File 87-006 NO. ____

SPECIAL USE OR CONDITIONAL USE PERMIT

POST IN A CONSPICUOUS PLACE **COMPLIANCE RECORD**

OWNER Upper Yampa Conservancy District ADDRESS Box 0339 Steamboat Springs CO 80488

TYPE OF USE SUP - Gravel Pit and Concrete Batch Plant for the Stagecoach Reservoir

LOCATION/LEGAL DESCRIPTION SW4SW4SW4 Sec 29 T4N R84W

PERIOD OF PERMIT February 10, 1989

COUNTY COMMISSIONERS APPROVAL DATE February 10, 1987

CONDITIONS OF APPROVAL

1. Standard Conditions 1 - 12

2. Specific Conditions:
3. 1. Batch plant, crusher & pit shall comply w/ all applicable Fed. & State regs. for emissions, noise, and odors.
4. 2. Submit dust control plan shall be submitted. 3. Noise, smoke,etc. shall not exceed Sec. 8.
4. Protect ground water from pollutants; impervious liner for pond may be needed; submit plans
5. 5. Hours from 7:00am to 7:00pm, Monday through Saturday; 6. Anchor equip.and place piles to prevent floatation. 7. SUP is for reservoir only. 8. SUP is valid for two years.
9. Specific plans for sediment control, hazardous & oily substance control be submitted to sta

INSPECTION RECORD

TYPE		INSPECTOR & DATE	TYPE		INSPECTOR & DATE

CALL 879-2702 FOR INSPECTIONS

PERMIT ISSUED BY:

REGIONAL BUILDING OFFICIAL

DATE _____

Caryn Fox

ROUTT COUNTY REGIONAL PLANNING COMMISSION ADMINISTRATOR

Steve Fry/ Caryn Fox

DATE March 13, 1987

file

COUNTY OF ROUTT)
)ss.
STATE OF COLORADO)

RESOLUTION #87-P-006 Special Use Permit for Gravel Pit and Concrete Batch Plant - Upper Yampa Conservancy District

WHEREAS, the Board of County Commissioners for the County of Routt, State of Colorado, hereinafter referred to as the "Board" has duly received a petition from the Upper Yampa Water Conservancy District for a Special Use Permit for a gravel pit and concrete batch plant on land zoned Agriculture/Forestry (A/F);

WHEREAS, all necessary data has been submitted and all required fees have been paid on behalf of the petitioner;

WHEREAS, the petition was reviewed by the Routt County Regional Planning Commission on December 18, 1986, and an advisory report was submitted to the Board prior to the public hearing recommending approval with the following conditions:

Standard Conditions

1. A certificate of liability insurance for a minimum of $500,000 shall be posted to cover any damages to public and private property, and Routt County shall be named as an additional insured.

2. County roads used for the hauling of minerals must be able to accommodate the proposed additional traffic. All haulage roads must have adequate signage at intersections and any other locations that may require additional signage. All relocated county roads must have adequate dedicated right-of-way and must meet, at minimum, the Routt County Road Standards.

3. All road and bridge repair and maintenance agreements made with Routt County prior to permit issuance must be adhered to.

4. The special use permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.

5. The special use permit is valid for the life of the or until termination of active production, provided it is acted upon within two (2) years of approval.

6. The operation may be reviewed by Planning Staff annually to ensure that all conditions of the permit are being complied with.

7. Any complaints or concerns which may arise from this operation may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.

8. Hauling shall take place along on-site roads when possible.

9. Sanitary facilities are to be located on or near the extraction site.

10. Routt County has the authority to close any county road at their discretion, if such road surface is in poor condition and would be further damaged by additional use.

11. The permittee shall apply for and receive a Mined Land Reclamation Board permit if required and post a reclamation bond with the MLRB prior to commencing any operations. The permittee shall be responsible for reclamation as set forth by the Colorado Mined Land Reclamation guidelines.

12. Weed control shall be exercised on the property as necessary and at least once per year.

Specific Conditions

1. The batch plant, crusher and gravel pit shall comply with all applicable Federal and State regulations for emissions, noise and odors.

2. A dust control plan shall be submitted to Planning Staff, along with emission permits from the Colorado Department of Health, Air Quality Control Division.

3. Noise levels, smoke, odors, heat, and vibration shall not exceed limits set by section 8.4 of the Routt County Zoning Resolution.

4. The groundwater table at the site must be protected from pollutants. Review by the County and State Health Departments may indicate the need for an impervious liner to be placed in the settling pond or some other method of groundwater protection may be necessary. Final plans shall be submitted to planning staff.

5. Hours shall be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

6. Equipment and stockpiles in the gravel pit shall be placed and/or anchored to prevent them from floating downstream in the event of a flood.

7. The Special Use Permit is for the purpose of the Stagecoach Reservoir project construction only.

8. The Special Use Permit is valid for two years.

9. Specific plans, as developed by the contractor, for sediment control and hazardous or oily substance control shall be submitted to Planning Staff prior to construction.

WHEREAS, the Board held a public hearing on the matter on January 27, 1987, notice of said hearing having been advertised according to law;

WHEREAS, the Board reviewed the staff report and Planning Commission recommendations on the proposal, heard an overview from the petitioner of the planned construction of the Stagecoach Reservoir and testimony that the project would be for the dam and associated roads, and the Board discussed frazil ice, restoration of the gravel pit if the project fails, and development of county roads in the area, and received no comments from the public on the matter;

WHEREAS, Commissioner Fisher moved to approve the Special Use Permit subject to conditions as set forth below, which motion was seconded by Commissioner Dorr and was approved unanimously by the Board;

NOW, THEREFORE, BE IT RESOLVED THAT the Board approves the Special Use Permit for the Upper Yampa Water Conservancy District to mine gravel and

operate a concrete batch plant on the following land:

SW4SW4SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M., Routt County, Colorado

BE IT FURTHER RESOLVED THAT this resolution of approval is based upon the facts and testimony presented at the public hearing, and the record, subject to the following conditions:

Standard Conditions

1. A certificate of liability insurance for a minimum of $500,000 shall be posted to cover any damages to public and private property, and Routt County shall be named as an additional insured.

2. County roads used for the hauling of minerals must be able to accommodate the proposed additional traffic. All haulage roads must have adequate signage at intersections and any other locations that may require additional signage. All relocated county roads must have adequate dedicated right-of-way and must meet, at a minimum, the Routt County Road Standards.

3. All road and bridge repair and maintenance agreements made with Routt County prior to permit issuance must be adhered to.

4. The special use permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.

5. The special use permit is valid for the life of the use or until termination of active production, provided it is acted upon within two (2) years of approval.

6. The operation may be reviewed by Planning Staff annually to ensure that all conditions of the permit are being complied with.

7. Any complaints or concerns which may arise from this operation may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.

8. Hauling shall take place along on-site roads when possible.

9. Sanitary facilities are to be located on or near the extraction site.

10. Routt County has the authority to close any county road at their discretion, if such road surface is in poor condition and would be further damaged by additional use.

11. The permittee shall apply for and receive a Mined Land Reclamation Board permit if required and post a reclamation bond with the MLRB prior to commencing any operations. The permittee shall be responsible for reclamation as set forth by the Colorado Mined Land Reclamation guidelines.

12. Weed control shall be exercised on the property as necessary and at least once per year.

Specific Conditions

1. The batch plant, crusher and gravel pit shall comply with all applicable Federal and State Regulations for emissions, noise and odors.

2. A dust control plan shall be submitted to Planning Staff, along with emission permits from the Colorado Department of Health, Air Quality Control Division.

3. Noise levels, smoke, odors, heat, and vibration shall not exceed limits set by Section 8.4 of the Routt County Zoning Resolution.

4. The ground water table at the site must be protected from pollutants. Review by the County and State Health Departments may indicate the need for an impervious liner to be placed in a settling pond or some other method of groundwater protection may be necessary. Final plans shall be submitted to planning staff.

5. Hours shall be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

6. Equipment and stockpiles in the gravel pit shall be placed and/or anchored to prevent them from floating downstream in the event of a flood.

7. The Special Use Permit is for the purpose of the Stagecoach Reservoir project construction only.

8. The Special Use Permit is valid for two years.

9. Specific plans, as developed by the contractor, for sediment control and hazardous or oily substance control shall be submitted to Planning Staff prior to construction.

THIS RESOLUTION is executed and effective this 10 day of Feb, 1987.

ATTEST:

Kim Bonner
by Cynthia Chesbitt Dep

Kim Bonner, County Clerk

BY THE BOARD OF COUNTY COMMISSIONERS

Paul A. Kenney

Paul A. Kenney, Chairman

RESOLUTION VOTE: Paul A. Kenney: Aye Nay Absent Abstain
Robert A. Dorr: Aye Nay Absent Abstain
Dennis Fisher: Aye Nay Absent Abstain

ROUTT COUNTY REGIONAL PLANNING COMMISSION

March, 13, 1987

Upper Yampa Water Conservancy District
P.O. Box 0339
Steamboat Springs, CO 80488

Attn: Phil Eggleston

RE: Special Use Permit
Gravel Pit and Concrete Batch Plant

Dear Permittee:

Enclosed is a copy of your Special or Conditional Use Permit and compliance record. Please post the record in a conspicuous place at the permitted site, or if this is not possible, maintain it in your files.

The approval may stipulate certain conditions that must be complied with prior to any construction or operation of the permitted use. Among other requirements, such conditions may include submittal of a surety bond and/or certificate of liability insurance. If applicable, please be advised that no operations are to commence prior to submittal of such. Please study the attached information carefully.

Your permitted site will be inspected periodically by members of the Planning Department. Immediately report any discrepancies or changes in the permit or in your operations.

If you have any questions, do not hesitate to contact this office.

Yours truly,

Caryn Fox
Zoning Coordinator

cb

P.O. BOX 773749 STEAMBOAT SPRINGS, COLORADO, 80477 TELE. 879-2704

Mr. Zender explained that there is twelve million dollars available for the ten state region. There are over 900 counties that qualify for assistance. In order to receive assistance, the County must request assistance and turn in an application of proposed projects to the USEDA. Each request is funded on its own merit. The purpose of the programs is to create new jobs, or better jobs for the area.

Comments that followed the presentation were that Steamboat's economy is better than the rest of Routt County. Oak Creek, Hayden, and Yampa areas are in worse condition than Steamboat. The mining industry and farmers are really in distress. Everything possible must be done to improve the economics of Routt County.

All present felt that Routt County should proceed rapidly with the application of proposed projects. Commissioner Kenney appointed Bob Hammons to contact representatives of all phases of industry, and representatives from each area in the County, and to form a group to work with Planning Staff, the County Administrator, and John Hess from NWCOG in developing proposed projects and the application to USEDA.

EN RE: RESOLUTIONS

Commissioner Fisher moved to approve Resolution # 87-P-004, Special Use Permit Amendment for Grace Construction Company, as written and as agreed upon. Commissioner Dorr seconded the motion which was approved unanimously.

Commissioner Fisher moved to approve Resolution # 87-P-005, Special Use Permit for Vacation of Public Right-of-Way, and Resubdivision of Certain Lots in South Shore at Stagecoach for the Upper Yampa Water Conservancy District. The motion was seconded by Commissioner Dorr and was approved unanimously.

Commissioner Fisher moved to approve Resolution # 87-P-006, Special Use Permit for Gravel Pit and Concrete Batch Plant - Upper Yampa Water Conservancy District. Commissioner Dorr seconded the motion which was approved unanimously.

EN RE: ENVIRONMENTAL HEALTH/PLANNING STAFF/DISCUSSION OF AIR QUALITY REGULATIONS

Environmental Health Officer Mike Zopf, Planning Administrator Steve Fry, and Staff Planner Caryn Fox were present for this meeting.

Mr. Zopf explained that he gets numerous complaints regarding air pollution over which he has no control. His only alternative is to pass them on to Scott Miller with the Colorado Department of Health in Grand Junction.
Mr. Zopf would like to be able to regulate Special Use Permits and enforce state laws regarding air pollution, or to incorporate these laws into the zoning regulations. Mr. Zopf stated that he needs a person certified to test opacity levels, however he does not have money budgeted for this certification. In order for his Department to be able to enforce these laws, policy needs to be set. Mr. Zopf presented a letter to the Board for signature requesting delegation of authority.

Mr. Zopf explained that the City Ordinance only pertains to wood burning stoves. Agriculture burns are also exempt. Mr. Zopf is most interested in the Special Use permits regarding gravel pits and asphalt plants. There would be County enforcement of state regulations regarding fugitive dust and smoke from industrial & commercial uses, and roads.

Mr. Zopf and Ms. Fox were directed to meet with John Vanderbloemen to draw up a draft regulation for review. The Board did not sign the letter delegating authority to Mr. Zopf.

Mr. Zopf and County Engineer Lou Gabos had gone to the existing South Routt Landfill and found there to be no alternate access to the site. They had also looked at the #9 site for a landfill on RCR 179. Mr. Zopf feels there is another site north of the #9 site which would be better. Mr. Gabos is generating cost figures for access roads. Letters have been sent to the Town Boards regarding closure of the South Routt Landfill.

EN RE: PREHEARINGS

Staff Planner Caryn Fox briefed the Board on hearings that will be coming before them soon. (1) A five year review of the Mobile Premix Special Use Permit, (2) A Special Use Permit for the relocation of 230 KV lines by Colorado Ute, and (3) McCoy Aggregates Extension of Special Use Permit Commencement Date.

No further business coming before the Board, same adjourned, sine die.

Kim Bonner, Clerk and Recorder

Paul A. Kenney, Chairman
Board of County Commissioners

They also felt it was Moore's responsibility to have the equipment here, or pay the lease on a machine to use until the new machine arrives.

EN RE: ROAD AND BRIDGE/GENERAL

Commissioner Fisher explained to Mr. Rhembrandt the situation regarding Tom Hail and the MLRB. (see January 26, 1987 minutes). Mr. Rhembrandt advised he would submit a memo regarding two $2,800.00 projects to the Board next week.

Russell Rose, who lives on RCR 56, and whose property borders 56C was present to request a new survey and road alignment. He feels the property owners across the road have built their fence in the County right of way, which has caused the road to move onto his property. The Board directed Mr. Rhembrandt, Mr. Hixon, and Mr. Gabos to look at the situation and return with recommendations.

There was discussion on the plans for this summer. Mr. Rhembrandt is working on proposed projects at this time. Commissioner Kenney stated there will probably be a landfill to open this summer also.

There was discussion on whether the airports should be billed for labor from the County shop. It was felt that the airports should be billed for labor the same as other departments.

EN RE: BOND RELEASE/OILMAN

Planning Administrator Steve Fry, and Staff Planner Caryn Fox were present for this meeting.

Caryn Fox briefed the Board on the Bond Release. The permit was issued in 1977 to Trend Oil. In 1979, the permit was transferred to Oilman, who drilled that year. Oilman had submitted a reclamation bond in the amount of $2,000. Ms. Fox was unable to get to the site, however land owner Bob Barnes indicated the site was reclaimed in 1979, and has submitted a letter to that effect.

The Board voted unanimously to release the bond for Oilman.

EN RE: BOND RELEASE/VOYAGER PETROLEUM

Staff Planner Caryn Fox advised the Board that the Voyager Petroleum is requesting a bond release for a well located on property belonging to Hockin-Dowling south west of Tow Creek. Wayne Morton leases the land and has advised there is no problem with the reclamation. Ms. Fox has requested a letter of release from Mr. Morton which she has not yet received.

Commissioner Fisher made a motion to table the bond release until a letter is received from the lessee or from the land owner. Commissioner Dorr seconded the motion which passed unanimously.

EN RE: SOCIAL SERVICES/RESOLUTION

On January 26, 1987 a resolution had been approved by the Board for Social Services to transfer funds in the Social Services Budget. The resolution had been in error. A new resolution was presented to the Board requesting an increase for IV-D Adm in the amount of $400.00, and decrease Reg. ADM. $400.00. This resolution is effective retroactive to December 1986.

The Board voted unanimously to approve Resolution # 87-003.

EN RE: UPPER YAMPA WATER CONSERVANCY DISTRICT/SUP/GRAVEL PIT AND CONCRETE BATCH PLANT

Planning Director Steve Fry, Staff Planner Caryn Fox, County Attorney John Vanderbloemen, and Phil Eggleston, representative of the Upper Yampa Water Conservancy District were present for this hearing.

The following is background information on the petition. The Upper Yampa Water Conservancy District received final approval for the Stagecoach Reservoir project Sept. 18, 1986 on the Environmental Impact Statement and from the State Engineers Office.

The Construction of the dam will entail the use of roller compacted concrete, which the petitioner desires to produce on site.

The gravel and concrete will be used on-site for the Stagecoach Reservoir project. Some gravel may be used on county roads that will be relocated due to the reservoir project.

The location for the proposed Gravel Pit and Concrete Batch Plant is in the SW4 SW4 SW4 Section 29, Township 4 North, Range 84 West. and the pit will be located in what will be the bottom of the Stagecoach Reservoir. The proposed site will be 15 acres, and it is in Agriculture/Forestry zone.

The Stagecoach Reservoir will be located 17 miles south of Steamboat Springs and 4.5 miles east of Oak Creek. Access to the site is from County Road 14 and from Colorado 131.

Ms. Fox advised that Planning Commission had unanimously recommended approval of the Special Use Permit with 12 standard conditions and 9 specific conditions.

Attorney Vanderbloemen asked about MLRB reclamation permit. Mr. Eggleston answered that there would be no reclamation since the gravel pit would be covered by the water in the reservoir.

Commissioner Kenney moved to approve a Special Use Permit for Gravel Pit and Concrete Batch Plant to be located in the SW4 SW4 SW4 Section 29, Township 4, North, Range 84 West. subject to the 12 standard conditions and 9 specific conditions set forth by Planning Commission. Commissioner Dorr seconded the motion which passed unanimously.

EN RE: MALLON OIL/TEMPORARY RELOCATION OF RCR. # 50.

Present for this hearing were Planning Administrator Steve Fry, Staff Planner Caryn Fox, Larry Lyster representing Mallon Oil, and Bob Robinson Jr., from R. N. Robinson and Sons.

Staff Planner Caryn Fox stated that Routt County Planning Staff is in the process of reviewing an

RC BCC Jan 27, 1987

Upper Yampa Water Cons. Dist.

Phil: overview on Stgch Reservoir
- State req's public access around lake
  Anything betw. rd & reservoir has to be public.
- +775 acres
- mitigate 280 acres wetlands
- Dist. has acquired islands near Hayden for wetlands.

Gravel pit is to build dam - about 1 acres - Conveyer to dam site; relocated of CR 18
- Relocation of new bridge & CR 16
- 6 Pking lots, pedestrian trails
- Beach sand
- Gravel will only be for the project
- Have sent Air Quality permit to Scott Miller
- D & D will be doing road work will include dust control specs.
  404 Permit controls development
- Trails, etc must be in before can fill reservoir
- Can't sell water until have 25,000 a.f.
- Adv. for bids Mar 85, Apr 15 - opening
  Construction in June
  - Campgrnd
  - Bridge - intersection of 16 & 14 is improved

- theres agreement to gate CR 18 between Dec & May.
- will have hydro plant - must reach it

Bob - what about thru traffic? only in winter mos. the DOW will shut it

TV - when vacated & relocated rds
- resolution was made up dealing with CR 18.

Dennis - Frazil ice probs?
Phil - By Thelma Moore's house will flood out - won't have bldgs or any facilities in that area.
Dennis - will water be drawn down in summer - P. Won't be as bad as some - need 15,000 cf min. Typical drop will be < 4 ft.
State will design & engineer, supervise construction.
Dennis - have they checked gravel?
P - Yes.

Bob - will they use gravel for 18
Phil - There is some feeling that we shouldn't be competing w/ ~~gravel~~ other gravel pits.

Phil - rd. will have to be developed to dam site.

JAV- Don't want state agency or other gov't agency to compete w/ private pits.

Bob- will need to put an asphalt plant

JAV- what is MLRB requiring- Phil- Specs call for grading & reclamation. Have provided surety for reclamation- If no dam, then can be restored? Phil- yes it would.

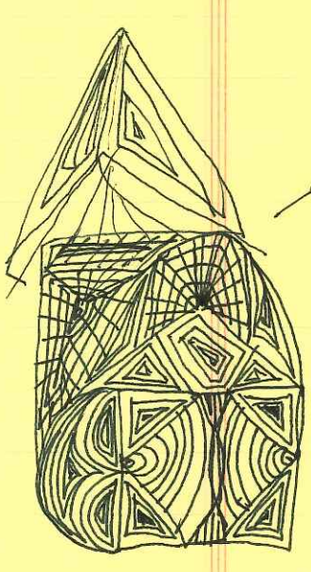
No comments from aud.

Dennis-
move to approve for SUP gravel
subj to PC
Std 1-12
Spec 1-9

Bob- 2nd
VOTE: Aye 3

RCRPC - Dec 18

Phil Eggleston - Kanza Valley
Water Conser. Dist.
SUP - Gravel



1/4 - 1/2 mile from dam site.
Will build relocated roads
16 & 18 & new bridge.
Won't be off-site use. Will
be sand for beach area.

Will offer dust control plan
for crusher, mine. Material
will be transferred by conveyor

Dick - move to approve
w/ Std 1-12
Spec 1-9

PUBLISHIN

OFFICE FURNITURE

P.O. BOX 4488
PHONE 879-1502

THE STEAMBOAT PILOT

PRINTING

OFFICE SUPPLIES

STEAMBOAT SPRINGS
COLORADO 80477

A STATEMENT IN ACCOUNT WITH

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

If your account is over 30 days past due, we must charge your account 1½% interest (18% per year) until paid.

DATE 12/04/86	DESCRIPTION	CHARGE	CREDIT	BALANCE
	Balance Forward			
	3 3/4 inches of legal adv. Pet. for spec. use Upper Yampa Water Conservancy	19.50		

PROOF OF PUBLICATION
THE STEAMBOAT PILOT

STATE of COLORADO, } SS.
County of Routt,

I, Bettye Maze ..... do solemnly swear that I am office manager of The Steamboat Pilot; that the same is a weekly newspaper printed, in whole or in part, and published in the County of Routt, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Routt for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of

....One..... consecutive insertions; and that the first publication of

said notice was in the issue of said newspaper dated December 4,.,

A.D. 19..86... ,and that the last publication of said notice was in the

issue of said newspaper dated....., A.D. 19.....

In witness whereof I have hereunto set my hand this..4th.....

day of .....December....., 19 .....86.....

.....Bettye Maze.....

Subscribed and sworn to before me, a notary public in and for the

County of Routt, State of Colorado, this .4th..... day of ..December

A.D. 19..86.....

My commission expires April 22, 1989.....

.....Charles J. Leckenby.....
Notary Public

P.O. Box 4488, Steamboat Springs, CO 80477

PETITION FOR SPECIAL USE PERMIT

In the matter of petition for Special Use Permit from Upper Yampa Water Conservancy District for the purpose of operating a gravel pit and concrete batch plant.

Let it be known to all interested parties that a petition for a Special Use Permit has been filed in the office of the Routt County Regional Planning Commission, pursuant to the Zoning Resolution of Routt County, Colorado as adopted on March 7, 1972, and as amended.

Said petition shall be reviewed by the Routt County Regional Planning Commission on December 18, 1986, in the Hearing Room, Routt County Courthouse Annex, 136 6th Street, Steamboat Springs, Colorado, beginning at 7:30 p.m. Said petition shall be heard by the Board of County Commissioners on the 27th day of January, 1987, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 1:00 p.m.

Said petition is for certain lands described as follows:

SW4SW4SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M., Routt County, Colorado

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

William S. Fry, Administrator
ROUTT COUNTY REGIONAL
PLANNING COMMISSION

PUBLICATION DATE: December 4, 1986

file

Staff Report

Staff Planner Caryn Fox reported that she had spoken with Art Fine, attorney for the Stagecoach Property Owners Association, and he asked that the trail easements not be vacated, as had originally been proposed by the petitioner.

Comments from the Audience

There were no comments from the audience on this petition.

MOTION: Mr. Ralston offered a motion to recommend approval of the vacation of public right-of-way, easements for public utilities and drainage, and re-subdivision of portions of the plat of South Shore at Stagecoach that contain Lots 5, 6, 7, 12, 13, 14, 15, a portion of common area 12, and Arapaho Road cul-de-sac as shown on the plat. This approval shall serve as Final Plat approval and is subject to the following conditions:

1. Utility, drainage and trail easements shall be indicated on the plat.

2. The plat shall be filed with the Routt County Clerk and Recorder within five (5) working days of approval by the Board of County Commissioners.

Mr. Rudeen seconded the motion.

VOTE: The motion to recommend approval carried unanimously with the Chair voting.

UPPER YAMPA WATER CONSERVANCY DISTRICT - Special Use Permit

Mr. Eggleston also represented the petition by the Upper Yampa Water Conservancy District for a gravel pit and cement batch plant in the SW4 SW4 SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M., at the Stagecoach Reservoir project 17 miles south of Steamboat Springs and 4.5 miles east of Oak Creek.

The gravel and concrete will be used on site for the Stagecoach Reservoir project. Some gravel may be used on county roads that will be relocated due to the reservoir project.

Mr. Eggleston said they will offer a dust mitigation plan since this will be a crusher type operation. The dam will be constructed of roller compacted concrete, but the engineers specifications are not explicit about the type of equipment that will be used. There is a possibility that the batched concrete will be transported on a conveyor belt.

Planning Commission Questions

Other than Dave Hall, how close are other houses to the proposed pit? EGGLESTON: Thelma Moore and Hendersons are the only occupied homes in the area, and they are some distance away.

Will the lake bottom be stripped? EGGLESTON: The specifications don't call for that. CARYN FOX: There is a section in the construction plans that speaks

12-18-85

to clearing and demolition of brush. Caryn read from that section that combustible materia that is five feet or more in le th and two inches or more in diameter shall cleared, as shall all areas u r and within twenty feet of the dam. However, the construction plans do not speak to when this clearing shall take place. Mr. Eggleston said he did not think the willows are to be moved until the second year. There are very stringent constraints applied to this project by the Army Corps of Engineers.

Do you have plans for settling ponds? EGGLESTON: That is included in the specifications under the State water quality requirements. There is very strict control over the amount of effluent that can go off site. Water through the pipe is closely monitored. That is a typical requirement with dam construction.

Comments from the Audience

John Grace asked how many cubic yards of material will be removed, what the depth of the pit will be, and if the dam is roller compacted. Mr. Eggleston explained the process of compaction, but he did not know the amount of material or depth of the pit.

MOTION: Mr. Rudeen offered a motion to recommend approval of the Special Use Permit request by Upper Yampa Water Conservancy District to mine gravel and operate a concrete batch plant in the SW4 SW4 SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M. subject to the following conditions:

Standard Conditions

1. A certificate of liability insurance for a minimum of $500,000 shall be posted to cover any damages to public and private property, and Routt County shall be named as an additional insured.

2. County roads used for the hauling of minerals must be able to accommodate the proposed additional traffic. All haulage roads must have adequate signage at intersections and any other locations that may require additional signage. All relocated county roads must have adequate dedicated right-of-way and must meet, at a minimum, the Routt County Road Standards.

3. All road and bridge repair and maintenance agreements made with Routt County prior to permit issuance must be adhered to.

4. The special use permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.

5. The special use permit is valid for the life of the use or until termination of active production, provided it is acted upon within two (2) years of approval.

6. The operation may be reviewed by Planning Staff annually to ensure that all conditions of the permit are being complied with.

7. Any complaints or concerns which may arise from this operation may be

cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.

8. Hauling shall take place along on-site roads when possible.

9. Sanitary facilities are to be located on or near the extraction site.

10. Routt County has the authority to close any county road at their discretion, if such road surface is in poor condition and would be further damaged by additional use.

11. The permittee shall apply for and receive a Mined Land Reclamation Board permit if required and post a reclamation bond with the MLRB prior to commencing any operations. The permittee shall be responsible for reclamation as set forth by the Colorado Mined Land Reclamation guidelines.

12. Weed control shall be exercised on the property as necessary and at least once per year.

Specific Conditions

1. The batch plant, crusher and gravel pit shall comply with all applicable Federal and State regulations for emissions, noise and odors.

2. A dust control plan shall be submitted to Planning Staff, along with emission permits from the Colorado Department of Health, Air Quality Control Division.

3. Noise levels, smoke, odors, heat, and vibration shall not exceed limits set by Section 8.4 of the Routt County Zoning Resolution.

4. The groundwater table at the site must be protected from pollutants. Review by the County and State Health Departments may indicate the need for an impervious liner to be placed in a settling pond or some other method of groundwater protection may be necessary. Final plans shall be submitted to planning staff.

5. Hours shall be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

6. Equipment and stockpiles in the gravel pit shall be placed and/or anchored to prevent them from floating downstream in the event of a flood.

7. The Special Use Permit is for the purpose of the Stagecoach Reservoir project construction only.

8. The Special Use Permit is valid for two years.

9. Specific plans, as developed by the contractor, for sediment control and hazardous or oily substance control shall be submitted to Planning Staff prior to construction.

Mr. Williams seconded the motion.

VOTE: The motion to recommend approval carried unanimously with the Chair voting.

DEPARTMENT OF NATURAL RESOURCES
David H. Getches, Executive Director

MINED LAND RECLAMATION DIVISION
DAVID C. SHELTON, Director

Richard D. Lamm
Governor

Operator: Upper Yampa Water Cons. Dist.

Address:
Steamboat, CO 80488

File No: M-86-152

Please mail this to:

Patricia C. Martinek
Reclamation Specialist
Mined Land Reclamation Division
1313 Sherman Street, Room 423
Denver, Colorado 80203

Stagecoach Reservior

Location Description: Section 29.0, Township 4.0 N, Range 84.0 W, 06th Prime Meridian.

To The Colorado Mined Land Reclamation Board:

Pursuant to C.R.S. 34-32-115(4)(e), if a permit is granted, the proposed mining operation: (Check appropriate space)

A) ___ would be
B) X would not be

in violation with city, town, county, or city and county zoning or subdivision regulations or contrary to a master plan for extraction adopted pursuant to Section 34-1-304, C.R.S., as amended.

Pursuant to C.R.S. 34-32-109(8), the operator's reclamation plan is: (Check appropriate space)

A) X consistent
B) ___ inconsistent
C) ___ inconsistent (but prior declaration of intent to change or waive the prohibition is obtained)

with an adopted plan by any county, city and county, city, or town.

Date: 12/19/86 Signed: Carryn Fox Staff Planner
Title

/bdc
1725G

Routt County Regional Planning Commission
December 18, 1986

PETITIONER: Upper Yampa Water Conservancy District

PETITION: Special Use Permit for Gravel Pit and Cement Batch Plant

LOCATION: SW4 SW4 SW4 Section 29, Township 4 North, Range 84 West

Pit will be located in what will be the bottom of the Stagecoach Reservoir

AREA: 15± acres

ZONE: Agriculture/Forestry (A/F)

COMMISSIONERS HEARING DATE: January 27, 1987 @ 1:00 p.m.

STAFF CONTACT: Caryn Fox, Staff Planner

STAFF COMMENTS:

Background Information

1. The Upper Yampa Water Conservancy District received final approval for the Stagecoach Reservoir project on September 18, 1986, on the Environmental Impact Statement and from the State Engineers Office.

2. The construction of the dam will entail the use of roller compacted concrete, which the petitioner desires to produce on site.

3. The gravel and concrete will be used on-site for the Stagecoach Reservoir project. Some gravel may be used on county roads that will be relocated due to the reservoir project.

Site Description

1. The Stagecoach Reservoir will be located 17 miles south of Steamboat Springs and 4.5 miles east of Oak Creek.

2. Access to the site is from County Road 14 and Colorado Highway 131.

3. Surface owner: Upper Yampa Water Conservancy District.

4. Mineral owner: Same

5. Natural slope of the site: Relatively flat.

6. Nearest waterway: The Yampa River runs along the southern edge of the gravel pit site.

7. Nearest resident: South Shore lots are approximately one-half (1/2) mile from the gravel pit site. Only one South Shore lot has been built on and it is not adjacent to the future reservoir.

Project Description

1. Gravel will be extracted by use of a drag line. The pit will be about 400 yards from the dam.

2. The gravel will be crushed and separated by size.

3. Equipment on site will include a portable cement batching plant, crusher, bins for different sizes of aggregate, cement silos, water measuring devices, mixers, conveyors, trucks, hoppers, drag line, frontend loaders and graders.

4. Gravel will be hauled to on-site roads and to County Road 16.

5. Concrete will be hauled to on-site locations. Conveyor belts will run from the batch plant to the dam construction site.

6. County Roads 14 and 16 as well as on-site construction roads will be used for hauling concrete and gravel to various reservoir sites including the dam.

7. Commencement of the gravel and concrete operation is expected in September, 1987 and termination is scheduled for November, 1988.

8. Production is expected to occur during the fall and winter months. Fifty percent of the aggregates to be used for roller-compacted concrete will be processed and stockpiled prior to November, 1987.

9. The number of employees will be determined by the batch plant contractor. Bids have not yet been taken for the work.

10. County Road 16 will be partially moved, the bridge will be rebuilt and a portion of the road will be blacktopped.

    County Road 18A will also be relocated above the water level of the reservoir. The road will be the main entry road to the reservoir.

    County Road 18 that goes from the top of the dam to Service Creek Campground will be improved for one-half (1/2) mile where the hydroelectric plant will be built.

11. A water truck will be used to control dust from hauling, loading, and stockpiling operations.

Environmental Analysis

1. The site is not within a geologic hazard area according to the geologic hazard maps in the Planning Department.

2. The site is within a floodprone area according to the County Planning

Department maps. An Army Corps of Engineers 404 permit is being applied for. The Colorado Department of Health Water Quality Control Division 401 permit has been obtained. Sediment control measures have been established to prevent pollution of the river. These are set forth in the following "Compliance with Zoning" section.

3. Wetland mitigation has been developed for the entire reservoir site and is set forth in the final Environmental Impact statement for the reservoir project.

4. County wildfire mapping indicates that the site is within a low hazard area. All trees, stumps, and brush five feet or more in height, and/or two inches or more in diameter will be cleared from the reservoir area. Brush will be cut to ground level.

5. Wildlife impacts in the area have been addressed during the environmental impact analysis. Destruction of habitat for small mammals and wetlands species will occur, and temporary impacts to the fishery may occur due to the gravel pit.

6. Air pollution from extraction, hauling, stockpiling, loading and associated operations may occur. Noise and visual impacts will most likely occur during the construction of the dam and associated roads.

Reclamation Plan

The gravel pit site will be completely inundated after the dam and roads are constructed.

Compliance with Routt County Zoning Resolution

For any special uses as allowed in the various zone districts under Section 4 of the Routt County Zoning Resolution, uses by right and permitted uses under 8.3A and 8.3G, are subject to the following provisions:

Complied With	Not Complied With	
_____ ?	_____	A. That such does not create any danger to safety in surrounding areas. **Potential safety hazards may be created from trucks turning onto County Road 14.**
		B. That such use does not create the following:
✓ _____	_____	1. Does not cause water pollution. **The construction plan states that stormwater runoff must be intercepted and diverted into settling ponds. It states that excavated material shall not be stockpiled or deposited near streambanks, steep slopes, wetlands or other areas where erosion/washouts could occur. It requires that an undisturbed 50 foot buffer zone remain on each side of a**

Complied With	Not Complied With	
		stream channel. The sediment control plan to be submitted by the contractor must comply with all federal, state, and local permits and regulations. The contractor must also develop hazardous substance and oil control plan. Diversions and temporary structures for material and debris collection and disposal must be approved by the owner.
	?	2. Does not destroy visual amenities. There will be some visual effects from site disturbance for the entire reservoir construction project. The gravel pit itself may not be visible from County Road 14. The disturbance will be temporary for approximately 1 1/2 years. All disturbed ground will be reclaimed or inundated.
	?	3. Does not create offensive noise, beyond the property boundaries. Noise from the crusher and batch plants should not be perceptible at the property boundaries although noise from trucks, loaders, and other equipment needed to build the dam and roads will most likely occur.
✓		4. Does not create vibration beyond the boundaries of the property. Should not be apparent at property boundaries.
	?	5. Does not create smoke, dust, or odors, heat and glare beyond the boundaries of the property. Smoke and dust from general construction of the dam and roads as well as from the stockpiles, hauling and loading of gravel will be expected however a strict watering program can alleviate many of the problems.
N/A		6. Does not create snow storage problems.
	?	7. Does not aggravate an existing flood hazard or increase flood hazard to upstream or downstream properties. The construction plant requires the plant equipment at the gravel pit site to be located with consideration for potential flooding. The sediment control plan and diversion structures should also address potential flooding at the site.
N/A		8. Does not create or increase geologic hazard or subject adjacent properties to geologic hazards.
	?	9. That such use is designed and will be developed in a manner to allow man to function in harmony with wildlife habitat. The gravel pit and batch plant should not be a further detriment to fish and wildlife beyond those caused by the dam/reservoir construction so long as property

Complied With	Not Complied With	
		sediment controls are in place to prevent pollution of the Yampa River.
?		10. Or other objectionable influences beyond the boundaries of the property on which such use is located. **As most activities will take place on-site there should be minimal impacts beyond property boundaries from the gravel pit and batch plant, as long as smoke and dust is controlled.**
?		11. Truck traffic to and from such uses shall not create hazards or nuisance to areas elsewhere in the County nor shall it unduly damage public roads. **Trucks may haul along County Road 14 and 15, especially when relocating portions of County Road 16 and rebuilding the bridge. Hauling should take place along on-site roads whenever possible to minimize potential hazards of trucks turning onto County Road 14.**

<u>Compliance with Master Plan</u>

Complied With	Not Complied With	
✓		1. Exploration and extraction of minerals should occur prior to any other developments being constructed at said mineral resource areas that would permanently prevent extraction of the mineral.
✓		2. If it can be shown through sufficient technical or other evidence that the economical value of a surface use would be more than the minerals present, the surface development of said site should not be discouraged.
✓		3. (a) Routt County discourages mining that would cause significant health or safety problems to people. (b) Routt County encourages mitigation of significant health and safety dangers caused by proposed mines.

<u>Planning Commission and Board of County Commissioners Options</u>

The Planning Commission and Board of County Commissioners have the following options with regard to this petition:

A. **Approve without conditions** if all criteria of Section 8.3A & G will be complied with.

B. **Table** for more information.

C. **Deny** if the petition is not in compliance with the Master Plan or Routt County Zoning Resolution.

D. **Approve with conditions** which would bring the operation into compliance with the Routt County Zoning Resolution.

Conditions may include the following:

<u>Standard Conditions</u>

1. A certificate of liability insurance for a minimum of $500,000 shall be posted to cover any damages to public and private property, and Routt County shall be named as an additional insured.

2. County roads used for the hauling of minerals must be able to accommodate the proposed additional traffic. All haulage roads must have adequate signage at intersections and at any other locations that may require additional signage. All relocated county roads must have adequate dedicated right-of-way and must meet, at a minimum, the Routt County Road Standards.

3. All road and bridge repair and maintenance agreements made with Routt County prior to permit issuance shall be adhered to.

4. The special use permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.

5. The special use permit is valid for the life of the use or until termination of active production, provided it is acted upon within two (2) years of approval.

6. The operation may be reviewed by Planning Staff annually to ensure that all conditions of the permit are being complied with.

7. Any complaints or concerns which may arise from this operation may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.

8. Hauling shall take place along on-site roads when possible.

9. Sanitary facilities are to be located on or near the extraction site.

10. Routt County has the authority to close any county road at their discretion if such road surface is in poor condition and would be further damaged by additional use.

11. The permittee shall apply for and receive a Mined Land Reclamation Board permit if required and post a reclamation bond with the MLRB prior to commencing any operations. The permittee shall be responsible for

reclamation as set forth by the Colorado Mined Land Reclamation guidelines.

12. Weed control shall be exercised on the property as necessary and at least once per year.

Specific Conditions

1. The batch plant, crusher, and gravel pit shall comply with all applicable federal and state regulations for emissions, noise, and odors.

2. A dust control plan shall be submitted to planning staff along with emissions permits from the Colorado Department of Health Air Quality Control Division.

3. Noise levels, smoke, odors, heat and vibration shall not exceed limits set by Section 8.4 of the Routt County Zoning Resolution.

4. The groundwater table at the site must be protected from pollutants. Review by the County and Colorado Health Departments may indicate the need for an impervious liner to be placed in a settling pond or some other method of groundwater protection may be necessary. Final plans shall be submitted to Planning Staff.

5. Hours shall be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

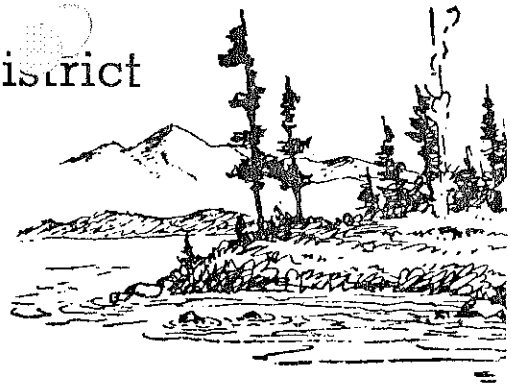
6. Equipment and stockpiles in the gravel pit shall be placed and/or anchored to prevent them from floating downstream in the event of a flood.

7. The Special Use Permit is for the purpose of the Stagecoach Reservoir project construction only.

8. The Special Use Permit is valid for two years.

9. Specific plans as developed by the contractor for sediment control and hazardous or oily substance control shall be submitted to Planning Staff prior to construction.

Upper Yampa Water Conservancy District



Routt County Planning Commission

Routt County Court House

Steamboat Springs, Colorado

Dear Commission Members,

The Upper Yampa Water Conservancy District is herein applying for a Special Use Permit for Gravel Pit and operation of concrete batching plant.

At the start of the construction period in 1987, construction will begin on Stagecoach Reservoir. Weather permitting, work will be completed in the year 1988 and filling will begin with the run-off in Spring 1989.

The gravel pit site will be totally inundated at the conclusion of the construction.

The gravel will be totally used on the site with the exception of the reconstruction of C.R. 16. The Dam will be a ROLLER COMPACTED CONCRETE CONSTRUCTED dam. The purpose of the gravel pit is to provide the aggregate. The gravel pit also will be the source of material for the roads, camp sites, and beach sand for the swim area. None of the material will be sold and hauled to any other area than indicated here.

I have provided maps and charts which have also been submitted to the State Mined Land Reclamation Board.

The facilities layout submittal is not known at this time.

ALL OF THE SURROUNDING PROPERTY TO THE GRAVEL PIT SITE IS OWNED BY THE UPPER YAMPA WATER CONSERVANCY DISTRICT.

Because the District is a State Government, it is entitled to the protections provided such entities under the Governmental Immunity Act. Contractors and Sub=Contractors will be required to provide A Certificate of Insurance in an amount of not less than $500,000.00 and will name Routt County as additional named Insured.

If there are any questions please call me. I will be at the next Planning Commission Meeting on December 18, 1986

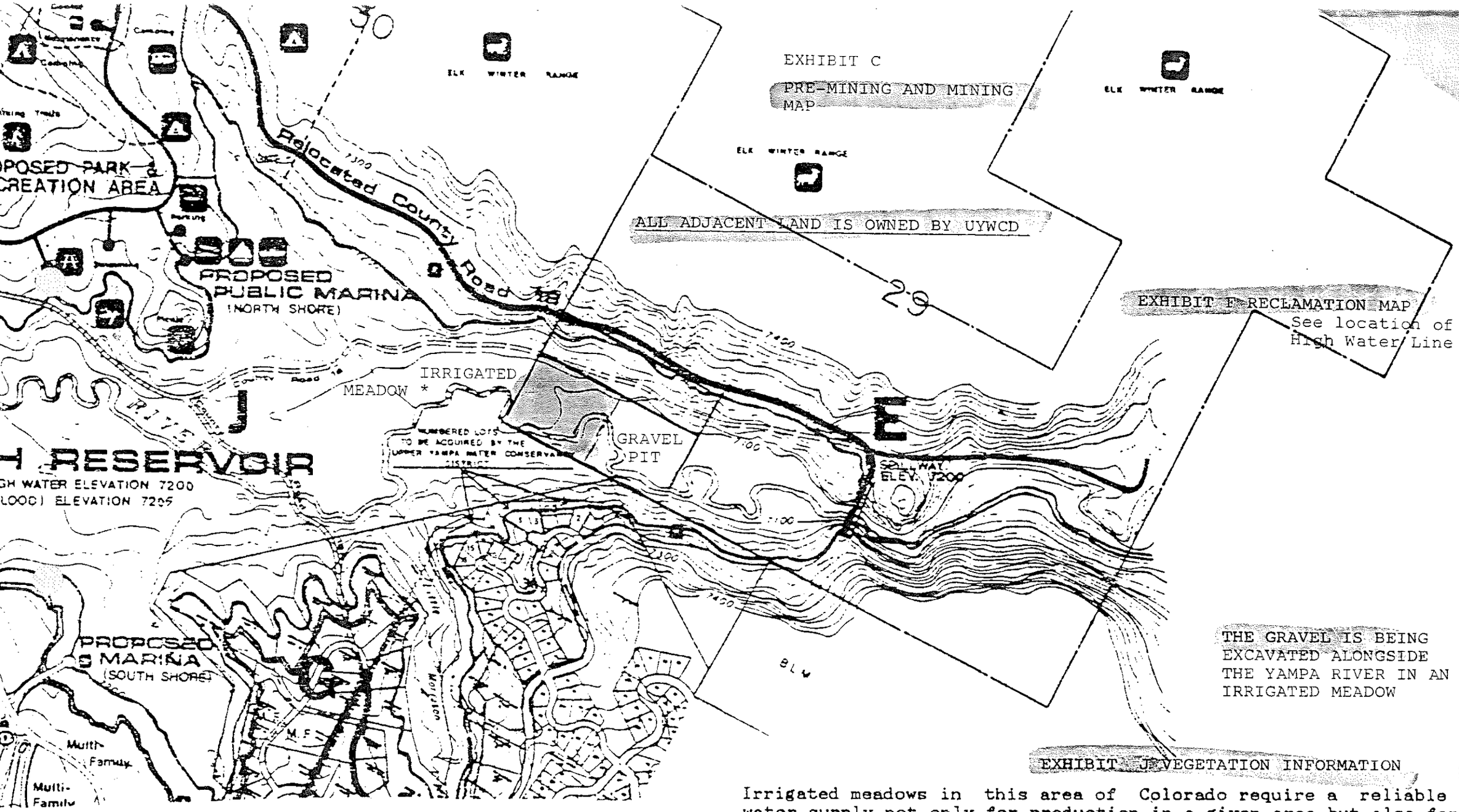
Sincerely,

Phil Eggleston

Phil Eggleston

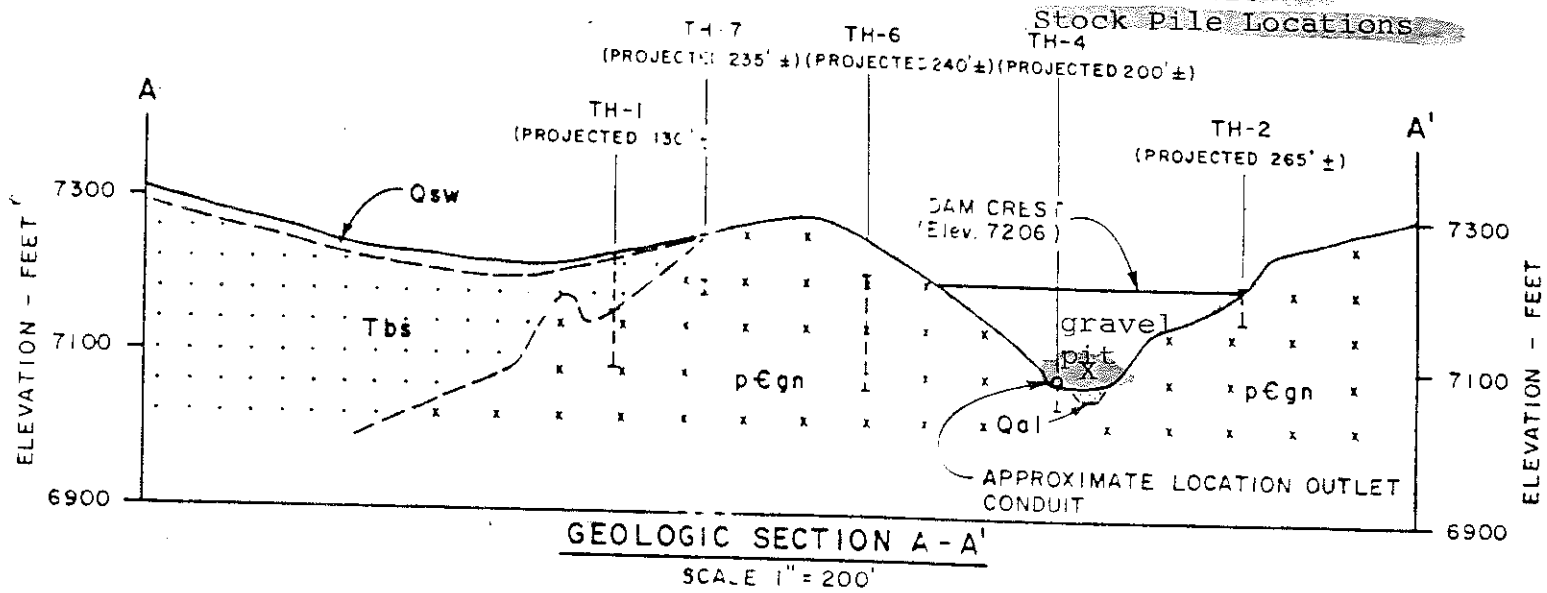
Phone: (303) 879-2424

Steamboat Springs, Colorado 80488-0339



Irrigated meadows in this area of Colorado require a reliable water supply not only for production in a given area but also for sustained yield of quality crops in subsequent years. Meadow hay is composed of several species of perennial grasses.

EXHIBIT Q Cross Section
Stock Pile Locations



GEOLOGIC SECTION A-A'

SCALE 1" = 200'

LEGEND

Qsw — SLOPEWASH AND TALUS: SILTY, CLAYEY SAND AND GRAVEL DEBRIS REVELLED FROM BEDROCK EXPOSURES, CONTAINING ANGULAR FRAGMENTS OF BASALT, METAMORPHIC AND GRANITIC ROCKS, UP TO 2 FEET IN DIAMETER, LOOSE TO MEDIUM DENSE, NON-STRATIFIED.

Qal — ALLUVIUM: RIVER-DEPOSITED SILTY TO CLAYEY SAND AND GRAVEL MAINLY MEDIUM DENSE TO DENSE, POORLY STRATIFIED, WITH NUMEROUS COBBLES AND BOULDERS.

Tbs — BROWNS PARK SANDSTONE: FINE TO MEDIUM GRAINED, LOCALLY CROSS-BEDDED CONTAINING INTERBEDS OF WHITE SANDSTONE, LIMESTONE, AND CONGLOMERATE, POORLY EXPOSED THROUGH RESERVOIR AREA AND NOT EXPOSED AT THE DAMSITE.

p€gn — GNEISS: HARD, DENSE, MAINLY FRESH, POORLY BANDED, WITH INCLUSIONS OF GRANITE, FINE TO MEDIUM GRAINED, MODERATELY TO HIGHLY JOINTED AND FRACTURED.

— — — GEOLOGIC CONTACT, LOCATED APPROXIMATELY.

● TH-1 TEST HOLE, AND IDENTIFYING NUMBER.

ST-1 SEISMIC TRAVERSE, AND IDENTIFYING NUMBER.

NOTE: TEST HOLE LOCATIONS FOR TH-3 THROUGH TH-7 ARE SHOWN APPROXIMATELY TO SCALE. LOCATION DATA WILL BE PROVIDED BY NELSON, HALEY, PATTERSON, & QUIRK.

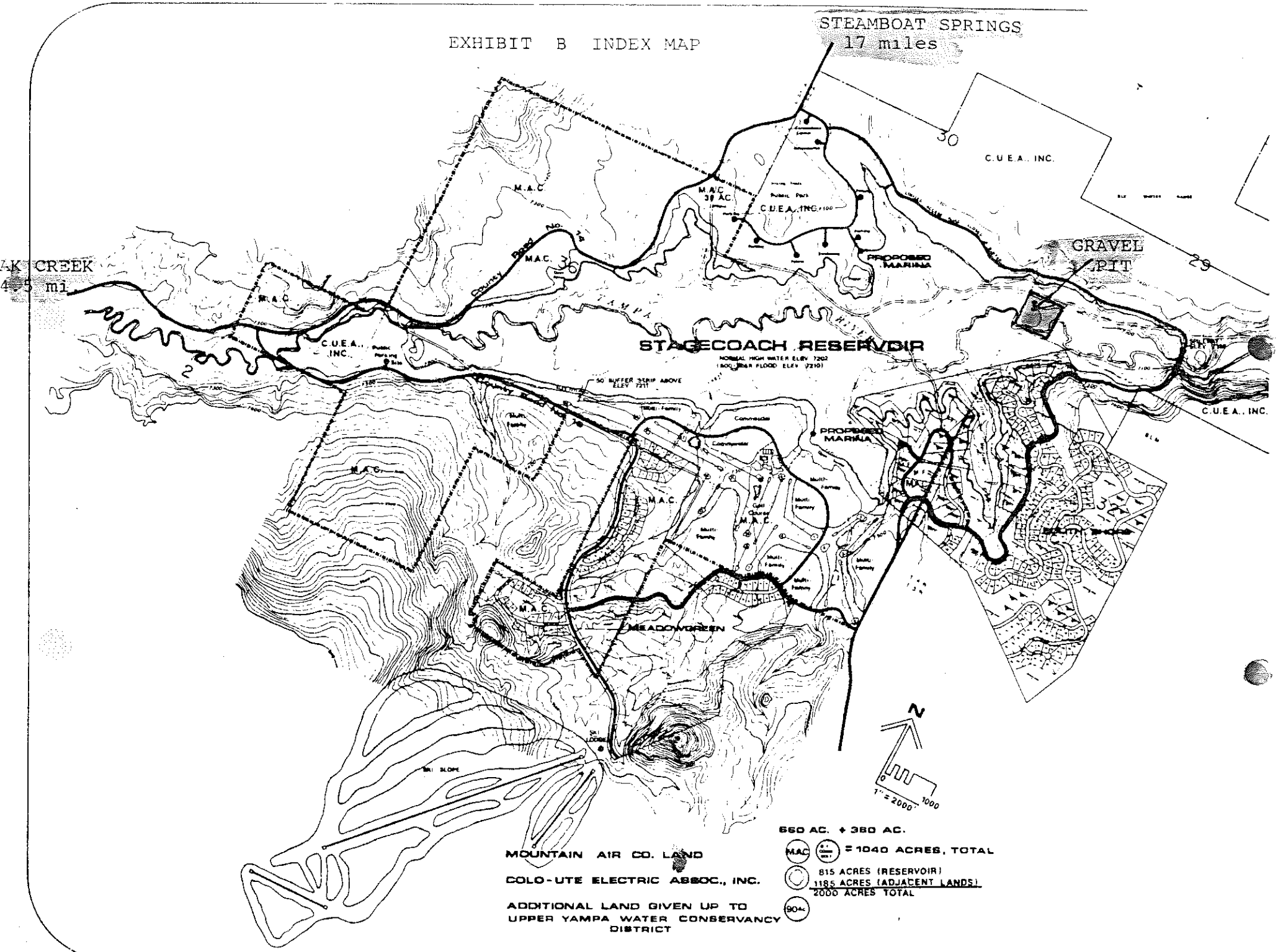
WOODWARD-CLEVENGER & ASSOC., INC.
Consulting Engineers & Geologists
Denver, Colorado

GEOLOGIC MAP
AND CROSS SECTION
STAGECOACH DAM
ROUTT COUNTY, COLORADO

Prepared by: MLC

FIGURE 8

EXHIBIT B INDEX MAP



DEPARTMENT OF NATURAL RESOURCES
David H. Getches, Executive Director

MINED LAND RECLAMATION DIVISION
DAVID C. SHELTON, Director

Richard D. Lamm
Governor

RECEIVED
DEC - 5 19

County, City, and Town Zoning
MEMORANDUM

DATE: December 2, 1986

TO: Routt County Planning Department
522 Lincoln Box 773598
Steamboat Springs, CO 80477

FROM: Patricia C. Martinek, Reclamation Specialist PCM

Pursuant to the requirement of the Colorado Mined Land Reclamation Act* to inform counties and certain municipalities of mining and reclamation permit applications filed with this office, please know that Upper Yampa Water Cons. Dist. has filed to conduct surface mining at or near Section 29.0, Township 4.0 N, Range 84.0 W, 06th Prime Meridian. The applicant proposes to reclaim the site for developed water resources.

The Mined Land Reclamation Board must deny a permit for any proposed mining operation which would be in violation of zoning, subdivision regulations or any master plan for extraction (See C.R.S. 34-32-115(4)(e)). Similarly, the Board cannot grant a permit for a new mining operation if the operator's reclamation plan for an area is inconsistent with an adopted plan by any county, city and county, city, or town unless a prior declaration of intent to change or waive the prohibition is obtained by the applicant from the affected government subdivisions (See C.R.S. 34-32-109(8)). Please return the enclosed form to provide this critical information.

The applicant is required to place a copy of the application for public inspection with the Clerk of the county in which the proposed mine is situated. This is intended to provide the application for public review and comment. Please note that it is not intended to be made a part of public record by recording.

The Board is tentatively scheduled to consider this application on January 22, 1987.

We appreciate your cooperation in this matter. If you have any questions, please call.

---

* Article 32 of Title 34, Colorado Revised Statutes, as amended.

Enclosure

PETITION FOR SPECIAL USE PERMIT

In the matter of petition for Special Use Permit from Upper Yampa Water Conservancy District for the purpose of operating a gravel pit and concrete batch plant.

Let it be known to all interested parties that a petition for a Special Use Permit has been filed in the office of the Routt County Regional Planning Commission, pursuant to the Zoning Resolution of Routt County, Colorado as adopted on March 7, 1972, and as amended.

Said petition shall be reviewed by the Routt County Regional Planning Commission on December 18, 1986, in the Hearing Room, Routt County Courthouse Annex, 136 6th Street, Steamboat Springs, Colorado, beginning at 7:30 p.m. Said petition shall be heard by the Board of County Commissioners on the 27th day of January, 1987, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 1:00 p.m.

Said petition is for certain lands described as follows:

SW4; SW4; SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M., Routt County, Colorado

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

William S. Fry, Administrator
ROUTT COUNTY REGIONAL
PLANNING COMMISSION

PUBLICATION DATE: December 6, 1986

Corrected legal submitted

ROUTT COUNTY REGIONAL PLANNING COMMISSION

December 1, 1986

RE: Request before the Routt County Regional Planning Commission

Dear Adjacent Property Owner:

This is to advise you that the Routt County Regional Planning Commission has received a request for the petition cited below:

PETITIONER: Upper Yampa Water Conservancy District

PETITION: Special Use Permit to Operate a Gravel Pit and Concrete Batch Plant

LOCATION: SW4SW4SW4 Section 29, Township 4 North, Range 84 West of the 6th P.M., Routt County, Colorado

This matter has been scheduled to go before the Routt County Regional Planning Commission on Thursday, December 18, 1986, at 7:30 p.m., in the Hearing Room of the Courthouse Annex, 136 6th Street (corner of 6th & Oak), Steamboat Springs, Colorado.

Following the above hearing, the matter will then go before the Routt County Board of County Commissioners on January 27, 1987, for a final ruling. This hearing will also take place in the Hearing Room of the Courthouse Annex and will commence at 1:00 p.m.

Your attendance and comments regarding this matter are welcome at both of the above meetings. Should you be unable to attend, your written comments will be equally received and acknowledged.

Sincerely,

ROUTT COUNTY REGIONAL
PLANNING COMMISSION

William S. Fry

William S. Fry
Planning Administrator

cb

P.O. BOX 773749 STEAMBOAT SPRINGS, COLORADO, 80477 TELE. 879-2704

APPLICATION FOR SPECIAL USE
PERMIT FOR MINERAL EXTRACTION

The following information must be provided at least fifteen (15) days prior to the anticipated Planning Commission Hearing and thirty (30) days prior to the Board of County Commissioners' Hearing. The petitioner or designated representative must be present at each hearing. A filing fee of $50.00 shall be submitted with the application, payable to the Routt County Planning Commission.

APPLICANT'S NAME: UPPER YAMPA WATER CONSERVANCY DISTRICT

ADDRESS: STEAMBOAT SPRINGS, COLORADO 80488-0339

TELEPHONE: 879-2424

REPRESENTATIVE: Phil Eggleston

TYPE OF OPERATION: GRAVEL PIT and Aggregate production Batching Plant

LEGAL DESCRIPTION: SW ¼; SW¼; SW¼ SEC 29; T4N; R84W 15+ac

FOR OFFICIAL USE ONLY:

Date of submittals: _____
Date of Interview: _____
APO's mailed: _____
Date of Advertisement: _____

Date of PC: _____
Date of BCC: _____
Permit Issued: _____

No. 95

Received of Upper Yampa Water Cons Dist 11/28 1986
Fifty & no/100 Dollars
SUP - Gravel Pit & Concrete Batch Plant

Amount Paid $50.00
Balance Due $ —

C. Brookshire

46-874 Made in U.S.A.

SPECIAL USE PERMIT FOR MINERAL EXTRACTION
FORMAT/APPLICATION

(For Office Use)

PETITIONER:

PETITION:

LOCATION:

ZONE:

COMMISSIONERS HEARING DATE:

STAFF CONTACT:

STAFF COMMENTS:

SUBMITTALS - PLEASE PROVIDE THE FOLLOWING:

EXHIBITS

1. _B_ Location map of site, access and haul roads, property boundary.

2. _Q_ Phasing plan sketch and cross-section of cuts and fills; stockpile locations.

3. ____ Facilities layout.

4. _Q_ Reclamation plan sketch showing final contours and visual screening.

5. ____ Certificate of liability insurance $500,000 with Routt County as additional named insured.

6. ____ **NAMES AND MAILING ADDRESSES ON MAILING LABELS OF ALL PROPERTY OWNERS ADJACENT TO PROPERTY ON WHICH SITE IS LOCATED.**

7. _H_ Report from the Division of Wildlife.

8. _I_ Report from the Soil Conservation Service.

SITE DESCRIPTION

1. General area location: 4.5 Miles East of Oak Creek; 17 miles S. Steamboat
   Exhibits B and C

2. Access routes:
   C.R 14 from C.R.131 to C.R. 18

3. Surface owner:
   Upper Yampa Water Conservancy District

4. **Mineral owner:** Upper Yampa Water Conservancy District

5. **Slope of site:** FLAT.....ZERO DEGREES

6. **Nearest waterways:** YAMPA RIVER

7. **Staff Comments:**

PROJECT DESCRIPTION

1. **Type of mineral to be extracted:** Gravel

2. **Method of extraction:** Drag Line

3. **Type of equipment on site:** Portable Batching Plant, Bins for each size aggregate, Cement silos, water measuring device, mixers conveyors, trucks, gob hoppers, drag line, front end loaders, graders.

4. **Number of employees:**
Not known at this time. The specific system of aggregate will dictate the number of employees and the specific system will be determined by the contractor at bid time.

5. **Location and type of on-site facilities:** SEE EXHIBIT T

To be determined by sub=contractor

6. **Phasing plan:**

See Exhibit D.

7. **Date of commencement:**

May, 1987

8. **Termination date:**
November 1988 subject to weather

9. **Location of stockpiles for topsoil, overburden, etc.:**

See Exhibit R

10. **Drainage control on site:**

See Exhibit S

11. **Weight and destination of loaded haul trucks:**
No loaded concrete mix trucks will be off the site. Gravel trucks loaded will be going to on site roads and relocated C.R.16 only.

12. **Other haul methods:**
conveyor belts from batch plant to dam construction site.

13. County roads to be used for hauling:

C.R. 14 and C.R. 16

14. Other roads to be used:

on site construction roads from batch plant to campground and dam construction site.....all on site

15. Staff Comments:

ENVIRONMENTAL ANALYSIS

(Staff check)

1. ___ Geologic hazards from Routt County Maps:

___ Mitigation techniques proposed for the above:

2. ___ Hydrologic hazards:

___ Mitigation techniques proposed for the above:

3. ___ Wildlife hazards - will the operation conflict with any critical wildlife areas? (Refer to Planning Dept. maps):

___ Suggested Mitigation (from Division of Wildlife Officer Contact):

APPLICANT TO COMPLETE:

4. Air pollution potential from facilities and/or equipment:

Burning, exhaust, dust May to November 1987 and 1988

5. Air pollution controls:

See Exhibit R

6. Water pollution controls:

See Exhibit S

7. Noise abatement techniques:

not known

8. Visual screening plan (and sketch):

not visible from public roads

9. Staff Comments:

RECLAMATION PLAN

1. Submit sketch of final contours.

   See Exhibit Q

2. What is the expected future land use?

   Water Reservoir

3. What Reclamation techniques will be used? (from Soil Conservation Service).

   Complete inundation

4. Phasing of reclamation (submit sketch):

   Filling will begin in 1989

5. What plant types will be used? (from Soil Conservation Service)

   n/a

6. Timing of reclamation:

   depends on amount of water run-off.....one to two seasons in normal years.

7. Weed control techniques planned (per Soil Conservation Service or CSU Extension Service).

   n/a

8. Staff Comments:

For any special uses allowed in the various zone districts under Section 4 of the Routt County Zoning Resolution and uses by right and permitted uses under Section 8.3-A nd 8.3-G are subject to the following provisions:

Complied With	Not Complied With	
(Staff check)		
_____	_____	A. That such does not create any danger to safety in surrounding areas.
		B. That such use does not create the following:
_____	_____	1. Water pollution
_____	_____	2. Destruction of visual amenities

_____ _____ 3. Offensive noise beyond the property boundaries

_____ _____ 4. Vibration beyond the boundaries of the property

_____ _____ 5. Smoke, dust, or odors, heat and glare beyond the boundaries of the property

_____ _____ 6. Snow storage problems

_____ _____ 7. Aggravation of an existing flood hazard or increase of flood hazard to upstream or downstream properties

_____ _____ 8. Geologic hazards, increase of existing geologic hazard or subject adjacent properties to geologic hazards

_____ _____ 9. Other objectionable influences beyond the boundaries of the property on which such use is located.

_____ _____ 10. Truck traffic to and from such uses shall not create hazards or nuisance to areas elsewhere in the County nor shall it unduly damage public roads.

_____ _____ C. That such use is designed and will be developed in a manner to allow man to function in harmony with wildlife habitat.

<u>Compliance with Master Plan</u>

Complied With Not Complied With

(Staff Check)

_____ _____ 1. Exploration and extraction of minerals should occur prior to any other developments being constructed at said mineral resource areas that would permanently prevent extraction of the mineral.

_____ _____ 2. If it can be shown through sufficient technical or other evidence that the economic value of a surface use would be more than the minerals present, the surface development of said site should not be discouraged.

_____ _____ 3. (a) Routt County discourages mining that would cause significant health or safety problems to people. (b) Routt County encourages mitigation of significant health and safety dangers caused by proposed mines.

_____ _____ 4. Where applicable, Routt County encourages the surface and mineral right owners to come to an agreement for any proposed use prior to said use commencing.

_____ _____ 5. (a) If extraction of one mineral prevents extraction of another mineral, the mineral requested to be removed first should receive first priority.

(b) If it is determined that two or more minerals can be extracted from the same area, an agreement indicating how extraction will occur should be made by the mineral extractors prior to applying for permission to mine.

Performance Standards

1. A certificate of liability insurance for a minimum of $500,000 shall be posted to cover any damages to public and private property, and Routt County shall be named as an additional insured.

2. County roads used for the hauling of minerals must be able to accommodate the proposed additional traffic. All haulage roads must have adequate signage at intersections and at any other locations that may require additional signage. All relocated county roads must have adequate dedicated right-of-way and must meet, at a minimum, the Routt County Road Standards.

3. All road and bridge repair and maintenance agreements made with Routt County prior to permit issuance shall be adhered to.

4. The special use permit is limited to uses and facilities presented in the original project plan. Any additional uses or facilities must be applied for in a new or amended application.

5. The special use permit is valid for the life of the use or until termination of active production, provided it is acted upon within two (2) years of approval.

6. The operation will be reviewed every five (5) years to ensure that all conditions of the permit are being complied with.

7. Any complaints or concerns which may arise from this operation may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revokation of the permit if necessary.

8. Hauling shall take place on State or Federal highways when possible when private haul roads are not used.

9. Sanitary facilities are to be located on or near the extraction site.

10. Routt County has the authority to close any county road at their discretion if such road surface is in poor condition and would be further damaged by additional use.

11. The permittee shall apply for and receive a Mined Land Reclamation Board permit and post a reclamation bond with the MLRB prior to commencing any operations. The permittee shall be responsible for reclamation as set forth by the Colorado Mined Land Reclamation guidelines.

12. Weed control shall be exercised on the property as necessary and at least once per year.

Upper Yampa Water Conservancy District

Routt County Planning Commission

Routt County Court House

Steamboat Springs, Colorado

Dear Commission Members,

The Upper Yampa Water Conservancy District is herein applying for a Special Use Permit for Gravel Pit and operation of concrete batching plant.

At the start of the construction period in 1987, construction will begin on Stagecoach Reservoir. Weather permitting, work will be completed in the year 1988 and filling will begin with the run-off in Spring 1989.

The gravel pit site will be totally inundated at the conclusion of the construction.

The gravel will be totally used on the site with the exception of the reconstruction of C.R. 16. The Dam will be a ROLLER COMPACTED CONCRETE CONSTRUCTED dam. The purpose of the gravel pit is to provide the aggregate. The gravel pit also will be the source of material for the roads, camp sites, and beach sand for the swim area. None of the material will be sold and hauled to any other area than indicated here.

I have provided maps and charts which have also been submitted to the State Mined Land Reclamation Board.

The facilities layout submittal is not known at this time.

ALL OF THE SURROUNDING PROPERTY TO THE GRAVEL PIT SITE IS OWNED BY THE UPPER YAMPA WATER CONSERVANCY DISTRICT.

Because the District is a State Government, it is entitled to the protections provided such entities under the Governmental Immunity Act. Contractors and Sub=Contractors will be required to provide A Certificate of Insurance in an amount of not less than $500,000.00 and will name Routt County as additional named Insured.

If there are any questions please call me. I will be at the next Planning Commission Meeting on December 18, 1986

Sincerely,

Phil Eggleston

Phil Eggleston

Phone: (303) 879-2424

Steamboat Springs, Colorado 80488-0339

Mt. Werner Water & Sanitation District
1175 Steamboat Blvd.
Steamboat Springs, CO 80488-0339

Mrs. Frank O. Stetson
24505 County Road 14
Oak Creek,
Colorado

Mt. Werner Water & Sanitation District
1175 Steamboat Blvd.
Steamboat Springs, CO 80488-0339

Mr. and Mrs Robert Gay
32885 County Road 18 C
Steamboat Springs, Co
80487

Mt. Werner Water & Sanitation District
1175 Steamboat Blvd.
Steamboat Springs, CO 80488-0339

Mr Bruce Henderson
25585 County Road 14
Oak Creek, Co

Mt. Werner Water & Sanitation District
1175 Steamboat Blvd.
Steamboat Springs, CO 80488-0339

Mr. Elmer McMillan
3850 Garrison St.
Wheat Ridge,
Colorado
80033

UPPER YAMPA WATER CONSERVANCY DISTRICT
1175 STEAMBOAT BLVD.
STEAMBOAT SPRINGS, CO 80488-0339

Bureau of Land Management

District Director

1280 Industrial Avenue

Craig, Colorado

81625

UPPER YAMPA WATER CONSERVANCY DISTRICT
1175 STEAMBOAT BLVD.
STEAMBOAT SPRINGS, CO 80488-0339

State Land Board

State of Colorado

1313 Sherman Avenue

Denver, Colorado

80203

Mt. Werner Water & Sanitation District
1175 Steamboat Blvd.
Steamboat Springs, CO 80488-0339

Mr. Al Saterdal

Mountain Air Company

4411 S. High Street

Englewood, Colorado

80110

UPPER YAMPA WATER CONSERVANCY DISTRICT
1175 STEAMBOAT BLVD.
STEAMBOAT SPRINGS, CO 80488-0339

THE STAGECOACH PROPERTY OWNERS
ASSOCIATION:
ARTHUR L. FINE, P.C.
50 S. Steele St.
Denver, Colorado 80209

UPPER YAMPA WATER CONSERVANCY DISTRICT
1175 STEAMBOAT BLVD.
STEAMBOAT SPRINGS, CO 80488-0339

COLORADO UTE ELECTRIC ASSN., INC
Box 1149,
Montrose, Co.
81402

Schedule of Exhibits for application for gravel mine at Stagecoach Reservoir.

EXHIBIT A LEGAL DESCRIPTION

SW ¼; SW¼; SW ¼ SEC 29 T4N; R84W

EXHIBIT B INDEX MAP

ATTACHED

EXHIBIT C. PRE-MINING AND MINING MAP

ATTACHED

EXHIBIT D. MINING PLAN

ATTACHED

EXHIBIT E. RECLAMATION PLAN

Upon completion of the project the total gravel mining area will be inundated

EXHIBIT F. RECLAMATION MAP (See Exhibit C)

EXHIBIT G WATER INFORMATION There will be no effect on ground water from this operation.

ATTACHED

EXHIBIT H WILDLIFE INFORMATION

ATTACHED

EXHIBIT I SOILS INFORMATION

ATTACHED

EXHIBIT J VEGETATION INFORMATION

ATTACHED WITH EXHIBIT C MAP

EXHIBIT K CLIMATE (ATTACHED)

EXHIBIT L RECLAMATION COSTS

(See Exhibit E)

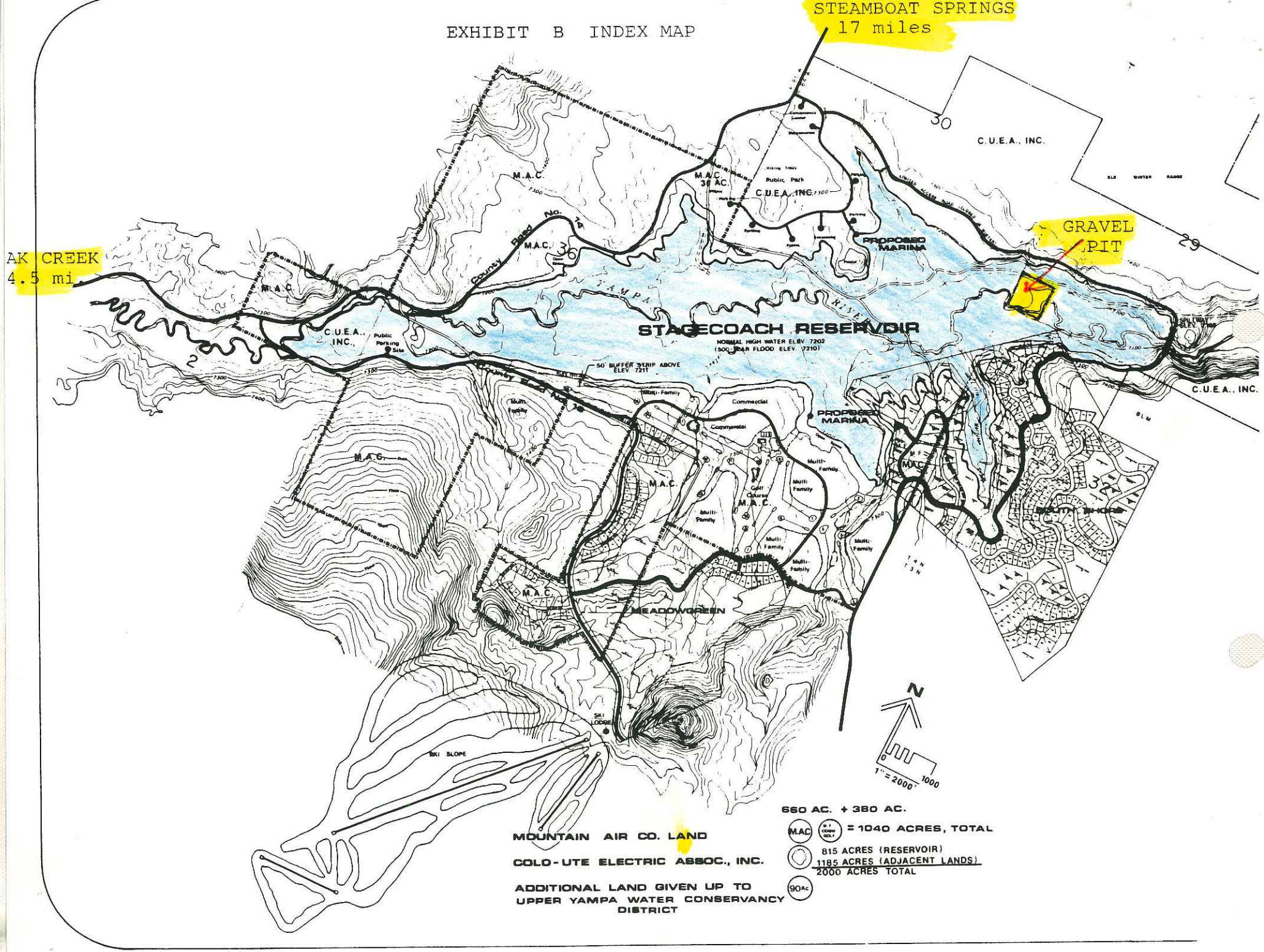
EXHIBIT M Application for conditional use permit has been applied for with Routt County

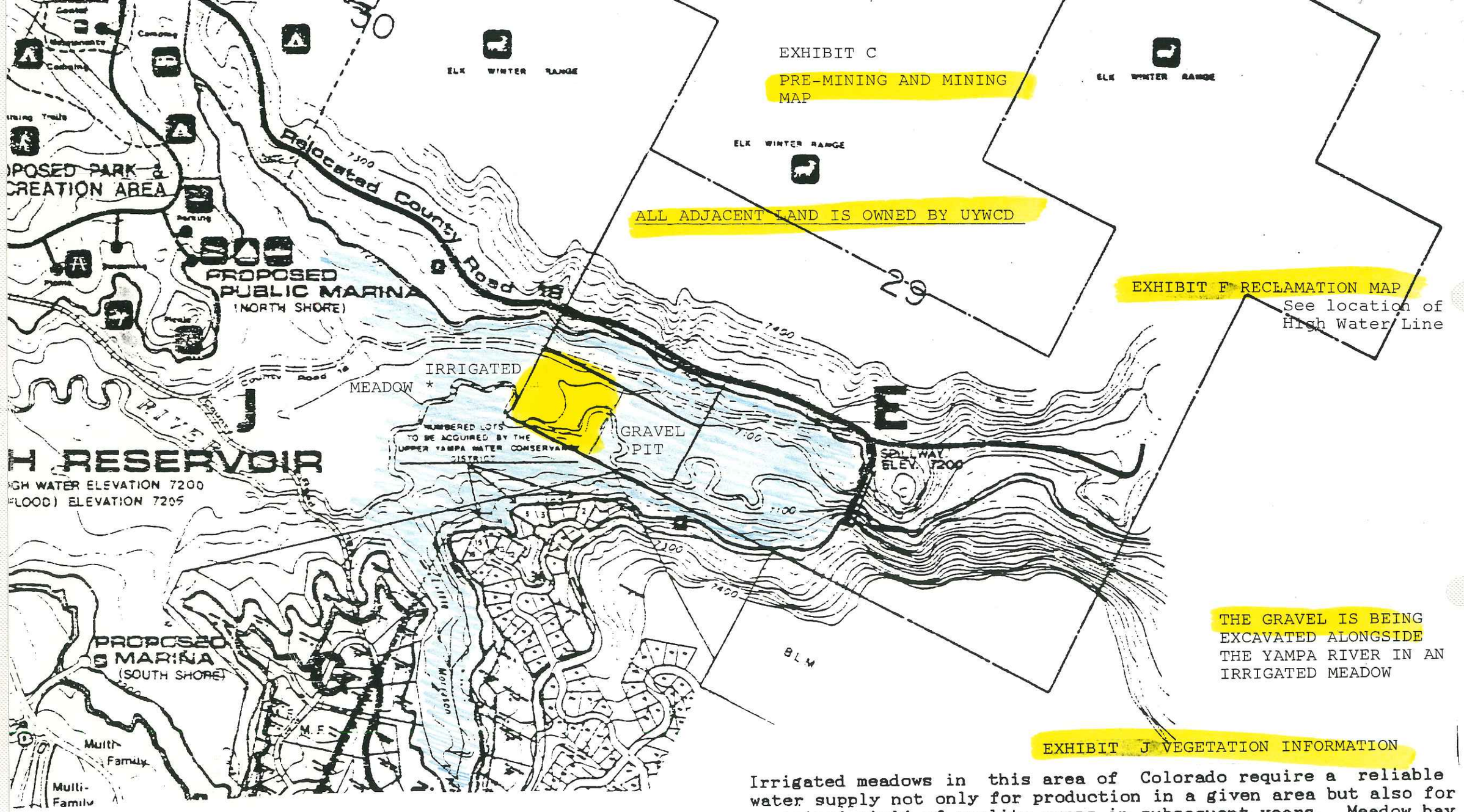
EXHIBIT N Two 401 permits have been issued by the state. Application for 404 with Corps of Engineers is pending

EXHIBIT O AND P Purchase of land is in escrow at Transamerica Title and includes purchase of mineral rights. Title is expected to Transfer December 1, 1986

EXHIBIT Q Cross Section and Stock Piling information

EXHIBIT B INDEX MAP





Irrigated meadows in this area of Colorado require a reliable water supply not only for production in a given area but also for sustained yield of quality crops in subsequent years. Meadow hay is composed of several species of perennial grasses.