



May 3, 2022

Alan Goldich
Routt County Planning Department
PO Box 773749
Steamboat Springs, CO 80477

Sent via Email: agoldich@co.routt.co.us

RE: Project Name: Snow Country Landscaping, 35975 US Highway 40, SFR, Routt, CO 80487

Dear Alan,

Thank you for the opportunity to comment on the Final PUD, Zone Change, and Lot Line Adjustment for Snow Country Landscaping's (Applicant) application prepared by Walter Magill of Four Points Surveying and Engineering. I have broken down Mt. Werner Water and Sanitation District's (District) response into two components:

1. Sewer Service Request
2. General Comments and Concerns

1. Sewer Service Request

The subject property, herein referred to as the Snow Country Nursery Property (Property), lies outside of the District boundary. The applicant has requested the District provide sewer service to the relocated A-Frame and a public restroom, both to be located on proposed Lot 1. In December 2021, the applicant presented their plans to the District Board of Directors (Board). At that time, the proposed Sewer Service to the public restroom was not discussed. The applicant is scheduled to present their plans for this additional sewer service and discuss a potential Access Easement across the Property with the Board at their May 20th, Board meeting. Additionally, the proposed new Out of District Sewer Services Agreement (Agreement) will be reviewed.

Approval of the Agreement and prior to providing sewer services to the Property is subject to the following:

- A. All provisions, terms, and conditions, of the Agreement must be agreed to.
- B. Both the Board and the Steamboat Springs City Council must approve the Agreement for Sewer Services.

A copy of the draft Agreement will be forwarded to County Planning after the May 20th, Board meeting.

2. General Comments and Concerns

A. Wellhead Protection Program

In 2002, the District commissioned a study to determine the 2, 5 and 10 year zones of contribution to the District's infiltration galleries located west of Majestic Valley Townhomes and north of the Property. These galleries, along with the City's infiltration gallery, provide approximately 20% of the total annual water consumption within the District and the City. The property sits within the 2-year zone of contribution to the infiltration galleries. Within the 2-year zone, any contamination to the ground surface will, by permeation and groundwater flow over time, be potentially intercepted by the infiltration galleries and introduced into the municipal water system.

To protect this important water source, the District Board adopted a wellhead protection plan in the fall of 2002 which specifies the restrictions, limitations, and prohibitions to the properties within the zones of contribution. However, the District does not have the authority to impose the wellhead protection regulation on properties outside the district boundary. We therefore support and reinforce a requirement by the City of Steamboat Springs that as a condition of approval for the proposal, the applicant obtain a Watershed Protection Permit (Permit) from the City's Public Works Department. The Permit is instrumental to maintaining water quality.

Additionally, Snow Country Nursery currently operates a business on the Property regulated by the General and Specific Terms of Routt County Special Administrative Permit # PP 2011-012. The District and the owners of Snow Country Nursery entered into an agreement letter (Letter) describing conditions agreed to by the owners and the District with respect to the Permit. We request that as a condition of approval for this application that all existing terms, conditions, and obligations of both the permit and Letter continue to be honored by the Nursery owner, enforced by the County, and included for final approval of this application, the Letter be subject to review, and revisions agreed to by both the District and nursery owner. These two documents are attached for your review.

B. City of Steamboat Springs Core Trail Extension Easement

We understand that this topic is identified in the Applicants submittal. A conversation about this matter between the applicant and the Board about District land located due south of the subject property might occur at the May 20th, Board meeting. At this time, the Board has not taken a formal position on this matter.

We appreciate the cooperation and assistance of the County in helping to protect our public drinking water resources. If you have any questions, please do not hesitate to call me at 879-2424.

Sincerely,



Frank Alfone, General Manager
Mount Werner Water and Sanitation District

falfone@mwwater.com

Enclosures

cc: Jon Snyder, Public Works Director, City of Steamboat Springs
Julie Baxter, Water Resources Manager, City of Steamboat Springs
Rebecca Bessey, Director of Planning and Community Development, City of Steamboat Springs
Mt. Werner Water and Sanitation District Board of Directors
Tom Sharp, Legal Counsel for Mt Werner Water

JEFF ✓
RICHARD ✓
JAY ✓

Mount
Werner
Water



April 26, 2011

Snow Country Nursery
PO Box 882290
Steamboat Springs, CO 80488
Attn: Clay Rogers

RE: Administrative Permit PP2011-012

Dear Clay,

Thank you for meeting with us yesterday to discuss your plans for Snow Country Nursery on Butch Dougherty's Parcel A south of our infiltration gallery.

In light of the concerns raised with the previous landscaping operation and in keeping with the District's Wellhead Protection Resolution, we reviewed the following conditions for the permit:

1. No chemical pesticides, herbicides, fertilizers, or hazardous material shall be stored, used, or located on the site.

Snow Country is proposing to store on-site the organic fertilizer Malorganite in secure containers off the ground in a portable shed. This product is used for off-site plantings of nursery stock and will not be used on site. Snow Country will provide to Mount Werner Water the material safety data sheet on this product and on the mulch material Snow Country may plan to store on site. In case of flooding, Snow Country will remove the Malorganite from the site.

No gasoline, engine oil, or hydraulic fluids will be stored on site.

2. No storage of old vehicles and equipment.

The only vehicles and equipment on site will be Snow Country employee vehicles and two skid-steers.

3. Vehicle and equipment maintenance including fueling and oil changes to be conducted on an impermeable membrane with containment.

All vehicle and equipment fueling and maintenance will be performed off site. In the future, Snow Country may propose some kind of containment system for their fueling tank and understand that Mount Werner Water must approve the proposal in advance if Snow Country wishes to relocate the tank to the nursery.

4. Stormwater from parking lot, office area, or snow storage site to be directed to the east towards US 40 ditch.

The site drains east to the ditch along US40. There will be no snow storage on site because this is a seasonal operation.

5. Trash collection facilities or dumpsters will be situated to prevent effluent contribution to surrounding soils.

There will be no dumpsters; only trash bins which will be taken off site.

6. In case of spill or release of any hazardous materials, Snow Country will notify the Mount Werner Water District 879-2424.

Snow Country has agreed to this.

We appreciate the cooperation of Snow Country and Routt County in helping to protect our public drinking water resources. If you have any questions, please do not hesitate to call me at 879-2424.

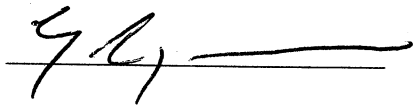
Sincerely,

Mount Werner Water and Sanitation District



Jay Gallagher
General Manager

We as principals of Snow Country Nursery have agreed to the conditions and representations of our proposed operation as cited above.



Clay Rogers



Mitch Clark

cc: Jake Rosenberg, Routt County Planning Dept.
Seth Lorson, City of Steamboat Springs Planning Dept.
Philo Shelton, City of Steamboat Springs Dept. of Public Works