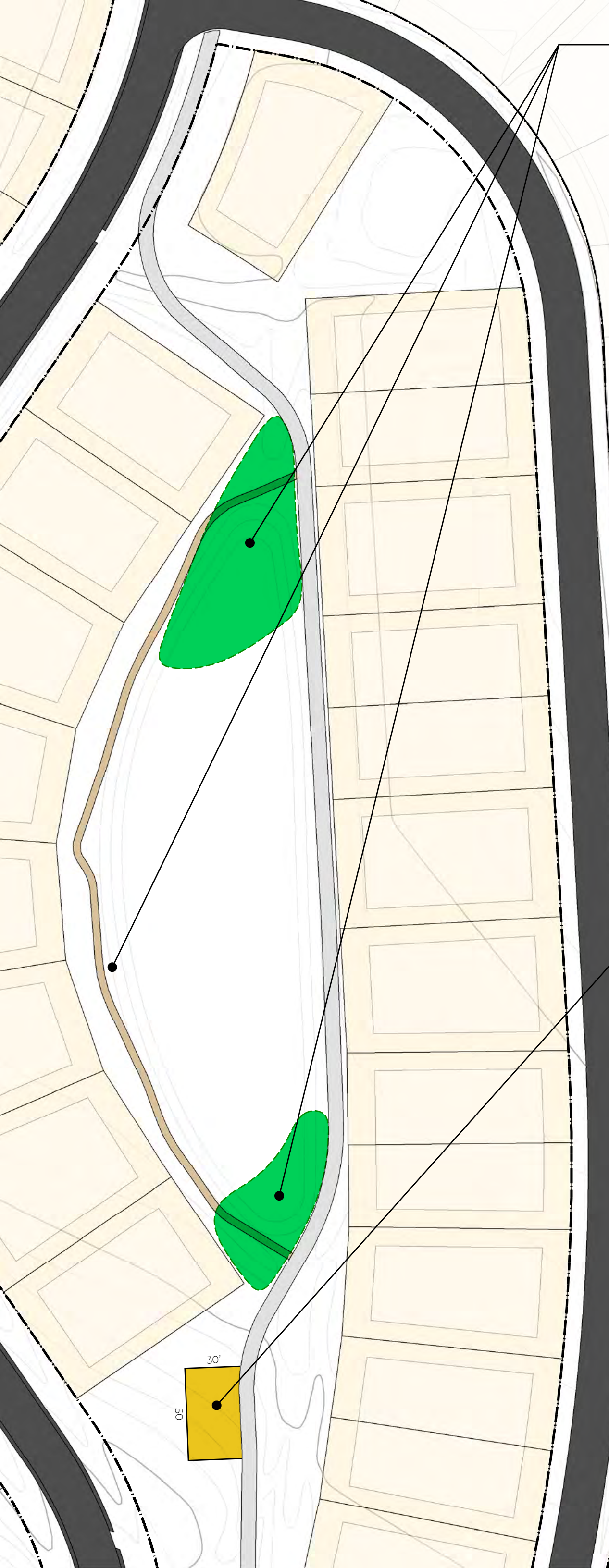


Potential locations and examples of TRAIL-SIDE FEATURES & ELEMENTS

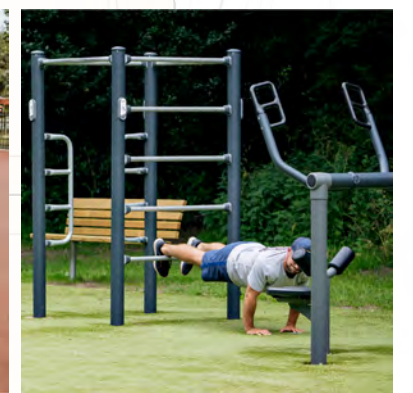


FITNESS STATION: UPPER BODY





FITNESS STATION: FULL BODY



Comments on Contour Design Collective October 2 responses to Planning Department Alan Goldich September 25 comment letter Re: Tailwater Water Quality Study

Robert G. Woodmansee, Ph.D

Resident of Stagecoach

Professor Emeritus, Former Director, Natural Resource Ecology Laboratory, Colorado State University

I have concentrated my comments on one of the many critical issues, *Water Quality*, associated with the proposed Tailwaters development. To that end, I emphatically recommend denial of the proposal because in my professional opinion, this ridgetop development that drains directly eastward into Little Morrison Creek that in turn drains directly into Morrison Cove of Stagecoach Reservoir will further impair the water quality of the Reservoir. We all know Morrison Cove access was closed this past summer due to the presence of toxic algae.

1. General comments

- a. Water quality report submitted by Contour Design Collective background is very general built largely on nearly verbatim text from literature, some AI generated.
- b. The report demonstrates general lack of understanding of critical terrestrial and aquatic ecology, soil hydrology, and nutrient cycling.
- c. The report demonstrates lack of understanding data limitations, analysis, and interpretation. By general agreement among experts currently studying, monitoring, and analyzing water quality parameters in the Upper Yampa River above Stagecoach Reservoir and in the Reservoir itself, there is insufficient reliable data to draw the conclusions suggested by the Proposers (and Contour Design Collective).
- d. Contour Designed Collective Water Quality response letter is unsigned. Why?

2. Specific comments

- a. Item 12 - There is no mitigation possible for this unique sagebrush dominated site especially when considering their neighboring property is a proposed golf course. Money cannot replace the ecosystem on this site.
- b. Item 15 –
 - i. MCMWSD letter of Aug. 19 spells out what needs to be monitored. I would be happy with N, P, and Organic Matter.
 - ii. **Pre-construction analysis by competent experts is essential because if construction and post-construction monitoring reveals nutrient loading, it will be too late. The damage will have been done. I see no provision for consequences of nutrient loading. Do they envision posting a bond to deconstruct all construction and drastic disturbance to the Sagebrush and associated grassland vegetation if sampling reveals significant nutrient impact? Again, after construction starts, the damage will have been done. This complicated scenario can be avoided if qualified soil and hydrologic scientists using their expertise, knowledge, and probable state-of-the-art models analyze the site and estimate the impact of development.**

iii. *“Nutrients which could affect the health of Morrison Creek and Stagecoach Reservoir are transmitted almost exclusively through surface waters.”* This is an absurd statement that demonstrates the writer’s ignorance of soil science and hydrology. Figure 1 illustrates the pathways of water flow in soils above Little Morrison Creek. Much of the surface water will infiltrate into the soil and if that soil becomes saturated, the excess water will move downhill via lateral flow. Some may be lost from the soil to groundwater, but that water also may move laterally downhill.

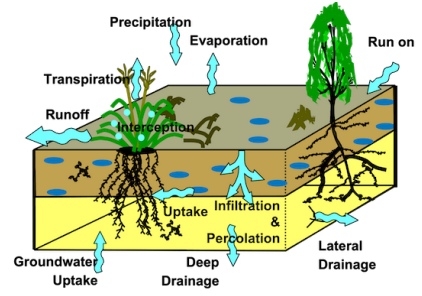


Fig. 1. Pathways of water movement in a small patch. Nutrients can be carried in the water except in evaporation and transpiration.

Water carries nutrients along these pathways. Given the aboveground parts of the current vegetation will be killed, the belowground living and dead parts, the microorganisms, and the belowground organic matter will be subjected to decomposition and release of nutrients that will be subject to loss downhill in lateral flow or downward to groundwater.

There is a large body of scientific literature and experience that recognize the quantities of nutrients in these belowground components are very significant and represent a flush that can substantial impact on stream and reservoir algae. In a broader landscape, water and nutrient flows are shown in Fig. 2. Many scientific studies have shown nutrient transport, especially Nitrogen, to be dominated by lateral flow or lateral drainage within the soil profile, especially when the surface soils have been drastically disturbed.

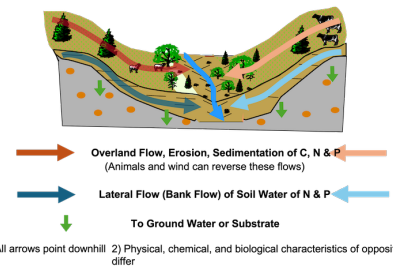


Fig. 2. Pathway of water movement along and within hillslopes.

c. Item #1 in **Response to Public Work Comments letter dated September 25, 2024**

i. This is all about water management using drainage basins and nothing about N, P, and OM management. Water may evaporate from drainage basins following high impact precipitation or snowmelt events, but N, P, and OM will remain in the basins until they runoff or infiltrate into the soil where they inevitably will move into Little Morrison Creek. N and P as ions and in Organic Matter do not evaporate. They will remain in the basins until they runoff or are infiltrated into the soil and moved out of the basin in lateral flow or deep drainage into Little Morrison Creek.