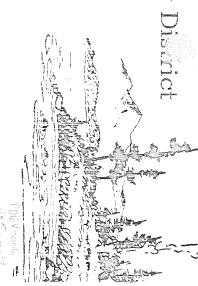
## Upper Yampa Water Conservancy District

27 May 1988

JUN - 1 1988



Commissioners of Routt County P.O. Box 773598
Steamboat Springs, CO 80477

Steamboat Springs, CO 80477

Routt County Regional Planning Commission P.O. Box 773749
Steamboat Springs, CO 80477

Gentlemen and Ladies:

Ś tagecoach you may be aware, Dam will: start actual o n or construction about 6 June of the 1988.

made conduct a notice the public District Because actual with him wishes tours o f in the has dam the had many ťο bу on construction. widespread paper calling visit Friday to requests the afternoons our the interest site, office effect Toward to Mr. visit and i n at that that Phil Eggleston the arrangements 879-2424. the i f end, project, the project ₩e genera are the during willcan putting bе

and special However, time tour. i i for you your Please so desire. convenience cal1 either Wе would Phil or like mе tο tο arrange set Ф date

Cordially,

JRF/jli

etc

Secretary/Manage

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## ROUTT COUNTY REGIONAL PLANNING COMMISSION

#### MEMORANDUM

70: Routt County Board of County Commissioners

FROM: Routt County Regional Planning Commission

RE Stagecoach Reservoir / Gay Property

DATE: August 7, 1987

On August 6, 1987, Planning Commission reviewed the Final PUD Plan for the park improvements at Stagecoach Reservoir. During the meeting a concern was raised by adjacent property owners, Bob and Bill Gay, pertaining to the effect of the release of water from the reservoir on their ability to cross the river in the to feed cattle downstream from the dam.

Пe gain access to the areas where reservoir will Gays feed cattle on their property immediately They have historically crossed the river on the ice with their teams.

They are concerned that the release of relatively warm water from They are concerned that the release of relatively warm water from r will not permit the ice to form, therefore they will be unable they feed. downstream from the and the dam

The Gays requested that Planning Commission address the problem by placing a condition on the approval of the Final P.U.D. Plan that if the ice does not form the Upper Yampa Conservancy District will provide a bridge to access the feeding area. Staff indicated that the P.U.D. review was not an appropriate forum to address a problem of this nature, and suggested that the Board of County Commissioners may be able to review the situation with the Gays and the Yampa Conservancy District.

Planning Commission therefore voted unanimously to request Commissioners problem between the Upper do whatever r Yampa Conservancy District and the that the solution Board Gays. 6 this 今

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REPLY TO ATTENTION OF

July

2,

2004

#### DEPARTMENT OF THE ARMY

U.S. ARMY ENGINEER DISTRICT, SACRAMENTO CORPS OF ENGINEERS 1325 J STREET SACRAMENTO, CALIFORNIA 95814-2922

JUL - 6 2004

Regulatory Branch (200475308)

Mr. Kent Crofts IME Post Office Box 270 Yampa, Colorado 80483

Dear Mr. Crofts:

West, and the County, West, determination at Stagecoach Yampa Water Yampa and Sections Latitude 40° Colorado. River within responding to your request on behalf Conservancy District for an approved on at Stagecoach Reservoir. This site iver within Section 1, Township 3 Northin 2 in the contraction 2 29, 17' Section 1, Township 3 Nort 30, 31 and 32, Township 4 30.0", Longitude 106° 52' site North, North, jurisdictional is located at of the North, Range 29.9", Routt Range 85 Upper 84

We report concur with the port titled: Based g available delineation of wetlands information and our r on-site verification, as depicted in your

## STAGECOACH RESERVOIR 2004 WETLAND DELINEATION REPORT JUNE 10, 2004

this determination before identifiable other form. jurisdictional Administrative form is letter, unless new information This affected parties, You enclosed. verification is should provide and determination, Appeal Options and Processed. If you wish to appeal determination substantial including a intial legal g valid copy of please for any interest five this letter any individual warrants follow the this years and Request  $\triangleright$ in the property. revision of the Notification of approved from the and notice procedures who has for Appeal date of S S to 0f the

any 0) 243-1199, Please refer to identification number 200475308 in correspondence concerning this project. If you have an questions, please contact me at telephone number (970) extension 11, or email ken.jacobson@usace.army.mil.

Sincerely,

Ken Jacobson Chief, Colorado/Gunnison Basin Regulatory Office 400 Rood Avenue, Room 142 Grand Junction, Colorado 81501-2563

Copies furnished:

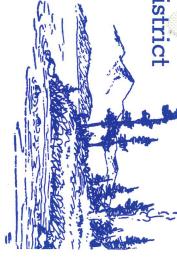
Steamboat Ms. Caryn Fox, Routt County, Post Office Box 773749, Stean Springs, Colorado 80477

Mr. John Fetcher, Executive Secretary, Upper Yampa Water Conservancy District, Post Office Box 880399, Steamboat Springs, Colorado 80487-0339 Springs,

## Upper Yampa Water Conservancy District

27 May 1988





P.O. Box 7 Steamboat Commissioners 773598 t Springs, 0 f Routt CO County 80477

Routt Cour P.O. Box 7 Steamboat County Regional Springs, CO Planning 80477 Commission

Gentlemen and Ladies:

As you may Stagecoach Dam bе aware, the an will start actual on or about construction 6 June 1988. o f the

made the conduct public a notice in the Because of the widespı District has had many actual dam with him wishes tours to bу on construction. widespread interest paper calling Friday visit to requests the afternoons the our site, office effect Toward that end, we are peffect that if the general e, Mr. Phil Eggleston wil tο visit and in at the arrangements 879-2424. he project, the the project during we are putting can wi111

special tand time However, for your conv tour. if you so desire. convenience we call either would Phi1 or me like to tο arrange o set a c date

Coŗdi

JRF/jli

John

Fetch

Secretary/Manager

Sent i road base material stackpilled mean 1 st set of the faction onstruction moren & avail. - will lock in on interest - bill in Feb. bonded four sex over fill way ? h downstream frank Reservoir ready my on yokean. Lace & Stre seriod. 88/51/5 roller co June -> Oct 100 Startin

Hilly Sally .

# ROUTT COUNTY REGIONAL PLANNING COMMISSION

March 19, 1985

Woodward-Clyde Consultants
Daniel L. Johnson
Harlequin Plaza-North
7600 East Orchard Road, Suite 101
Englewood, CO 80111

Dear Mr. Johnson:

County, the following additional information is hereby submitted to be included in the Federal Energy Regulatory Commission's application for license. Stagecoach hydroelectric As a followup to my letter dated March 14, 1985, project proposed \_, \_ on the Routt

Fetcher have revealed that this project is a minor water application for license and conversations with Mr. John Further review of the Stagecoach hydroelectric project is expanded. energy through its unit. Therefore, a property and the control of project capable of through its generating less than one megawatt of unit. Therefore, a planning and the facility

office. you have any questions, please contact me at this

Sincerely

David Yamada Planning/Administrator

J.g

cc: John Fetcher

bringing in another crusher after the county pulls out since permit is valid until 1991. It seems strange to Mr. Leary that opposed to a crusher in 1981 but now would encourage one. who the instigator on this proposal is and what would stop Mr. everyone Zellmer from his original

**VOTE:** Yes - 4 (Monger, Rudeen, Rossi, Weaver)
No - 1 (Perry)

Motion to recommend approval carried 4-1.

Chairman Bob Maddox arrived and took over the Chair at this point

## UPDATE ON PROPOSED STAGECOACH RESERVOIR

mandate is to, "Conserve the water of the state by constructing projects such as Stagecoach." The proposed Stagecoach Reservoir project goes to the electorate on Tuesday, May 8, 1984. Mr. Fetcher outlined the various key points for John Fetcher represented the Upper Yampa Conservancy Board and stated their project see attached).

According to Mr. Fetcher, the towns of Hayden, Craig and Steamboat Springs are asking for water from the Stagecoach reservoir. Hayden has committed to 200 acre feet. He also stated that Dick Palmer of Yampa is endorsing this because Colorado Ute will transfer 400 acre feet from the Yamcolo reservoir to Stagecoach, leaving additional water available in Yamcolo for agriculture.

Stagecoach will provide a recreation lake, open to the public, the size of Steamboat Lake. Steamboat Lake. three quarters

easement' to preserve the elk wintering range. The road to the campground sites will be closed during the winter to prevent people from going to the winter range area. A waterfowl refuge is proposed on the west end of the the north of the reservoir will be dedicated as a 'conservation

### Planning Commission Questions

don't feel it is needed now. Colorado Ute does not need the 10,000 acre feet they have agreed to purchase now but are looking into the future. Since unit 4 at the power plant has been postsponed indefinitely, Colorado Ute has offered to sell 5,000 of their 10,000 acre feet. By 1988, when this project goes on line, the need may change. The funding is available to us now at a pretty cheap rate. don't feel it is needed now. Why is the Northwest Rivers Alliance against the reservoir? Fetcher:

Will the Yamcolo water be affordable to agriculture? Fetcher: If I, as a rancher, don't have any water, if I could get one more irrigation at \$3.50 per acre foot, it would be worth it to not lose my hay crop. On an acre of land in Routt County, we can raise from 1-1/2 to 3 ton of hay. Even if you had to pay \$7 per acre foot to make your hay crop it would still be worth it.

Are there going to be any guarantees, since almost the entire Egeria Park is in bankruptcy, whoever is attempting to buy the whole valley will not make a tradeoff to the Denver Water Board? Fetcher: There was an agreement in black and white when Colorado Ute bought that water that the water would not go to

			with complete

but rather by owners--each owner having one vote. Fetcher: In our agreements with the ranchers no one can convert that \$3.50 water to a higher use for more the eastern slope, and we would be committed to that same agreement. However, if there is a legitimate demand for irrigation water in the Egeria Park in the Five Pine Mesa area, certainly I think we would be wrong not to provide that water for ranchers who are in our district, even though some of that water will drop down into the Colorado River basin. But it will be on the western slope. Rudeen: The bylaws of the Bear River Reservoir Company say the water has to stay in the district for agriculture, and it is not voted by shares of water has to see the control of the stay in the district for agriculture.

this eventually go on a tax roll or assessed valuation? Fetcher: When the bonds get paid off, chances are that the cost of the water will decrease for everybody because our main operation and maintenance cost is the repayment of our debt. The maintenance and operation of the reservoir is not a major item in our budget. After the forty years, or whatever it takes to pay off the indebtedness,

Will you ever have more draw-down on the reservoir if it is developed? Fetcher: On a normal, average year, it is their intent to draw down about 5,000 acre feet. Most of that draw-done would start in August and by Labor Day it would be drawn down only 4-5 feet at the very most. There will be some mud flats. You can have a reservoir without some fluctuation, but it is not going to look like Green Mountain, which is drawn down 40 feet. If we have a succession of 1977s, a major drought year, it could be drawn down 23 feet provided there is a demand for that 15,000 acre feet of water. That is what is considered the 'recreation pool'.

Are you required to have the election that will take place on Tuesday? Fetcher: The law says if the district borrows money, they have to get authority from the electorate. The district has legal right to increase the mill levy to our maximum of 2 mills. We are presently at 1.4. We intend to raise the mill levy another .5 this fall if we get a mandate to go ahead with the project. The question on the ballot is, "Do you authorize the district to borrow the money to build the project?" Is there a residency requirement? Fetcher: Anyone who resides in the district and any one who owns property within the district and resides in Colorado can vote.

contact the district for absentee ballots? Fetcher: I do not know what solicitation may have been made by property owners of Stagecoach. We have had some requests for absentee ballots but they have to be in writing and have to be on legal form. Bob Maddox: The concern expressed to me was that there may have been some solicitation of the 1200 or so homeowners in Stagecoach to swing the election. Fetcher: The district has not done that. Has a solicitation been made of absentee owners to vote or to encourage them to The district has not done that.

to maintain the lake? Fetcher: Last year, when six million dollars was authorized by the legislature for this project, as a 40 year loan at 5%, the legislature placed one primary condition on the project—they wanted to approve the site plan before any monies would be dispersed for the project. In going over the soil plan with the Colorado Division of Parks, we came up with a plan whereby there is approximately 200 feet of public area (buffer zone) between the actual high water line of the reservoir and private land so that there will be public access around the periphery of the reservoir. Mountain Air is donatthe reservoir is created and it becomes a recreational amenity, who is going maintain the lake? Fetcher: Last year, when six million dollars was

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ing some lands to maintain that zone. It is our intent that the Division of Parks would be the managers of the reservoir. The only commitment we have on that is that this is actually their plan. We have worked closely with them on developing it. There is a 100 site campground that they insisted on because their main source of revenue is from overnight camping. If they do not manage it, another operator will have to be found.

What if the project cost runs \$25 million instead of \$13 million that has been budgeted? Fetcher: If we get into troubles within \$500,000 I anticipate that money would be available. The type of dam they are going to use, a roller compacted concrete dam, is not a difficult structure to build, and I am quite sure our \$13.5 million is a conservative estimate.

Do you plan to utilize the local work force on the construction? to the extent that we can. Fetcher:

## Comments/Questions from the Audience

Brad Rutledge asked if the Division of Parks has a contingency plan to expand the campground if it should become overcrowded. Mr Fetcher responded that they would administer the campground just like they do Steamboat Lake--they would have to cut them off.

Loyd Kuntz asked how it will help flood control. Mr. Fetcher said it is not going to be the answer to flood control. However, he knows they are obligated to a contract with the Division of Wildlife to release 12 cubic feet per second during the dry months to improve the river and fishing. Previously, if there were any water running under the bridge at Yampa, Wes Signs would get a call saying the ranchers weren't getting enough water—now they are obligated to have at least 12 cubic feet going through Yampa. He is sure the same thing will be contracted for Yamcolo with the Division of Wildlife, because they do need increase the flows during dry months.

Jim Hicks asked if the road will still go all the way through Pleasant Valley. Mr. Fetcher said they do not have complete control on that and they have not gone to the County Commissioners to see if it could be shut off during the winter months. He personally does not have a problem with doing that. Mr. Hicks said it pretty well shuts itself off during the winter. He has charge of the Service Creek campsite and his concern is people coming down there when they find the Stagecoach campground closed.

Errold Hitchens questioned if cost overruns could increase the levy to 2.5 mills instead of 2 mills because of the way the State statute is written. Mr. Fetcher responded that there is a provision in the statute for this particular district that they can go to 2.5 mills if there is a default on the payment of the bonds, but that is the only way they could go higher than 2 mills. He feels their estimate is conservative as they have allowed a contingency of \$400,000 in the \$13.5 million and they know what the cost is going to be. Mr. Hitchens stated that he has seen taxes increase on his property over the years but he has not seen the income on his ranching operation increase.

Bob Zellmer asked if the district has the right to refuse all bids if they are over the cost estimates. Mr. Fetcher said that they do.

Dee Richards asked if the problem of the board members had been resolved,

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which Mr. Fetcher said it will not be until Monday when the judge will make appointments to the board.

meeting when they reconvened. Planning Commission recessed for a 15 minute break. Randy Taylor

## MITCHELL ENERGY & DEVELOPMENT COMPANY

they were also presented with a summary of the project and its current s by Mr. Gil McNeish, attorney for IntraWest Bank of Denver; Rod Uhrich, President of IntraWest; and Joe Porter, the project planner. represents the contract holders on the Lake Catamount project. At that time they were also presented with a summary of the project and its current status On April 19, 1984, Planning Commission was introduced to Mr. Dick Browne

zoned and the project was conceptually approved several years ago and numerous extensions have been granted. To date, the dam and lake are the only improvements developed. On April 15, 1982, the petitioners requested withdrawal of the preliminary plan on Filing #1. Planning Commission granted the withdrawal and allowed twenty-four months for submittal of a new preliminary plan on this filing before initiating proceedings for a zone change on the property. The bank was given a list of eleven things they were to address during this time. Catamount planned unit development zone and conceptual plan. The purpose of this hearing was to determine the future status of the Lake Catamount planned unit development zone and conceptual plan. This property was

Mr. McNeish told the Commission that the bank has used the two year period to contract the sale of the property and the new owners have not had time to prepare a new first filing. They are now at a point where they want to put a joint planning effort into action. Mr. McNeish proposed a three-phased approach to the planning process:

- Backoff and take a look at the unlying P.U.D. plan approved about ten years ago, working with Planning Commission, Board of County Commission and interested parties. In working together they would develop a process to modify and refine the previously approved plan. They would ask for a twelve (12) month period for focusing on that plan.
- 2 six (6) month period to formulate and submit a new plan. developers eighteen (18) months for a new plan submittal. This would
- ω Commit to an ongoing management program for the purpose of preserving the integrity of the property; e.g. wildlife situation, water quality matters, etc. Mr. McNeish assured the commission and public that they don't intend to avoid those issues, but he suggested they deal with them in the context of a review process and that be a comprehensive process relative to the features that need to be discussed over the twelve month period.

In regard to the fact sheet prepared by staff, Mr. McNeish commented they are in agreement that the best way to start this process is to work with staff to figure out what things they should be working on and what procedure should be followed. The specific recommendation by staff is, "Planning Commission direct staff to work with the petitioners on developing a comprehensive guide or master plan for the area consistent with the goals and objectives of the Routt County Master Plan or any revisions to the entire development plan."

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#### MEMORANDUM

**TO:** Routt County Regional Planning Commission

FROM: David Yamada, Planning Administrator

DATE: April 27, 1984

SUBJECT: Update On The Proposed Stagecoach Reservoir

Enclosed for your review are the facts and figures proposed reservoir. John Fetcher will appear at the 1984 meeting to discuss this project. May 3, on the

This item is being presented for general information and is not a regular petition item requiring action by Planning Commission. If the reservoir is ultimately approved by the electorate and funded by the State, our new regulations should adequately address the process to be followed and criteria to be met, based on House Bill 1041 regulations.

#### STAGECOACH RESERVOIR Facts and Figures

#### PROJECT FEATURES

- For water to be available during the dry months we must store during the run-off. be sure, today we do not need all of the available capacity of the reservoir. However the time will assuredly come when this area will need water, water which will go to Arizona and California by default if we don't store it for beneficial use. STAGECOACH will store water Colorado is entitled to under the River Compact.
- Steamboat and other centers today are seeking more water. 2) STAGECOACH will provide water for our expanding needs. Yampa Valley will continue to grow with a continuing influx recreation, municipalities, and agriculture will expand. Hayden, Craig, of people. Industry
- The modest levy increase of 1 mill (1/2 of which is a help finance the project is an investment in our future. $\omega$ STAGECOACH is an investment in the future of Yampa Valley. 1 mill (1/2 of which is already in effect) required to
- during a dry STAGECOACH will guarantee The reservoir will assure crucial irrigation water for the who presently must subordinate their allotment out of Yamcolo year, Yamcolo does not fill. irrigation water for the Yamcolo ranchers. to industry
- Woodmoor in 1973 with 184 living units presently in place. size of Steamboat Lake, giving a much needed boost to our summer economy. It must be remembered that the reservoir location was committed to recreation and development by STAGECOACH will revive the virtually defunct Stagecoach project will provide a recreation lake, open to the public, three quarters the strombook lake oiving a much needed boost to our summer economy. It must be
- dropped to 16 cfs; you could cross it without getting your feet wet. the Summer releases of water from the reservoir will increase greatly the flow of the Yampa by at least 20 cubic feet per second (cfs). In 1977 the river at Steamboat STAGECOACH will prevent the river at Steamboat from ever going Late summer releases of water from the reservoir will increase dry.
- the heavy spring run-off; this will help level off the peak 7) STAGECOACH STAGECOACH will help prevent flooding.
  We will receive flood control benefits because the reservoir will flows. be refilled during
- STAGECOACH will provide employment. Jobs will be created during construction and thereafter, stimulating the Valley. economy of
- STAGECOACH will put in public hands valuable Yampa River water rights. Water rights originally intended to divert water subsequently acquired by Colo-Ute will be owned by the District, a public from the Yampa to the eastern slope entity.
- and to dedicate as a conservation easement certain areas for big game wintering will also set aside land at the west end as water fowl habitat. STAGECOACH will be good for wildlife. District has agreed to purchase Colo-Ute's land on the north side of the range.

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1) Question: What is the impact on the average taxpayer of  $1/2\ {\rm mill}$  is already in effect? a 1 mill increase <u>J</u>0 which

Answer: On a property with an assessed valuation of \$15,000 the cost will be For this levy the public will receive these benefits: \$15 per

dependable water supply for the forseeable future;

A recreation lake 17 miles from Steamboat, 4 miles from Oak Creek; An increased tax base;

Flood control benefits.

- Answer: No. Colo-Ute now owns the reservoir site and water rights which the District will buy for something over 3 million dollars. Colo-Ute is simply converting this investment to an annual payment for water to Upper Yampa. 2) Question: Will electric rates be increased as a result of the project?
- comparable to Steamboat Lake and below reservoir improved. Question: 2.7 miles. How many miles of free flowing stream will be Not heavily fished because private. Carl Creel has testified to affected? Fishing in reservoirwill
- Answer: About 800 acres inundated. However, the tadditional water for Yampa and Igeria Park ranchers. 4) Question: How much agricultural land will be affected? the trade-off will be 3000 acre feet of
- perceived loss of wetlands. dedicate a 5) Question: Will there be a loss of "wetlands"? Answer: We do not consider as wetlands the irrigated meadows which will be portion of meadow area not inundated as a water fowl habitat to mitigate any However, some willow areas at the west end may be. Upper Yampa proposes to
- Answer: According to our local conservation officers, big game do not use the basin for winter feeding or as a crossing. However, the area above the site to the north and east is a very important elk wintering range. The District will be acquiring these conservation easement. lands from Colo-Ute and has agreed to dedicate areas required for this range Question: What will be the impact on big game?
- Question: Will endangered species, Humpback Chub and Squaw Fish be affected? Answer: Probably no effect.
- about 5000 af in late summer and fall, to be refilled during May and June the following year during the height of the run-off. This would represent a diversion of 50 cfs over a 50 day period out of an average flow at Steamboat of 1500 cfs and 6000 cfs at 8) Question: How will flows be affected during boating season? Answer: Not detectable. In a normal-average year the reservoir will be drawn down This diversion could not even be measured.
- water. People will continue to move into the Valley; municipalities and industry will grow requiring ever increasing quantities of water. Postponing this project will only add to its cost. The recreation features of the reservoir 9) Question: Why build it if the water storage is not presently needed? Answer: The future of Northwest Colorado needs a dependable year-round supply are needed
- loaning funds for the project is that there be a buffer zone around the Question: Will the lake be open to the public? Answer: Definitely, yes. One of the requirements imposed by the Legislature for reservoir open

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Question: Will private interests on the south side benefit?

Answer: Yes. However, the primary landowner has agreed to donate a substantial amount of land to create the public buffer zone and the property owners association have agreed to assess themselves on a yearly basis to help pay for the recreation features of the project.

Question: What about sedimentation?

Answer: 3720 acre-fect of capacity is being project is located on the headwaters of the will not cause a major problem. Yampa where the water runs clear, Because

Question: Are the uses for the reservoir compatible?

preservationists is the potential annual releases and the resulting shoals around the Answer: Of course they are. The main concern of the recreationists and vertical feet by Labor Day, the end of the recreation season. The drawdown for a normal year will not start until August and will not exceed 3

14) Question: Are public funds involved? Answer: Yes.

\$6,000,000 40 year,5%10an from the Co \$4,000,000 40 year,9%10an from the Fe \$3,000,000 Grant from the Federal Cov. Col. Water Conservation Fund

40 year, 9% Loan from the Federal Government

for public recreation features

500,000 Upper Yampa District

construction of water conservation reservoirs. This is why, in the cost loans and grants are available. the policy of the State as well as the Federal Government public interest, low to encourage the

#### TECHNICAL INFORMATION

Location miles miles south of Steamboat on the Yellow Jacket road. east of Oak Creek.

Roller Compacted Concrete.

Normal high level elevation (spillway elevation): 7202

Crest length: 897 ft.

Height above stream bed: 145 ft.

114,000 cubic yards.

Length of reservoir when full: 2.7 miles

Length of shore line, approximate: 8.7 miles.

#### Capacity Surface Acres - Drawdown

		: ::
18 586 *	540	23
23,239	623	15
26,481	674	10
29,981	752	S
33,738	777	0
Reservoir Volume, ft.	Surface Acres Re	Drawdown, ft.

drought years Note: and when the demand for the total storage The maximum drawdown will occur when and if there is succession of capacity develops.

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#### FINANCIAL

Estimated cost of the project, including ETS, geotechnical investigations, engineering, administration, construction, campground and appurtences, road and utility relocations, improvement to Stillwater Ditch, escalation, and interest during construction: \$13,500,000.

#### Source of Funds

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#### Projected Revenues

#### Annual Operating Costs

Total	Operation, Maintenance	Interest and repayment	interest and repayment
,	Operation, Maintenance and Reserve payments	Interest and repayment Small Reclamation Projects Joan	incerest and repayment Conservation Fund Loan
826,000	76,000	400,000	\$ 350,000

#### SCHEDULE

Storage	Construction Summer-Fall 1986-87	Repayment contracts	Engineering design including review by State Engineer	terior	Environmental Assessment, complete	Geotechnical investigations	Site plan approval by Legislature and Governor
Sprir	Fall 1	Nov.	Sept.	Mar.	Dec.	Fall	Мау
Spring 1988	1986-87	1985	1985	1986	1984	1984	1984

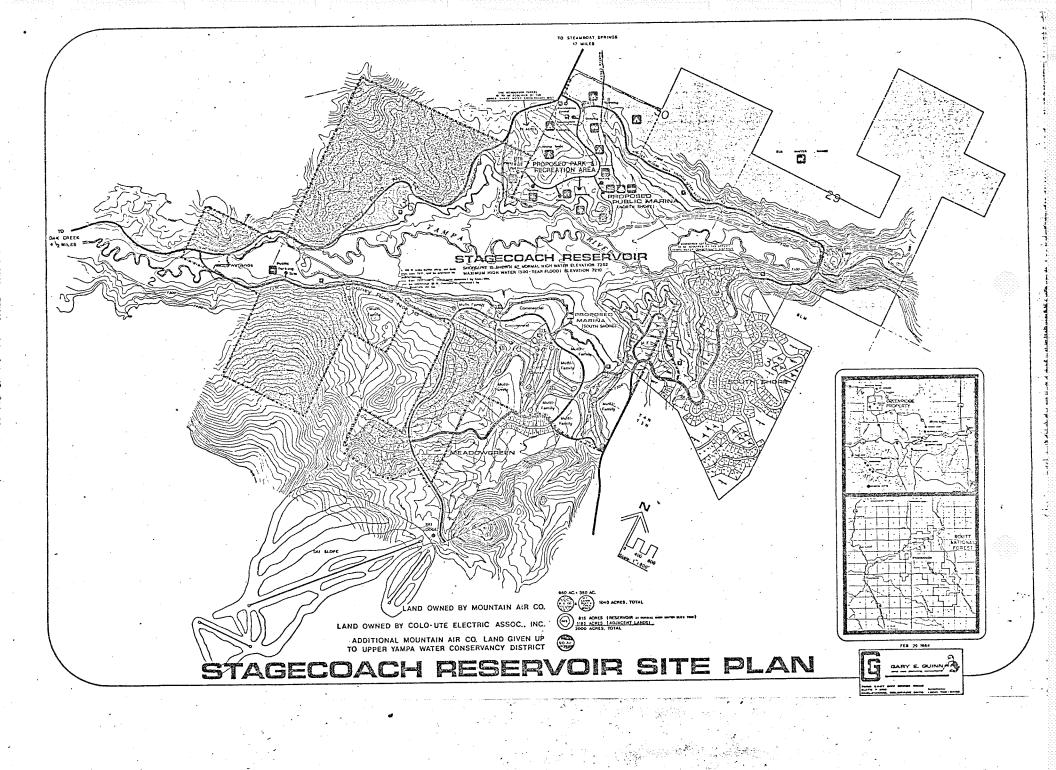
John R. Fetcher, Secretary

22 April 1984

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# PROPOSED PLAN OF ACTION AND A FEASIBILITY STUDY

			:

The Board of Directors of the Stagecoach Property Owner's Association met in Steamboat Springs, Colorado, on 11 & 12 August 1984 for the express purpose of reviewing the feasibility of developing a plan of action which will assure Stagecoach, in its entirety, results in a first class multi-seasonal, residential, recreational development at the earliest possible time.

### FACTS

in concept by the Routt County Commissioners. These plans were based upon a defined area of 11,850 acres with an average development density of one unit per acre, including high density development, with compensating open space. A summary of The Woodmoor Corporation of Monument, action agency in having Development Plans for accomplishments follows: Stagecoach approved Colorado

841	Multi family units sold
ນ 835 87	Multi family tracts sold
128	Multi family tracts platted
1,557	Single family tracts sold
1,810	Single family tracts platted
16	Subdivisions platted and approved

In 1974 The Woodmoor Corporation was forced to seek protection of the Bankruptcy Court (Chapter 11). Subsequently, Woodmoor was declared bankrupt and was liquidated. This, for all practical purposes, resulted in the stoppage of further development within Stagecoach.

the Upper Yampa Water Conservancy District taking over the lake and dam sites and with recent State and National approvals, a dam and 800+ acre reservoir will be built for recreational, agricultural and industrial usage. The dam will have an electric sold to Colorado Ute Electric Association. a dam on the Yampa River with a resprimarily for recreational purposes. Woodmoor the property designated for reverted to Mountain Air Company. Substantial Company. generating The Woodmoor Development Plan called for the capability. Subsequently the lake resulting 840 acre lake ses. With the liquidation for the lake and dam si Recent actions see construction of site lake site was 0 f

Gravel surfaced roads were constructed by Woodmoor Corporation to serve essentially the same areas within Stagecoach that have water and sewer service available. In addition, engineering and basic work was completed on the balance of the road network which serves throughout surfaced constructed each subdivision. Woodmoor Stagecoach

boundaries Morrison The ison Creek Water and Sanitation District was formed District consists of approximately 11,850 acres - es being coextensive with The Woodmoor Corporation's

by the Master Plan for service by the District. General obligation water and sewer bonds totaling \$3,635,000 were sold in 1972 and 1973. As a result of The Woodmoor Corporation bankruptcy in 1974, with subsequent loss of development momentum, the District applied for reorganization under The Federal Bankruptcy Act. In 1978 a plan for adjustment of indebtedness was approved and the adjusted debt is being retired in an orderly fashion. There is presently, approximately \$1,500,000 of debt outstanding. No additional debt can be created by the District, without court approval, until all debts are satisfied. The District presently serves 180 equivalent family units as shown on original Stagecoach Development. About 12,000 single family equivalent living units were projected for ultimate development by the Master Plan for service by the District. General

based on a present assessed value of property within Stagecoach of about \$2,000,000. A mil levy of 40 brings in about \$80,000 to the District. 50% of the tax income goes into a special fund for payments to bond holders, per the bankruptcy agreement. The balance of \$40,000 is for the operation and improvements fund. Any money left over goes into a fund to be used for blind calls to bond holders to try and reduce the number of outstanding bonds. The mil levy is determined by Morrison Creek Water & Sanitation District. They could increase the mil levy, but a 10 mil increase would only bring in \$20,000. Half would go to repay bonds and the balance for operations and the fund for blind calls. The amount a land owner would pay is small, but it would hit owners that have built and live in Stagecoach as their assessment would be of improved land and the home. & Sanitation District operations Morrison Creek Water

Electric power is provided to Stagecoach by the Yampa Valley Electric Association, Inc. (YVEA). YVEA is a co-op, which means members pay for all expansion costs. At present, Stagecoach is being served at maximum capacity for the lines available. This capacity is not enough to take care of further development. YVEA has sufficient power for expansion but not the necessary lines. has sufficient power for expansion but not the necessary lines. And any new expansion would be for maximum service - about 30,000 people - and not piece meal. Expansion costs would have to include a main line from Oak Creek through Stagecoach and on to Catamount to provide a necessary loop. Main line costs would be \$200,000 Within Stagecoach foot from costs. Within costs \$4.60 per fc at Stagecoach would Catamount to provide a necessary loop. \$70,000 per mile. A substation at Stag not counting easement and land line lines must be underground. This substation, and transformers, where lines must

Mountain Bell. 400 lines have been brought into the Stagecoach area. This provides 1,600 four-party lines. Additional lines or micro equipment can be made available. Cost of underground installation from the substation is \$4.50 per foot. provided by Telephone service in the Stagecoach area is

0 F town furnished by the ambulance service is and Fire

Steamboat Springs. Police services are provided γd the Routt County Sheriff out

Education is under the Oak Creek School District.

Master Pian and to Stagecoach Ski Corporation.
The ski lift equipment remains parts have been maintained. Stagecoach Ski ch Ski Area, originally a part of the Stagecoach at one time operational, is owned by the orporation. This area consists of 1,030 acres. ment remains on the property and the mechanical

the Ro County architectural control action, can only plan and develop 'Common Areas' within Stagecoach. See Attachment #4 for details. The Morrison Creek Water and Sanitation District is forbidden to take expansion steps until all of its debts have been satisfied. In the interim, Stagecoach is subject to the whims and desires of the Routt County Regional Planning Commission and the Routt Area, other still. The Planning Commissioners. The Stagecoach Property Owners than for future for the new development of ne new dam and n reservoir, is at a stand Association, other than the overall Stagecoac

### ASSUMPTION

of taxes rout for tax sale. annual Property owners Association of taxes routinely paid and the owners are earliest. is assumed that a large number of individual property are interested in becoming residents of Stagecoach at the st. This is reflected in the large representation at Property owners Association meetings, the high percentages routinely paid and the great interest in properties up

0 f S However, because of lack construction will take place construction sumed schedule 1988. C დ 円. is assumed the Stagecoach Dam and Reservoir will proceed alle with appropriate water levels attained in the Spring Concurrent with construction of the dam site, it is interest will heighten in the development and ction of individual homes and multi family units., because of lack of utilities, only scattered tion will take place - probably in the Eagles Watch area.

Stagecoach area but none of it will meet current county specifications. In order to obtain county services such as snow plowing, fire service, etc., the roadways must all be improved. It is estimated this will cost approximately \$15 per linear foot to come up to minimum county specifications (assuming hard surfacing) of the is not required in the original road network exists immediate future). current cou

Plans for the Stagecoach Dam call for it to have a capability to generate electricity. This will require Yampa Valley Electric Co. to provide lines to the dam site. A logical off shoot of this development will be designation and basic construction of an electrical substation in or near the Northwest

ial cost within greatly reduce the initial to individual sites wi Stagecoach. This will ing electrical power obtaining Stagecoach. o f sector ο£

Sanitation some expansion plans It is assumed that Morrison Creek Water & Sanitat District will eventually rid itself of its indebtedness. Ba on past actions this should occur about 1991. At such time Court should clear them to proceed with some expansion pl to proceed with area. within the Costs to provide new utility services to individual lots, in other than Meadowgreen and Eagles Watch subdivisions, just about prohibit development and building at this time.

It is assumed that the court, comment with a well thought out, logical plan for near term development within Stagecoach. Such approvals would include approvals for establishing Improvement Districts and/or Recreational Districts, establishing Improvement Districts and architectural controls and enforcement of our covenants and architectural controls and appropriate zoning and providing of services to assure Stagecoach develops into a first class multi seasonal recreational area. assumed that the County Commissioners will

### DISCUSSION

the existing platted ground, the the proposed reservoir and road ortant to work with the county and n that is supported by them, the cison creek. will need Sanitation of utilities, roads, strict. Proposed timing and phasing of development be tied in with anticipated expansion of utilities, circulation system. It is important to work with the other agencies to develop a plan that is supported by property owners, and the Morrison Creek Water and and other inter-structure of Stagecoach. It is important to develop agecoach, tying together the and Stagecoach, tying togeth larger unplatted ground, reservoir, District.

in its responsibilities, ng funds through increased Sanitation District is to property & Sanitation beyond water and expanding functions and services, raising funds through increas mill levies or by other means, and retiring its current debt, is going to need the encouragement and support of the proper owners of Stagecoach. If the Morrison Creek Water & Sanitati District elects not to expand it functions beyond water a districts additional utilities. consider forming new other If the Morrison Creek Water and aggressive role open space and a more we must sewer, then we must handle roads, parks, taking consider

separated in Stagecoach can be three: land Those people who own two categories, maybe The large tract property owners (of unzoned, or unplatted ground) who would like to see a large unified development containing the necessary land uses that would draw interest for golf, skiing, hiking/biking, hiking/biking, hotel, would draw interest for golf, skiing, hiking, boating and fishing, restaurant/shopping,

condominium and convention activities. This type of development would most likely be undertaken by a large, experienced developer with considerable finances available.

- **.** would be lot/lots have smaller, smaller, individual services available to someone else able to build on to build. lot owners who to thier lots them or be able who would so that they to sell their like
- ω the The cabin, enhance their in, or condo on their site, but wor remaining development area become smaller, individual lot property. owners who do would like മ have reality, to see house

the line The key concerns availability of is that key a11 these items involve needed of these se groups of land owners outilities and services. large of land owners sums Of. money. certainly is The bottom

There activities that are the Association can encourage and മ large number 0 f low budget recreational facilitate:

- without addition, area common areas, and the lines, Association ٦. balance of the common areas. further well a trail making suited for hik ner improvement, easement exists on all side and rear them available for this purpose. the lot დ ლ. the hiking ar ent, other owners have an easement owner of most and horseback er than trail si Much of the purpose. of the signs. platte riding of use common
- Stagecoach. School District expense. activities activities in and townhouse common sledding, sharing It would be appropris on a joint cost ar owner associations areas could the cost of The Town of might well be tobogganing ld be set u contain may sites set up and operated appropriate to encou cost and control recreational interested in participating recreational facilities at and Oak Creek who would ice skating. that and encourage ol basis wi are well bе the the with the major k Creek suited these
- area for softball, basketball, volleyball and sactivities. This area, as well as other tracts of activities. area, could station. field sized tract Area also No. easily accommodate a that in is well Meadowgreen green is suited a S sheriff flat, football a recreational and similar common
- available Stagecosch boarding tagecoach. possibility Again, stable 0 the മ 0f should be horse operating common areas could operator explored with people in the reas could easily be made rator willing to locate in മ horseback riding and

- the Another inexpensive feature that could be added Stagecoach is a self-guided nature trail oriented to area. of the wildlife and ecology plant, geology, 4
- and need not tenni ซ such a short season facilities considered at the present time recreational swimming would have expansive

We lack a great deal of fundamental information on the status, capabilities and prospects of the Morrison Creek Water & Sanitation District. Therefore, it appears that a long term, close connection between the Association and the Morrison Creek common factu and the Morrison be at least one c addition, more fa District is essential. There should director on the Board of each group. In briefings are urgently needed.

Eagles Watch area should include the expenditure of some of the money now available to the Morrison Creek District for extension of water and sewer lines to all of the platted single-family and multi-family lots are that are presently lacking such services. Water and sewer lines need not actually be installed ahead of requests for building permits, but the requisite amount of funds e expenditure of some of n Creek District considerat owners such contingency and lot funds should be made known to serions The priority phase of development to encourage sewer lines need not ac for building permits, but e kept available for in order develop. should be kept ave availability of the developers Or to build availability potential deve

An aggressive effort on the part of the Morrison Creek District to pay off the approximately \$1.5 million in outstanding redemption bonds should be encouraged by the Association. It appears likely that holders of the redemption bonds are not fully aware of the economic desirability of redeeming bonds at this date for 34 cents on the dollar as opposed to holding them for a lengthy term of years to recover little more than the increase that investment at market interest rate would produce. In addition, there is little likelihood that the fund available to redeem bonds will be increased substantially by tap fees as is comtemplated in the bankruptcy plan. Moreover, it appears likely that the owners of many of these bonds are institutions and will than individual interest the bonds. of many of these bonds are institutions eciate the economic realities than indive bonds and may not have the time or int detail the alternatives with respect to a few bonds readily appreciate own only a few bonds consider in more

improvement districts which can assess individual lots in each subdivision can be created by vote of the Board of County Commissioners. Consideration of fairness and acceptance favor utilizing a road improvement district rather than the Morrison Creek District to develop roads. If a lot owner in the South Station I subdivision is assessed for construction of roads in Horseback or Black Horse I or Meadowgreen, even though he cannot With respect to roads at Stagecoach, the creation of special verment districts which can assess individual lots in each morrais to develop his property for three or expect to is likely reasonably years, he

serious face of questions a remai s of fairness benefit. ב ב imposing such D burden ۲. the

County has considerable experience and familiarity with improvement district method and appears to be comfortable it. b e into operation far more quickly than the road sadded to and implemented by the Morrison Creek A road improvement district can be formed inexpensively and the road function could District. with with the

Trail) should be constructed Meadowgreen subdivision to a c and improvement. The portions of road in the subdivision that have not been started (Willow Island to the roads encourage development by lot owners. for acceptance priority basis oads in Eagles to bring the roads to the required by the County for continuing maintenance improvement completed status as on a priority basis districts should soon as possible t o Meadowgreen and bring Bannock

County District Court. district be created to use subject available necessary to complete the roads. to court the Horseback subdivision for road construction. The disposition of this fund is court approval in the lawsuit pending in the Routt istrict Court. It is logical that an improvement se created to use these funds and assess the additional sessary to communicate sessary to communicat

The negotiations presently under way, with respect to the Horseback subdivision, for the formation of a road improvement district and the cost data and mechanics to be worked out in connection with that project will be extremely useful in providing data and guidance for completion of roads in Meadowgreen, Eagles Watch, Black Horse II and other subdivisions.

will be available of letter of cred district will be a s s e s s subdivision. settlement In the t will be necessary to receive against lot owners, the cost ent funds that will be necessary Morningside credit gside subdivision it is hoped that so as a result of the lawsuit concerning it funds by Routt County. An impr owners, the cost complete will be necessary to complete these funds An improvement and roads and above the some funds the loss also

dam. In addition, the repossibility of building a the dam site will require District in conjunction Ute Electric platted roads Shore there same დ ლ. is true of the South Shore subdivision. At South is the additional consideration that much of the will be vacated in the area purchased by Colorado Association and to be developed by the Upper Yampa re-location of the communication of the road on +1 road on the south side of the the Upper Yampa nict. Upper Yampa District, Routt the lake lake County, and

the or both together, to pay for a portion of what is dedicated through the South Shore subdivision. This will minimize amount of the costs necessary to be borne by lot owners over above a settlement fund in the letter of credit lawsuit.

the extent that there are cost savings in doing largers of road rather than a few hundred yards here or there, such larger projects would be encouraged and sections of To

Morningside from a settlement or judgement in the lawsuit against the County, there is no reason to expect financing from outside sources. There are no "angels" on the horizon. Any thought on the part of owners that development will be on a "something for nothing" or "free lunch" basis must be firmly discouraged. Whether the needed funds are raised by bonds, assessments, or additional taxes, the cost will ultimately be paid by the lot two such and fund subdivision principal considerations: (1) development in a subdivision proximity to existing development and facilities outside subdivision, and (2) realistic means for financing s development. With the exception of the Horseback road fund the possibility of a fund for roads in South Shore dictated by sequence of development will be considerations: (1) development in principal The

The facts that there was resistance to the imposition of a all ten dollar assessment for capital improvements in the on areas on the lake shore points up the necessity for any to be directly related to a benefit to the lot owners. to be directly related common areas on trivial

Lincal on of an improvement district or the will not, in and of itself, provide the funds necessary to pay for improvements. If bonds can't be sold, such an exercise will be fruitless. It is necessary on an urgent basis to begin to determine whether and on what improvement districts or the Morrison Creek District. If it appears that such source of funds is not practically available, other methods should be explored carefully to raise funds and to share the costs for improvements on a consensual basis among the property owners who wish to develop their lots.

by Morrison sewer lines and οf maintenance done can pe Based on costs of \$18/ft to install ting budget of \$20 million all that can k Water and Sanitation District is operating bud Creek Water

Present debt of \$1.8 million could be wiped out at 34 cents on the dollar if facts were explained to bond holders and further inducements are made with the help of a 10 mil levy increase in taxes to fund redemption. We should not just wait for Morrison Creek Water and Sanitation District to do this over the next 2 years. Special and Recreational Districts should be formed to

Morrison fund new debt expansion pansion of utilities District to quickly r from these 0 f districts. retire serve e its o debt inducement හ 0 ۲. can for . the on

policies a backhon Watch requires backbone With for large dictate that every full system is smus development. of money. already in place in Meadowgreen and Eagles pment. Expanded capacity beyond these areas Yampa Valley subdivision must Electric Association, ion must pay for itself. on must pay for in Meadowgreen But

permit builders to devero formed in \$200,000 efore Since in 1984-85 substation can substation can be built, a Recreational Display 1984-85 to fund total cost of \$106,00 substation and \$560,000 transmission line 1 year lead time to develop Black Horse II while South Shore are developing. გ ლ. required for \$106,000 cable installation District (\$866,000) must be permits and and

property now. In letters fund an completion of all utilities done by a Recreational Dist produce fastest Better access to concurrently with Lake assume its area, by a Recreational District formed with fundsers of credit from the County. A Recreational and electric line to Black Horse II and row, in place of a developer. Morrison Creek In Stagecoach, both Meadowgreen and Black density-multi family. Occupancy of Inducement These owners. debt to two once it growth in assessed these areas is in Roads a developer. Morris be it retired existing multi-family areas 0 development by Yampa Conservancy build in should be in these subdivisions. s in the built to these rmed with funds partially from A Recreational District would values, to should be fully developed areas bonds interests county and roads taxes Horse those within should specifications District of. This and areas come from two into that county District money can be would

the A properly prepared Master Plan would logically provide future growth and development of Stagecoach in three phase phases: for

plus large the major a Phase for a amenities amenities. platted tracts and open Should deal with the tracts areas space 0 f including unplatted land adjacent the t o

- Amenities: 1. Reservoir Periphery
- Golf Development Lands
- $\omega$ K S S Facilities and Ski Development Lands
- Lands: **}---**-6 Colorado Ute-Upper Yampa Lands
- Mountain Air Company
- 3. Stagecoach Ski Corp Lands
- 4. Bishop and Decker

- 5. Young Brothers Land
- 6. Multi-Family Platted Tract

which development Would include all single family lots st directly impacted by the developm This includes: impacted • ~~| =#= amenities in Phase most Phase #2: would be the major

- 1. South Shore
- 2. Meadowgreen
- 3. Projects 1 & 2
- 4. Eagles Watch

valuation than in amenities. This in effectively dout within these encouragement will in eff in the jiven to encourage buildout anticipated that such encou growth of growth in assessed from the developing will be beneficial slower rate of growth should be given of tax scale anticipated it can be removed rate remote from activities greater further areas because ij Priority increase in subsidizing result

could be encouraged by the following: Buildout

- utiliti and utilities on information extensions. Providing ÷
- Providing information on ownership to stimulate sales into hands of builders vs. lot owners having little active interest. (This could be assisted by a Stagecoach Property Owners Association questionnaire active interest. (This Stagecoach Property Owners mailed to all lot owners.)  $\circ$
- immediate building activity using surplus of Morrison Water and Sanitation District or creating additional levies thru Morrison Water and Sanitation District or areas into expansion service levies thru Morrison Water Emergency utility taxing. ŝ

nonand all platted o£ This would consist Phase #3: platted land

The same types of action here would apply as in Phase #2 but on a lower priority level. Recognition of such priorities, which may seem unfair to lot holders with more remote access, would seem to be essential if scarce financial resources available for utilities expansion are to be maximized for the best long run success (perhaps survival) of the Stagecoach Project. "Fairness" will be achieved to a large degree by taxes on real assessed valuation, particularly as the northern part of the Stagecoach becomes more valuable.

may municipalities are concerned about) when we have an established district that has been experienced in this area for many years? It is working positively to eliminate its debt obligations and it appears that there may be methods by which that debt retirement have, inplace in Stagecoach, an agency that has certain powers or taking on various additional functions and services and could have the ability to raise funds through tax revenues. Why start a proliferation of various districts (something most counties and still hold the district bonds, or private developer assistance. be accomplished more In the Morrison Creek Water & Sanitation District we already inplace in Stagecoach, an agency that has certain powers of more aggressive communication with those parties

stimulate development activity, and create a confidence and, hopefully, a new interest in the Stagecoach area by larger developers. A district that can expand its functions and services, that is financially solvent - will be the main stimulant to an interest in growth and development of Stagecoach. xisting District be put into a positive mode. he opportunity for some expansion of water and to many areas of first priority that the financial situation of District be put into a positive mode. This will a that might want t 0 sewer and other develop, would This will allow

of its current bankruptcy status. Appearance of a maj developer in some of the unplatted or multi-family areas would a quick solution but it is not realistic to expect this withcome interstructure between intersect a contract of the some intersection of the some intersec because Stagecoach Funding of improvements tagecoach is a major nding of improvements in the platted and unplatted a gecoach is a major problem. This is especially of Morrison Creek Water & Sanitation District's inab on new responsibilities - or expansion programs - bed between interested parties in the near ially true inability a major because areas

residents per square mile to District. Incorporation of any long term plan. done by establishing Industrial Revenue Expanded services panded services require incurrance of debts. This can be establishing special districts, County Revenue Bonds, rial Revenue Bonds or forming an additional Utilities t. Incorporation into a village or town should be a part long term plan. New state regulations require only 50 start incorporation proceedings.

Owners Association is the quantities of 'Common Area'. environmental areas must be School, d growth of Stagecoach. for a Fire Station. Sch Station, planned for large hese prime considered considered concurrent with agency for je of these Stagecoach should be Planned useage responsible

### CONCLUSIONS

planned amenities, the thought-out class multioriginal Master Plan, the existent and planned amenities, tstringent covenants and architectural controls, there remains doubt but that Stagecoach will result in a first class mult seasonal, residential, recreational development. State the the well choice location within owners, property interested Considering its

The Stagecoach area will eventually be populated by over 00 people - far beyond the foreseen population of its taker' - Oak Creek. Definitive planning for incorporation tagecoach into a Village/Town should be initiated 35,000 people -Stagecoach

in building of single family homes and multi-family ighten. However, because of lack of an approved expansion, because of lac lack of utility total lack units will heighten. Howev road network and almost to development will be stymied. With the interest

A roadway system acceptable to Routt County is essential to provide basic service to home owners. Such an improved roadway network is prohibitably expensive to the average property owner. Improvement Districts at the subdivision level could accomplish these improvements at an acceptable fee over a period of time. s at an & 7. ဖ See Attachments

becomes solvent. An alternative, but complex solution, would be establishment of another utilities district. The County rules and regulations relative to alternate service - i.e. individual water wells and sewage holding tanks are prohibitably expensive wer and water services are unavailable to the major of Stagecoach at this time. These required services will available when Morrison Creek Water & Sanitation District Water & Sanitation District complex solution, would be the average land owner. Sewer portion of

Adequate electric power to the majority of the Stagecoach area is unavailable at this time. Power can be made available at great cost. When main line power is extended to the Stagecoach Dam site from Oak Creek the costs to Stagecoach developers will be appreciably reduced. This can be further reduced by good development of t Shore first and on areas being phased Dam site from Oak Creek the costs to Stagecon be appreciably reduced. This can be furthely anning which incorporates sequential subdivisions - i.e. - Meadowgreen and South the valley with South Station and Sky Hitch

last. Here the financial the establishment of Improvement l burden. See Attachments 6 & 7. Districts will ease

development. However, the costs in prohibitive unless sequentially planned. development. Adequate telephone lines are costs in some areas available for See Attachments immediat would be 9

through Oak Creek. As Stagecoach grows, the requirements for these services will increase. Now is the time to plan for these services. The Stagecoach Property Owners Association should review 'Common Land Areas' for proposed sites. provided by through Oak ambulance and Routt County nty and Oak Creek. Schooling is provided Stagecoach grows, the requirements for crease. Now is the time to plan for these d police and Oak Creek. Schooling is а г е D 0 €

grows Area a Area and establishment of other amenities will be featonsideration should be given to creation of a Recreation of a Recreation to assure concurrent progress of these amenities. The and the lake nears Stagecoach Ski Area is relatively intact. d the lake nears completion, the reope completion, the reopening to ther amenities will be given to creation of a Recent programmers. Recreational As Stagecoach of the Ski feasible

major property and their agenci planning. As of this time there is no agency to plan and control actions within the Stagecoach area, or to provide interface between the Association, Water & Sanitation District and adjacent major property owners other than the Routt County Commissioners Other than Architectural Review action, the Star Property Owner's Association has jurisdiction only over Areas'. The Morrison Creek Water & Sanitation District, its bankruptcy status, is inning. As of this time there or property owners their agencies. Stagecoach over Common because

## RECOMMENDATIONS

increase, where possible, its efforts to assure that the Stagecoach area, in its entirety, results in a first class multiseasonal, residential, recreational development at the earliest. That the Stagecoach Property Owners Association continue

roadways within Stagecoach to county specifications. This must include the ground work for Improvement Districts to provide reasonable financial burdens for landowners.

Stagecoach landowners. tagecoach Dam project Upper nities That close interface and Yampa roadways Water Conservancy District padways to be developed as project are in the best continue between the to ascertain interests Associat of f n and that the the

Morrison Creek their financial the Association work problems Water & and layout on work closely and i Sanitation District and layout a feasible in unison with plan for extens plan extension the

Early of the Stagecoach le phasing of Creek provide phasing of Morrison ease the financial burden on landowners. one memper services to all of plan should logically at least versa. Board or vice of Directors on the to place services Sanitation District be taken Such a water Stagecoach Board installations to should and subdivisions. and action

in coordination with that they have ver. Here again, That Association planning actions be in coordination Yampa Valley Electric Company to assure that the sufficient lead-time to provide electrical power. Here financing via Improvement Districts must be investigated.

action planning telephone s included in all -time to provide lead-time That Mountain Bell be have they that assure needed.

schools, recreational of in conjunction with the National adjacent major property owners, the Ski Corporation, the Nation Forest Service, the Upper Yampa Water Conservancy District all other agencies. This planning must include feasibility establishing a Recreational District. planning must be in conjunction planning must be in conjunction, the Natic vners, the Ski Corporation, the Natic the best That the Association, without delay, plan for ne 'Common Areas' within Stagecoach. Such p de site selection for fire stations, schools, lities, etc. This planning must be in conj This etc. facilities, include

in assuring and enforcing efforts area continue in its the 'Common Land'. throughout That the Association on Architectural Controls controls environmental

That the Association immediately join with the Morrison Creek Water & Sanitation District and adjacent major property owners to determine who is responsible for Planning and Control of the overall Stagecoach area. Such agency - new or existent - must without delay provide the land owners with a workable long range development plan to include guide lines for forming a Recreational District and subdivision Improvement Districts. The Planning/Control agency must also layout a time table for incorporation into a Village/Town and follow-on annexation.

Directors meet annually in Feasibility expand this That the Association Board of to refine and sessions planning s Study/Plan.

## Attachments:

- l. Map of Stagecoach Area
- 2. Map of Stagecoach Lake
- ω Morrison Creek Water and Sanitation District Services
- Stagecoach Property Owners Association Powers
- 5. Basic Costs of Major Improvements

and Utilities Without a Phased Plan

9

Costs of Roads

- 7. Costs of Roads and Utilities With a Phased Plan
- 8. Phasing Chart

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(MAP OF STAGECOACH AREA)

(MAP OF STAGECOACH LAKE AREA)

# MORRISON CREEK WATER AND SANITATION DISTRICT

The District presently serves the following residential units:

177	UNITS	TOTAL MULTI FAMILY & SINGLE FAMILY UNITS
	13	Total Single Family Units
	3 units	Other Single Family Units
	10 units	Eagles Watch Single Family Units
	42 units 164	Wagon Wheel Townhouses Total Multi Family Units
	90 units	Project I and II Townhouses

### Water System

- |--Three producing capacity of 300 capable of product of of f 300 gallons production, bu shallow but per water well per minute. water wells with a ber minute. Addition are not needed at pres present. wells combined are
- tanks.
- \$ωN pump s stations
- Two 500,000 gallon water storage Two water pressure booster pump a Approximately 7 miles of trunk service to subdivisions: water lines plus water

TOTAL	_	c) B		b) P	a) P
UNITS SERVED	Eagle Watch	Blackhorse II		Part of Meadowgreen	Projects I & II
1389	86	618	42	553	90
	single	multi	Ô	multi	multi
	famil	family	famil	family	family
	y units	units	y units	units	units

# Sanitary Sewer System

- -System serves One modern is de cn 500,000 gallon designed to handle ly 350 persons. persons. per day sewer treatment plant. e 2,500 persons. At present it
- 2 Approximately 8 essentially the miles same a area 0f trunk sewer lines plus for water ( (see service to above).

		÷	
		,	

# Stagecoach Property Owners Association

The Role 0 the Association in Planning for Development

long purposes range development contribution by and powers plan must be made within the framework of of the Association

preservation and welfare Articles areas general purposes es on Incorporation to be "to provide for maintenance, on and architectural control of residential lots and as within Stagecoach" and "to promote the health, safety of the residents." The specific purposes are: 0 F the Association are stated broadly into be "to provide for maintenance stated broadly in

- To of and develop o promote and care f the Association in an aiding and helping the participation all subdivisions g better of Stage of all Stagecoach; improve,
- N his property owners investment value each individual necessary attractiveness home free and/or to insure and/or property with no greater restrictions upon and undisturbed use of his property than are owners; nuisances; of the property, and th owner the full benefit of the property; and the same advantage to otr Ç prevent and thereby the property e to other impairment and other similar enjoyment of to secure beauty 0 F
- (L) To Stagecoach control the building and structures planned r D
- و و clearing of appearance of control rubbish, signs, s, and all other trees, the the Development; igns, animals, other matters appearance pearance of Stagecoach, control of commercial vel pertaining to the clotheslines vehicles, refuse including and exterior general
- e (Ji all building restrictions or may hereafter be imposed owner or enforce, either in its own name or in the name er or owners of the property above-described, be imposed upon the property above-described, any or which may have been heretofore upon any of the property.

two-thirds vote of the affairs of the transfer all or any hold, improve and build upon dedicated otherwise dispose of real or personal pr Conditions and addition, 0 lition, specific authority is granted to the Association under the Declaration utility Restrictions, to collect the Association, the members, the members. part for of the such n dedicated property for personal property in co such transfer purposes and such conditions as may common area borrow money and dedicate, common area to any public assessments, acquire, own, being connection with ct O of Covenants, approved by public agency, use

# STAGECOACH BASIC COSTS OF MAJOR IMPROVEMENTS

obtained: Routt During a... discussions planners with the 3 epresentatives following co COS s t utility companies information was

### ROADS:

foot not the roads figure include be used ounty. Ċ bring them to m. de black-topping. being used Planning for planning in current Office minimum purposes It was ល tated t legal county ounty specifications. recommended that \$15 \$80,000 cases for \$150,000 improvement per per This mile linear does 0 f s

## ELECTRIC POWER:

following The Yampa planning Valley El ng factors: Ele S S ام ب-O Association, Inc provide Q. the

Cost c Cost c (all c Cost c Cost c Ceach of Sub Station of Transformers
th transformers ca
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## SEWER LINES:

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## WATER LINES:

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## TELEPHONE SERVICE:

The Mountain Be سا اسط Company provi .ded 4 he H ollowing planning

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DC-Y-8

Type of Application: Minor License

c. Date Filed: May 20, 1985

b. Project No.: 9202-000

h. Contact Person: Mr. John Fetcher

Name of Project: Stagecoach

EEDERAL ENERGY REGULATORY COMMISSION

UNITED STATES OF AMERICA

Notice of Application Filed with the Commission

(August 12, 1985)

and is available for public inspection: has been filed with the Federal Energy Regulatory Commission Take notice that the following hydroelectric application

OCL 72. 1882 Comment Date:

plans for recreational facilities. lands would be affected. The project includes extensive estimates the total project cost at \$1,100,000. No Federal intends to sell the project power to a public utility and (7) a 1.8-mile-long, 12.5-kV transmission line. Applicant average annual generation of 4.26 GWh; (6) a tailrace; and with an installed capacity of 800 kW and producing an estimated works, containing a single Francis turbine-generator unit 40-foot powerhouse, located in the vicinity of the dam's outlet diameter, 20-foot-long steel penstock; (5) a 40-foot by 60-inch-diameter, 120-foot-long steel pipeline; (4) a 36-inch-777 acres at a spillcrest elevation of 7,200 feet msl; (3) a storage capacity of 33,738 acre-feet and a surface area of River, impounding; (2) a proposed reservoir with a total downstream of the confluence of Morrison Creek and the Yampa of: (I) a 145-foot-high, 450-foot-long concrete dam located Describiton of Project: The proposed project would consist

7600 East Orchard Road, Suite 101

Steamboat Springs, CO 80488-0339 Upper Yampa Water Conservancy District

g. Filed Pursuant to: Federal Power Act, 16 U.S.C. \$\$791(a) - 825(r)

paragraphs: A3, A9, B, C and Dl k. This notice also consists of the following standard

> 0772-463 (808) Eaglewood, CO 80111

> > Routt County, Colorado

d. Applicant: Upper Yampa Water Conservancy District

Harlequin Plaza - North Woodward - Clyde Consultants

Mr. Jean Yves Perez

f. Location: On the Yampa River, near Steamboat Springs, in



FERC-351 FEDERAL ENERGY POSTAGE AND FEES PM

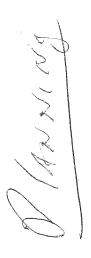
#### WASHINGTON, D.C. 20426 FEDERAL ENERGY REGULATORY COMMISSION

**OFFICIAL BUSINESS** 

PENALTY FOR PRIVATE USE, \$300

Steamboat Springs, CO Post Office Box 5380 County of Routt 5-9202-Daniel S. Maus, Esq.

MAIL DELAYED DUE 70 WRONG ZIP CODE





US Army Corps
of Engineers
Sacramento District
650 Capitol Mall
Sacramento, CA 95814

# Public Zotic

Public Notice No. 8154

In Reply Refer to: SPKCO-O

Date: March 30, 1983

Comments Due by: April 29, 1983

# TO WHOM IT MAY CONCERN:

construct a dam and reservoir, as shown on the attached drawings. Subject: Application for a Department of the Army permit to place fill material in the Yampa River to

Upper Yampa Water Conservancy District, Box 5220, Steamboat Village, Colorado 80499

Section 29, Township 4 North, Range 84 West. Project is located 171/2 miles south of Steamboat Springs, Routt County, Colorado, and within

to supplement municipal, industrial, and agricultural water supplies in the Yampa River and Egeria Creek Purpose of the project is to construct the Stagecoach Reservoir Project to provide storage water

maximum height of 145 feet and a crest length of 420 feet. **Project Description:** The application is for the placement of 114,000 cubic yards of roller compacted concrete and 3,000 cubic yards of conventional concrete to construct the dam. The dam will have a

Another 2,000 cubic yards of heavy riprap will be placed within the dam site. The dam will have an uncontrolled ogee crest spillway 50 feet wide over the maximum section of the dam.

temporary cofferdam will divert the flows of the Yampa River through the dam site during construction of the main dam. All fill material will be obtained from within the reservoir area. Approximately 6,000 cubic yards of fill material will be required to construct a temporary cofferdam. The

The municipal and industrial water is for existing and future water uses. acre-feet will be active storage. Approximately 4,000 acre-feet of available water supply will be used for agriculture, 5,000 acre-feet for municipal use and the remaining 21,000 acre-feet for industrial water uses. The project will create a 33,700 acre-foot reservoir with a surface area of 780 acres. Approximately 30,000

and industrial needs is expected to average 7,500 acre-feet annually. available under Colorado's water appropriation system. The average release required to meet municipal The reservoir will be operated to maintain a full reservoir for release during periods when water is not

amount of water required to meet downstream requirements, whichever is greater. flows have been as low as 10 cfs. During the filling of the reservoir, minimum release will be 15 cfs or the full or water rights are out of priority, reservoir releases will be equivalent to the inflow. Historically, these During extremely dry years, the reservoir could be drained down to minimum pool. When the reservoir is

with the exception of six acres. Colorado-Ute has agreed to sell the land required for the project. currently used for hay production and pasture. Colorado-Ute Electric Association owns all the property Of the 780 acres of land to be inundated by the project, approximately 30 acres is in the streambed of the Yampa River; 80 acres is riparian shrub, primarily willows; and the remaining 670 acres is grassland

application. The level of residential and/or commercial development that may occur around the proposed A mitigation plan for the environmental impacts of this project was not submitted with the permit lake is unknown.

Division, for certification of the project. Additional Information: The applicant has applied to the Colorado Department of Health, Water Quality

project. Presently unknown cultural resources may be located in the permit area. been reviewed. There are no places either listed or recommended as eligible impacted by the proposed The latest published version of the National Register of Historic Places and its monthly supplements have

initiated under the Endangered Species Act, as amended proposed activity on threatened or endangered species. If necessary, Section 7 We are coordinating with the U.S. Fish and Wildlife Service concerning the potential impacts of the consultation will be

We are currently evaluating whether an Environmental Impact Statement (EIS) will be required for this project. Comments received on this public notice will assist us in making this determination. Therefore, we required, please provide the rationale supporting your views. request that you provide us with comments concerning the need for an EIS. If you believe an EIS is

request, in writing, within the comment period specified in this notice that a public hearing be held to holding a public hearing. consider this application. Requests for public hearings shall state, with particularity, the reasons for Interested parties are invited to submit written comments on or before April 29, 1983. Any person may

material or any exclusive privileges and does not authorize any injury of private property or invasion of private rights, or any infringement of Federal, State or local laws or regulations, nor does it obviate the A permit issued by the Department of the Army does not give any property rights either in real estate or necessity of obtaining State or local assent to the work authorized.

permit will be granted unless its issuance is found to be in the public interest. quality, energy needs, safety, food production and, in general, the needs and welfare of the people. No among those are conservation, economics, aesthetics, general environmental concerns, historic values, decision will reflect the national concern for both protection and utilization of important resources. The public interest under authority of **Section 404** of the Clean Water Act (33 USC 1344). Evaluation will include application of guidelines set forth by Administrator, EPA, under authority of the Act (40 CFR Part 230). That fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered; The decision whether to issue a permit will be based on an evaluation of the impact of this activity on the benefit which reasonably may be expected to accrue from the proposal must be balanced against its

1 Incl 3 Drawings

ARTHUR E. WILLIAMS Colonel, CE District Engineer

