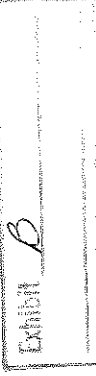


PROPERTY OWNER'S ASSOCIATION

P. O. Box 31740 Aurora, Colorado 80041
May 13, 1987



Routt County Planning Commission
Box 773749
Steamboat Springs, Colorado 80477

Re: Recreational Development Plan for the proposed State Park
at Stagecoach

Dear Planning Commissioners:

The Stagecoach Property Owner's Association Board of Directors, representing some 1,500 property owners of approximately 2,200 subdivided lots and tracts in Stagecoach, held their regularly scheduled Board meeting on May 11, 1987, at 7:30 P.M., at the Denver Holiday Inn Sports Center. Following discussion, the Board unanimously adopted the following resolution regarding issues of interest and concern associated with the Stagecoach Reservoir State Park Recreational Development Plan (dated April 30, 1987), as prepared by the Colorado Division of Parks and Outdoor Recreation:

1. North entry to the Park

The north Park entry, designated on the plan to be located in the vicinity of the proposed intersection of County Road No. 14 and Relocated County Road No. 18, should be the principal entry and sole "summer" entry.

2. Campground access road and campsites located along the shoreline

The campground access road and campsites, as designated on the plan, will be clearly visible from the reservoir and property south of the reservoir. Potential negative visual impacts from automobiles, motor homes and campers, boat trailers, and tent camping should be minimized by screening with earth berms and tree planting.

3. Park Headquarters building and associated shop, maintenance yard, and sewage treatment system

These uses need to be carefully reviewed at the time of detailed final development plan preparation for specific location, design, and screening in order to minimize potential negative visual impacts.

4. Future Final Development Plans for the State Park

The Board of Directors of the Stagecoach Property Owner's Association should be advised of all aspects of the detailed Final Development Plans as they are being prepared by the Colorado Division of Parks and Outdoor Recreation.

The property owners of Stagecoach have been asked by the Upper Yampa Water Conservancy District to make a financial commitment in support of the recreational development of the reservoir. This commitment has been made by the Board of Directors with the approval of the Stagecoach property owners.

Sincerely,

Herb Hollemon, Director

cc. Mr. Steve Fry

STAGECOACH

PROPERTY OWNER'S ASSOCIATION

P. O. Box 31740 Aurora, Colorado 80041
May 13, 1987

Routt County Planning Commission
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Steamboat Springs, Colorado 80477

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Herb Hollemon, Director

cc. Mr. Steve Fry

Herb Hollemon



(303) 781-7215
4411 South High Street • Englewood, Colorado 80110

May 13, 1987

Routt County Planning Commission
Box 773749
Steamboat Springs, Colorado 80477

Re: Development Plan, State Park at Stagecoach

Dear Planning Commissioners:

MountainairAir Company has spent considerable time in studying the various plans for this park and wishes to express its positions and reasons for them.

1. We request that the principal park entrance be at the northern end of the park, from Routt County Road 14 approximately one half mile north of the intersection with the present Routt County Road 18.
2. It is our request that access from Routt County Road 14 via present Routt County Road 18 (southwest entrance) be limited to winter entry and for year around service and emergency access.
3. We further request that access roads, campsites and other park developments which are visible from the reservoir and from the other shores of the reservoir, be shielded by berming and tree planting so as to reasonably reduce the severe visual impact which will exist on this presently barren land.
4. We request that we be allowed to participate in the review of more detailed development plans as they are prepared.

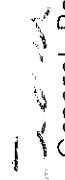
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It is our concern that if the park is developed without regard to these stated commitments, the quality of the development in the nearby parts of the Stagecoach area will be negatively affected with the result that growth and employment opportunities will be reduced.

The Stagecoach area contains a rare combination of factors (ski, water and attractive private land) which makes possible the development of a year around recreational and residential community. The only two such sites in Routt County are at Stagecoach and at Catamount. And there are few if any others of such quality in all of northwestern Colorado based upon our studies over the past twenty years.

We urge that you consider the benefits to the whole Stagecoach development when making your recommendations for the park plan.

Sincerely,


A. Saterdal, General Partner, MountainAir Company

DRAFT

MEMORANDUM

DIVISION OF PARKS AND OUTDOOR RECREATION

Ron Holliday, Division Director

TO: Ron Holliday, Director, DPOR; John Fetcher, Upper Yampa Water Conservancy Dist.; Al Saterdal, Mtn. Air, Co. of Colo.; Ann Hodgson, DOW

FROM: Bob Morris, North Region Manager

SUBJECT: Management Issues concerning the Colo. Div. of Parks Role in Managing Stagecoach Reservoir for Recreation

DATE: February 17, 1984

I have attempted to summarize the major issues as I visualize them to be that need to be mutually agreed upon for the Division of Parks to be active in planning for Recreation Management of the proposed Stagecoach Reservoir.

Issue #1 - Location and size of Campground

It needs to be mutually agreed that a campground will be designed and built in the vicinity of Martin Creek. The campground will have at least 100 campsites and will be located on approximately 90 acres and will lie north of the East-West Ridgeline going through the area marked on the map as a proposed public park and it will extend no further east than the half section line. Efforts will be made to screen the proposed visual impact of vehicles and campers from the Reservoir taking into consideration the topography of the area and also consideration will be given to adding trees for enhancing the campground itself. A detailed park plan will be completed and will address specific uses such as camping and day use parking lots as well as such things as parking at the major marina. Site plan review will be scheduled so input from all parties can be generated as they relate to location and the architectural design of facilities.

Upper Yampa Water Conservancy District will agree to pay for the design and actual construction of the campground with support facilities such as roads, vault toilets, parking lots, and a trailer dump station.

Issue #2 - Proposed Take Line of Lands that will be set aside for park and public access purposes

It should be mutually agreed that all land located between County Road #14 and the reservoir on the North side will be set aside for park and open space purposes. At the present some of the above mentioned land needs to be acquired by Upper Yampa Water Conservancy District and other parcels will have to be released by Mountain Air of Colorado.

Issue #3 - Buffer Zone on South Shoreline

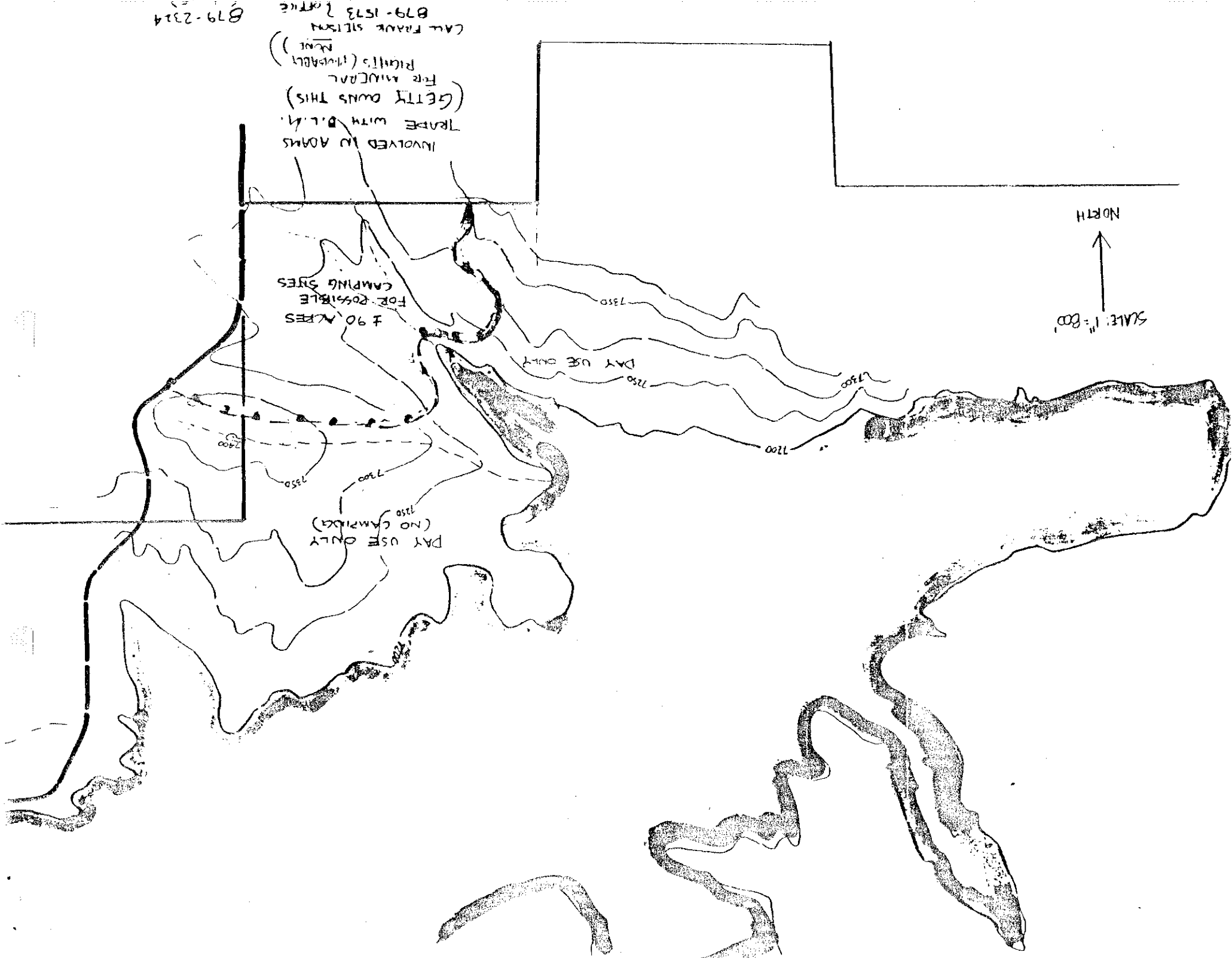
It should be mutually agreed that there will be a minimum of at least 50' to 100' horizontal distance set back from elevation 7211 provided as a buffer strip for public access. The 50' set back will be acceptable in areas that are adjacent to open space areas such as the proposed golf course or open space land. Areas that are adjacent to development a minimum of 100' set back will be required. The area should have a defined hard surface trail to provide public access for people desiring to use this shoreline.

Issue #4 - Marina Operations and Locations

It should be mutually agreed that the major public marina should be located on the North side of the reservoir in the area designed for this use. It should also be understood that the Division of Parks will have input into the location of a second marina to be placed on the North side. The location, size, and service level of the proposed private marina will be mutually agreed upon by Upper Yampa Water Conservancy District, Mountain Air, and the Colorado Division of Parks. Such things as number of slips, moorings, and location of boat ramp will greatly impact the use that will occur on the reservoir and the Division of Parks will ask for a consideration in building a small structure to monitor egress and ingress of boats on the reservoir if and when the water is reaching carrying capacity.

Issue #5 - Closure of County Road #14

The Division of Parks would agree, if Routt County mutually agrees, to closing County Road #14 East of the proposed park after September 15th each year to help protect ready access by people to the Elk Winter Range. It is anticipated that the Division of Parks would have a minimum of two full time personnel on the area year round to assist Wildlife with enforcement of wildlife regulations.



ENVIRONMENTAL COMMITMENTS

10. The existing U.S. Geological Survey water sampling program would be continued and would monitor any changes in stream water quality due to construction and operation of the project.
11. The project contractor and subcontractors would be required to comply with applicable Federal, State, and local laws, regulations, and permits concerning the control and abatement of water pollution and erosion. The activities of the contractors would be monitored to ensure compliance.
12. Abandoned domestic sewage disposal systems within the project boundary would be removed and/or disinfected.
13. Temporary construction facilities would be located to minimize the removal of vegetation and excessive changes of the landscape, and all such facilities would be removed upon completion of the project. All disturbed areas outside the reservoir basin would be reshaped and revegetated as necessary to restore original or the best possible conditions.
14. Construction materials for project features would be obtained from the reservoir basin or existing quarries, in accordance with Routt County regulations.
15. Recreation facilities have been sited to minimize visual impacts from public roads and residential areas as much as possible.
16. Clearing for the proposed powerline would be limited to specific areas actually needed for the erection of poles or to areas where vegetation must be removed to prevent damage to conductors or other facilities. Visual impact would be reduced by feathering the edges of cleared areas and by using nonreflecting conductors. Fences and conductive structures in the vicinity of the line would be properly grounded to prevent electrical shocks.
17. Waste material would be used for the construction of project facilities or disposed of in the reservoir basin.
18. A minimum flow of 12 cubic feet per second would continue to be maintained in the Yampa River below Yamcolo Reservoir for aquatic resources in critical periods both during and following construction.
19. A subsequent NEPA analysis would be prepared upon approval by Reclamation of the sale of part or all of the 9,000 acre-feet of water for Colorado-Ute Electric Association by UYWCDC.



(303) 781-7915
4411 South High Street • Englewood, Colorado 80110

May 13, 1987

Routt County Planning Commission
Box 773749
Steamboat Springs, Colorado 80477

Re: Development Plan, State Park at Stagecoach

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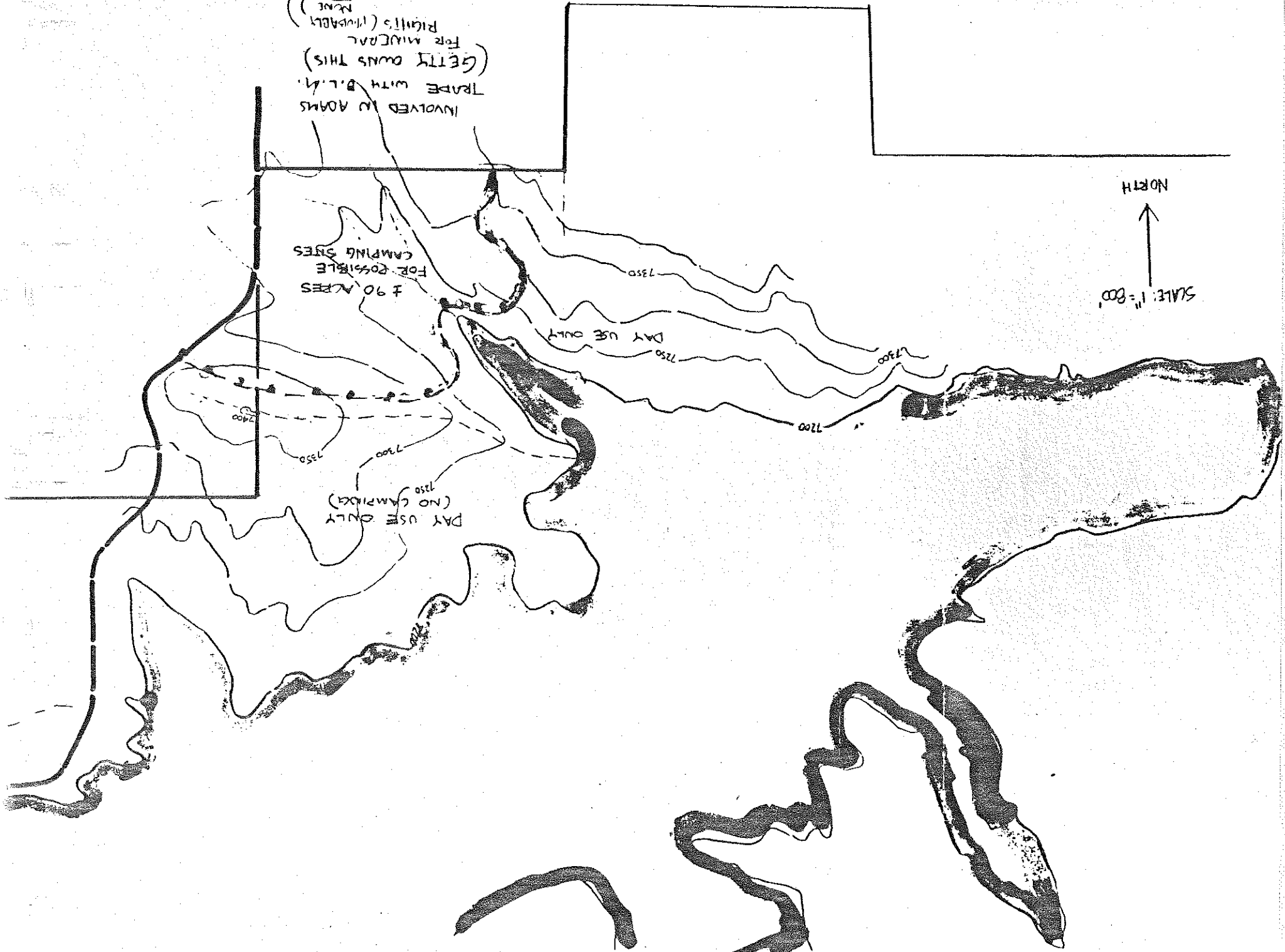
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SCALE: 1"=800'

NORTH

INVOLVED IN ADAMS
TRADE WITH B.L.M.
(GETTY OWNS THIS)
FOR MINERAL
RIGHTS (PROBABLY
NONE)
CALL FRANK STILSON
879-1573 2 OFFICE
879-2224

ATTACHMENT 2

ENVIRONMENTAL COMMITMENTS

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EAGLES NEST TOWNHOMES OWNERS' ASSOCIATION
AT STAGECOACH

May 11, 1987



Routt County Planning Commission
Box 773749
Steamboat Springs, Colorado 80477

Re: Proposed State Park at Stagecoach Reservoir

Dear Planning Commission members:

The Eagles Nest Townhomes Owners' Association would like to take this opportunity to comment on the Colorado Division of Parks and Outdoor Recreation's conceptual P.U.D. Plan for their proposed State Park, to be located on the north shoreline of Stagecoach Reservoir. This case is scheduled to be heard by you at a public hearing on May 14, 1987.

This particular case was originally scheduled to be heard as one of the agenda items at your April 2, 1987 public hearing. The Mountain Air Company, Stagecoach Property Owners' Association, and our Eagles Nest Townhomes Owners' Association had serious concerns regarding the Park Site Plan, as prepared by the Division of Parks, and had not been given the opportunity to see the plan until only hours prior to the hearing. In order to allow previously promised, but not afforded, input into the site plan review by all interested and involved parties, the Upper Yampa Water Conservancy District (the applicant in this case) requested and was granted a postponement of this item to a later date.

Since April 2nd, we have had an opportunity to meet with representatives of the Division of Parks at their main offices in Denver and twice on the site at Stagecoach. Some of these meetings were attended by representatives of Mountain Air Company, Stagecoach Property Owners' Association, Upper Yampa Water Conservancy District, Routt County Planning Department, and a County Commissioner. We have had time to review the Division of Parks' site plan, as well as alternative plans prepared by UYWC District and Mountain Air Company. All the various plans' ideas, suggestions, and concepts have been discussed by the participants. Agreement has not been reached on all issues, however, satisfactory compromises appear to have been reached regarding our most voiced concerns.

The Board of Directors of the Eagles Nest Townhomes Owners' Association would like to make the following recommendations regarding the Division of Parks' most recent Conceptual State Park Plan, dated April 30, 1987, as submitted to you for your review and recommendation to the County Commissioners:

1. North Entry to serve as main entry into the State Park:
We agree with and strongly support the elimination of the westerly entry, as it currently intersects with County Road 14, as the sole access to the proposed State Park. The issue

that has held top priority for our concerns, since initial discussions began back in 1983-84, has been that the main park access be located to the north in the vicinity of the intersection of County Road 14 and relocated County Road 18. We do support the Division of Parks' proposal for a slightly relocated westerly entry, to be used only as a "winter" access, year round emergency access, and maintenance access. Specific location of summer and winter gates and designated dates for winter and summer access need to be established on the plan. We feel these recommendations are important for the following reasons:

- a) By bringing in the main entry from the north, it can tie into the construction of the proposed relocated County Road 18, to be constructed in conjunction with the reservoir and dam construction.
- b) The north park entry will prevent the majority of car, motor home, camper, boat and trailer traffic from having to drive along the south shoreline, thus keeping to a minimum the vehicular visibility, noise, traffic, and dust impacts on the most attractive, visible, and usable shoreline on park grounds.
- c) The majority of traffic to and from the park on any given day will be generated from the boat launching, car/boat trailer parking, day use picnicking, group and swimming beach areas located on the east end of the park. A north entry will reduce the amount of traffic impacting the most prime camp sites on the south shoreline of the park and be less visible to properties south of the reservoir.
- d) With the appropriate location of gates and signage specifying times of summer and winter access to the park, visitors will be clear on which access to use when and only one entry will need to be operated and supervised at all times.

2. Location of camp sites along shoreline:

We are pleased that the Division of Parks has proposed to minimize roadway and less desirable camp site development on the higher, more exposed, more visible ground and concentrated development along the shoreline, thus reducing the visual impacts of roads, vehicles, and camp sites on properties south of the reservoir. With the more gentle slopes and proximity to irrigation at the lower elevations near the shoreline, we would recommend that wherever feasible, efforts be made through berming and tree planting to screen the potential visual impacts mentioned above.

3. Location of Park Headquarters, with office, shop, maintenance yard, and adjacent sewage treatment system:

Although we feel it would make more sense for the Park Head-

quarters facility to be conveniently located nearer the main north summer entry and visually separated from the park's primary camping and other shoreline and reservoir activities, we would ask that when more specific plans are being prepared for the location, design, and architecture of this facility, that we be included during the review process. We are quite concerned as to what potential visual impact a sewage treatment facility, shop building, and service yard may have on this particularly high, open, and visually prominent site. Serious consideration will need to be given to adequate screening and/or landscaping of this site.

For the future of the entire Stagecoach project we will continue our commitment to promote good planning and development through the application and enforcement of our own architectural controls and guidelines. No one area in the Stagecoach project should be ignored or stand apart when it comes to maintaining good development standards. We have appreciated the County's assistance and support for our efforts to continually improve our own development at Eagles Nest, as well as the other subdivisions at Stagecoach. The proposed State Park is only one of the many developments that will begin to spring up along the shoreline of the new reservoir. But it will also be the first. All parties involved need to work together to insure a successful State Park, but also a park that will be a compatible neighbor. The creation of the Stagecoach Reservoir and State Park can be a real benefit to Routt County and the future of Stagecoach. We look forward to the opportunity to see more detailed Park plans, as they are developed, and hope we will have the opportunity for some input at that time.

Sincerely,

Bob Barrows, Pres.

Copy to: Mr. Steve Fry, Routt County Planning Director

EAGLES NEST TOWNHOMES OWNERS' ASSOCIATION
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Sincerely,

A handwritten signature in blue ink that reads "Bob Barrows". The signature is written in a cursive, flowing style.

Bob Barrows, Pres.

Copy to: Mr. Steve Fry, Routt County Planning Director

MESSAGE

DATE

4

/ 27

87

TO

Art Fine

50 S. Steele

Denver, CO 80209

Dear Art,

Please find enclosed the maps we discussed

on Friday, April 24, 1987. Please note that

~~Neither~~ B on the location map has not yet been

discussed. The Upper Yampa District is tenta-

tively scheduled for May 14, 1987 with the Planning

Comm. and May 26, 1987 with the County Comm. to

discuss the plan for the campground and the

location of the access road into the park.

SIGNED

Caryn Fox, Staff Planner SIGNED

Redisform 4S 473

SEND PARTS 1 AND 3 WITH CARBON INTACT - PART 3 WILL BE RETURNED WITH REPLY.

REPLY

DATE

DETACH AND FILE FOR FOLLOW-UP

be removed after mining operations are completed.

The Planning Commission recommended approval of Amendment to this Special Use Permit adding three Conditions to the original 6 conditions.

Commissioner Fisher asked if all the previous conditions had been met and it was agreed that they had. He inquired if this additional acreage added to this permit would mean the possibility of new jobs but Mr. Mills replied that unfortunately he did not believe there would be any new jobs created.

Commissioner Fisher offered a motion to approve the Amendment to SUP #85-085 as submitted by the Planning Staff with the addition of three the conditions approved by the Planning Commission. Commissioner Dorr seconded the motion and it was passed unanimously.

EN RE: COLO YAMPA COAL/TRANSFER SUP FROM GETTY MINERALS MARKETING

Present for the meeting were Mr. Rick Hughes and Mr. Rick Mills from Colorado Yampa Coal Co. and Staff Planner Caryn Fox.

The Petitioner is requesting transfer of six Special Use Permits from Getty Mineral Marketing to Cyprus Western Coal Company. Section 6.11 of the Routt County Zoning Resolution has been amended to allow transfers of Special or Conditional Use Permits by the Planning Administrator, however, the Planning Staff felt that with the number of permits and various conditions involved that it would be appropriate to have the Board of Commissioners review the transfer.

Caryn Fox indicated that the Petitioner has submitted a letter agreeing to comply with the conditions of the Special Use Permits and a Certificate of Insurance has also been submitted in lieu of prior bonding requirements. Certain conditions of these permits are now moot because of changes in State statute and the condition disallowing hauling on County Roads was superseded by an agreement dated August 23, 1983, which required Twenty Mile Coal to upgrade and asphalt CR 33 for coal haulage.

Commissioner Kenney asked for any further comments and Caryn Fox requested that if this transfer is approved that any further such transfers be handled by the Planning Administrator.

Commissioner Fisher offered a motion to approve the transfer of the six Special Use Permits removing the conditions regarding reclamation bonds and the condition regarding county roads as respects CR 33, which are that (1) the county be co-beneficiary of the State reclamation bond, (2) County roads shall not be used for coal hauling. The motion is based upon the letter from Cyprus Western Coal Company dated March 2, 1987 requesting the transfer. Commissioner Dorr seconded the motion which passed unanimously.

EN RE: UPPER YAMPA WATER CONSERVANCY DISTRICT/ZONE CHANGE/ROAD VACATION AND RELOCATION/REVISION TO RESOLUTION # 87-P-005

Present for the meeting were Mr. Phil Eggleston, Mr. Al Fox, Staff Planner Caryn Fox, and Planning Director Steve Fry.

Mr. Eggleston presented the Final Plat and revision of Resolution #87-P-005

The South Shore at Stagecoach.

Commissioner Fisher offered a motion to approve Resolution # 87-P-011 which is a revision of the above mentioned Resolution with a correction to conditions that the Plat be filed by May 1, 1987 and that conditions 1 and 2 on the original resolution have already been met. The resolution will be effective upon recording by the County Clerk. The motion was seconded by Commissioner Dorr and was passed unanimously.

The Petitioner is requesting a zone change from Agriculture/Forestry and High Density to Outdoor Recreation/Conceptual Planned Unit Development Plan, Vacation & Relocation of County Road Rights-of Way and a Subdivision Exemption. This land is approximately 1800 acres which includes land that will be under water plus a 100 foot easement, plus wildlife mitigation areas of the Stagecoach Reservoir.

The Conceptual P.U.D. plan, which was advertised to be heard today was tabled by Planning Commission at the request of the petitioner, so more detailed information can be submitted.

Commissioner Kenney asked why a rezoning would be preferable to a Special Use Permit. Mr. Fry replied that the Outdoor Recreation zoning was a broader way to address this plan. The Petitioner is working with the State Park people now and all Parks in Routt County are zoned Outdoor Recreation which allows for more uses as a use by right. He also stated that the rezoning would not prohibit agricultural uses on any of this property. He added that the zone change does not have to be transferred as the zone change and RUD plan go with the land and the zone change is contingent upon approval of the final RUD plan within one year. Mr. Fry also stated that the Board has the option to review the zone change alone or may wait for the P.U.D. presentation.

Ms. Fox stated that the Planning Commission unanimously recommended approval of the Zone Change with the following conditions:

1. The zone change in contingent upon the filing and approval of the Final P.U.D. plan within one year.
2. The zone change is effective upon the development of the reservoir and recreational facilities as proposed by the Petitioner. Any changes in the location, type or number of facilities shall receive review and approval by the Planning Administrator, Planning Commission and the Board of County Commissioners, as necessary.

Commissioner Fisher offered a motion to approve the zone change based upon the above conditions and Commissioner Dorr seconded the motion.

Commissioner Kenney asked for any further comments and Steve Fry added that the legal description will change and will be added in a metes and bounds description in the Resolution.

With no further comment the motion was passed unanimously.

Concerning the vacation and relocation of County Roads Commissioner Dorr wanted to go on record as opposing prior agreements where the relocation of a County Road is built to less than County specifications. He also indicated that he was concerned about County Road #18 being used as an access to the area after development is completed. Mr. Al Fox said he did not think County funds should be used to improve County Road #18 and stressed that County Road #14 should remain the main access to the recreation areas.

The Petitioner was requesting relocation and vacation of the alignment of county Road 16 at the intersection of County Road 14. Mr. Eggleston indicated that this realignment would move construction out of the wetland habitat with a slight shift to the south to allow a 6 foot wide foot path. The Road will meet the specifications and conditions originally approved by the Board on July 16, 1985 in Resolution #85-P-019.

The Planning Commission unanimously recommended approval of the relocation of the intersection of CR 16 and 14 with conditions.

Commissioner Dorr offered a motion after again stating his concern about building roads to less than County Specifications recommending approval of the proposed relocation and vacation of the alignment of County 16 at the intersection of County Road 14 subject to conditions approved by the Planning Commission. Commissioner Fisher seconded the motion which passed unanimously.

Commissioner Dorr moved to table consideration of the proposed revision of the campground entrance on CR 18 until consideration of the Conceptual P.U. D. plan on May 26, 1987. Commissioner Fisher seconded the motion which passed unanimously.

Concerning the vacation and relocation of County Road 16 and 212 the Petitioner is proposing to reconstruct the current 90 degree intersection of the two roads to a 523.4 radius which will increase safety and allow a 40 m.p.h. turn through the intersection.

Planning Commission unanimously recommended approval of the relocation and vacation of the road intersection above referenced, with conditions.

Commissioner Dorr offered a motion to approve the vacation and relocation of County Roads 16 and 212 as proposed with conditions recommended and approved by the Planning Commission. Commissioner Fisher seconded the motion and with no further discussion was passed unanimously.

In reference to the above vacation and relocation of County Roads #16 and #212 the Petitioner is requesting a Subdivision Exemption. In order to reconstruct the County Roads lands on either side of the existing roads will be re-subdivided and merged into the surrounding Mountain Air property. Caryn Fox indicated that all parties to the transaction are aware and in agreement to what is proposed. Steve Fry related that letters from the parties should be included in this agreement and the affected parties should be signatories to the final plat.

Planning Commission normally does not review Subdivision Exemptions, however, as this is part of the relocation petition, they reviewed it and made findings of fact. Planning Commission recommended approval of the Subdivision exemption with conditions.

Commissioner Fisher moved to approve the Subdivision Exemption contingent upon the conditions recommended by the Planning Commission. Commissioner Dorr seconded the motion.

Steve Fry indicated that the intent of this action would be that the exemption is not in effect until relocations of the County Roads are completed.

With no further comments the motion passed unanimously.

Commissioner Fisher offered a motion to table consideration of the Conceptual P.U.D plan until May 26, 1987 at a time to set by the Planning Department. Commissioner Dorr seconded the motion.

Paul directed the Planning Staff to insure that all concerned parties be contacted. With no further comments the motion passed unanimously.

EN RE: MIKE ZOPF/ENVIRONMENTAL HEALTH CONCERNS

Present for the meeting were Mr. Mike Zopf the Environment Health Director.

Mr. Zopf brought a letter for the Chairman's signature to be sent to Colorado Counties, Inc. relating Routt County's concern over the possibility of eliminating service currently provided by the State Health Department.

Mr. Zopf gave a short update concerning the Landfill situation and related that he had recently met with Mr. Fritz Haller from P and M Mine to discuss possible landfill sites. He will be meeting in Oak Creek on Monday, April 20, 1987 concerning the Landfill. Commissioner Dorr indicated that would attend the meeting also.

Cleanup days throughout the County were discussed and Mr. Zopf recommended that the County again provide free dumping on these days for the various towns participating. The Board approved the recommendation and Mr. Zopf indicated that he would work with the different municipalities in scheduling the free dump days.

Mr. Zopf relayed information received from the State Health Department concerning the Regional Airport Water System. The State Health Department is requesting that the County perform quarterly water analysis. Mr. Zopf has contacted ACZ and the charges for such tests will be approximately \$313.00 per quarter. This cost was not budgeted and Mr. Zopf was requesting Board approval to spend funds for this testing. The Board directed Mr. Zopf to continue monitoring the well and approved the expenditures for

April 14, 1987

Board of County Commissioners' Minutes

April. 17,

BCC -

Upper Yampa Conservancy District
Zone Change / Concept F.P.D.

Discussed why zoning didn't pass -
when rezoning was first proposed.

AL For - this is a big project; Fletcher
had to do it singlehandedly; parks
was last priority.

Steve - could take zone dg to
run w/ Concept F.D. Don't have
prob w/ doing it now w/ a tie-in
condition.

Dennis - wants to cover all bases.

Phil - explained winter range.
on upper portion have 75 AMs
- afraid to be zone; Bal of Upper
Yampa in CD wants it left off,

Paul - must consider zone change
w/o public comment,

Dennis - ~~text~~ approve zone change
for staged Res w/ corrected
legal 1800a - 212 - include
3 findings of fact
Subj to P of Cond
1, 2 Bob 2nd

Steve - intent will be to include
metes & bounds description.
Asked them to further explain
that the findings of fact are agreed
to by Bd.

NOTE: Aug 3

Road Relocations-

Bob: Wasn't happy w/ prior agree-
ments on road relocations.

- Doesn't like CR 18 to be built
less than Cnty specs.
Where leaves CR 18 to dam
is 18' - 20'.

- Doesn't agree w/ closing
road for Dow requirements

Al - personally doesn't feel there
should ever be a rd under
than 20' from to dam.

Bob - don't you think we'll need
to improve CR 18 between
Staggall & Catamount.

Al - Cnty should upgrade
14 & 14 B & direct ~~at~~ traffic
only.

Doesn't feel that building a
major rd there is worth
it. Would be major \$ &

major environmental impact.

Bob - we are unlike if any weeks
if we don't upgrade. Shouldn't
be a entry rd.

- That rd should be relocated,
needs to be addressed before
construction gets started.

Motion: Bob - move to approve
Int of CR 16 & 14 w/ Conds
1 & 2 of PC mins.

Dennis: Second

VOTE: Aye 3

Bob: Asked if the curve at 16
& 212 hadn't been discussed
for years. Steve - there
was some proposed changes

Bob - move to table relocation
of CR 18 campground entrance
Dennis - 2nd
VOTE: Aye 3.

Bob asked when Park will get
started. Phil - has to be redigged
in this summer; finalized
next summer.

Motion - Bob - approve - reloc
CR 16 & 212 as proposed
Dennis 2nd w/ 3 PC cond
Bob agrees VOTE: Aye 3

Subdiv Exemption

Phil. Osborne has been working w/
District & Saterdal on land
trades.

Steve - if get plat w/ signatures
of all affected owners on property.

Dennis - move to approve Subdiv. Ex.
Based upon findings of fact

as in PC minis
w/condos 1 & 4

5. Indication that a letter
has been submitted by
Mr. Osborne ~~that~~ that he
is a signator on plat.

Bob - and

~~NOTE~~

Steve - put it in record that
it's per vacation & reloc.

Motion. Dennis - Table. Concep DVD

to May 26, 1987.

Bob: Ind

VOTE: Aye 3

For record - all affected parties
will sign plat on relocation.



ROUTT COUNTY REGIONAL PLANNING COMMISSION

April 7, 1987

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: Conceptual Planned Unit Development - (Tabled from April 2, 1987
Planning Commission meeting)

Conceptual Planned Unit Development (PUD) overlay plan for 100 camp sites, swim beach, boat marinas, five mile public trail, four public parking areas and access points at the Stagecoach Reservoir.

LOCATION: A tract of land generally located in portions of the NE4, Section 2, NW4NW4 Section 1, Township 3 North, Range 85 West; SE4, SW4, NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2, NE4 Section 29; S2, S2NE4 Section 30; N2, N2S2 Section 31; N2SW4, NW4 Section 32 all of Township 4 North, Range 84 West, Routt County, Colorado

Mapping and a metes and bounds description is filed in the Routt County Planning Department.

Vacation and Relocation of Public Right-of-Way(s)

County Road #18

Vacation and Relocation of Public Right-of-way(s) for the purpose of relocation of portion of County Road #18 for the access into the proposed camp site area. County Road #18 is located in the Stagecoach Reservoir and Recreation Area. Complete legal description and mapping is filed in the Routt County Planning Department.

This matter has been scheduled to go before the Routt County Regional Planning Commission on Thursday, May 14, 1987, at 7:30 p.m., in the Hearing Room of the Courthouse Annex, 136 6th Street (corner of 6th & Oak), Steamboat Springs, Colorado.

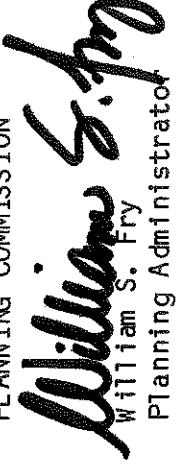
Upper Yampa Conservancy District
Adjacent Property Owner Notification
Page 2

Following the above hearing, the matter will then go before the Routt County Board of County Commissioners on May 26, 1987, for a final ruling. This hearing will also take place in the Hearing Room of the Courthouse Annex and will commence at 3:30 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
Planning Administrator

cb

2/2

1/1

Routt County Regional Planning Commission

Minutes

April 2, 1987

The regular meeting of the Routt County Regional Planning Commission was called to order at 7:30 p.m. by Chairman Bob Maddox in the Hearing Room of the Courthouse Annex, 136 6th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were Chairman Maddox, Dick Rudeen, Curtis Elwood, Gary Williams, Charlie Norris, and John Courtney. Staff present were Planning Administrator Steve Fry, Staff Planner Caryn Fox and Administrative Assistant/Researcher Jane Grogan.

MINUTES

The minutes of March 19, 1987, were unanimously approved as written upon a motion by Mr. Rudeen, seconded by Mr. Williams.

UPPER YAMPA WATER CONSERVANCY DISTRICT - Zone Change/Vacation & Relocation of Rights-of-Way/Subdivision Exemption

This petition is related to the Stagecoach Reservoir project approved through the Bureau of Reclamation on September 18, 1986, and proposed to be constructed in 1987. Phil Eggleston represented the Upper Yampa Water Conservancy District.

Discussion of Zone Change Request - The zone change proposal is rezone 1800 acres, more or less, from Agriculture/Forestry and High Density Residential to Outdoor Recreation. A Planned Unit Development overlay is also a part of the review, as per the requirements of the Outdoor Recreation zone district. The properties to be rezoned are located in portions of the NE4 Section 2, Township 3 North, Range 85 West of the 6th P.M.; SE4, SW4, NE4 Section 36; S2, NE4 Section 29; S2, S2 NE4 Section 30; N2, N2 S2 Section 31; N2 SW4, NW4 Section 32, Township 4 North, Range 84 West of the 6th P.M. These lands also contain the area that will be under the reservoir, a one hundred foot easement, and the wildlife mitigation areas of the Stagecoach Reservoir. There are areas within the South Shore subdivision that did not get included in the legal advertisement in the Steamboat Pilot for this project. They are very small areas where the District has purchased portions of platted lots within the subdivision to preserve a 100 foot setback from the high water line. Re-subdivision approval was granted last year to convey these slivers of land to the District. There are lots within the South Shore subdivision owned by the District that are not included in this zone change request. They will retain their High Density Residential zoning.

Staff Announcement: Planning Administrator Steve Fry announced that the petitioners reported to him today that they were removing a portion of the advertised legal description from the zone change request. Planning staff has not had an opportunity to look at the change. Mr. Fry suggested that staff could review the change before the public hearing with the Board of County Commissioners, and if staff identifies any concerns they will send it back to

Planning Commission before proceeding to the Board hearing. If no problems are identified, the Board could approve the zone change with the exclusion of that portion of the property. The Outdoor Recreation zone would not prohibit agricultural uses on any of this property, but if no purpose would be served by the zone change, Mr. Fry concurred that it should not be changed. Other areas; i.e., portions of South Shore Subdivision within Stagecoach zoned High Density Residential, have been excepted from the zone change request. The big game management area is included in the zone change request so that uses in that area can be controlled through the Planned Unit Development plan.

Mr. Eggleston assured the Commission that there will not be any buildings, etc. in the big game conservation easement, and he offered to present the wildlife plan to the Commission for review. He said local ranchers will also be involved with the conservation easement. He was asked to explain the concept of the Division of Wildlife for the conservation area. He explained that the Division intends to prohibit access to the wildlife area in order to limit activity on the land. However, there will have to be limited access for elk management, and that still has to be worked out. A gate is planned to allow the necessary access, although the exact location of the gate is not definite. The District also has to monitor the activity, and if the elk migrate from the area, fences may have to be constructed. At this point in time, the District is only obligated to fence 17 acres in the eastern portion of the project area as part of the wetlands mitigation plan.

Conceptual P.U.D. Plan

Mr. Eggleston offered to submit more detailed plans before Planning Commission and the Board of County Commissioners take action on this portion of the petition. The detailed plans will show the design and layout of the campgrounds, sewer and water facilities, and proposed land treatment.

Planning Commission Questions

What is the concept we are looking at for the big game area under the conceptual P.U.D.? STEVE FRY: Identification of the big game management area, which would leave it essentially undeveloped, but that would leave it open for the Division to manage under whatever measures are necessary. I am mostly concerned about encroachment of recreational uses up there without further county review.

Will hunting be allowed in the big game winter range area? EGGLESTON: That will be up to the Division, not the District.

Discussion of Vacation and Relocation of Public Rights-of-Way - The public rights-of-way affected by the vacation and relocation request are:

County Road 16 and County Road 212: Those portions of CR 16 and CR 212 at the point where CR 16 and CR 212 intersect the northwest corner of Meadowgreen Subdivision at Stagecoach and lying adjacent to Lots 15, 16 and 20, together with that portion of CR 16 running westerly to Yellow Jacket Road (CR 14) along the south line of Section 36, Township 4 North, Range 85 West and the south line of the SW4 SW4 Section 31, Township 4 North, Range 84 West.

County Road 16 and County Road 18: Portions of County Roads 16 and 18 located in the Stagecoach Reservoir and Recreation Area.

The Subdivision Exemption request is necessary for, and the result of, the road relocations.

In 1985, Planning Commission and the Board of County Commissioners approved a different configuration for the relocation of County Roads 16, 18, 18A and the realignment of portions of County Road 14. That approval would have put roads in a wetland.

Mr. Eggleston said the road system within the proposed park and recreation area will be changed on the conceptual P.U.D. plan. The Division of Wildlife has asked that the present Moore buildings in the western portion of the project area be moved and the existing County Road ~~16~~ ^{18A} be raised, rather than relocated, for development of an aquatic wetland habitat preserve. The bridge will remain in approximately the same location. A pathway will also be developed to keep pedestrians from using the roadway, which will be a causeway in this area. Steve Fry reported that the county engineer had reviewed the bridge site and interprets the sight distance to be much better at the proposed new location. His only concern is how the barrow area will be treated after taking fill from the hillside. Al Fox of D&D Consultants explained the change in the proposed road location. Cutting into the hillside will allow for widening of the road and the improved sight distance. There is already a substantial road cut there that has never been re-vegetated. They will cut the hillside back farther and then will use topsoil from the edge of the road to re-vegetate the hillside. Mr. Fox also stated that the road grade and sight distance will be improved substantially. The old bridge will remain in place during the construction plan. A detour plan has not been finalized at this time.

Questions:

Steve Fry asked how the bridge design will address a potential frazil ice problem. Mr. Fox said they intend to raise the bridge to get away that problem. Raising the road will prevent flooding if there is a frazil ice problem. The bridge opening will pass the 500 year flood level.

What will be the elevation of the water during winter months? EGGLESTON: There is a flow that has to be maintained, but I don't know what that is for certain. We think there is enough slope in the river to minimize the frazil ice. CARYN FOX: According to the Environmental Impact Statement, a certain number or a natural flow has to be maintained.

Will it be within the ability of the District to manage the winter water levels? EGGLESTON: I don't know how else the District is going to handle the problem of frazil ice, but it is a concern that the District has to handle. The dam will have three gates to control temperature and monitoring will be conducted for several years. However, the temperature monitoring will be at the gaging station below the dam, upstream from where Morrison Creek goes into it, so regardless of what we do with the temperature of the water there, in another 300-400 yards, God's temperature is going to change it. GARY WILLIAMS: It appears raising the road 8-12 feet will alleviate the flooding potential. BOB MADDOX: With Lake Catamount, no one seems to know why or how the frazil

ice developments. It does not appear there will be a problem on site in this situation, but it will be interesting to see the affect to property down stream.

Vacation of Roadway & Subdivision Exemption Discussion

According to Al Fox of D&D Consultants, the road right-of-way that was platted with Meadowgreen Subdivision of Stagecoach was platted over an existing county road. When developing the subdivision road, a right angle turn was built from the old county road, which created a dangerous intersection. To solve the problem of the sharp intersection, the District has designed a smooth radius curve that will accommodate 40 m.p.h. traffic. In order to do that, the road had to encroach onto the adjoining Osborne property. Therefore, a Subdivision Exemption is necessary to obtain that portion of the Osborne property, and that portion of the old road that will be replaced needs to be vacated. The exemption will allow some land exchanges to accomplish this. The road design has already been approved by the County.

Questions

Who will own the resultant parcels? AL FOX: Mountain Air owns all the adjacent lands. Osborne will lose approximately one acre.

What are Osborne's feelings about this? AL FOX: We have a letter from him saying he is agreeable. There are some other things that are happening between Osborne and Mountain Air down the road to compensate for the land he is losing here. AL SATERDAL - PRESIDENT OF MOUNTAIN AIR: We have discussed some easements that Mr. Osborne needs, and although he hasn't put anything in writing to us, he seemed to be satisfied when he left the discussions. We are satisfied with the plan. Mountain Air has bits and pieces of land throughout the area that we are working toward getting straightened out. AL FOX: We have received a letter from Mr. Osborne in that regard.

Steve Fry explained that Planning Commission normally does not review exemption requests because that is an item that goes directly to the Board of County Commissioners. However, since this is in conjunction with a request for vacation and relocation of a public right of way, which the Commission does review, they should forward a recommendation on the exemption portion of the request also.

Comments from the Audience on all petition items

Brad Rutledge asked where the parking lots will be located. Mr. Eggleston identified those lots that he is aware of on the posted map. He explained that the lots have to be a part of the Park Plan for the project as per stipulations of the Parks Division so until that plan is finalized, the location of the parking is not definite. Mr. Rutledge also reiterated his concern about future repair and maintenance of County Road 14. He asked that this concern be addressed by the Board of County Commissioners at the public hearing. Mr. Rutledge suspects that as traffic increases, as the result of the reservoir project, the road will deteriorate. Mr. Eggleston said he would like to see the southern access from Colorado Highway 131 used as the main access to the reservoir. He attended an economic development meeting in Oak Creek the past Saturday night, and the people in attendance supported that concept. The Oak

Creek residents are concerned that the road system may be developed so as to discourage visitors from coming into Oak Creek.

Paul Bonnifield reported that he had attended the Oak Creek Economic Development meeting also, and most of the sixty people there were very enthusiastic about this project.

End of Discussion

MOTION:

Mr. Rudeen offered a motion to recommend approval of the zone change from Agriculture/Forestry and High Density Residential to Outdoor Recreation for 1800 acres, more or less, in portions of the NE4 Section 2, Township 3 North, Range 85 West of the 6th P.M.; SE4, SW4, NE4 Section 36; S2, NE4 Section 29; S2, S2 NE4 Section 30; N2, N2 S2 Section 31; N2 SW4, NW4 Section 32, all of Township 4 North, Range 84 West of the 6th P.M., based on the following criteria:

- I. The property possesses physical characteristics compatible with the proposed zone.
- II. The advantages of the requested use substantially outweigh the disadvantages to the County and neighboring lands affected by the zoning amendment.
- III. Upon completion of the Stagecoach Reservoir, the following three conditions will be applicable:
 - A. The existing zone district is inconsistent with the policies and goals of the Master Plan.
 - B. The area for which rezoning is requested is changing to such a degree that it is in the public's interest to encourage a new use for density in the area.
 - C. The proposed rezoning is necessary in order to provide land for a demonstrated community need, and such rezoning is consistent with the policies and goals of the Master Plan.

subject to the following conditions:

1. The zone change is contingent upon the filing and approval of the Final P.U.D. plan within one year.
2. The zone change is effective upon the development of the reservoir and recreational facilities as proposed. Any changes in the location, type or number of facilities shall receive review and approval by the Planning Administrator, Planning Commission and the Board of County Commissioners, as necessary.

Mr. Norris seconded the motion.

VOTE:

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

MOTION:

Mr. Williams offered a motion to recommend approval of the proposed relocation and vacation of the alignment of County Road 16 at the intersection of County Road 14 as described under 1-A on page 5 of the staff prepared fact sheet for this proposal, subject to the following conditions:

1. All realignments shall meet the specification and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. Centerline surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Mr. Rudeen seconded the motion.

VOTE:

The motion for conditional approval carried unanimously with the Chair voting.

MOTION:

Mr. Rudeen offered a motion to table consideration of the proposed revision of the campground entrance until consideration of the Conceptual P.U.D. plan.

Mr. Elwood seconded the motion.

VOTE:

Motion to table carried unanimously with the Chair voting.

MOTION:

Mr. Williams offered a motion to recommend approval of the proposed vacation and relocation of County Roads 16 and 212 as described under letter C, Page 6 in the staff prepared fact sheet for this proposal, subject to the following conditions:

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. (Finding of Fact) The realignment of the County Road 16 and County Road 212 intersection is in compliance with Condition #3 of Resolution #85-P-019 in that it provides a safer approach from County Road 16 to County Road 212.
3. Centerline surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Mr. Rudeen seconded the motion.

VOTE:

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

MOTION:

Mr. Williams offered a motion to recommend approval of the Subdivision Exemption request as defined under C on Page 6 of the staff prepared fact sheet for this proposal, based upon the finding that the exchanged land will not be a building site; the parcel is adjacent to and will

became a portion of an existing parcel; any remaining parcel will meet minimum zoning requirement; no change of zoning is required. The subdivision exemption approval should be contingent upon the following:

1. Realignment and construction of the intersection of County Roads 16 and 212 as proposed.
2. Further review by the Planning Administrator, Planning Commission and the Board of County Commissioners of any change to the intersection to determine further effects that may occur to the exempted land.
3. (Finding of Fact) No additional building sites have been created by the exemption.
4. Filing of a final subdivision exemption plat with the Routt County Clerk and Recorder.

Mr. Rudeen seconded the motion.

VOTE: Motion to recommend approval of the Subdivision Exemption request with contingencies carried unanimously with the Chair voting.

MOTION: Mr. Elwood offered a motion to table consideration of the Conceptual P.U.D. plan. Mr. Norris seconded the motion.

VOTE: Motion to table carried unanimously with the Chair voting.

ADMINISTRATOR'S REPORT

Caryn Fox distributed a letter she had composed and the Board of County Commissioners had signed regarding cutbacks in staff and services from the Mined Land Reclamation Board.

April 23, 1987, was set for the next work session on the Development Code.

Meeting adjourned at 9:30 p.m.

Minutes by Jane Grogan

For. Upp. Tampa

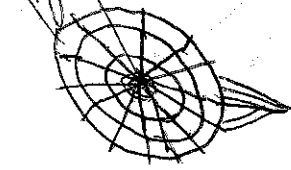
1/2/87

* Explained Reloc. of CR 14 & 212
will build a smooth radius - 40 mph
curve.

- Had to get on Osborne prop.
- Vacated old sec. of R.
- transfer neighbor portion to state.
- Design of rd has been approved.
- Need approval of the land exchanges.
- Steve piece to west of rd is adomed
by Mtn Air. was meant for open
space.



Phil Gattard - Osborne was satisfied w/ land
exchange.



Brad - asked to see location of pking lot.
Phil - showed one on 16, 18 & intersect,
below dam, one of 18 & 14.
Required to have overlooks
Rdbs requires changes to automobiles
& not people.

Brad - concerned w/ adequate repair &
maint on CR 14.
Phil - So. Ro. Devel. Committee wants
traffic to go thru Oak Cr.

Paul Bonningfield - 60 people at SoLo DevComm.
mtg. No one opposes.



Steve - may want to add cond. for deadline
on Codcep. PUD.

Dick - recom. approv. on Zone Chg
for ATF to CR second set of (1-w/in 1 yr)
Conting. upon 1/2, 2, Pg 8

Disc: Criteria

Gary - meet repts of I & II
Bob - when Reservation gets in
will meet THA, B, C.

Charlie - 2nd amended motion

VOTE: Aye Unanimous

Reloc. of CR 16 & 14

Need \$ 1 & \$ 5

Reloc. of 16 & 212
2, 5

Gary - move
to approve
revised align
of 16 & 14
w/ conds

1, 5 pag 9.

VOTE Aye Unanimous

~~John~~ Dick - table B - revision of
Campground

Curtis 2nd VOTE: Aye
Unanimous

~~John~~ Gary move to approve
revised align of 16 & ~~212~~
Conds 1, 2, 5
Dick. 2nd

Subdiv. Exemption - State - are
concerned that no separate
insulating sites would be
created.



Bob - reviewed criteria for Subdiv
exemption.

Gary - recom approval of
Subdiv. Ex by/condo 1-4
Pg 10 Dick - and

Bob - meets criteria for subdiv.
ex

Curtis - move to table Corp
DVD plan
Charlie - and

Vote: Aye unan.

One to Ted Strickland
Senate Majority Leader.

RCRPC - Apr 2

Phil Eggleston - Stagecoach Reservoir

Steve - Phil asked to remove northern most piece from O/R zone chg request.

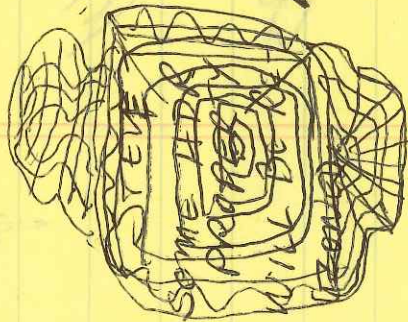
Requested

Zone ~~ch~~ big game area cause it cuts included in ownership & for review capability by County.

Phil - conservation easement will take care of allowable use concerns. District will monitor the easement & elk area.

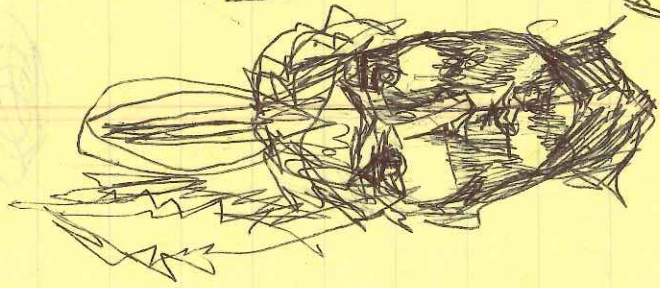
Mitigation areas will be fenced.

Steve - would be concerned w/ encroachment of recreational uses on big game area.



Steve - legal ad included zone ch for off to O/R - dist. has acquired some lots which are HDR. Phil - Dist. understands that all lands under ~~the~~ dist ownership will be O/R w/in 100' setback of lake.

Phil - was premature to ask for Concept P.D. for park/campground. There is a commitment for 100 Campsites, etc. Will take two years to complete & will return



to meet mty w/ blow up of park area.
will have wds system / want flush
toilets / will work w/ neighbors

Phil - asked to talk park entry
along w/ Concept P.D.

Phil - intersec 14/16 - was looped so.
by Moore house; want the loop
removed, Moore bldgs will be

removed, rd raised to north to main
construct. in wetland. Bridge in same
place as that new bridge is in.
Steve - was concerned about pedestrian

on that part of rd, ask for path
for - showed blow-up of area.

will have to cut into hillside across

CR 14 at intersec of 16. will

use the material to fill rd.

will use topsoil from where
road is cut to revegetate hillside
cut. will level grade around 14

will devel. detour. will raise

bridge enough to prevent frozen ice.

Bridge opening will pass 500 yds flood.

Phil. may be that greater slope of river →
less frozen ice.

Routt County Regional
Planning Commission
April 2, 1987

PETITIONER:

Upper Yampa Water Conservancy District

PETITION:

- 1) ~~Zone Change from Agriculture/Forestry to Outdoor Recreation/Conceptual Planned Unit Development Plan~~
2) ~~Vacation & Relocation of Road Rights-of-Way~~
3) ~~Subdivision Exemption~~

LOCATION:

Zone Change: Portions of NE4 Section 2, Township 3 North, Range 85 West of the 6th P.M.; SE4, SW4, NE4 Section 36; S2, NE4 Section 29; S2, S2 NE4 Section 30; N2, N2 S2 Section 31; N2 SW4, NW4 Section 32, all of Township 4 North, Range 84 West of the 6th P.M.

All of the water plus a 100 foot easement, plus wildlife mitigation areas of the Stagecoach Reservoir.

Vacation & Relocation of Public Rights-of-Way
Subdivision Exemption

County Road #16 and County Road #212: That part of Routt County Roads #16 and #212 at the point where C.R. 16 and C.R. 212 intersect the NW Corner of Meadowgreen at Stagecoach Subdivision and lying adjacent to Lots 15, 16 and 20, together with that portion of C.R. 16 running westerly to Yellow Jacket Road (C.R. 14) along the south line of Section 36, Township 4 North, Range 85 West and the south line of the SW4 SW4 Section 31, Township 4 North, Range 84 West, Routt County, Colorado.

County Road #16 and County Road #18:

Portions of County Roads #16 and #18 located in the Stagecoach Reservoir and Recreation Area. Complete legal description and mapping is filed in the Routt County Planning Department.

AREA:

Zone Change: 1800 acres ±
Exemption: 2.6

COMMISSIONERS HEARING DATE: April 14, 1987 - 2:00 p.m.

STAFF CONTACT:

Caryn Fox

STAFF COMMENTS:

Background Information

1. The Stagecoach Reservoir project received approval through the Bureau of Reclamation on September 18, 1986.
2. Several hearings have been held regarding the reservoir, associated road

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vacations and relocations, a gravel pit and concrete batch plants, and re-subdivision of adjacent lots. The hearings are summarized as follows:

- March 7, 1985: Planning Commission reviewed proposed relocations of County Roads 16, 18, 18A and realignment of portions of County Road 14.
- April 9, May 13, June 4, July 2, and July 16, 1985: The Board of County Commissioners reviewed the proposed road relocations and required several changes with regard to the final widths of the roads and the surface materials to be used on the roads surrounding the reservoirs (see attached resolution).
- April 3, 1986: Planning Commission reviewed the Draft Environmental Impact Statement for the reservoir and submitted a resolution of concerns and directives to the Bureau of Reclamation for the final E.I.S.
- April 8, 1986: The Board of County Commissioners reviewed the Draft E.I.S. and submitted a resolution of concerns and directives to the Bureau of Reclamation.
- December 18, 1986: Planning Commission reviewed a proposal for a gravel pit, crusher and concrete batch plant for the Upper Yampa District, to make concrete for the dam and to provide material for the surrounding roads. Planning Commission also reviewed a re-subdivision of lots at the South Shore at Stagecoach Subdivision. The lots were being re-subdivided through land trades between the District and adjacent landowners to accommodate a State-required easement for public access around the high water mark of the reservoir.

- January 27, 1987: The Board of County Commissioners reviewed the proposal for the gravel pit and batch plant at the reservoir and for the re-subdivision of lots in the South Shore Subdivision. They approved the proposals effective February 10, 1987.

3. The remaining steps that need to be taken in the planning process are to rezone the area to accommodate outdoor recreation activities such as camping, boating, and related commercial facilities, and to finalize the road relocations and re-subdivisions. These procedures will be addressed in the following requests.

Zone Change/Conceptual P.U.D. Plan

1. The proposed zone change from Agriculture/Forestry to Outdoor Recreation will comprise all of the water area (775 acres) plus 100 horizontal feet to the south, plus the lands north to the relocated County Road 18, west to County Road 14, and east to the western section line of Section 28, Township 4 North, Range 84 West.
2. Additional lands to be included in the zone change are the elk winter range area north of relocated County Road 18 (800 acres) and lands south of County Road 14 and County Road 16 to be used for waterfowl habitat (78

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ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTION

acres).

3. The zone change will enable the development of 100 campsites, a swim beach, boat marinas, a five (5) mile public trail, four (4) public parking areas, and public access points. Additional commercial facilities related to recreational uses may be located in areas surrounding the boat marinas.
4. Section XIII 4.1 of the Routt County Zoning Resolution requires that outdoor recreation facilities be developed under a P.U.D. plan. A plan that delineates camping areas, hiking trails, boat marinas, and parking areas has been submitted. More detailed plans for the campgrounds and parking areas are being developed by the Colorado Department of Parks and Recreation and will be submitted for the final P.U.D. plan review.
5. The camping areas will generally be concentrated in the northwest corner of the project area, bounded by RCR 14 and the relocated RCR 18. Some remote camping facilities will be located north of RCR 18 in the area designated as big game winter range.
6. The big game winter range, dam site, riparian habitat areas, and aquatic wetland habitat areas have been included in the zone change request in order to enable County review of any future land use development in these areas.

Criteria for Approval of a Zone Change:

In order for a zone change to be permitted, the following conditions must be shown to conclusively exist:

Yes	No	I.	Does the property possess physical characteristics compatible with the proposed zone?
☒	☐		
☒	☐	A.	Geology
☒	☐	B.	Soils
☒	☐	C.	Topography
☒	☐	D.	Wildfire
☒	☐	E.	Wildlife
☒	☐	F.	Flood Hazard
☒	☐	G.	Wetland

II. Do the advantages of the requested use substantially outweigh the disadvantages to the County and neighboring lands affected by the zoning amendment?

- A. The advantages to the County and neighborhood are: **The petitioner will be able to develop the reservoir project to its fullest potential for the intended use.**
- B. The disadvantages to the County and neighborhood are: **There will be increased traffic, noise, and other impacts associated with the anticipated recreational uses.**

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Yes No

III. Does one of the following conditions exist?

✓

A. Is the existing zone district inconsistent with the policies and goals of the Master Plan?

W/A

1. If the property in question is in the West Steamboat area, does the proposed use comply with the West Steamboat Land Use Plan?

2. If the property in question is in the vicinity of a growth center, will it:

✓

a. Occur in an area with the most proximity to employment opportunities, commercial services and recreational facilities? (Is the development taking advantage of infilling voids in the development pattern of the growth center or is it unnecessarily expanding the perimeter of the growth center?) **The reservoir is in the vicinity of Stagecoach which is designated as a potential growth center.**

✓

b. Meet an existing demand for the type of improved land uses proposed?

✓

c. If it is of a low intensity nature, will it be necessary for future high intensity development?

✓

B. Has the area for which rezoning is requested changed, or is it changing to such a degree that it is in the public's interest to encourage a new use for density in the area?

1. How have the land uses changed within the last 10 years? **The reservoir project has been approved by the responsible state and federal agencies and will significantly change the uses and status of the Stagecoach area.**

2. Why do these changes, in the public's interest, encourage a new change or density in the area? **The new zone will be more appropriate to address expected uses at the reservoir than the existing zone would be.**

✓

C.

Is the proposed rezoning necessary in order to provide land for a demonstrated community need, and is such rezoning consistent with the policies and goals of the Master Plan?

✓

1. Does the proposed zone meet an existing demand for the type of improved land uses proposed?

UPPER YAMPA WATER CONSERVANCY DISTRICT - STAGECOACH
ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTIONCriteria for Approval of a Conceptual P.U.D. Plan:

Complied with	Not Complied with	
✓	_____	I. Is the P.U.D. consistent with the intent of the Master Plan and the policies therein?
✓	_____	II. Is a minimum of 25% of the total site designated open space?
✓	_____	III. Do all open areas have access from a public road, street or right-of-way?
✓	_____	IV Is the P.U.D. designed to provide for mixed residential, commercial, recreational, and educational facilities?
✓	_____	V. Does the design provide for adequate, safe, and convenient arrangements for pedestrian and vehicular circulation, and parking?

Vacation and Relocation of Public Rights-of-Way/Subdivision Exemption

1. The petitioner is proposing to amend the approved road relocations in three areas surrounding the reservoir. The following changes are being requested:

A. Revised alignment of County Road 16 at the intersection of County Road 14:

-The realignment is to move construction out of the wetland habitat area south and west of the road. The originally approved alignment placed the road 500 feet to the south, in the wetland habitat.

-The road will follow the existing alignment of County Road 16 with a slight shift to the south to allow a 6 foot wide foot path.

-The foot path will connect the bridge on County Road 16 to a proposed parking lot 1250 feet to the east. The path will be riprapped as necessary.

-The road will be built on a fill approximately 8 - 10 feet high with 2:1 side slopes.

-A pond is planned south of the road to be approximately 2 - 4 feet in depth.

-The intersection of County Road 16 with County Road 14 will be a right angle, followed by a 300 foot radius curve. The road bed will be forty feet wide, with 24 feet of pavement as previously agreed with the Board of County Commissioners.

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ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTION**

B. Revision of the Campground Entrance:

-The originally approved park entrance was to be constructed to intersect the relocated County Road 18 and to drop south from that point approximately 250 feet east of County Road 14.

-The present request is to relocate the park entrance road to intersect County Road 14 approximately 300 feet south of the current intersection with County Road 18. The road will then follow the alignment of the existing County Road 18 for approximately 1.5 miles, then will veer northeast for another 1.5 to 2 miles and form a loop through the campground back to the entry road.

-The proposed entry road will be located away from a curve and a steep grade on County Road 14. The intersection will have better sight distance and will be at a 2% grade. Approximately 1.5 miles of the existing County Rd. 18 will be used for the entry road with the remainder of the road to be reclaimed or flooded.

C. Realignment of County Roads 16 and 212/ Subdivision Exemption:

-County Road 16 intersects County Road 212 at almost a 90° angle approximately one mile east of County Road 14.

-The petitioner is proposing to reconstruct the 90° curve to a 523.4 radius which will increase safety to allow travel at 40 miles per hour along that section of the road. The curve will be super-elevated for increased safety.

-In order to accomplish the vacation and relocation, lands on either side of the existing roads will be re-subdivided and merged into the surrounding Mountain Air property.

-Land belonging to Osborne, located south of County Road 16, will be purchased by the Upper Yampa District and will be constructed and dedicated to the county for the new County Rd. 16 right-of-way. The land between the existing County Rd 16 and the new curve of County Rd. 16 (shown on the attached map as Area A), which currently belongs to Osborne, will be traded to Mountain Air and merged with the adjacent Mountain Air land.

-Land south of County Road 16 and west of existing County Rd. 212, owned by Mountain Air, will be dedicated by Mountain Air for the realigned County Rd. 212, and land between the existing County Rd. 212 and the proposed County Rd. 212 will be vacated and merged into Lot 15, also owned by Mountain Air (shown on the attached map as Area B).

-Due to the various interests involved with the road vacation and relocation, the petitioner is seeking a subdivision exemption to allow the merger of the newly created parcels with the adjacent Mountain Air property.

Criteria for Approval of a Subdivision Exemption:

To ensure that the purpose and intent of the Subdivision Regulations are met, the petitioner should show by clear and convincing evidence that the following criteria have been met:

- | Complied With | Not Complied With | |
|---------------|-------------------|--|
| ✓ | _____ | A. Does the property have proper access roads in relation to existing or planned roads and to the Master Plan? |
| ✓ | _____ | B. Does the property provide for drainage facilities needed for protection against flooding and are lands subject to flooding restricted from buildings? |
| ✓ | _____ | C. Is the property covered by poor soils, in areas poorly suited for building because of danger from landslides, avalanches, mud flows, or other geologic hazards? The land will be elevated and compacted according to the engineer's specification and the County Road standards. |
| P | _____ | D. Are there any other zoning considerations? The land will not be built upon and will be kept as open space. Lot 15 may be built upon in the future. |

In addition, the Board's resolution of policy regarding exemptions addresses when a parcel of land may be considered for exemption, as follows:

- | | | |
|---|-------|---|
| ✓ | _____ | H. Is the parcel of land to be exchanged between adjacent property owners? |
| ✓ | _____ | I. Is the parcel to be conveyed to the County, State or Federal government for public purposes? |

PLANNING COMMISSION OPTIONS:

Planning Commission has the following alternatives with regard to this petition:

Zone Change:

- A. Planning Commission and the Board of County Commissioners must determine that one or more of the conditions A, B, or C listed in the Zone Change Criteria section of this report have been complied with.
- B. Planning Commission and the Board of County Commissioners must also determine that both of the first two conditions listed as I and II in the Zone Change Criteria section have been complied with.
- C. If Planning Commission finds that the above mentioned conditions exist,

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ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTION

Planning Commission has the following options:

1. Approve the Zone Change to Outdoor Recreation without conditions if all criteria have been met.
2. Approve the Zone Change with conditions if necessary to achieve compliance with the Routt County Zoning Resolution.

Planning Commission must clarify which of the above conditions exist as findings of fact.

If Planning Commission determines that conditions are necessary, the following may be considered:

1. The zone change is contingent upon the filing and approval of the Final P.U.D. plan.
2. The zone change is effective upon the development of the reservoir and recreational facilities as proposed. Any changes in the location, type or number of facilities shall receive review and approval by the Planning Administrator, Planning Commission and the Board of County Commissioners as necessary.

If Planning Commission doesn't find any conditions mentioned in A or B above exist to enable approval of the zone change, Planning Commission may choose to **deny** the request or **table** the petition for more information.

Conceptual P.U.D. Plan

1. If Planning Commission recommends approval of the zone change, the next step is to determine if the Conceptual P.U.D. plan should be approved.
2. Planning Commission has the following options with regard to the Conceptual P.U.D. plan:
 - A. **Approve** without conditions if all regulations have been met.
 - B. **Deny** if it is not in compliance with the Zoning Resolution.
 - C. **Table** for more information.
 - D. **Approve** with conditions if necessary.

If the last option is chosen, the following conditions may apply:

1. The Final P.U.D. shall be submitted within six (6) months of Board of County Commissioners approval of the Conceptual P.U.D.
2. The Final P.U.D. shall include plans, to scale, indicating the location of all structures, drives, utilities, signage, lighting, landscaping, and shall contain a development schedule.

UPPER YAMPA WATER CONSERVANCY DISTRICT - STAGECOACH
ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTION

3. Commercial areas, employee housing, location and type of sanitary facilities, layout and size of parking areas and of the marinas, and the configuration of the campgrounds shall be shown in detail, with accompanying written descriptions as necessary, on the final P.U.D. plan.
4. Any plans for development of the winter range, wetland habitat, or riparian habitat areas for camping, or other facilities, shall be submitted as part of the Final P.U.D. plan.
5. The centerline survey of the road in campground areas shall be submitted with the Final P.U.D. plan.

Vacation & Relocation of County Roads 16, 18 and 212

Planning Commission has the following options with regard to this vacation/relocation requests:

1. **Approve** some or all of the relocations as proposed, with conditions as necessary to meet the intent of the original road relocation approval.
2. **Table** for more information.
3. **Deny** some or all of the road relocations if they are determined to be unsafe or if it is determined that the original plan would be safer or better in some other respect. Findings of fact should be made for denial of any of the proposed realignments.

If the first option is chosen, the following conditions may be considered:

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in resolution #85-P-019, as attached.
2. The realignment of the County Road 16 and County Road 212 intersection is in compliance with Condition #3 of Resolution #85-P-019 in that it provides a safer approach from County Road 16 to County Road 212.
3. The intersection for the park entry road shall be located as proposed to allow for greater sight distance and lesser grade at the intersection with County Road 14 than was originally proposed. The road shall meet the minimum standards set forth by the Board in Resolution #85-P-019. The road shall form a loop within the campground areas, to be further reviewed in the Final P.U.D. plan.
4. The existing portions of County Road 18 that will not be used shall be reclaimed according to Soil Conservation Service specifications, in conjunction with recommendations of the Planning Administrator, excepting those sections that will be flooded by the reservoirs.
5. Centerline surveys of the road realignments shall be submitted before the signing of resolution of approval by the B.C.C.

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ZONE CHANGE/VACATION & RELOCATION OF RIGHTS-OF-WAY/SUBDIVISION EXEMPTION**

Subdivision Exemption

1. Although the Board generally does not receive Planning Commission input with regard to subdivision exemptions, Planning Commission may forward a recommendation regarding this petition.
2. Planning Commission and the Board of County Commissioners must determine that one of the following exists to approve an exemption:
 - A. An exchange of a parcel of land between adjacent property owners, provided:
 1. The exchanged parcel will not be a building site unless it complies with zoning.
 2. The parcel is adjacent to and becomes a portion of an existing parcel.
 3. Any remaining parcel will meet minimum zoning requirements.
 4. No change of zoning is required.
 5. The uses shall not change.
 - B. Parcels of land to be conveyed to the County, State, or Federal governments for public purposes such as:
 1. Expansion of road right-of-way
 2. Creation of public parking
 3. Creation of access easements provided that the creation of the access does not imply a new building site
 4. Parks.

If Planning Commission determines that the above conditions are met, it may recommend approval with or without conditions, as necessary, to achieve compliance with the exemption policy. Some conditions which may be considered are:

1. The subdivision exemption is contingent upon realignment and construction of the intersection of County Roads 16 and 212 as proposed.
2. Any change to the intersection will necessitate further review by the Planning Administrator, Planning Commission and Board of County Commissioners to determine any further effects that may occur to the exempted land.
3. No additional building sites have been created by the exemption.
4. A final plat of the lots subject to the subdivision exemption shall be submitted to planning staff and shall be filed with the Routt County Clerk and Recorder.

OWNERS' P

LOT 15

MOUNTAIN AIR

OSBORNE

ROUTT COUNTY R.O.W

TO BE VACATED

7270

SECTION LINE AND CENTER LINE
A 40' WIDE R.O.W FOR
R ROAD REVIEWER'S REPORT

MOUNTAIN AIR

15

14

12

A

BANNOCK 7

OSBORNE

TED
16 FT/Ht.

70 L.F. 18" CMP
INV 11 = 7293.0
INV 10 = 7292.0

.44'
° 38' 56"
0° 31' 48"E
1.94'
2.96'

AREA A TO
MOUNTAIN AIR
AREA B TO LOT 15

BLEND TO EXISTING
ROAD BED

16

ACCESS ROAD
SEE "TYPICAL
X-SECTION"

100' @ -4%
R=25'

24' WIDE x 50'
LONG x 2" THICK
PAVED APPROACH

20

19

7280

2

1-7290

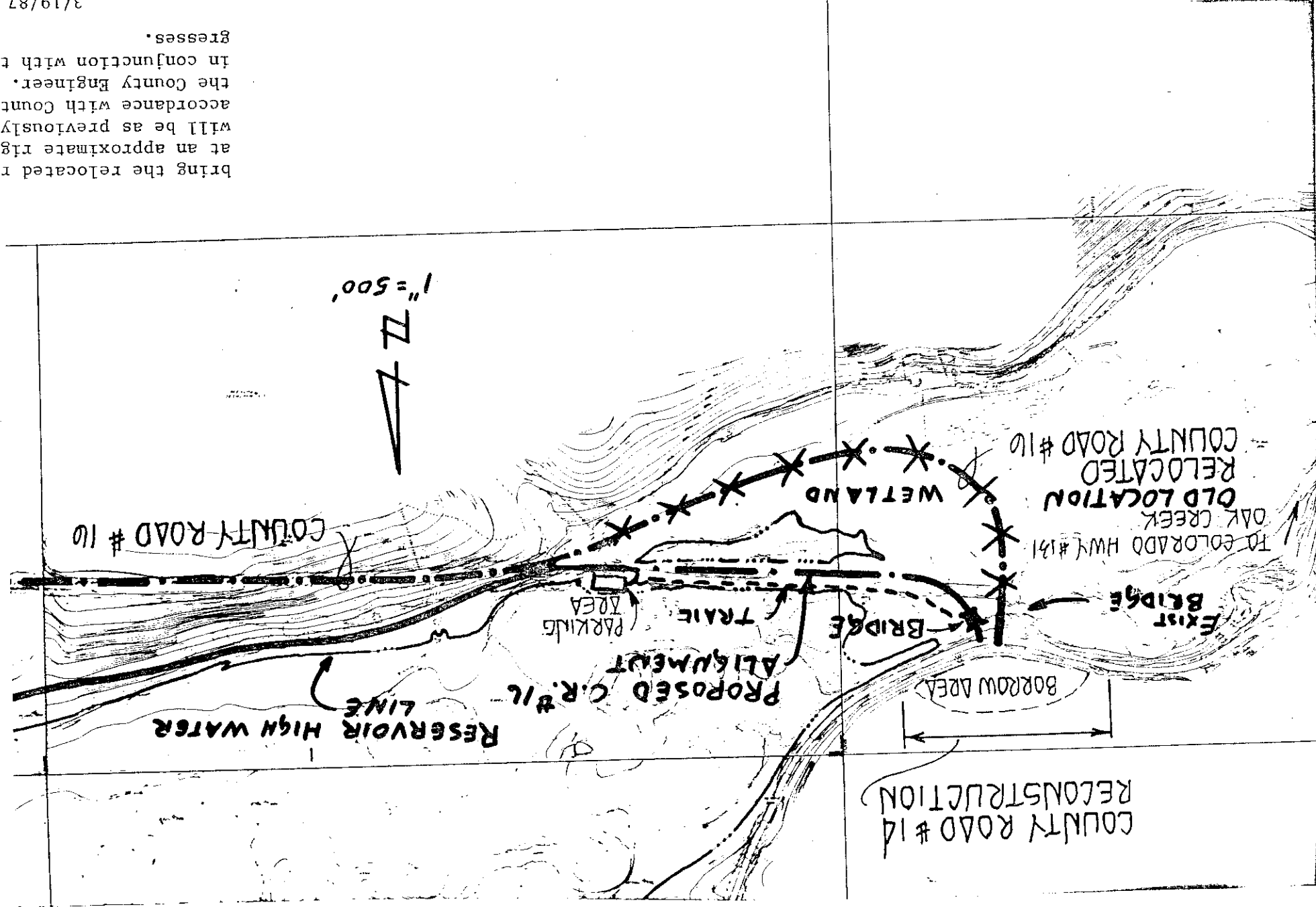
60+00

P.T. @ E STA 60+17.44

A. COUNTY ROAD #16

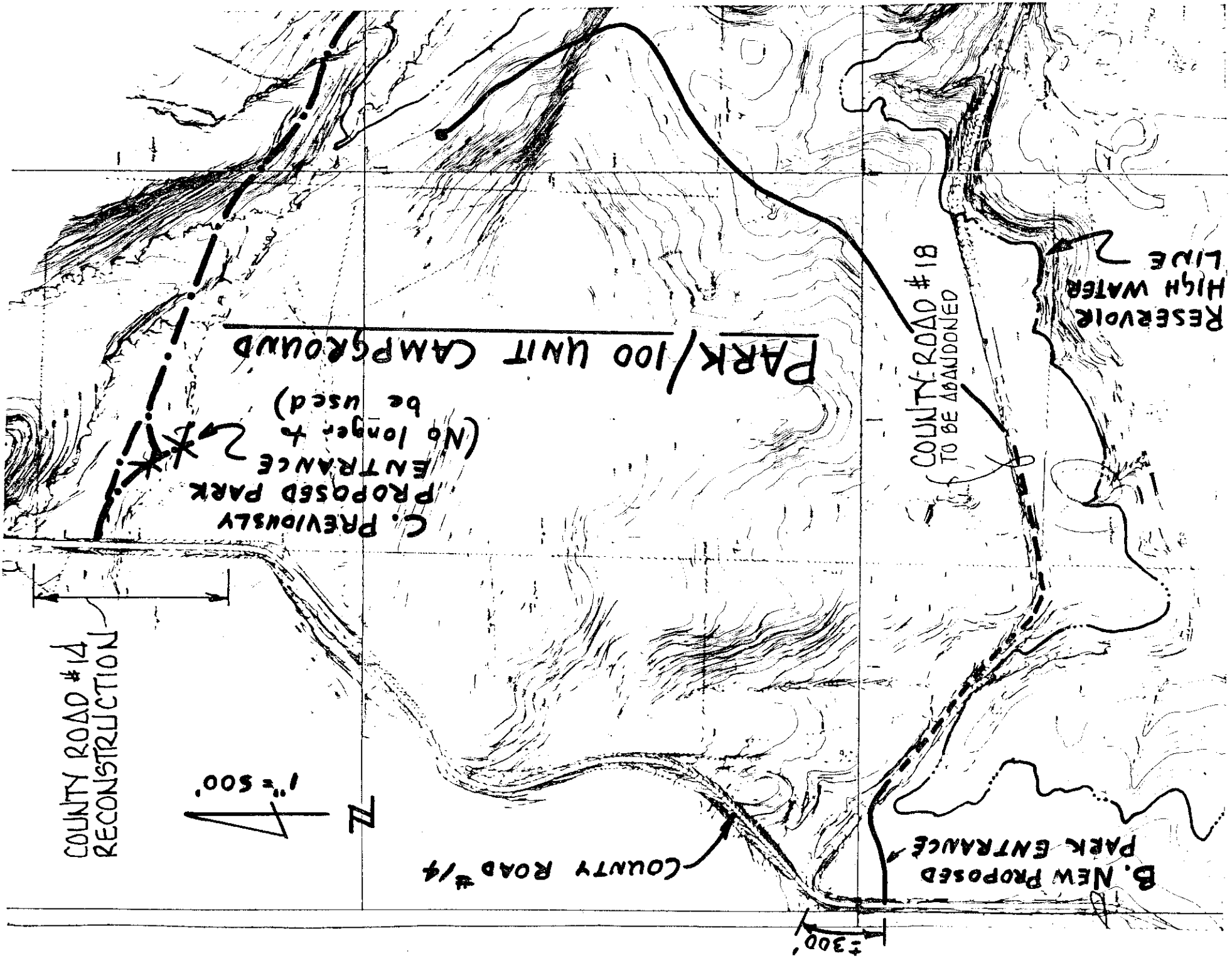
REALIGNMENT DATA

The revised alignment is proposed to accommodate a developed wetland to the south and west of the Roadway. The realigned roadway will be designed to the same specifications as the previously approved design, i.e. a collector road with 40 foot roadbed and 24 feet of pavement. The alignment will be essentially along the existing alignment with a slight shift to the west to allow a 6 foot path along the old roadbed at the toe of fill. The path of the new roadway. The path will connect from the parking lot shown on the drawing to the bridge area. Pedestrian passage will be provided for under the bridge to allow for pedestrian travel upstream. Where this path is adjacent to the shoreline it will be rippedrapped as necessary. The road will be built on a fill about 8 to 10 feet high with 2:1 side slopes. An area south of the road which will hold water 2 to 4 feet deep below the Reservoir surface will be incorporated into the developed wetland plan. A 300 foot radius curve will bring the relocated road into existing County Road #14 at an approximate right angle. Improvements to C.R.#14 will be as previously planned. The design will be in accordance with County road standards and approved by the County Engineer. A detour plan will be developed in conjunction with the County Staff as the design progresses.



The location of the entrance road is to be moved from location C to location B on the drawing. This is a preferred access point and also allows use of a portion of abandoned C.R.#18 for the park road. The new entrance will be moved about 300 feet south of the existing C.R.#18 intersection to locate the entrance away from the curve and steep grade on C.R.#14. C.R.#14 is essentially flat in this area and has good site distance in both directions. The park entrance will have a grade of +2% at the intersection. Existing C.R.#18 will be kept open during park construction until late fall of 1988, except for short duration construction closures. Unused portions of existing C.R.#18 will be obliterated.

3/19/87 D & D CONSULTANTS, Inc.



A RESOLUTION CONCERNING THE VACATION AND RELOCATION OF ROADS
RELATING TO THE STAGECOACH RESERVOIR PROJECT

WHEREAS, the Upper Yampa Water Conservancy District ("the District") is in the process of attempting to develop and build the Stagecoach Reservoir on the Yampa River 4 miles east of Oak Creek, Colorado near the Stagecoach Development; and

WHEREAS, the District is pursuing funding from the Colorado Water Conservation Fund and the Federal Small Reclamation Project Act; and

WHEREAS, if the funding is forthcoming such that the reservoir is constructed, the reservoir would inundate portions of certain county roads requiring that said roads be vacated or relocated; and

WHEREAS, the proposed road relocations and vacations are as follows and as indicated on the Exhibit 1 attached, a map of the project area; and

WHEREAS, the District presented the conceptual plan for the Stagecoach Reservoir at a pre-application conference for the Routt County Regional Planning Commission on February 7, 1985; and

WHEREAS, the road vacation and relocation requests were presented to the Board of County Commissioners on April 9, 1985, at which time the project plan was explained by Allen Fox of D & D Consultants and John Fetcher of the District and the Board also received public comment from Dagmar Downs, Secretary-Treasurer of the Eagle's Nest Townhome Owner's Association, from Mr. Alfred Saterdal of MountainAir Company, from Marcus Bishop, representing owners of property adjacent to one of the roads to be affected, from Erick Glanz, representing himself as a property owner and also representing Kevin O'Shea, an owner of property in South Shore Subdivision at Stagecoach, and also from Jim Douglas, Assistant County Engineer, and the Board also received three exhibits in addition to the map of the project, those being a letter from Dagmar Downs, a letter from Kevin O'Shea, and a Feasibility Study and Proposed Plan of Action from the Stagecoach Property Owner's Association as well as a plan and profile of all proposed replacement roads and intersections and a fact sheet; and

WHEREAS, the Board discussed concerns including improvements necessary to County Road 14, improved intersections including realignment of the Eagle's Nest Townhome intersection and the intersection at Point B on Exhibit A, concerns regarding straightening of curves by the Stetson corral on the north side of the reservoir, and discussion concerning a right of way in proximity to the south shore of the reservoir, crossing property owned by MountainAir Co. in order that County Road 16 might intersect with County Road 18A in a more direct manner rather than traveling into the developed Stagecoach property area near Eagle's Nest Townhomes; and

WHEREAS, the Board of County Commissioners, by motion and unanimous vote, tabled the matter until May 13, 1985, at 3:30 P.M.; and

WHEREAS, on May 10, 1985, Commissioners Haight and Mack, together with Engineer Douglas, Planning Administrator Dave Yamada, John Fletcher and Allen Fox viewed the property; and

WHEREAS, on May 13, 1985, the matter was taken off the table and the District indicated that a letter would be presented to the Board of County Commissioners from Mr. Alfred Saterdal on behalf of MountainAir Co. committing to provide to the County an easement to County Road standards across property of MountainAir on the south side of the reservoir; and

WHEREAS, Allen Fox presented changes to the plan whereby the portion designated from Point A to Point B (on Exhibit 1) would be changed from a boulevard status to a collector road status with a 40' road bed, including a 24' wide asphalt surface with 2 inches of asphalt and 2 inches of overlay when needed; and

WHEREAS, discussion also concerned utilization of the old County road from Point B to County Road 16 in the vicinity of Wagon Wheel Condominiums in order to avoid the intersection at the Eagle's Nest Townhomes; and

WHEREAS, discussion also indicated a need for an easement to be provided by the developer to the County in order to allow for realignment at the Stetson corrals on the north side of the reservoir and further discussion concerning the realignment of the intersection at point B and improved signage for the problems at the Eagle's Nest Townhomes; and

WHEREAS the Board of County Commissioners moved to further table the matter until June 4, 1985, at 4:00 P.M. in order that the staff and the County Attorney might present the Board with a draft resolution incorporating proposed conditions as a result of the public hearings; and

WHEREAS, the County attorney and staff have prepared a draft resolution and discussed same with Allen Fox of D & D Consultants and John Fletcher of the District and presented the resolution to the Board of County Commissioners at the Board's meeting on June 4, 1985 at 4:00 P.M., at which time further discussion centering around the resolution and the appropriate conditions of approving the vacation and relocation requests was held; and

WHEREAS, the Board on June 4 was presented with a letter from Mr. Alfred Saterdal on behalf of MountainAir committing to provide to Routt County an easement for road purposes of sufficient size to allow the County to build a new road across the MountainAir property on the south side of the reservoir to County Road standards; and

WHEREAS, the Board was concerned with the new standards proposed for the new road from Point D to Point E and the Board requested further review of same and therefore tabled the matter until July 2, 1985 at 2:00 P.M.; and

WHEREAS, the Board took the matter off the table at their meeting on July 2, 1985 and further discussed the road proposed from Point D to Point E and the right of way across MountainAir property south of the reservoir and the other concerns and directed the County Attorney to redraft the proposed resolution consistent with the Board's discussion and tabled this matter until July 16, 1985 at 4:30 P.M.; and

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby grants the vacation and relocation request of the Upper Yampa Water Conservancy District concerning the roads as indicated on Exhibit 1 attached hereto:

BE IT FURTHER RESOLVED that this resolution is expressly conditioned upon and shall not become effective until the following conditions have been met:

1. Construction of a collector road from Point A to Point B satisfactory to the County with a 40' road bed, including 24' wide asphalt surface, and 2 inches of asphalt. The District shall also be responsible for providing a 2 inch overlay to said collector road when deemed necessary by Routt County, however not sooner than 4 years from acceptance by Routt County of said road.

2. Construction of County Road 18 from Point D to Point E shall be satisfactory to the County with a 20' wide traveled surface and a sufficient grant of right-of-way in order to accommodate future widening of said portion of County Road 18 to the width of County specifications. It is expressly understood that any closure of said portion of County Road 18 during the winter months in order to accommodate Division of Wildlife concerns for the elk winter range lying north of said road shall in no way indicate a vacation or abandonment by the County of said road. The County reserves the right to discontinue or limit any closure of the road during winter months at the discretion of the County and to cause installation of signage to attempt to regulate disruption of the elk. Initially the County will agree to close said portion of County Road 18 for three (3) months during the winter season.

3. The intersection at Point B will be improved by the District to allow a safer approach if Routt County is able to obtain the agreement of property owners to utilize the old county road from Point B to the intersection on County Road 18 at the Wagon Wheel turnoff. Routt County would maintain said road year round until such time as an alternate road is constructed from Point B to County Road 18A or property owners affected by the usage of the old county road indicate their desire that the County halt such use, whichever comes sooner.

4. The District shall agree to convey to the County right-of-way adequate to re-align County Road 14 near the Stetson corrals (Point H) in order to eliminate a dangerous corner by reducing the curve radius at that location.

5. MountainAir shall agree to convey an easement deed for road right-of-way purposes to Routt County for

recording, said right-of-way to commence at or near Point B and trend generally eastward in order to intersect with County Road 18A. Said agreement will provide that Routt County has the right to construct a road in the general alignment above referenced upon the occurrence of the earlier of the two following events: (1) Ten years after the reservoir is filled to 25,000 acre feet; (2) The reservoir has been filled to 25,000 acre feet and the number of dwelling units within the Morrison Creek Water and Sanitation District has doubled as compared to this date.

6. All road work to be performed by the District in relocating County roads shall be constructed in accordance with the approved drawings previously submitted to the County. All relocated portions of County road shall be deeded to the County by easement deeds for road purposes with a centerline survey in a form acceptable to the County attorney. The vacations and relocations hereby approved shall not be effective nor shall the District in any way flood or affect existing County roads unless and until all conditions set forth herein have been complied with including completed and approved construction of the relocated County roads.

UPON MOTION duly made, seconded, and passed this
16th day of July, 1985.

ATTEST:

Kim Bonner
Kim Bonner, County Clerk

By:

William R. Haight
William R. Haight, Chairman

BY THE BOARD OF COUNTY
COMMISSIONERS:

VOTE:

WILLIAM R. HAIGHT
WILLIAM C. MACK
PAUL A. KENNEY

(yea) (~~no~~)
(yea) (~~no~~)
(yea) (~~no~~)



US Army Corps
of Engineers

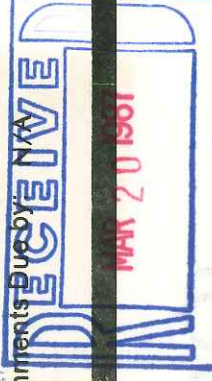
Sacramento District
650 Capitol Mall
Sacramento, CA 95814

Public Notice

Public Notice No. Monthly PN Date: March 16, 1987

In Reply Refer to: SPKCO-O

Comments Due by



TO WHOM IT MAY CONCERN:

The following Department of the Army Permit actions were taken by the ~~Sacramento District~~, during the period 1 through 28 February 1987. Relevant environmental documents, Statement of Findings, and Record of Decisions are available upon written request.

PERMITS ISSUED:

PERMIT NO.	APPLICANT	WORK AUTHORIZED	WATERWAY
5013C	Golden Gate Water Ski	Floating Dock	Old River
8020A	Catalyst Energy Dev. Corp.	Fill	Main Fork, Slate Creek
9051	Lighthouse Marina	Marina	Sacramento River
9103	Warren Ranch Inc.	Fill	Elk River, Colorado
9104	Hans Hagemeister	Fill	Elk River, Colorado
9108	M.W. Carver	Fill	Elk River, Colorado
9112	Donald L. Sherrod	Fill	Elk River, Colorado
9113	Dean H. Look	Fill	Elk River, Colorado
9114	Clarence C. Wheeler	Fill	Elk River, Colorado
> 9318	Upper Yampa Water Cons.	Fill	Yampa River, Colorado
9349	James Coson	Fill	San Joaquin
9353	Gene Celli	Marina	Sacramento River
9404	Tab Wilson	Boat Hoist	Kellogg Creek
9435	Alfred R. Hansen	Dredging	Sand Mound Slough
9458	Robert Froslie	Floating Dock	Sacramento River
9460	Rodger L. Terry	Floating Dock	Sand Mound Slough
9473	Calif. Dept. of Parks & Rec.	Dredging	Sacramento River
9484	Bloomington Country Club	Fill	Virgin River
9485	Wes Anderson	Floating Dock	Holland Cut
9487	Daniel Stewart	Floating Dock	Sand Mound Slough
9502	Sacto. Co. Dept. Parks & Rec.	Bank Protection	Sacramento River
9505	J.T. Wilkerson	Fill	West Fork Delores Rvr
9535	Don Runyan	Outfall Structure	Sacramento River

APPLICATIONS WITHDRAWN:

APPL. NO.	APPLICANT	PROPOSED ACTIVITY	WATERWAY
9367	Herbert Young	Fill	Peru Creek
9514	Anthony Dutra	Marina	Sacramento River

WAYNE J. SCHOLL
Colonel, CE
District Engineer



8A 00

C

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814



OFFICIAL BUSINESS
REGULATORY SECTION

PUBLIC NOTICE

ROUTT COUNTY REGIONAL PLANNING
COMMISSION
P.O. BOX 773749
STEAMBOAT SPRINGS, CO 80477



ROUTT COUNTY REGIONAL PLANNING COMMISSION

March 20, 1987

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: Zone Change from Agriculture/Forestry (A/F) to Outdoor Recreation (OR) with a Planned Unit Development (PUD) overlay plan for 100 camp sites, swim beach, boat marinas, five mile public trail, four public parking areas and access points. Vacation of Public Right-of-way(s) and Exemption from Subdivision Regulations for the purpose of vacating and relocation of portions of County Roads 16 212, and 18 affected by the construction of the Stagecoach Reservoir.

LOCATION: Zone Change

A tract of land generally located in portions of the NE4, Section 2, Township 3 North, Range 85 West; SE4,SW4,NE4, Section 36; S2,NE4 Section 29; S2,S2NE4 Section 30; N2,N2S2 Section 31; N2SW4,NW4 Section 32 all of Township 4 North, Range 84 West, Routt County, Colorado

Mapping and a metes and bounds description is filed in the Routt County Planning Department.

Vacation and Relocation of Public Right-of-Way(s) and Subdivision Exemption

County Roads #16 and County Road #212

That part of Routt County Road #16 and #212 at the point where County Road #16 and County Road #212 intersect the NW Corner of Meadowgreen at Stagecoach Subdivision and lying adjacent to Lots 15, 16, and 20 together with that portion of County Road #16 running westerly to Yellow Jacket Road (County Road #14) along the South line of Section 36, Township 4 North, Range 85 West and the South line of the SW4 SW4 Section 31, Township 4 North, Range 84 West, Routt County, Colorado

Vacation and Relocation of Public Right-of-Way(s)

County Roads #16 and County Road #18

Portions of County Roads #16 and #18 located in the Stagecoach Reservoir and Recreation Area. Complete legal description and mapping is filed in the Routt County Planner Department.

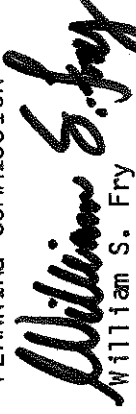
This matter has been scheduled to go before the Routt County Regional Planning Commission on Thursday, April 2, 1987, at 7:30 p.m., in the Hearing Room of the Courthouse Annex, 136 6th Street (corner of 6th & Oak), Steamboat Springs, Colorado.

Following the above hearing, the matter will then go before the Routt County Board of County Commissioners on April 14, 1987, for a final ruling. This hearing will also take place in the Hearing Room of the Courthouse Annex and will commence at 2:00 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
Planning Administrator

cb



PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY(S)

In the matter of petition for Vacation of Public Right-Of-Way(s) from Upper Yampa Water Conservancy District for the purpose of vacating and relocation of portions of County Roads 16 and 18 affected by the construction of the Stagecoach Reservoir.

Let it be known to all interested parties that a petition for Vacation of public right-of-way(s) 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, as amended, and the Routt County Subdivision Regulations of August, 1972, as amended.

Said petition shall be reviewed by the Routt County Regional Planning Commission on April 2, 1987, 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 14th day of April, 1987, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 2:00 p.m.

Said petition is for certain lands described as follows:

Portions of County Roads 16 and 18 located in the Stagecoach Reservoir and Recreation Area. Complete legal description and mapping is filed in the Routt County Planning Department.

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

William S. Fry, Administrator
ROUTT COUNTY REGIONAL
PLANNING COMMISSION

PUBLICATION DATE: March 12, 1987

ROUTT COUNTY REGIONAL
PLANNING COMMISSION

Application for Planning Commission Action

Upper Yampa Water Conservancy District FEE \$ _____ SCHEDULE: Advertise: _____
Name c/o D & D CONSULTANTS, Inc. Date: 3/19/87
PO Box 775008, Steamboat Springs, CO 879-2715
Mailing Address _____ Phone _____
P.C.: _____
C.C.: _____
NATURE OF REQUEST: _____
County Road #16 and #212 - Vacation and
Relocation and Subdivision Exemption. EXISTING ZONE: N/A
REQUESTED CHANGE: N/A
INTEREST IN PROPERTY: N/A PETITION: ZA SUP CUP PUD EX VAC
LEGAL DESCRIPTION: SIGNATURE OF PETITIONER: [Signature]
for Upper Yampa Water Conserv.
District

That part of Routt County Road #16 and #212 at that point where County Road #16 and County Road #212 intersect the NW Corner of Meadowgreen at Stagecoach Subdivision and lying adjacent to Lots 15, 16, and 20 together with that portion of County Road #16 running westerly to Yellow Jacket Road (County Road #14) along the South line of Section 36, T4N, R85W and the South line of the SW $\frac{1}{4}$ Section 31, T4N, R84W Routt County, Colorado.

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESSES:

Lot 15, Meadowgreen at Stagecoach: Mountaineire Company
c/o A. Saterdal
4411 S. High St.
Englewood, CO 80110

Lots 16 and 20, Meadowgreen at Stagecoach: Colorado Springs Land Company
c/o Burna Realty and Trust Co.
1636 Welton Street
Denver, CO 80202

Property located in NE $\frac{1}{4}$ Section 1, T3N, R85W: Mr. Gene Osborne
Colorado Canadian Corp.
13275 E. Freemont Place
Englewood, CO 80211

STAFF COMMENTS:

ROUTT COUNTY REGIONAL
PLANNING COMMISSION

Application for Planning Commission Action

UPPER YAMPA WATER DISTRICT
Name
STEAMBOAT SPRINGS CO.
80488-0339
Mailing Address
NATURE OF REQUEST: ZONE CHANGE - AGRICULTURE
Vacation of Public right-of-way
Date: 3/4/87
P.C.: 4/2/87
B.C.C.: 4/14/87 @ 2:30 PM.
Fee \$
SCHEDULE: Advertise:
Publish:
Existing Zone: AGRICULTURE
Requested Change: OUTDOOR RECREATION
INTEREST IN PROPERTY: owner
SIGNATURE OF PETITIONER: Deepest, E. Lester
LEGAL DESCRIPTION:

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESSES:

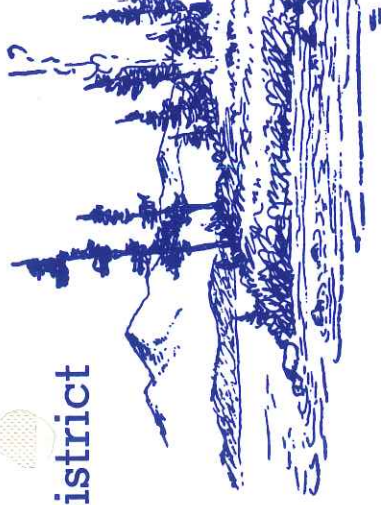
YES Is there a homeowners association in your neighborhood?

YES If yes, have you informed them of your proposal?

STATE COMMENTS:

Additional information be added to the reverse side

Upper Yampa Water Conservancy District



3 March, 1987

Steve Fry
Routt County Planning
Steamboat Springs,
Colorado

re Stagecoach Reservoir and Recreation Area

Dear Steve,

The Upper Yampa Water District encloses a map indicating the recreational areas to be zoned from Agriculture to Outdoor Recreation. The areas comprise the 775 acres of water surface, the approximate 200 acres of Stagecoach State Park, the 600 acres of Elk Winter Range, the 78 acres of waterfowl preserve, and the surrounding land to the reservoir for public access and recreational use. Waste water and water treatment plans will be submitted.

For the sake of simplicity use the following description:

All of the surface water, plus 100 horizontal feet to the South; North to the relocated c.r.18, West to c.r. 14; East to Sec.28 T4N,R84W.; plus approximately 600 acres and 200 acres for State Park and Elk Winter Range north of relocated c.r.18 comprising parts of Sections 29 and 30 T4N,R84W; plus 78 acres West of c.r.16 Bridge, south of c.r.14 to Union Ditch and Stetson property for Waterfowl Habitat Preserve, 100 camp sites, swim beach, boat marinas, 5 mile public trail, 4 public parking and access points."

The Upper Yampa Water District will require consideration be given for a boat marina operation within the State Park at the boat ramp location. The operation will be similar to that at Steamboat Lake State Park where gas and other items are sold.

Secondly, the District will submit plans indicating that the Park entrance to c.r. 14 has been relocated closer to the reservoir. Also in order to minimize human activity within the Waterfowl Preserve, c.r. 16 will follow the present location and be constructed to Routt County Standards as to curve radius and physical construction. The new bridge will intersect c.r. 14 slightly downstream and with the same degree of angle as previously approved. All other conditions will remain the same as approved in the prior application.

Thirdly, plans will be submitted showing the District's relocation of c.r.16 near Meadowgreen Subdivision softening the curve and accomodating property owners in that area.

Should you have any questions, please call 879-2424.

Sincerely,

Bill Eggleston
Upper Yampa Water District

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

John T. & Marguerite R. Howe
c/o Amy S. Howe, Esquire
Box 1442
Boise, Idaho
83701

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

Abraham C. Dunn, Jr.
302 Fresno Street
Fresno, Ca.
93706

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

Alfred P. Fondacaro
1423 S. Minnewawa,
Fresno, Ca.
93706

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

Routt County
Box 773749
Steamboat Springs,
Co. 80477

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

Stagecoach Property Owners Assoc
c/o Art Fine, President

~~50 South Steele Street~~
~~410 17th St~~ Suite 520
Denver, Co
80209

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

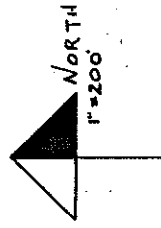
Barry E. Cunningham
1350 Old Tale Road
Boulder, Colorado
80303

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

Colorado Ute Electric Assoc., Inc
Box 1149
Montrose, Colorado
81402

STAGE COACH RESERVOIR

DEVELOPMENT PLAN



TRAIL ENTRY

PRIMITIVE CAMP
AREA - 20 SITES

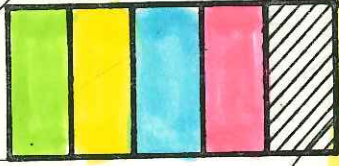
TRAIL
HEAD
CAMP
AREA
20 SITES

SEWAGE SYSTEM

WINTER YEAR
ENTRY YEAR
ROUND SERVICE
EMERGENCY
ACCESS
INTERSECTION
DESIGN BASED
ON COUNTY
REQUIREMENTS

R.G.C.
4-30-87

OWNERSHIP



LOT 15
MOUNTAIN AIR
OSBORNE
ROUTT COUNTY R.O-W
TO BE VACATED

SECTION LINE AND CENTERLINE
A 40' WIDE R.O-W FOR CR #10
FOR ROAD REVIEWER'S REPORT

MOUNTAIN AIR

A

B

OSBORNE

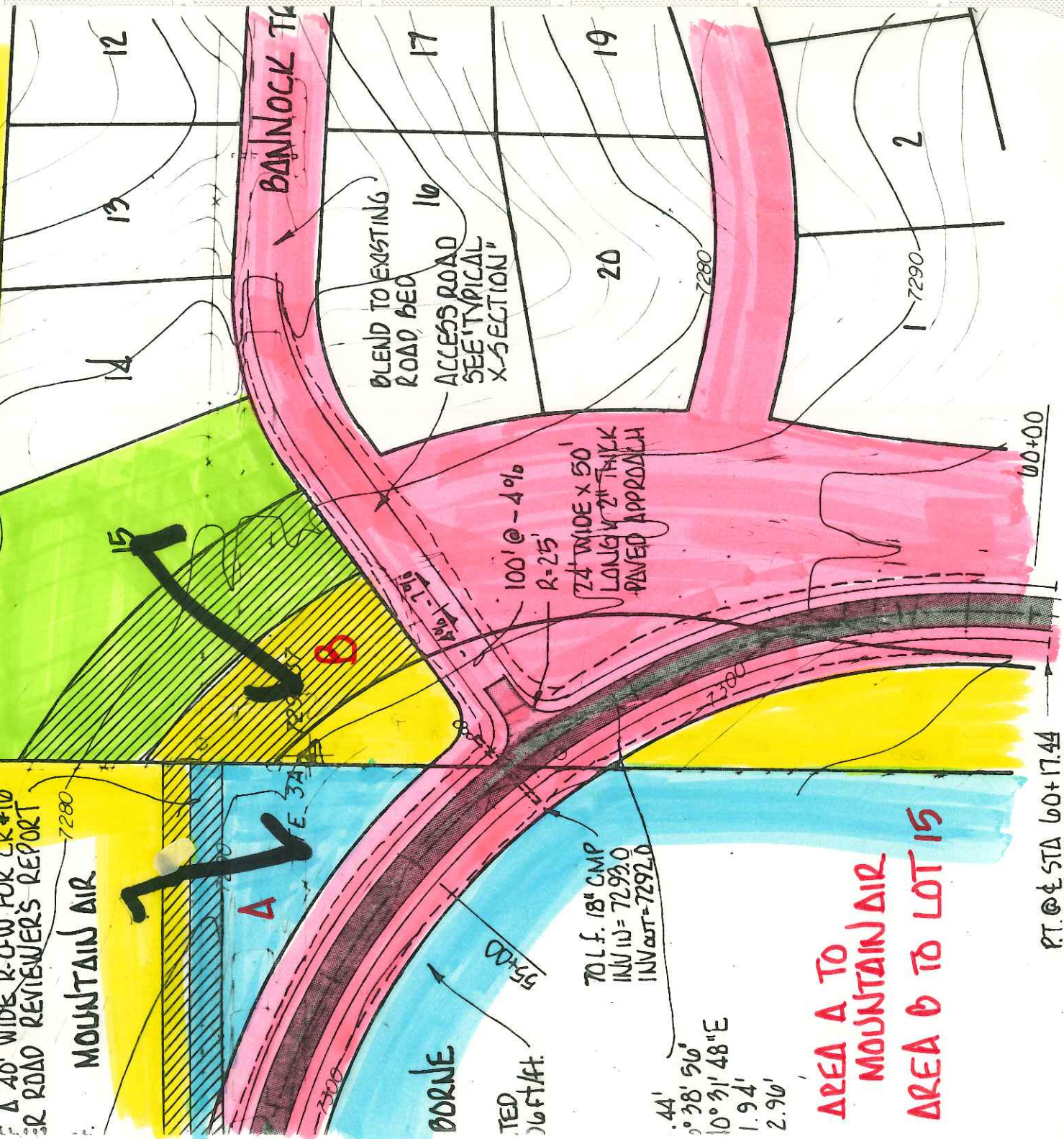
16 FT/FT

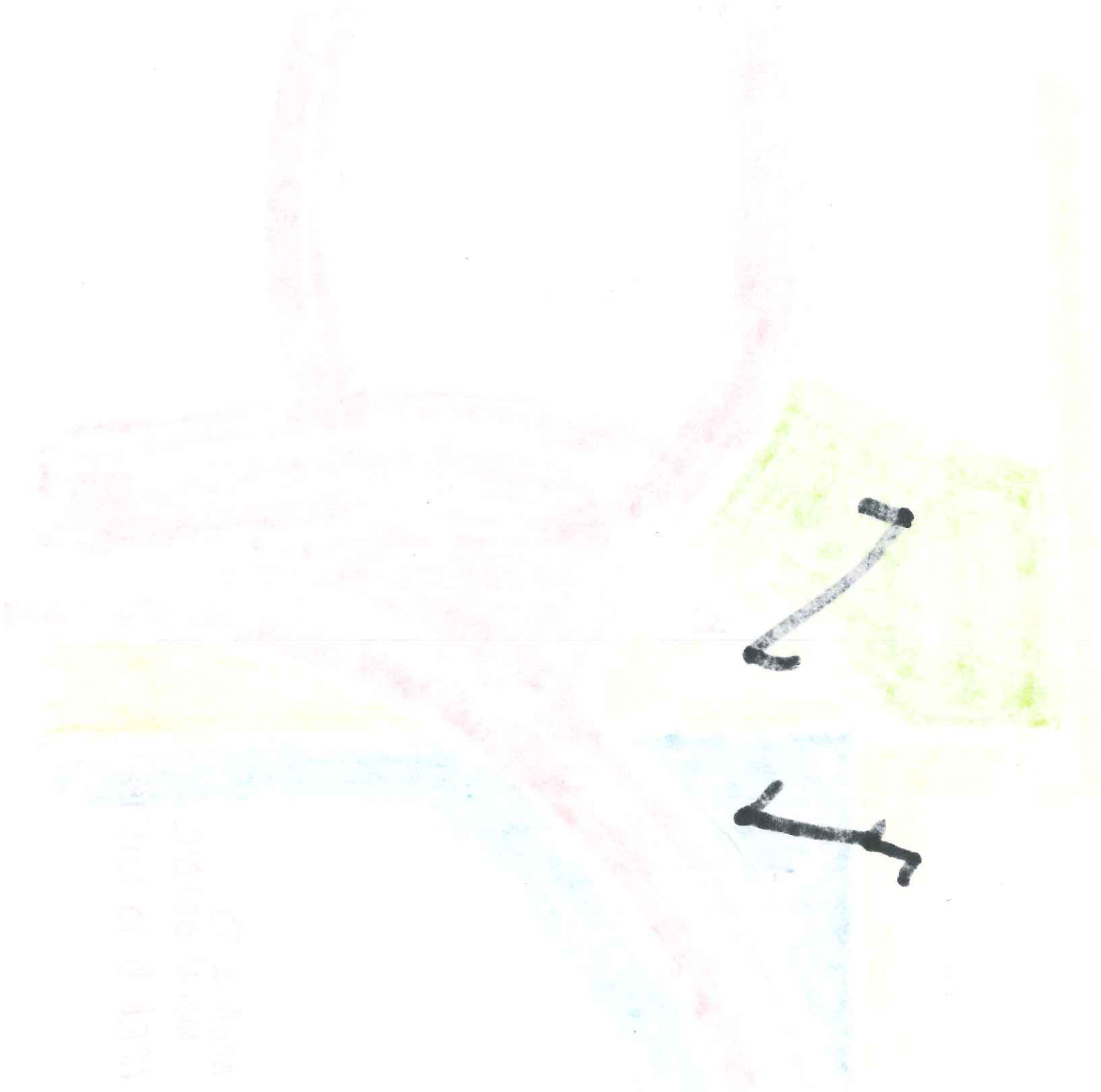
70 L.F. 18" CMP
INW 110 = 7293.0
INW OUT = 7292.0

44'
9° 38' 56"
10° 31' 48" E
1.94'
2.96'

AREA A TO
MOUNTAIN AIR
AREA B TO LOT 15

PT. @ STA 60+17.44

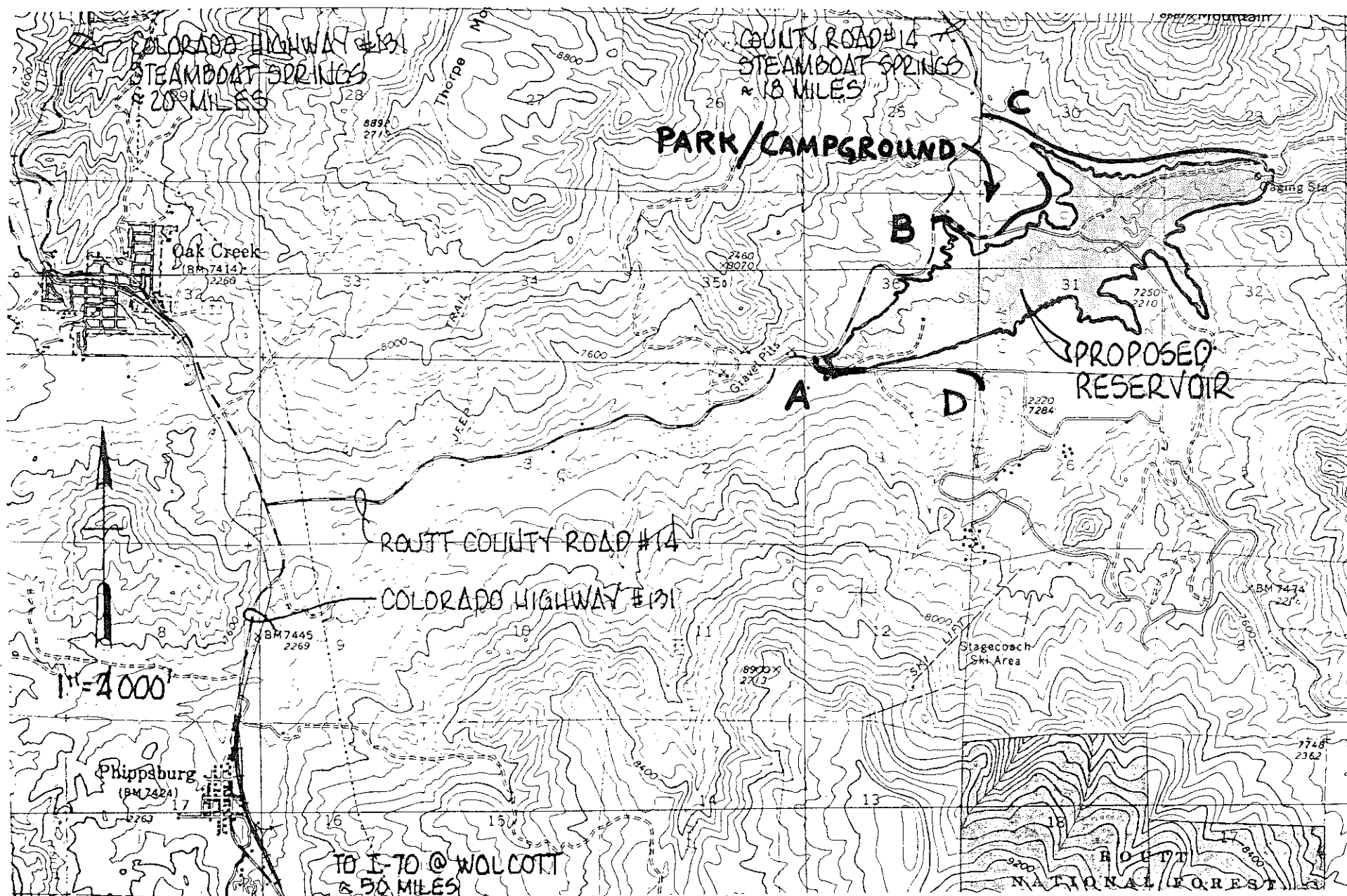




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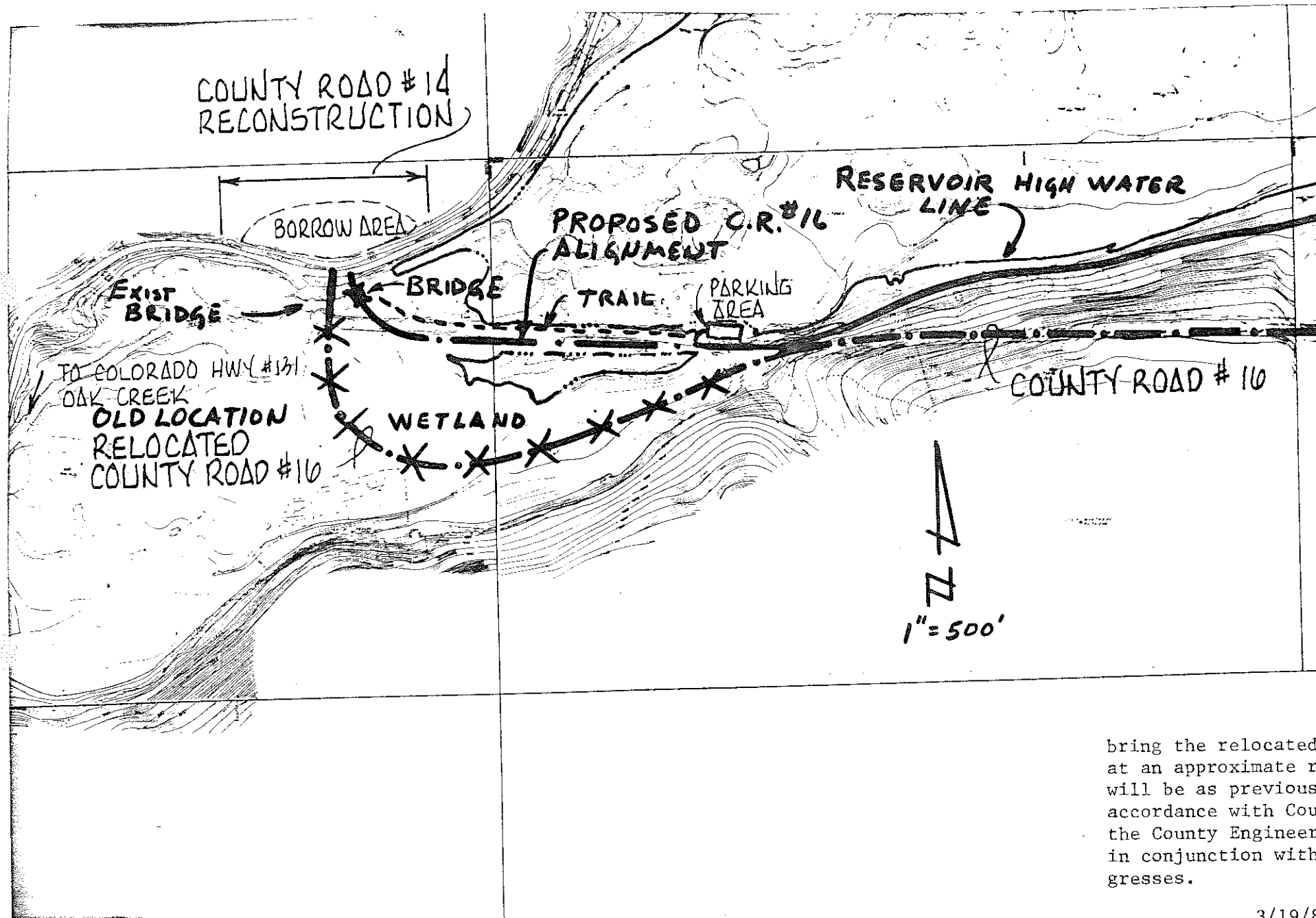
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LOCATION MAP FOR STAGECOACH RESERVOIR
ROAD RELOCATION CHANGES

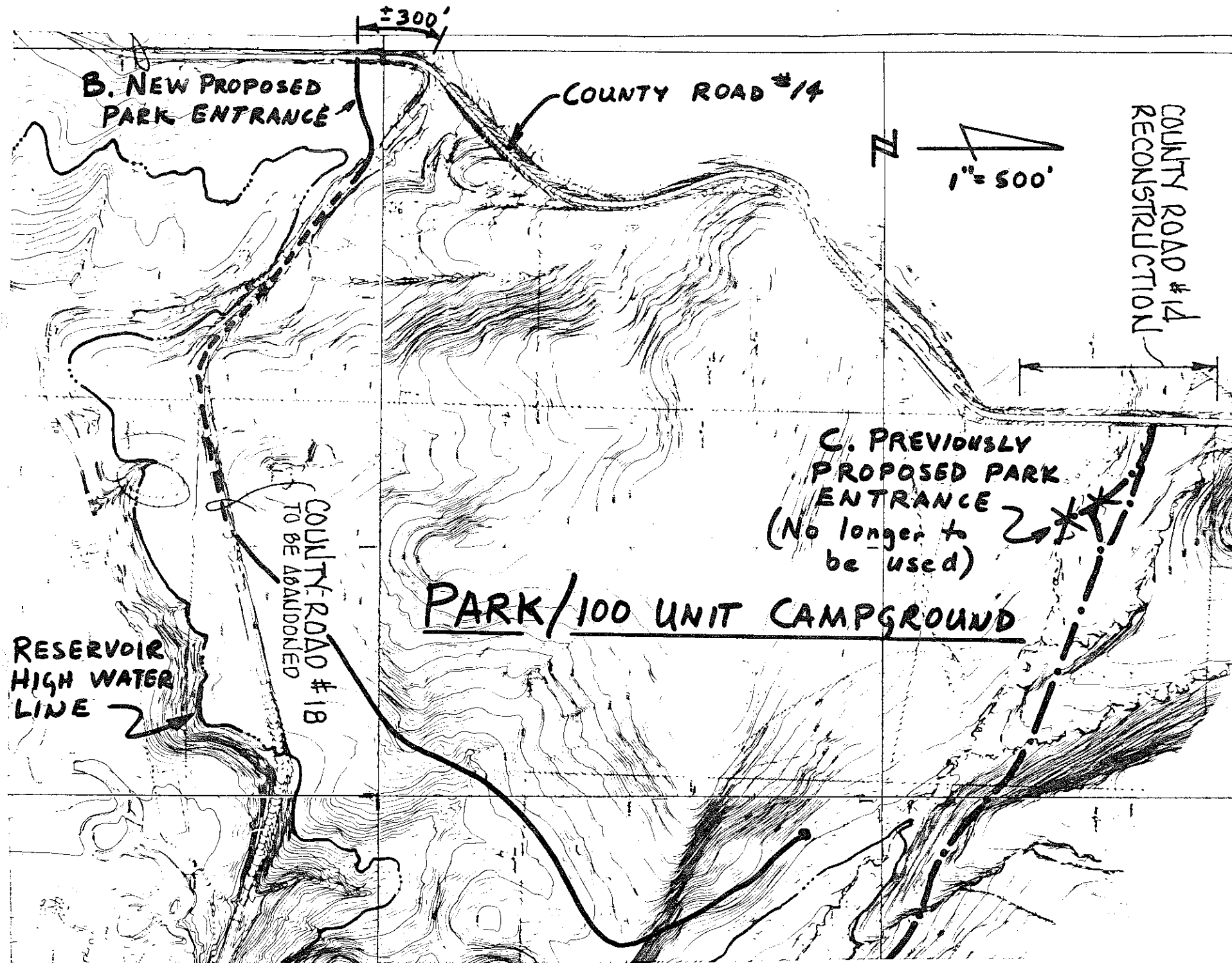
Number of hauls	Percentage of total catch
1	100%
2	50%
3	33%
4	25%
5	20%
6	16%
7	14%
8	12%
9	11%
10	10%



A. COUNTY ROAD #16
REALIGNMENT DATA

The revised alignment is proposed to accommodate a developed wetland to the south and west of the Roadway. The realigned roadway will be designed to the same specifications as the previously approved design, i.e. a collector road with 40 foot roadbed and 24 feet of pavement. The alignment will be essentially along the existing alignment with a slight shift to the south to allow a 6 foot path along the old roadbed at the toe of fill of the new roadway. The path will connect from the parking lot shown on the drawing to the bridge area. Pedestrian passage will be provided for under the bridge to allow for pedestrian travel upstream. Where this path is adjacent to the shoreline it will be riprapped as necessary. The road will be built on a fill about 8 to 10 feet high with 2:1 side slopes. An area south of the road which will hold water 2 to 4 feet deep below the Reservoir surface will be incorporated into the developed wetland plan. A 300 foot radius curve will

bring the relocated road into existing County Road #14 at an approximate right angle. Improvements to C.R.#14 will be as previously planned. The design will be in accordance with County road standards and approved by the County Engineer. A detour plan will be developed in conjunction with the County Staff as the design progresses.



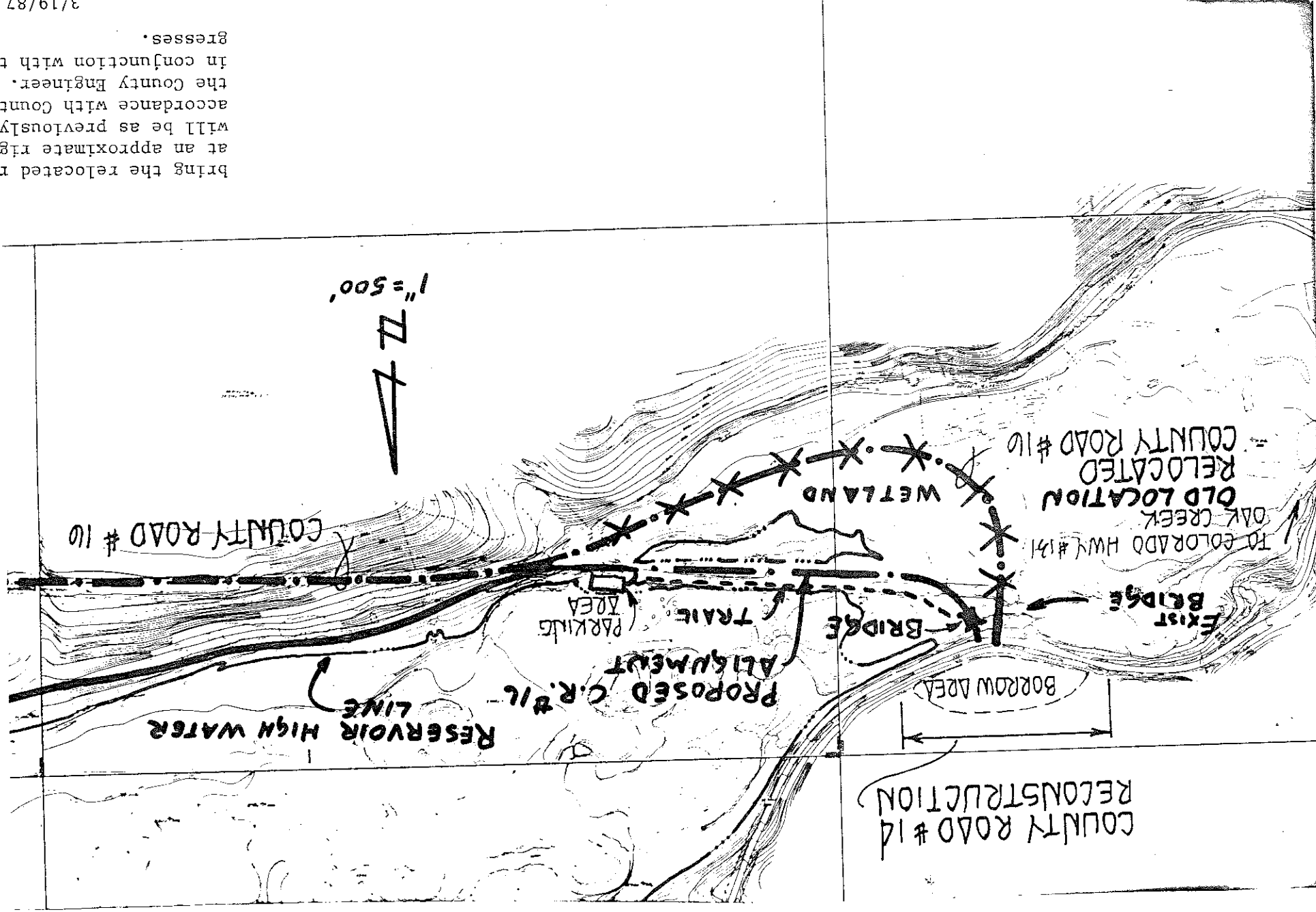
The location of the entrance road is to be moved from location C to location B on the drawing. This is a preferred access point and also allows use of a portion of abandoned C.R.#18 for the park road. The new entrance will be moved about 300 feet south of the existing C.R.#18 intersection to locate the entrance away from the curve and steep grade on C.R.#14. C.R.#14 is essentially flat in this area and has good site distance in both directions. The park entrance will have a grade of +2% at the intersection. Existing C.R.#18 will be kept open during park construction until late fall of 1988, except for short duration construction closures. Unused portions of existing C.R.#18 will be obliterated.

3/19/87 D & D CONSULTANTS, Inc.

A. COUNTY ROAD #16

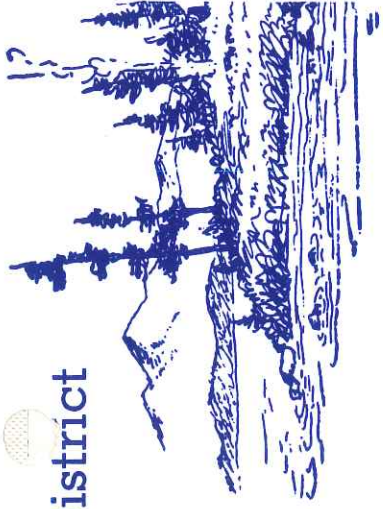
REALIGNMENT DATA

The revised alignment is proposed to accommodate a developed wetland to the south and west of the Roadway. The realigned roadway will be designed to the same specifications as the previously approved design, i.e. a collector road with 40 foot roadbed and 24 feet of pavement. The alignment will be essentially along the existing alignment with a slight shift to the south to allow a 6 foot path along the old roadbed at the toe of fill of the new roadway. The path will connect from the parking lot shown on the drawing to the bridge area. Pedestrian passage will be provided for under the bridge to allow for pedestrian travel upstream. Where this path is adjacent to the shoreline it will be riprapped as necessary. The road will be built on a fill about 8 to 10 feet high with 2:1 side slopes. An area south of the road which will hold water 2 to 4 feet deep below the Reservoir surface will be incorporated into the developed wetland plan. A 300 foot radius curve will bring the relocated road into existing County Road #14 at an approximate right angle. Improvements to C.R.#14 will be as previously planned. The design will be in accordance with County standards and approved by the County Engineer. A detour plan will be developed in conjunction with the County Staff as the design progresses.



3/19/87 D & D CONSULTANTS, Inc.

Upper Yampa Water Conservancy District



Description of a tract of land located in the NE1/4 Sec 2 T3N,R85W.

SE1/4, SW1/4, NE1/4 Sec 36; S 1/2, NE1/4 Sec 29; S 1/2, S 1/2 NE1/4 Sec 30;

N-3/4 Sec 31; N 1/2 SW 1/4, NW 1/4 Sec 32 all of T4N,R84W Routt County, CO.

N 1/2 N 1/2 S 1/2

MT AIR AGREEMENT
10/1/84

5-7005-FR

(b) The District will afford MountainAir reasonable input; not inconsistent with the requirements of the Colorado Water Conservation Board, the Colorado Division of Parks and Outdoor Recreation, and Routt County; into the planning of the park and recreation area to be located on the north shore of Stagecoach Reservoir and the public marina to be constructed in conjunction therewith, and into the planning of the public boat ramp to be constructed on the south shore of Stagecoach Reservoir.

(c) The District agrees, subject to regulations of the Colorado Division of Parks and Outdoor Recreation and to reasonable rules and regulations of the District, to grant MountainAir: (i) a non-exclusive right to the use of the surface of Stagecoach Reservoir for recreational purposes; and (ii) a right to the use of a portion of the land adjoining the water line of the reservoir and adjacent to the public boat ramp that the District intends to construct on the south shore of Stagecoach Reservoir, as determined by the District, for related commercial purposes that shall be limited to one marina and usual associated uses including, without limitation, restaurants, bars, and retail sales facilities, such right to be subject to other uses of said land that are not inconsistent with such related commercial purposes. MountainAir shall be granted an easement on and across the Real Property for ingress and egress to and from said marina for its use and for the location of necessary docks and boat service facilities, including gasoline storage and dispensing equipment. The size and location of said marina and easements shall be mutually agreed to by the parties, shall provide reasonable access to the public, shall be subject to the approval of the Colorado Water Conservation Board, the Colorado Division of Parks and Outdoor Recreation, and Routt County, and shall not in any way or at any time interfere with the operation and maintenance of Stagecoach Reservoir. This grant shall not be construed to restrict in any way the District's sole and exclusive discretion with respect to the determination of the

ATTACHMENT 1

FISH AND WILDLIFE SERVICE RECOMMENDATIONS

In an April 25, 1986, memorandum, the Fish and Wildlife Service submitted to Reclamation a final Fish and Wildlife Coordination Act Report on the Stagecoach Reservoir Project. The report provides an evaluation of the project relative to fish and wildlife resources and contains recommendations for mitigation of project-caused impacts. The recommendations and the disposition of them by the Upper Yampa Water Conservancy District (UYWCD) are summarized below.

1. A minimum instantaneous release of 40 cfs, or the inflow to Stagecoach Reservoir whichever is less, to the Yampa River during the period December 1 to July 31. A minimum instantaneous release of 20 cfs to the Yampa River during the period of August 1 through November 30.

The UYWCD has agreed to provide the minimum flows as recommended.

2. Streamflow releases from Stagecoach Dam to the Yampa River which optimize water temperatures for rainbow and brown trout in the Yampa River between Stagecoach Dam and Catamount Reservoir.

The multilevel outlet to be provided in the dam would provide control of the water discharge temperature to optimize the aquatic environment for trout. Temperature recording would be provided by the U.S. Geological Survey gauging station below the damsite.

3. Fishery habitat improvement structures in the Yampa River on all land owned or controlled by the UYWCD, immediately upstream and downstream of Stagecoach Dam and Reservoir, and on all public land (Colorado Division of Wildlife and Bureau of Land Management) between Stagecoach Dam and Catamount Reservoir.

The UYWCD would provide fish improvement structures to the extent desirable for an amount not to exceed \$50,000.

4. Free, unrestricted public fishing access in perpetuity on both sides (streambanks) of the Yampa River on all lands owned or controlled by the UYWCD immediately upstream and downstream of Stagecoach Dam and Reservoir. In addition, the UYWCD will continue its effort to acquire additional fishing easements on private land either upstream or downstream of the proposed Stagecoach Dam and Reservoir.

ATTACHMENT 1

FISH AND WILDLIFE SERVICE RECOMMENDATIONS

The UYWCD has agreed to provide unrestricted access to 0.5 mile of the river immediately below Stagecoach Dam and to 0.6 mile at the west end of Stagecoach Reservoir. Live-stock grazing would be excluded from these areas. Public access to the remainder of the river above Lake Catamount either already exists or is not available.

5. The sum of \$9,000 annually for a period of 10 years to the Colorado Division of Wildlife for the development, operation, and maintenance cost associated with the stocking and management of the Stagecoach Reservoir fishery. At the end of the 10-year period, the UYWCD and Division will meet and if necessary renegotiate a new fish stocking payment.

The UYWCD has agreed to pay \$9,000 annually for 10 years for fish stocking and renegotiate a new payment at the end of the 10-year period if necessary.

6. (Grant to) the Colorado Division of Wildlife a conservation easement or fee title to approximately 672 acres of big game winter range in the vicinity of Stagecoach Dam and Reservoir. Grazing on a forage availability basis for 75 AUM's for cattle will be permitted on 223 acres of this land during the period June 15-October 15 annually.

The UYWCD would provide a conservation easement north of the reservoir site on the south slope of Blacktail Mountain and east of the proposed recreation area and downstream of the dam, a total area of 672 acres.

7. Funds in the amount determined by the Colorado Division of Wildlife in cooperation with the UYWCD for initial big game winter range improvement and maintenance of the improvements in perpetuity on the 672 acres acquired for mitigation. An additional 616 acres for big game mitigation will be made available through the Bob Adams Estate/BLM land exchange which the UYWCD has assisted in finalizing.

The UYWCD would determine funding for the big game winter range improvements and maintenance in cooperation with the Division of Wildlife.

8. Through the use of signs and an annual 3-month limited closure, the UYWCD will control access to the road north of the reservoir from the recreation area to the dam during the big game wintering period of December 15 to May 15 annually.

The UYWCD has agreed to a limited-access road on the north side of the reservoir. The Routt County Commissioners

have indicated their willingness to close the road with a gate located at the east boundary of the campground for no more than 3 months. The Colorado Division of Wildlife could select the period of closure. The UYWCD has agreed to install signs to discourage the public from trespassing in the elk wintering range during the 5-month critical period.

9. Provide \$5,000 to the Colorado Division of Wildlife for the design of a 78-acre waterfowl development at the upper end of Stagecoach Reservoir.

The UYWCD has agreed to provide \$5,000 for design of the waterfowl area at the upper end of the reservoir.

10. Provide funds to the Colorado Division of Wildlife in the amount determined by the Division and the Fish and Wildlife Service, in cooperation with the UYWCD for the development, operation, and maintenance in perpetuity of the 78-acre waterfowl development at the upper end of the reservoir.

The UYWCD would provide funds to the Division in an amount determined by the three agencies for development, operation, and perpetual maintenance of the waterfowl development.

11. If determined to be necessary after Stagecoach Reservoir is in place, the UYWCD will construct and maintain an elk-proof drift fence along the northeast corner of Stagecoach Reservoir.

The UYWCD would provide \$1,000 for a drift fence if it is determined that such a fence is needed after the reservoir is in place.

Recommendations 1 and 2 are made in accordance with the Fish and Wildlife Coordination Act. Separate and different recommendations concerning releases of water from Stagecoach Dam may be required to protect habitat for the Colorado River endangered fish species as provided for in Section 7 of the Endangered Species Act.

ATTACHMENT 2

ENVIRONMENTAL COMMITMENTS

The following list summarizes major environmental commitments made by the Upper Yampa Water Conservancy District (UYWCD) for the recommended plan.

1. The UYWCD would construct and fund all recreation facilities in accordance with Colorado Division of Parks and Outdoor Recreation specifications.
2. Stagecoach Reservoir would be zoned for recreation uses as recommended by the Colorado Division of Parks and Outdoor Recreation and the Colorado Division of Wildlife.
3. Following development of the wetland areas, access to the west end of Stagecoach Reservoir would be restricted during part of the year to allow waterfowl hunting.
4. To mitigate stream fishery losses which would result from project construction, the UYWCD would provide (a) a multi-level outlet works in Stagecoach Dam to optimize water temperatures for rainbow and brown trout in the Yampa River between the dam and Catamount Reservoir; (b) unrestricted fisherman access to 0.5 mile of the Yampa River immediately downstream of Stagecoach Reservoir and to 0.6 mile at the west end of the reservoir; (c) the lesser of natural inflow or 40 cfs below the dam during the period December 1 to July 31, and a minimum release of 20 cfs during the period August 1 to November 30; (d) fishery improvement structures in the 0.5-mile reach below the dam; (e) \$9,000 annually for a period of 10 years to the Colorado Division of Wildlife for the development, operation, and maintenance costs associated with the stocking and management of the reservoir fishery. A new payment would be renegotiated at the end of the 10-year period if necessary.
5. To mitigate big game habitat losses which would result from project construction, the UYWCD would (a) grant a conservation easement to the Colorado Division of Wildlife on 672 acres of pasture land on the north shore of Stagecoach Reservoir site and the south slope of Blacktail Mountain and east of the proposed recreation area and downstream of the dam for elk and other wildlife. Livestock grazing would be prohibited on 449 acres of the parcel adjacent to the north and east sides of Stagecoach Reservoir, and grazing would be allowed on a forage availability basis for 75 AUM's for cattle on the remaining 223

acres in the northeast corner of the parcel. Funding for improvements and maintenance would be determined in cooperation with the Colorado Division of Wildlife; (b) provide an additional 616 acres through an exchange the Bob Adams/BLM land exchange which the UYWCD has assisted in finalizing; (c) install signs on County Road 18 to discourage public trespassing in the elk winter range during the December 15 to May 15 critical period annually and close the road for 3 months during critical periods to be determined by the Colorado Division of Wildlife; and (d) provide \$1,000 for installation of an elk-proof drift fence along the north side of County Road 18 if it is determined that such a fence is needed after the reservoir is in place.

6. To mitigate losses of wetlands which would occur as a result of project construction, the UYWCD would (a) acquire and convert 78 acres at the west end of Stagecoach Reservoir as a waterfowl development by constructing a system of water regulating dikes and canals; (b) exclude livestock from an additional 17 acres downstream of the dam; (c) provide \$5,000 to the Colorado Division of Wildlife for design of the wetland area at the west end of the reservoir; and provide funds to the Division in an amount agreed to by the Division, the UYWCD, and the Fish and Wildlife Service for development, operation, and perpetual maintenance of the waterfowl development.

7. To mitigate other wildlife losses associated with construction of the project, measures would be taken to (a) minimize disturbance to vegetation and landscape by confining construction activities to areas actually needed for project purposes; (b) rehabilitate temporarily disturbed landscape to the extent possible to restore maximum wildlife habitat values; (c) protect important wildlife areas from unnecessary disturbances; and (d) minimize impacts on raptors, if observed. The power transmission line from Stagecoach Dam to an existing line near Oak Creek would be constructed in conformance with raptor protection standards.

8. To ensure that all mitigation measures and commitments were accomplished during and after construction, the Bureau of Reclamation would prepare and implement an environmental commitment plan and an environmental checklist.

9. Contractors would be required to use such methods and devices as are reasonably available to control, prevent, and otherwise minimize dust, noise, vehicle and plant emissions, and discharges of atmospheric contaminants.

10. The existing U.S. Geological Survey water quality sampling program would be continued and would monitor any changes in stream water quality due to construction and operation of the project.
11. The project contractor and subcontractors would be required to comply with applicable Federal, State, and local laws, regulations, and permits concerning the control and abatement of water pollution and erosion. The activities of the contractors would be monitored to ensure compliance.
12. Abandoned domestic sewage disposal systems within the project boundary would be removed and/or disinfected.
13. Temporary construction facilities would be located to minimize the removal of vegetation and excessive changes of the landscape, and all such facilities would be removed upon completion of the project. All disturbed areas outside the reservoir basin would be reshaped and revegetated as necessary to restore original or the best possible conditions.
14. Construction materials for project features would be obtained from the reservoir basin or existing quarries, in accordance with Routt County regulations.
15. Recreation facilities have been sited to minimize visual impacts from public roads and residential areas as much as possible.
16. Clearing for the proposed powerline would be limited to specific areas actually needed for the erection of poles or to areas where vegetation must be removed to prevent damage to conductors or other facilities. Visual impact would be reduced by feathering the edges of cleared areas and by using nonreflecting conductors. Fences and conductive structures in the vicinity of the line would be properly grounded to prevent electrical shocks.
17. Waste material would be used for the construction of project facilities or disposed of in the reservoir basin.
18. A minimum flow of 12 cubic feet per second would continue to be maintained in the Yampa River below Yamcolo Reservoir for aquatic resources in critical periods both during and following construction.
19. A subsequent NEPA analysis would be prepared upon approval by Reclamation of the sale of part or all of the 9,000 acre-feet of water for Colorado-Ute Electric Association by UYMCD.



ROUTT COUNTY REGIONAL PLANNING COMMISSION

MEMORANDUM

TO: Routt County Board of County Commissioners

FROM: Caryn Fox, Staff Planner

RE: Summary of meetings and agreements regarding relocation and vacation of County Roads around the Stagecoach Reservoir

DATE: March 3, 1987

The following meetings and reviews have occurred with regard to the relocation of county roads relative to the Stagecoach Reservoir project:

January 28, 1985

A meeting took place with Tom Sharp, John Fetcher, Skidge Moon, Dave Yamada, and John Vanderbloemen to discuss potential zoning and planning requirements and road relocation requirements for the Stagecoach reservoir.

February 7, 1985

Dave Yamada sent a memorandum to Skidge Moon outlining that a meeting should take place with Planning Commission to review the project and discuss road relocation, and permits should be issued for camping areas in the future.

March 7, 1985

Planning Commission reviewed the road relocations proposed by the Upper Yampa Conservancy District. The proposals were recommended for approval by Planning Commission contingent that the county not vacate any roads used by the public until new relocated roads are constructed to county approved specifications. (See attached Planning Commission minutes)

April 9, 1985

The Board of County Commissioners reviewed the proposed road relocations based on Exhibit "A":

- Points A to B will be a boulevard type road, 40 feet wide.
- Points C to D contain a relocated section of County Road 18.
- Points D to E is relocated County Road 18 which will be built to a lesser standard and used on a limited basis, with winter public access curtailed.

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County Roads around the Stagecoach Reservoir
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- The Board received comments from the public concerning dust, safety and road maintenance problems if County Road 18 is closed, intersection problems at the curve of County Road 16, additional driving time and inconvenience.
- Additional comments were received from County Assistant Engineer Jim Douglas regarding the necessity for improvements to County Road 14, realignment of the Eagles Nest Townhomes intersection, and straightening curves by the Stetson corrals and Barrow's house.
- Comments were received from Al Satterdal of Mountain Air Corporation regarding the dedication of easements to the county.
- The Board tabled the discussion until May 13, 1985.

May 13, 1985

The Board of County Commissioners reconvened the hearing regarding road relocations around the Stagecoach Reservoir.

The Upper Yampa Conservancy District proposed that:

- Point A to B will be a collector road with a 40' roadbed, 24' wide asphalt surface, with 2" of asphalt and 2" overlay of asphalt as necessary.
- The old county road can be utilized temporarily if permission can be obtained from the owners.
- An easement will be granted from the developer to the county near the Stetson corrals to realign County Road 14.
- The intersection at Point B will be realigned.

The Board tabled the hearing until June 4, 1985 for a resolution to be drafted by the County Attorney.

June 4, 1985

Al Satterdal of Mountain Air committed to provide an easement to Routt County to construct a new road across Mountain Air on the south side of the reservoir.

The Board was concerned with new standards proposed for the road from Point D to Point E and tabled the matter to July 2, 1985.

July 1, 1985

The Board discussed the road from Point D to Point E and reviewed the right-of-way across the Mountain Air property and asked the County Attorney to redraft the resolution, tabling the matter until July 16, 1985.

July 16, 1985

The Board reviewed and signed the attached resolution drafted by the

County Attorney containing the following requirements:

1) County Road 16 from Point A to Point B, a collector status road, to be 40' of roadbed, 24' of asphalt surface 2" thick.

-Upper Yampa Conservancy District will provide a 2" asphalt overlay, no less than four years from the date of acceptance by the County.

2) County Road 18 from Point D to Point E will be constructed with a 20' wide surface.

-The District will grant sufficient right-of-way to accommodate future widening to County specifications.

-Any road closure during the winter shall not constitute vacation of the road.

-The county reserves the right to limit or discontinue winter road closures and cause installation of signage to prevent disturbance of the elk.

-The county agrees to initially close County Road 18 for three months during the winter.

3) The district will improve the intersection at Point B if the owners agree to use the old county road from Point B to the intersection of County Road 18 at the Wagon Wheel turnoff.

-The county will maintain the road year 'round until an alternate road is built from Point B to County Road 18A, or until the property owners discontinue permitting the use of the old county road, whichever is first.

4) The district will convey right-of-way to the county to realign County Road 14 near the Stetson corrals (Point H)

5) Mountain Air shall agree to convey an easement deed for road right-of-way to Routt County to commence at or near Point B, trend eastward to intersect County Road 18A.

-The agreement will provide that Routt County has the right to construct a road when the earliest of the following events occurs:

1. Ten years after the reservoir fills to 25,000 acre feet.

2. The reservoir fills to 25,000 acre feet and the number of dwelling units served by the Morrison Creek Water and Sanitation district doubles from this date.

6) Road work done by the District shall be constructed according to approved drawings.

-Relocated portions of County roads shall be deeded to the county by easement deed with a centerline survey.

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-Vacations and relocations are not effective, nor shall the District flood or affect existing county roads unless all conditions are complied with, including completion and approved construction of relocated county roads.

RESOLUTION NO. 019

A RESOLUTION CONCERNING THE VACATION AND RELOCATION OF ROADS
RELATING TO THE STAGECOACH RESERVOIR PROJECT

WHEREAS, the Upper Yampa Water Conservancy District ("the District") is in the process of attempting to develop and build the Stagecoach Reservoir on the Yampa River 4 miles east of Oak Creek, Colorado near the Stagecoach Development; and

WHEREAS, the District is pursuing funding from the Colorado Water Conservation Fund and the Federal Small Reclamation Project Act; and

WHEREAS, if the funding is forthcoming such that the reservoir is constructed, the reservoir would inundate portions of certain county roads requiring that said roads be vacated or relocated; and

WHEREAS, the proposed road relocations and vacations are as follows and as indicated on the Exhibit 1 attached, a map of the project area; and

WHEREAS, the District presented the conceptual plan for the Stagecoach Reservoir at a pre-application conference for the Routt County Regional Planning Commission on February 7, 1985; and

WHEREAS, the road vacation and relocation requests were presented to the Board of County Commissioners on April 9, 1985, at which time the project plan was explained by Allen Fox of D & D Consultants and John Fetcher of the District and the Board also received public comment from Dagmar Downs, Secretary-Treasurer of the Eagle's Nest Townhome Owner's Association, from Mr. Alfred Saterdal of MountainAir Company, from Marcus Bishop, representing owners of property adjacent to one of the roads to be affected, from Erick Glanz, representing himself as a property owner and also representing Kevin O'Shea, an owner of property in South Shore Subdivision at Stagecoach, and also from Jim Douglas, Assistant County Engineer, and the Board also received three exhibits in addition to the map of the project, those being a letter from Dagmar Downs, a letter from Kevin O'Shea, and a Feasibility Study and Proposed Plan of Action from the Stagecoach Property Owner's Association as well as a plan and profile of all proposed replacement roads and intersections and a fact sheet; and

WHEREAS, the Board discussed concerns including improvements necessary to County Road 14, improved intersections including realignment of the Eagle's Nest Townhome intersection and the intersection at Point B on Exhibit A, concerns regarding straightening of curves by the Stetson corrals on the north side of the reservoir, and discussion concerning a right of way in proximity to the south shore of the reservoir, crossing property owned by MountainAir Co. in order that County Road 16 might intersect with County Road 18A in a more direct manner rather than traveling into the developed Stagecoach property area near Eagle's Nest Townhomes; and

WHEREAS, the Board of County Commissioners, by motion and unanimous vote, tabled the matter until May 13, 1985, at 3:30 P.M.; and

WHEREAS, on May 10, 1985, Commissioners Haight and Mack, together with Engineer Douglas, Planning Administrator Dave Yamada, John Fletcher and Allen Fox viewed the property; and

WHEREAS, on May 13, 1985, the matter was taken off the table and the District indicated that a letter would be presented to the Board of County Commissioners from Mr. Alfred Saterdal on behalf of MountainAir Co. committing to provide to the County an easement to County Road standards across property of MountainAir on the south side of the reservoir; and

WHEREAS, Allen Fox presented changes to the plan whereby the portion designated from Point A to Point B (on Exhibit 1) would be changed from a boulevard status to a collector road status with a 40' road bed, including a 24' wide asphalt surface with 2 inches of asphalt and 2 inches of overlay when needed; and

WHEREAS, discussion also concerned utilization of the old County road from Point B to County Road 16 in the vicinity of Wagon Wheel Condominiums in order to avoid the intersection at the Eagle's Nest Townhomes; and

WHEREAS, discussion also indicated a need for an easement to be provided by the developer to the County in order to allow for realignment at the Stetson corrals on the north side of the reservoir and further discussion concerning the realignment of the intersection at point B and improved signage for the problems at the Eagle's Nest Townhomes; and

WHEREAS the Board of County Commissioners moved to further table the matter until June 4, 1985, at 4:00 P.M. in order that the staff and the County Attorney might present the Board with a draft resolution incorporating proposed conditions as a result of the public hearings; and

WHEREAS, the County attorney and staff have prepared a draft resolution and discussed same with Allen Fox of D & D Consultants and John Fletcher of the District and presented the resolution to the Board of County Commissioners at the Board's meeting on June 4, 1985 at 4:00 P.M., at which time further discussion centering around the resolution and the appropriate conditions of approving the vacation and relocation requests was held; and

WHEREAS, the Board on June 4 was presented with a letter from Mr. Alfred Saterdal on behalf of MountainAir committing to provide to Routt County an easement for road purposes of sufficient size to allow the County to build a new road across the MountainAir property on the south side of the reservoir to County Road standards; and

WHEREAS, the Board was concerned with the new standards proposed for the new road from Point D to Point E and the Board requested further review of same and therefore tabled the matter until July 2, 1985 at 2:00 P.M.; and

WHEREAS, the Board took the matter off the table at their meeting on July 2, 1985 and further discussed the road proposed from Point D to Point E and the right of way across MountainAir property south of the reservoir and the other concerns and directed the County Attorney to redraft the proposed resolution consistent with the Board's discussion and tabled this matter until July 16, 1985 at 4:30 P.M.; and

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby grants the vacation and relocation request of the Upper Yampa Water Conservancy District concerning the roads as indicated on Exhibit 1 attached hereto:

BE IT FURTHER RESOLVED that this resolution is expressly conditioned upon and shall not become effective until the following conditions have been met:

1. Construction of a collector road from Point A to Point B satisfactory to the County with a 40' road bed, including 24' wide asphalt surface, and 2 inches of asphalt. The District shall also be responsible for providing a 2 inch overlay to said collector road when deemed necessary by Routt County, however not sooner than 4 years from acceptance by Routt County of said road.

2. Construction of County Road 18 from Point D to Point E shall be satisfactory to the County with a 20' wide traveled surface and a sufficient grant of right-of-way in order to accommodate future widening of said portion of County Road 18 to the width of County specifications. It is expressly understood that any closure of said portion of County Road 18 during the winter months in order to accommodate Division of Wildlife concerns for the elk winter range lying north of said road shall in no way indicate a vacation or abandonment by the County of said road. The County reserves the right to discontinue or limit any closure of the road during winter months at the discretion of the County and to cause installation of signage to attempt to regulate disruption of the elk. Initially the County will agree to close said portion of County Road 18 for three (3) months during the winter season.

3. The intersection at Point B will be improved by the District to allow a safer approach if Routt County is able to obtain the agreement of property owners to utilize the old county road from Point B to the intersection on County Road 18 at the Wagon Wheel turnoff. Routt County would maintain said road year round until such time as an alternate road is constructed from Point B to County Road 18A or property owners affected by the usage of the old county road indicate their desire that the County halt such use, whichever comes sooner.

4. The District shall agree to convey to the County right-of-way adequate to re-align County Road 14 near the Stetson corrals (Point H) in order to eliminate a dangerous corner by reducing the curve radius at that location.

5. MountainAir shall agree to convey an easement deed for road right-of-way purposes to Routt County for

recording, said right-of-way to commence at or near Point B and trend generally eastward in order to intersect with County Road 18A. Said agreement will provide that Route County has the right to construct a road in the general alignment above referenced upon the occurrence of the earlier of the two following events: (1) Ten years after the reservoir is filled to 25,000 acre feet; (2) The reservoir has been filled to 25,000 acre feet and the number of dwelling units within the Morrison Creek Water and Sanitation District has doubled as compared to this date.

6. All road work to be performed by the District in relocating County roads shall be constructed in accordance with the approved drawings previously submitted to the County. All relocated portions of County road shall be deeded to the County by easement deeds for road purposes with a centerline survey in a form acceptable to the County attorney. The vacations and relocations hereby approved shall not be effective nor shall the District in any way flood or affect existing County roads unless and until all conditions set forth herein have been complied with including completed and approved construction of the relocated County roads.

UPON MOTION duly made, seconded, and passed this
16th day of July, 1985.

ATTEST:

Kim Bonner
Kim Bonner, County Clerk

By:

William R. Haight
William R. Haight, Chairman

BY THE BOARD OF COUNTY
COMMISSIONERS:

VOTE:

WILLIAM R. HAIGHT
WILLIAM C. MACK
PAUL A. KENNEY

(yea) (~~nay~~)
(yea) (~~nay~~)
(yea) (~~nay~~)

exchanging a Vacation of County Road 80 for a Right-Of-Way on Road 56.

EN RE: TV UPDATE/TOM PEARSON

Tom Pearson was present to brief the Board. He said he had put a new amplifier in the Moonhills' transmitter. Lightning has damaged the antenna. There is presently some interference from Toponas.

The Edna Mine Site receiver antenna is not satisfactory. The concrete work there should be complete this week.

Phippsburg needs a new tower. The base is in but the new channel from TV Tech hasn't been received. There is about 1,000 feet of cable still to install. Channel seven will still interfere with channel 9, but the new disc is ordered and may help. Everything should be okay there in about two weeks.

Lightning has melted one channel on Emerald Mountain. Strike prevention is impossible, but damage can be minimized.

Lightning also took out Oak Creek Friday and hit Hayden's fire line.

The Board discussed tones and the installation of radio repeaters and doing preventive maintenance on the Road and Bridge vehicle radios. Tom has a key to the District III Shop, so he can do the maintenance as needed. He said Motorola does not suggest preventive maintenance, but he will initiate a schedule of maintenance and keep logs as the Board is requesting.

EN RE: BOARD OF EQUALIZATION/THE BREACANS

A letter was received from Mr. Rex McKim Peterson Vice President of Product Development for the Breacans dated July 16, 1985 withdrawing the Breacans' assessment appeal. This letter is on file in the Office of the Commissioners.

EN RE: STAGECOACH RESERVOIR/ROAD RELOCATION

At Fox of D & D Consultants, Inc.; County Attorney John Vanderbloemen; and Planning Director Dave Yamada were present. John Fetcher was in Washington, D.C.

Dave Yamada posted the Stagecoach Site Plan. John Vanderbloemen presented a letter from Erick Glanz, representing the Morrison Creek Metropolitan Water and Sanitation District, dated July 16, 1985. The letter is on file in the Office of the Commissioners. He also said Mr. Glanz would like the County to make more effort to come to an agreement with MountainAir Company, rather than be dependent on obtaining alternate easements.

John Vanderbloemen discussed obtaining easements to realign County Road 18, and then explained the changes in the draft of County Resolution No. 1985019, A Resolution Concerning the Vacation and Relocation of Roads Relating to the Stagecoach Reservoir Project.

Commissioner Mack moved the Board adopt the Resolution as amended, to abandon roads according to the Agreement with Mr. Alfred Saterdal of MountainAir Company, dated June 4, 1985. The Agreement is on file in Mr. Vanderbloemen's Office. Commissioner Kenney seconded the motion, and it was passed unanimously.

John Vanderbloemen will pencil in the necessary changes on the site plan and draftsmen at D & D Consultants will complete the changes.

EN RE: H. G. COAL/TRANSFER OF OWNERSHIP TO BLUE HORIZON

Rebecca Love Kourlis, Attorney for Blue Horizon; Stamper Collins, Blue Horizon President; Charlie Margolf, Vice President of Western Coal Development of W. J. Grace and Company; Planning Director Dave Yamada; and Vicky McGrath Staff Planner were present.

Mr. Collins gave a history of H.G. Coal in Routt County, and said the Company had exhausted their markets and planned to conclude mining in Routt County in 1986. He projects that about two and one-half tons of coal will be left in the mine at that time. Mr. Margolf has offered to buy the mine and the sale is conditional on the transfer of the Special Use Permit, as well as transfer of the railroad spur permit; haul road permit and underground water and utility permits.

Attorney Vanderbloemen explained it would not be a discretionary change; simply administrative. Mr. Collins will provide a letter outlining the transfer and Director Yamada will draft a Resolution transferring the Special Use Permit.

Commissioner Kenney moved the Board approve the transfer of Permits contingent upon the sale of the Mine to Blue Horizon Mining, Inc. Commissioner Mack seconded the motion, and it was passed unanimously.

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

ATTEST:



William R. Haight
Chairman of the Board



Kim Bonner
Clerk to the Board

EN RE: BILL FOR PAYMENT/ROAD WORK

Commissioner Kenney moved the Board approve a Bower Construction Company bill for \$2,500.00 for excavation work on a slide area on Road 82 in Road and Bridge District 2.

Commissioner Mack seconded the motion and it was passed unanimously.

JOHN VANDERBLOEMEN/LEGAL CONCERNS

County Attorney John Vanderbloemen read a draft of his letter, with insurance premium for \$25,619 dated July 2, 1985 to PENCO regarding County Insurance concerns into the record. A copy of the letter is on file in Mr. Vanderbloemen's office.

EN RE: STAGECOACH RESERVOIR

A1 Fox of D & D Consultants, Inc.; Mr. John Fetcher; Attorney Erick Glanz; Planning Director Dave Yamada and County Attorney John Vanderbloemen were present.

Mr. Fox presented a preliminary revised terrain map of the proposed realignment of County Roads 18, 18 A and 16 and compared the revised map with the current map. The realigned curve on Road 18 will have a minimum radius of 250 degrees. Draws will be filled. Field adjustments will revise the roads up or down as necessary. Mr. Fox will have a map of the final construction with cross sections later.

John Vanderbloemen posted the Stagecoach Reservoir Site Plan and read into the record a letter from the Denver Attorney representing property owner Mr. Al Satterdahl of Mountain Air Company regarding potential Right-of-Way and easements for alternate location for County Road 18. Mr. Satterdahl's attorney also gave verbal agreement to grant temporary easement until the necessary agreement could be granted.

Mr. Fetcher said the reservoir will hold 34,000 acre feet of water and will fill to 25,000 acre feet of water in one normal run-off year. The accumulation of 25,000 acre feet of water will trigger payment of the Federal funds and water rights.

Attorney Erick Glanz representing south shore property owner, Kevin O'Shea, requested Mountain Air accept responsibility to construct a perimeter road along the southern shore of the proposed reservoir. If Mountain Air is not willing to construct the road Mr. Glanz asked the County to build the road.

Mr. Fetcher said it would be ridiculous for the County to commit to build a road there now. Presently there are no sewer or power lines on the property and the chances of even getting the Federal funds for the reservoir are grim.

Commissioner Haight said it would not be economically feasible to build a perimeter road now. If the reservoir is built the property owners will gain and the taxpayers will have the water.

Commissioner Mack moved to table the discussion until July 16, 1985 at 4:30 p.m. when John Vanderbloemen will have a Resolution drafted. Commissioner Kenney seconded the motion and it was passed unanimously.

EN RE: AUCTIONEER LICENSE/BERYL RIENKS

Clerk Kim Bonner and County Attorney John Vanderbloemen were present and discussed requiring a bond for Auctioneer Licenses. John Vanderbloemen said Colorado Revised Statutes do not require bonding, and that he will draft a Resolution setting forth the criteria.

Commissioner Mack moved the Board accept Mr. Rienks \$100 fee and grant him an Auctioneer License for one year. Commissioner Kenney seconded the motion and it was granted unanimously.

EN RE: REPRECINCTING/TRAVEL DISTANCES

Clerk Bonner presented the Board with the following Comparison Study of travel distances to polling places before and after reprecincting:

ESTIMATED MILEAGE TO POLLING PLACE

COUNTY ROAD OR GENERAL AREA / MILES TO EXISTING PREC. / MILES TO PROPOSED PREC.

Precinct 5		
Routt Co. Rd 16	20 - 30	20 - 30
Routt Co. Rd 25	10 - 12	12 - 16
Routt Co. Rd 132	6 - 10	8 - 12
Routt Co. Rd 15	1 - 6	10 - 12
Precinct 3		
SW corner of Prec.	20 - 25	30 - 35
McCoy	20	30
SE corner of Prec.	25 - 30	35 - 40
NE corner of Prec.	10 - 15	20 - 25
Precinct 12		
Furthest point N or W	7 - 10	7 - 21

After a discussion of the Study, and recognizing travel concerns, the Board once again asked Ms. Bonner to make the efforts she had volunteered for absentee voters so the reprecincting would not impose a hardship. Commissioner Mack then moved the Board accept the Proposal for Reprecincting as presented by Clerk and Recorder Kim Bonner. Commissioner Kenney seconded the motion and it was passed unanimously.

July 16- 1985 4:30 P.M.

Federal Sanderdahl report and access access
Concerns.

Notes: approve the resolution as written
By the County Attorney approving
the relocation and Variation of Centerline
Road in the Starbuck Reservoir Site

Bill - ok
Paul - ok
Bobby - ok



4411 South High Street • Englewood, Colorado 80110
(303) 781-7915

June 1, 1985

Commissioners of Routt County, Colorado
Steamboat Springs, Colorado 80499

Gentlemen:

The purpose of this letter is to confirm in writing the willingness of MountainAir Company to grant a free right-of-way to Routt County, adequate for the construction of a road to County specifications across MountainAir lands which lie in the south one-half of section 31, T4N, R84W and in the north one-half of the north one-half of section 6, T3N, R84W.

Such a right-of-way would be for the use of a public road only. It would trend generally eastward from a point on Routt County Road 16 near the northwest corner of section 6, T3N, R84W to a point on Routt County Road 18-A near the northeast corner of said section 6.

The exact location of this right-of-way will be determined at such time as a development plat of MountainAir lands in said sections 31 and 6 is submitted to the Routt County planning Commission. Such a proceeding is essential for proper planning of this tract of land which is the only large tract of unplatted land on the south boundary of the proposed Stagecoach Reservoir.

Very truly yours,

MountainAir Company

A handwritten signature, likely of A. Saterdal, written in dark ink over a horizontal line.

A. Saterdal, General Partner

cc: John Fetcher
Secretary, Upper Yampa Water Conservancy District

May 13, 1985 : 3:30 PM

Al Salladeb - Attorney
Committing to an easement for the
relocation of the concrete road.

Formal amendment from Point A and B
from a ~~separate~~ ^{separate} road to a collector
road with paving - 2" x 24' wide

Go to the lot corner. to use the old
CR from Point B to CR 16. by way a wheel.

Second point of improvement on CR 14.

option to buy specie was 1980. on Colo Ute land.

The Signature by Earle's may help the concerns.

Notion:

Call the Metten and insist

- 1) Move out 14 & 18 so.
2) New CR 18 - move up

Call CA, CE, DA. to
have a resolution.
County to agree
plan a piece
amendment and
until July 4,

Have - John Fletcher has to go
to Denver to ~~the~~ ^{the} evening in
order to catch an early flight
on Friday. He considers pulling
off the agenda but I advised
him to stay on & let himself
represent him since most
questions on this petition
should be of a technical
nature. They want to still
be able to make the April R.C.C.
hearing.

Bull - as
Paul - as
Billy - as

J.G.

1908: 781
1913: 142: 280 Br

1914: 142: 280 Br

1915: 142: 280 Br

1916: 142: 280 Br

1917: 142: 280 Br

1918: 142: 280 Br

1919: 142: 280 Br

1920: 142: 280 Br

1921: 142: 280 Br

1922: 142: 280 Br

1923: 142: 280 Br

1924: 142: 280 Br

1925: 142: 280 Br

1926: 142: 280 Br

1927: 142: 280 Br

1928: 142: 280 Br

1929: 142: 280 Br

1930: 142: 280 Br

April 9, 1985

al Fox - explained the proposal to the
BQ.

New thoughts on access from A to B
collecta States and Parc as opposed
to State Blvd Standard.

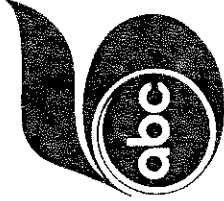
Imp - 280 acres of wetland according to US Army Corps
6 million Dollars from State 18 million - \$
Fed. project money for 8 million + 10 Coex
Balance from the UYCD.

Bill introduced for additional funding for the project
By H. Freds.

Motion to take TABLE THE MATTER UNTIL
May 13 ~~for further~~ 3:30 PM to further
look into the matter and review all the
info.

Bill - age
Paul - age
Bobby - age

Site Review on Friday May 10
Bill Haight, Billy Mack, Jim D., DY
al Fox John Fitcher attending



KSIP Television 3415 University Avenue

Minneapolis 55414 St. Paul 55114 Minn. 612/646-5555

Kevin M. O'Shea
563 Asbury St.
St. Paul, Mn. 55104
612-645-0894 (h.)
612-642-4426 (of.)

Mr. Mack & Fellow Commissioners Of Routt County,

I have been a property owner in the Stagecoach Development area for a number of years. I'm writing to you today and asking my attorney, Mr. Glanz, to represent my views to you because I'm very concerned about the future of this project.

You and I are both well aware of the many problems which the Stagecoach area has faced and will face in the future as it struggles to become a viable community of which this county can be proud. Recently most of us who are property owners have been greatly encouraged by the prospect of the reservoir at last being constructed. You can be sure that I for one am very grateful for the many efforts of members of the community in this regard.

At this time I believe there are many many people waiting, just as I am, for the opportunity to develop their property and in turn help to develop both the social and economic climate of Routt County. What concerns me, however, is the proposal to vacate the roadway which leads to the Southshore Subdivision. In my view this subdivision is probably the most viable of the as yet undeveloped areas at Stagecoach. The alternate route which would force residents to drive several miles out of the way would be a significant negative factor, possibly enough to prevent the large number of property owners needed to develop this area from doing so. It seems a shame to see that sort of thing happen when the area is so close to succeeding.

So, I would like to make a suggestion. You may be familiar with the city of Minneapolis in which I live. If not, let me assure you it is a very beautiful place to live. The main reason it is so livable is its parkways which encircle the lakes and provide a sort of winding parkway through the city. This project incidentally was built at a time when the area was nearly as undeveloped as Stagecoach is now. For a very modest price the city fathers built the foundation for what is today one of the most popular and livable areas of this or any city in the United States today. I feel very strongly you can do the same at Stagecoach. It obviously won't be free but it does indeed take money to make money. Therefore I hope you will consider a paved parkway along the shoreline south of the proposed reservoir and leading to the present roadway adjacent to Southshore. You will not be disappointed in the short, medium or long run. Thank you for your time.

A handwritten signature in dark ink, appearing to read 'K. O'Shea'.

Kevin M. O'Shea

Eagles Nest Townhome
Owner's Association
Box 676
Oak Creek, Co. 80467

Routt County Regional
Planning Commission
Box 773749
Steamboat Springs, Co. 80477

Dear Commissioners:

As the property manager of the Eagles Nest Townhome Owner's Association, and as a home owner, I am deeply concerned about the recent decision by the Routt County Planning Commission to vacate a portion of CR 18, and to reroute all the traffic servicing the Stagecoach Valley and Lynx Pass area to CR 16. A portion of CR 16, also known as Sagebrush Trail, passes directly in front of the Eagles Nest Townhomes. At present, CR 16 is almost impassable, at best it is a one lane trail weaving through large potholes and washboard. Also, the dust kicked up by the automobiles presents quite a problem six months out of the year. By increasing the traffic load, as you propose, these problems would be greatly intensified. I suggest some other alternatives be investigated, such as an alternate route, possibly closer to the shoreline, or using an already existing roadway, and or paving all of CR 16. Thank you for your consideration in this matter.

Sincerely,

Eagles Nest Townhome
Owner's Association
(Dagmar Downs)
Dagmar Downs
Secretary/ Treasurer

M E M O R A N D U M

TO: ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

FROM: ERICK GLANZ
21500 Routt County Road #16

DATE: March 18, 1985

RE: Road Plan for Stagecoach Reservoir and Access Problems
for Persons Living South of Reservoir Along County
Road #16

RECEIVED
BY

MAR 20 1985

Gentlemen:

The Upper Yampa District in connection with their construction of the proposed Stagecoach Reservoir has indicated that they will petition the County to vacate a portion of County Road #18A which will be inundated by the reservoir.

Routt County Road 18A is used daily by all persons living south of the reservoir along Routt County Road 16 and commuting to Steamboat Springs. The proposed vacation of RC 18A will create a severe hardship for all persons living on RC 16, south of the reservoir. I have included a map indicating County Roads 16, 18A and Stagecoach subdivisions south along County Road 16A where the vast majority of future Stagecoach population is planned.

I have measured, to compare the distances we currently travel to distances we will have to travel once the reservoir has been constructed. My neighbors and I will have to travel twice as many miles, on roads not built or designed for the traffic they will bear.

Total additional travel time will amount to over 360 hours or over 15 days of additional driving in one year's time!

These delays do not even take into consideration increased driving time due to the deteriorating roads which will quickly become "wash boarded" with the increased motor traffic the reservoir will bring. The roads in our area are already in horrible condition, the southerly stretches of RC 16 not having been maintained for at least three years.

I request that prior to vacation of Routt County Road 18A, individuals from the Upper Yampa District and the major landowners along the west and south sides of the reservoir, Mountain Air Corporation, meet with County Planning staff and concerned residents who access off of RC 16 to examine various proposals which would minimize the hardships which otherwise will be caused.

cc: Upper Yampa District
Mountain Air Corporation
Dave Yamada, Planning Director

Erick Glanz

T 4 N

5 MILES TO COLORADO ST. HW. 131
8 MILES TO LAKE CATAMOUNT
9 MILES TO U.S. 40
14 MILES TO MT. WERNER
16 MILES TO STEAMBOAT SPRINGS
MAIN BUSINESS DISTRICT
176 MILES TO DENVER

R 85 W

PUBLIC CAMP
SITE

PUBLIC
MARINA
SITE

★ 5 MILES TO LAKE CATAMOUNT
15 MILES TO STEAMBOAT SPRINGS
MAIN BUSINESS DISTRICT
175 MILES TO DENVER

R 84 W

ROUTT
NATL
FOREST

2.5 MILES TO COLORADO ST. HW. 131

4 MILES TO OAK CREEK

50 MILES TO I-70

70 MILES TO VAIL

EAGLES
WATCH

MORRIS SIDE

ROUTT

T 3 N

R 85 W

NATIONAL

DEVELOPMENT MAP

0 1 Mile

STAGE COACH

ROUTT CO COLORADO

Mountain
Company

STAGECOACH PROJECT (Morris Creek Water and Sanitation Dist.)

Platted Subdivision, Exterior Boundary

Private Property Boundary, Unplatted Land

Route National Forest Boundary

Existing Roads

Black Top

Graveled

Existing Trunk Sewer Line

Existing Trunk Water Line

Water Well

Water Storage Tank

Pumping Station

Proposed STAGECOACH RESERVOIR

Yampa River

Existing Ski Trail

Existing Ski Lift

Public Access and Use (In Addition to Public Roads)



D & D CONSULTANTS Inc.

P.O. Box 775008 Steamboat Springs, Colorado 80477
(303) 879-2715

RECEIVED
BY

MAR 14 1985

Proposed Vacation

80RPG

A portion of Routt County Road #18, east of Routt County Road #14 lying along the northerly edge of the proposed Stagecoach Reservoir.

Routt County Road #18A lying south of Routt County Road #18 and lying west of the east line of Section 31 generally being west of South Shore at Stagecoach.

Routt County Road #16 lying east of Routt County Road #14 and west of Meadow Green at Stagecoach.

Said roadways are located within Sections 29, 30, 31, Township 4 North, Range 84 West and within Section 36, Township 4 North, Range 85 West and within Section 1, Township 3 North, Range 85 West all of the 6th Principal Meridian, Routt County Colorado.

Upper Yampa Water Conservancy District
1526-4A
County Road Vacation

this.

4. All three criteria set forth for a zone change have not conclusively been met.

Ms. Andrew seconded the motion.

VOTE: Motion to recommend denial carried unanimously with the Chair voting.

UPPER YAMPA CONSERVANCY DISTRICT - Road Vacation/Relocation of Roads for Stagecoach Reservoir Project

All Fox of D & D Consultants and John Fetcher were present for the hearing on the Upper Yampa Conservancy District request for road vacation and relocation for the Stagecoach Reservoir Project in portions of Sections 29, 30 31, 32, Township 4 North, Range 84 West of the 6th P.M. This project had been before Planning Commission for a pre-application conference on February 7, 1985.

According to Mr. Fox, the roads to be abandoned are County Road 16 at the inlet of the reservoir, County Road 18 (showed location on map), and County Road 18a which branches off from County Road 18. The roads they plan to re-construct are:

- (1) County Road 16 from County Road 14 to the west edge of the Meadowgreen Subdivision. This road will be a divided boulevard type road with two 21 foot wide graveled lanes separated by a 10 foot median strip. A few hundred feet of County Road 14 will be reconstructed at the intersection with County Road 16 to improve the grade to the west of the intersection. A limited length of accel/decel lanes will be provided along the south side of County Road 14.
- (2) County Road 18 from County Road 14, along the north shore of the reservoir to the dam site. Only the first segment will be constructed to county road standards. The road will be graveled. The second segment will be a limited access road to the dam site, will be 18 to 20 feet wide and will be graveled. Since this road crosses terrain that has existing side slopes as steep as 2:1, some segments of the road will have side slopes as steep as 1:1, with 1.5:1 being typical. Because of the elk wintering area above this roadway, it is proposed that this limited access road be closed for up to three months during winter periods. A few hundred feet of County Road 14 will be reconstructed to improve the grade and sight distances at the intersection with County Road 18.
- (3) County Road 18a, at the point of the turnoff to the Morrison Creek Water and Sanitation District's sewage treatment plant access road, will have a cul-de-sac.
- (4) The park and recreation area access road will connect to the first segment of the relocated County Road 18. This road will probably be constructed about 30 feet wide and will have a gravel surface.

Planning Commission Questions

What kind of road cut will it take on the north side from point B to point E?

FOX: A fairly significant roadcut, and that is why we want to keep this road narrow in this area. Generally, we are impacting 50 to 100 horizontal feet with the road. Maintaining a 2:1 slope would be impossible. Is that going to be dedicated to the County or will it be a private road? FOX: It is replacing County Road 18 and will be the new County Road 18 but will not be to county standards.

Will point C to point D be a county road or private road? FOX: Point C to point D is county road.

Is point C the best you could do to access County Road 18? FOX: This is fairly good terrain and by cutting the hump we can have a substantial distance of flat grade there--a little more than 100 yards each way. JIM DOUGLAS - COUNTY ENGINEERING: The speed limit on that road now is 35 mph and this design is for 40 mph. I don't see it going up in the future.

There are two bridges on the boulevard. Are there going to be crossovers in the event the road is closed for one reason or another? FOX: The plans we have submitted show two crossovers, but we could have as many as you want.

Are the bridges going to be high enough that they will not be affected by frazil ice? FOX: The underside of this (showed on map) will be 10 feet. I had a conversation with David E. Fleming who is doing the environmental impact study for the project, and they are studying the frazil ice situation. They said the frazil ice normally goes 3 to 5 feet, and we have 10 feet of clearance. According to the consultant, if frazil ice occurs, it will do so at an area above this point.

What is the span of the bridges? FOX: We have not done a hydrology study but they will be designed to carry the one-hundred year flood. Fleming suggested lowering the water level in the reservoir in the fall so that the frazil ice problem would be minimized.

Who will control the level of the water? FETCHER: The Conservancy District, the same way we do YamColo Reservoir.

You talked about accel/decel lanes on County Road 14 at point A. Do you know how long those are going to be? FOX: According to the State Highway Access Code, none are required because County Road 14 is below the traffic flow that would require them, even after the reservoir is built. However, there is a bench there that is convenient to do them, and we are offering to put them in. They are approximately 100 feet long with another 100 feet of taper each way.

To Jim Douglas - Do you feel that is going to be adequate access into the area when the reservoir is built, considering potential future residential development there? DOUGLAS: Tonight we are just addressing vacation and relocation of the present roads and not the total impact of the reservoir. Mr. Douglas addressed several items on the fact sheet for this proposal: The proposal is somewhat premature. The two separate structures mitigate concerns voiced at the previous meeting about bridges. The divided boulevard structure should handle all of the emergency situations. Every aspect of the proposed construction projects meet at least the minimum county standards. Routt County does

Minutes

March 7, 1985

not have standards for boulevards, but this should handle the anticipated traffic. The proposed intersections, in each location, are a drastic improvement. The problem will probably be County Road 14 before it gets to the reservoir site. The sight distance at point C will not be as far as before but will be more effective. Even if the road going to point E is not to county standards, it will be a drastic improvement over what is there now. The use of that road will not require county standard construction. The school bus has been having to make some difficult and unsafe turns out there, and this system will be much safer.

Are you going to be able to revegetate the cuts on the road section from D to E? FOX: Well, you know, we are certainly going to revegetate them using some hydromulch. They are not going to revegetate like a 3:1 slope, a 1.5:1 slope never will. Since this is being proposed partly as a recreation area and if the ski area is developed, the alignment from the ski area will be looking directly across that road so anything done to mitigate the visual impact of those road cuts will be greatly appreciated. FETCHER: The District is committed to make its best effort to do just what you are saying because that view across there is going to be very sensitive. There was a meeting with the Division of Wildlife in Denver yesterday and the Division was delighted that the road on the south side was being eliminated.

Comments from the Audience

There were no comments from the audience on this petition.

MOTION:

Mr. Elwood offered a motion to recommend approval of the vacations and relocations of the county roads proposed in the Stagecoach Reservoir Project by Upper Yampa Conservancy District with the contingency that the County should not officially vacate any roads used by the general public year-round until new relocated roads are constructed to approved specifications. Ms. Andrew seconded the motion.

VOTE:

Motion to recommend approval with contingency carried unanimously with the Chair voting.

Meeting adjourned at 11:15 p.m.

Minutes by Jane Grogan

**Routt County Regional
Planning Commission
March 7, 1985**

PETITIONER: Upper Yampa Conservancy District

PETITION: Road Vacation/Relocation of Roads for Stagecoach Reservoir Project

LOCATION: Portions of Sections 29, 30, 31, 32, Township 4 North, Range 84 West

LAND USE CLASSIFICATION: Potential Growth Center

ZONING: Agriculture/Forestry and Low Density Residential

STAFF CONTACT: David Yamada

COMMISSIONERS' HEARING DATE: April 9, 1985 - 2:30 p.m.

STAFF COMMENTS:

1. If Planning Commission recalls, D & D Consultants came before you on February 7, 1985, as a pre-application conference for input and direction insofar as the roads are concerned.
2. Included in this packet is a fact sheet developed by D & D Consultants outlining their proposal for vacation, relocation and construction of specific county roads and specific reasons for suggesting the types of roads to be constructed.
3. The issues regarding the construction of the reservoir is not within our guidelines nor our current regulations. John Fletcher has attempted to continually update Planning Commission on the reservoir, even at its earliest stages of financing the project. The project has been of record for many years. The only changes to the project are related to use and management of surrounding land.
4. Staff proposed that the project should go before Planning Commission and the Board of County Commissioners for ultimate approval of the roads that would be affected. Also, we suggest that the Conservancy District, along with the State Parks Commission, apply for a Conditional Use Permit in the future for the camping areas, marinas and any other associated commercial uses proposed on the reservoir lands.
5. It is important that Planning Commission and the Board of County Commissioners realize that the request before you now is a little premature since the County should not officially vacate any roads used by the general public year 'round until new relocated roads are constructed to approved specifications. Planning Commission should consider this as a possible contingency in recommending approval of the road vacation request.
6. Planning Commission should, after reviewing the matter, make motions to recommend approval, conditional approval or denial of the proposed road vacation and relocations as presented.

Routt County Regional Planning Commission
March 7, 1985
Upper Yampa River Conservancy District
Page 2

7. At the February 7, 1985 meeting, discussion and concern was centered around: a) the main collector road, County Road 14, and how this project would impact this road, based upon its proposed use; b) concern for the bridge crossing the Yampa River at the new location and its ultimate design; and c) whether the divided road into the Stagecoach area would be adequate to accommodate emergency equipment at all times.

Fact Sheet - Stagecoach Reservoir Project
Road Relocation Plan

I. General

A. Design Team Members

1. Woodward Clyde Consultants, Denver: responsible for design of dam and related facilities.
2. D & D CONSULTANTS, Inc., Steamboat Springs: responsible for design of road relocation, south parking area, south shore trail as well as all project surveying. Also responsible for coordination of county reviews.
3. Colorado Division of Parks and Outdoor Recreation, Denver: responsible for design of park and recreation area including access road.
4. Gary E. Quinn, Denver: prepared land use plan for state legislature approval.
5. David E. Fleming Company, Wheatridge: preparing Environmental Impact Assessment.

B. Reservoir Data

1. Total storage volume 33,738 acre feet.
2. Normal water level - emergency spillway crest - 7204.
3. Approximate 500 year flood level - 7209.
4. Dam type - roller compacted concrete.

II. Proposed Plan for Relocation of County Roads (See Plans)

A. County roads to be abandoned

1. A portion of County Road #16 at the west end (inlet) of the reservoir.
2. A portion of County Road #18 from County Road #14 to the dam site.
3. A portion of County Road #18A from County Road #18 to the access road to the Morrison Creek Water and Sanitation District sewage treatment plant.

B. Roads to be constructed

1. County Road #16 will be reconstructed from County Road #14 to the west edge of the Meadowgreen Subdivision. This road will be a divided boulevard type road and will blend into the boulevard road in the Meadowgreen Subdivision. One lane of the boulevard within the Meadowgreen Subdivision is graveled and presently handles all the traffic. The other lane in the subdivision is built to subgrade but is not graveled.

The proposed boulevard will have two graveled lanes 21 feet in width separated by a median strip 10' in width minimum. In some areas the two lanes will be at differing vertical elevations to best accommodate existing terrain.

The west $\frac{1}{2}$ mile will consist of both lanes being constructed new. The remainder will consist of 1 new lane constructed adjacent to the existing county road, which will serve as the second lane.

The Yampa River Bridge will consist of two independent superstructures 21' in width separated by 10'. The underside of the bridge will be approximately 10' to 12' above the normal water level in the reservoir.

A parking area for reservoir visitors will be constructed between the relocated County Road #16 and the reservoir to accomodate approximately 50 vehicles.

A few hundred feet of County Road #14 will be reconstructed at the intersection with Road #16 to improve the grade to the west of the intersection. A limited length of acceleration and deceleration lanes will be provided along the south side of County Road #14. The reconstructed area on Road #14 will be repaved.

2. County Road #18 will be reconstructed from County Road #14 along the north shore of the reservoir to the dam site. The first segment, approximately 450' long, will be constructed to county road standards, i.e., 30' wide. The road will be gravel.

The second segment will be a limited access road to the dam site. This road will be 18' to 20' wide and graveled. This road width will accomodate two way traffic at low speed. Since this road crosses terrain that has existing side slopes as steep as 2:1, some segments of this road will have side slopes as steep as 1:1 with 1 $\frac{1}{2}$:1 being typical.

The new road will connect to the existing unimproved road following along the Yampa River Canyon to the Pleasant Valley area.

Because of the elk wintering area above this roadway, it is proposed that this limited access road be closed for up to 3 months during winter periods.

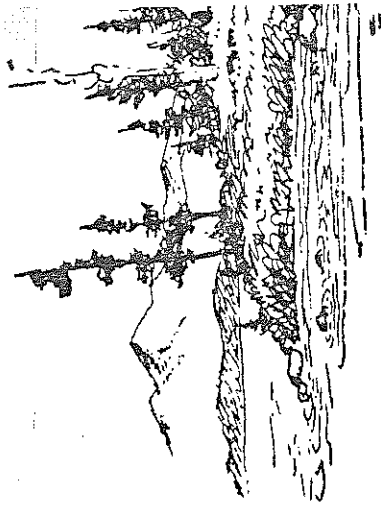
A few hundred feet of County Road #14 will be reconstructed to improve the grade and site distances at the intersection with County Road #18. This area will be repaved.

3. County Road #18A will have a cul de sac constructed at the proposed terminal point. This point is at the turnoff to the Morrison Creek Water and Sanitation District's sewage treatment plant access road. The cul de sac will be constructed within a platted road right-of-way in the south shore subdivision.
4. The park and recreation area access road will connect to

the first segment of the relocated County Road #18. This road will probably be constructed about 30' wide with a gravel surface.

III. Reasons for Selecting the Proposed Plan vs. a Second County Standard Road around the East End of the Reservoir and over the Dam

- A. Cost/benefit ratio: The extra cost of a county standard road around the east end of the reservoir and over the dam would be approximately \$500,000 to \$750,000. This extra cost to the taxpayer is simply not worth it when the boulevard on the west end provides a safe, reliable alternative for dual access to the stagecoach area.
- B. The proposed plan will provide for less county road length to maintain and plow.
- C. The plan meets the desires of the state legislature to close the north road (County Road #18) in winter because of the elk wintering area.
- D. Because of the steep terrain along the east end of the reservoir, a county standard road would create a large undesirable road cut scar.
- E. A county road over the dam would not be a particularly good road. There would be extremely steep slopes down to the reservoir and steep slopes upward from the road. This situation would not only make the road somewhat hazardous but also will create maintenance problems with debris falling from the slope above. A considerable portion of the road would be on a steep north facing slope which would not get any sun in the winter, causing a continuous snowpack and ice on the road throughout the winter.
- F. Having no county road over the dam will substantially reduce the number of people at the dam, which is an overall benefit for safety reasons.
- G. The roller compacted concrete dam is designed to overflow over its entire length in extreme flood situations (greater than 500 year flood). In these situations water would be flowing over the road and likely tear off any guardrail or any other road related facilities on the dam crest.
- H. The proposed boulevard on the west end logically ties into the boulevard platted in the Meadowgreen Subdivision.



UPPER YAMPA WATER CONSERVANCY DISTRICT
80X5226X STEAMBOAT SPRINGS CO 80488-0339
Steamboat Springs, CO 80488-0339

Mr. William McDonald, Director
Colorado Water Conservation Board
823 Colorado Centennial Building
1313 Sherman Street
Denver, CO 80203

Dear Bill:

This letter is in response to yours of 1 March 1985 concerning the site plan for the Stagecoach Project. Yes, I deserve to be slapped on the wrist for not informing your staff of the proposed changes even though I was under the impression that Frank Akers was aware of the proposed road change at the 8 February meeting. The matter was informally brought up before the Routt County Planning Department and two of the Routt County Commissioners at a work session on 7 February 1985 at which time certain recommendations were made by both the Planning Commission and the engineers for the District.

- 1) That the District not be required to build a major access road across the dam to County standards connecting Highway 14 to the County Road up Morrison Creek through the South Shore subdivision. This road would be very expensive (approximately \$700,000) and would increase the cost of the dam itself substantially. It was the consensus of the Planning Commission that a two lane road and bridge located where County Road 16 presently crosses the Yampa River would provide adequate access to the area.
- 2) It was agreed that to require the residents of the Stagecoach area to drive the extra mile around the far end of the site as shown on the original site plan when commuting to Steamboat would impose an unnecessary burden on those residents. Furthermore, the cost of a two lane road around that area would cost the District an additional \$150,000 to \$200,000. It was also thought that the relatively short road connecting County Road 14 with 16 would cause less of an impact on the wildlife habitat area.

I am enclosing a letter to David Yamada, Director of the Routt County Planning Commission, from Allen Fox of D & D Consultants explaining in more detail the reasons for this change.

RECEIVED

MAR - 6 1985

RORPC

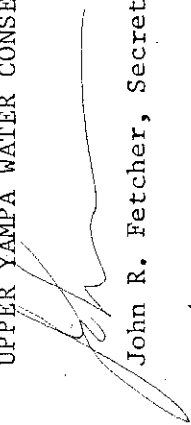
5 March 1985

William McDonald
5 March 1985
Page Two

I was glad to have you explain your reasons for appearing once again before the Legislature to have them approve what I initially thought were minor changes to the site plan. Apparently I was wrong in my appraisal of this change. I also understand that approval by the County Commissioners on April 9th of this revised plan is subject to final approval by the Legislature and other interested parties.

Yours sincerely,

UPPER YAMPA WATER CONSERVANCY DISTRICT



John R. Fetcher, Secretary

JRF/jli

cc: Jim Ruch - Ann Hodgson, Division of Wildlife
Ron Holliday, Colorado Division of Parks and Recreation
Senator David Wattenberg
Representative Dan Williams
Don Bruemmer, USBR Salt Lake City
David Yamada, Routt County Planning Commission
Allen Fox, D & D Consultants
David Fleming, Environmental Consultant
Dan Johnson, Woodward-Clyde Consultants

P.S. Please note our change of address

PETITION FOR VACATION OF PUBLIC RIGHT(S) -OF-WAY

In the matter of petition for Vacation of Public Right(s) -Of-Way from Upper Yampa Water Conservancy District for the purpose of relocating certain county roads affected by the Stagecoach Reservoir Project.

Let it be known to all interested parties that a petition for Vacation of public right(s)-of-way 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, as amended, and the Routt County Subdivision Regulations of August, 1972, as amended.

Said petition shall be reviewed by the Routt County Regional Planning Commission on March 7, 1985, 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 9th day of April, 1985, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 2:30 p.m.

Said petition is for certain lands described as follows:

Portions of County Roads 16, 18 & 18A in Sections 29, 30, 31, 32,
Township 4 North, Range 84 West of the 6th P.M.

PETITIONER: Upper Yampa Water Conservancy District
c/o D & D Consultants
P.O. Box 775008
Steamboat Springs, CO 80477

David Yamada, Administrator
ROUTT COUNTY REGIONAL
PLANNING COMMISSION

PUBLICATION DATE: March 7, 1985

February 26, 1985

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 River Conservancy District
PETITION: Road Vacation/Relocation for Stagecoach Reservoir Project
LOCATION: Portions of Sections 29, 30, 31, 32, Township 4 North, Range
84 West

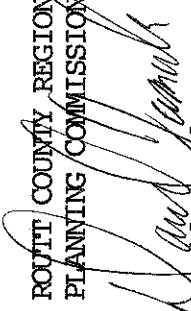
This matter has been scheduled to go before the Routt County Regional Planning Commission on Thursday, March 7, 1985, at 7:30 p.m., in the Hearing Room of the Courthouse Annex, 136 6th Street (corner of 6th & Oak), Steamboat Springs, Colorado.

Following the above hearing, the matter will then go before the Routt County Board of County Commissioners on April 9, 1985, for a final ruling. This hearing will also take place in the Hearing Room of the Courthouse Annex and will commence at 2:30 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


David Yamada
Planning Administrator

Stagecoach Review APOs

3-07-85-

Colorado Yampa Coal Company
c/o Getty Oil Company
P.O. Box 54050
Los Angeles, CA 90054

Myra J. Legge
2159 West B Street
Craig, CO 81625

GWSC Incorporated
c/o Graves & McGill, P.C.
P.O. Box 772810
Steamboat Springs, CO 80477

Lucienne J. Stetson
23660 County Road #14
Oak Creek, CO 80467

Robert W. Adams
3 Park Central, Suite 445
1515 Arapahoe Street
Denver, CO 80202

MMDB Properties
2700 West Evan #7
Denver, CO 80219

Robert L. & Elaine Gay
Route 1
Steamboat Springs, CO 80487

Bruce A. and Linda K. Henderson
25585 Routt County Rd. #14
Oak Creek, CO 80467

Stagecoach Homeowner's Association
c/o Norm Dunn, President
10130 W. 64th Avenue
Arvada, CO 80004

Edna M. Gardner
11440 W. 36th Avenue
Wheatridge, CO 80033

Wagonwheel Homeowner's Association
c/o Richard Rubley, President
P.O. Box 771084
Steamboat Springs, CO 80477

Mountain Air Co.
~~817-17th Street~~
438 Guarantee Bank Building
~~Denver, CO 80202~~

*c/o A. Saterdal
4411 So. High Street
Englewood, CO 80110*

Eagle's Nest Townhouses
Homeowner's Association
c/o Carol Green, Esq., President
1700 Broadway, Suite 1800
Denver, CO 80290

Allen Henderson
25585 Routt County Rd. #14
Oak Creek, CO 80467

Projects 1 and 2 at Stagecoach
Homeowner's Association
c/o Barb Myers
P.O. Box 880306
Steamboat Plaza, CO 80488

William W. Kidd
P.O. Box 880490
Steamboat Plaza, CO 80488

D & D CONSULTANTS,
P. O. Box 775008
STEAMBOAT SPRINGS, COLORADO 80477

(303) 879-2715

TO

Dave Yamada

LETTER OF TRANSMITTAL

DATE <u>2/22/85</u>	JOB NO.
ATTENTION	
RE:	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1			Stagecoach Reservoir Road Relocation Plan
			cover sheet
1			Fact sheet

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Dave, We've gotten a little behind, we'll submit a complete package of plan profile sheets for the road relocations by the end of today or first thing monday. Still hoping we can be on the March 7 planning Commission mtg.

Y TO

SIGNED:

Al Fry

If enclosures are not as noted, kindly notify us at once.

ROUTT COUNTY REGIONAL PLANNING COMMISSION

MEMORANDUM

TO: Skidge Moon, D & D Consultants

FROM: David Yamada and John Vanderbloemen

DATE: February 7, 1985

SUBJECT: General Outline of Procedures that may be Considered for the Stagecoach Reservoir

I. As a result of the meeting on January 28, 1984, which was attended by John Vanderbloemen, Tom Sharp, John Fetcher, David Yamada and yourself, the following outline has been developed for your review:

- 1) The overall project should be presented to Planning Commission in an advisory public meeting to review the project for improvements around the reservoir, i.e., road alignments, public marinas, etc., as well as the off-site impacts, i.e., improvements to existing county road, providing emergency services, good access to the project and other areas surrounding the reservoir or any other concerns applicable to the project.
- 2) Petition the Board of County Commissioners for County approval regarding the realignment of existing county roads, vacation of existing county roads and any development of new county roads.
- 3) Petition for a Conditional Use Permit to Planning Commission and the Board of County Commissioners for the camping areas, commercial marinas and parking as proposed by the developers of the reservoir.

II. It is our opinion that the development of the reservoir is not within the County's jurisdiction since the Routt County Zoning Resolutions do not include review of major water storage projects per HB 1041 Regulations.

However, it is also our opinion that in order to best protect Routt County's interests, any concerns voiced by the general public would have to be considered by agreements or some other mechanism that would address and place reasonable conditions on the development and/or its associated uses. The review by the Board of County Commissioners regarding roads and county services, as well as the subsequent reviews by Planning Commission and the Board on the camping areas and their associated uses, will most likely result in imposition of specific conditions, according to the Zoning Resolutions.

III. The last concern regarding this project is the question of how the

Memo Re: Procedures for Stagecoach Reservoir
To: Skidge Moon, D & D Consultants
February 7, 1985
Page 2

project will ultimately dovetail into the new Development Code which adopts certain HB 1041 regulations. Steve Hill and I believe that the County and Conservancy District should refer this to their respective attorneys for discussion and agreement as to the applicability of the new Code to the Stagecoach Reservoir. Staff does not see this as an insurmountable problem.

File

ROUTT COUNTY REGIONAL PLANNING COMMISSION

MEMORANDUM

TO: Routt County Planning Commission
Board of County Commissioners

FROM: David Yamada, Planning Administrator

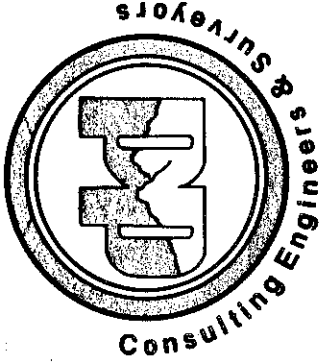
DATE: January 29, 1985

SUBJECT: Pre-application Conference on Stagecoach Reservoir Project

D & D Consultants have requested a session with Planning Commission and the Board of County Commissioners in a joint meeting to discuss the Stagecoach reservoir project. As indicated on the letter from Allen Fox of D & D Consultants, certain issues would be discussed and, hopefully, they can receive direction from you on the next step into the process.

I have had meetings with D & D Consultants on two (2) occasions. The last meeting, held Monday January 28, 1985, involved John Vanderbloemen, Tom Sharp, John Fetcher, Skidge Moon and myself.

We discussed the sensitive position of the Conservancy District, their intent and how best to follow local procedures. John Vanderbloemen and I will develop an outline to be followed by the District in order to receive public input. This outline is currently being completed by John Vanderbloemen. We will distribute the information at the February 7, 1985 meeting.



D & D CONSULTANTS Inc.
P.O. Box 775008 Steamboat Springs, Colorado 80477
(303) 879-2715

January 23, 1985

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

Re: Pre-application Conference on Stagecoach Reservoir
Project - February 7, 1985, Planning Commission Meeting.

Dear Dave:

On behalf of the Upper Yampa Water Conservancy District, I am requesting that a time be scheduled on the February 7, 1985 Planning Commission meeting for a pre-application conference on the Stagecoach Reservoir Project.

The application that the District will be making is a request to vacate county roads inundated by the reservoir and approval of designs for road relocations.

At the pre-application conference, we will be discussing the following:

1. Update on Stagecoach Reservoir Project scope, schedule, etc.
2. General review of proposed road relocation.
3. Procedures to follow and submittals required.
4. Request for County support of the project.

The County Commissioners have also been invited to attend this meeting and a copy of this letter to the Commissioners will serve as a reminder to them.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Allen Fox
Allen Fox

cc: Routt County Commissioners
Mr. John Fetcher
Mr. Tom Sharp

