

## STATE OF COLORADO



Roy Romer, Governor  
Laurie Mathews, Director

Colorado State Parks  
Stagecoach State Park  
P.O. Box 98  
Oak Creek, CO 80467  
Phone 970-736-2436  
Fax 970-736-2516



Andy Baur  
Staff Planner  
Routt County Regional Planning  
P.O. Box 773749  
Steamboat Springs, CO 80477

August 15, 1995

Dear Andy:

Thank you for the helpful comments on the landscape plan that I submitted for your review. I will try to address each of your concerns as listed in your memo to me of July 25, 1995.

The numbers of trees that and shrubs that were specified on the plan are the "minimum" that I am suggesting. My partnership and I have the desire to develop this area into a showcase project and intend to place far more trees and shrubs than the plan indicates. However, because of our minimal funding, these trees and shrubs will have to be transplanted from other locations using volunteer labor. This will take some time to complete and I did not want to over extend ourselves initially, thus the minimal number indicated on the plan.

Your comments on the placement of spruce and cottonwoods will be incorporated into our actual planting scheme.

Your suggestions on the earth berm at the restroom were excellent and we will do what we can to shape and size it so it is unobtrusive but still helps to screen the building.

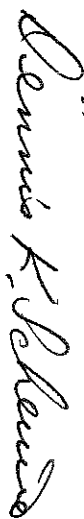
Sorry about my math on the seed mix. Usually, there is an inert and miscellaneous category in the mix that amounts to about 10% of the total which should make the numbers add up to 100%.

We do not plan to add an irrigation system to this plan since the area is within a few feet of the Yampa River. For watering, we will use a portable pump to get water out of the river.

We plan to do some planting this Fall and finish up in the Spring of 1996.

Thanks again for your assistance on this plan. I am sure that you and your office will be pleased with the final product.

Sincerely,

A handwritten signature in cursive script, reading "Dennis K. Scheiwe". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Dennis K. Scheiwe  
Park Manager

c: Partnership

4-25-95

**EN RE: STAGECOACH STATE PARK/ AMENDMENT TO FINAL  
PLANNED UNIT DEVELOPMENT**

Those present included George Serencko; Civil Design Consultants, Wayne Olson, and Ellen Crain; Planning Director.

George Serencko discussed a petition to develop Wetland Observation Area at Stagecoach State Park. He feels the next step is to go out there and flag the area to produce a final design.

Ms. Crain was concerned about transportation and funding for the project.

**MOTION**

Commissioner Beall made a Motion to approve the Amendment to the Stagecoach Reservoir Final Planned Unit Development (PUD) as requested. The Motion for approval is subject to the following conditions:

1. This approval shall become effective upon recording of the Final PUD plan. Phasing shall be completed as proposed in the plan.
2. All Environmental Health standards and Building codes shall be complied with for the proposed structures.
3. All easements, apparent and of record, shall be shown and noted on the PUD plan.
4. Revegetation of the site shall occur immediately following the construction of buildings, trails, and other structures, especially the restroom facility. Revegetation species shall be native to the wetland ecosystem, and shall include ground cover, shrubs, and large trees. The vegetation shall be of substantial quality and quantity to insure no degradation of water quality. Plant materials shall be identified on the Final PUD plan. In addition, landscaping must be restored around the parking area.
5. Parking along RCR 16 is prohibited.

Commissioner Ellison seconded the motion. All were in favor. Motion carried.

**EN RE: STEAMBOAT SPRINGS GOLF COMMITTEE-FINAL SPECIAL  
USE PERMIT**

Present included Chuck Donley, John Vanderbloemen, Bill Whelhan, Bob Wolf, Chris Wilson, Mike Zopf, and Mark Fischer.

Commissioner Stahoviak opened the discussion regarding the Steamboat Springs Golf Course. Commissioner Beall requested input from Chris Wilson in regards to the wetlands. Mr. Wilson feels there are no problems with wetlands.

Stagecoach Reservoir State Park  
Wed. 25. April. 95

Ranger gave an overview of the proposal  
as revised

- finish platforms
- hand scraped
- trails

Dan - grades  
Permitting underway w/ corp now.

Staff will review + approve the final  
landscaped plan

Next phase would be to flag the area  
to see if adjust @ final design

Dennis Smith @ the PC offered to  
participate in the Trans. CTR effort  
associated with this area

PROOF OF PUBLICATION  
THE STEAMBOAT PILOT

STATE OF COLORADO,  
County of Routt, } ss.

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

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

said notice was in the issue of said newspaper dated, . . . March, 1995, . . .

A.D. 1995, . . . . . and that the last publication of said notice was in the

issue of said newspaper dated, . . . . . A.D. 1995, . . . . .

In witness whereof I have hereunto set my hand this . . . 16th . . .

of . . . March, 1995, . . . . .

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

Routt, State of Colorado, this . . . 16th . . . day of . . . March, . . . . .

A.D. 1995, . . . . .

My commission expires September 05, 1995, . . . . .

*Supreme Court*

Notary Public

P.O. Box 4827, Steamboat Springs, CO 80477

AMENDMENT TO PLANNED UNIT DEVELOPMENT

In the matter of petition by Routt County for the purpose of amendment to Final Planned Unit Development (PUD) to include wetlands, wildlife, and observation area; parking area west of RCR 16 and south of the Yampa River, construction of restrooms, board walk across wetlands, fishing platforms, pond study station and pond observation blind, and marsh observation area. Let it be known to all interested parties that a petition for amendment to Planned Unit Development has been filed in the office of the Routt County Regional Planning Commission pursuant to the Zoning Resolution of Routt County, Colorado, as adopted on March 7, 1972, and as amended. Said request shall be reviewed by the Routt County Regional Planning Commission on April 6, 1995, 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 25th day of April, 1995, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 2:30 p.m. A tract of land generally located in portions of Sections 1 and 2, Township 3 North, Range 85 West; Section 36 and 25, Township 4 North, Range 85 West; Sections 29, 30, 31, 32, Township 4 North, Range 84 West, Routt County, Colorado Located on the west side of RCR 16 immediately south of the Yampa River. PETITIONER: Colorado Division of Parks and Outdoor Recreation Box 98 Stagecoach Reservoir State Park Oak Creek, CO 80467 Ellen Crain, Director Box 773749 Steamboat Springs, CO 80477 PUBLICATION DATE: March 16, 1995

12. The water well on the site shall be tested now to establish a baseline and again twice each year for chemical contamination, once during low water level and once during high water level. A water monitoring plan, including perimeters to be analyzed, will be submitted to and approved by the Routt County Department of Environmental Health. Test results shall be submitted to the Department of Environmental Health. If concentrations are detected above the baseline values, chemical storage and the use of chemicals on-site will be discontinued immediately and the Routt County Department of Environmental Health and the Mt. Werner Sanitation District will be immediately be informed.

13. More than 20 gallons of chemicals stored in the on-site inventory at one time is prohibited.

Troy Brookshire seconded the Motion.

Vote: Yes - 8, with the Chair voting Yes.

No - 0

At this time Mr. Maddox announced that a re-vote will be held due to the fact that two Commissioner's votes did not get recorded. He said if this would change the outcome of the petition, he would not allow the re-vote, however the result is the same.

Vote: Yes - 8, with the Chair voting Yes.

No - 2, Studer and Ray

Ms Ray stated she has water quality concerns in terms of a potential spill and how this might impact the infiltration gallery water source for the City. Although she believes this is a good operation, it is in the wrong location.

Mr. Studer stated he objects to the second access to property. He believes this access would foster strip development down the highway.

Mr. Golub directed Planning Staff to notify the Petitioner of the vote tally, the concerns expressed, and that this does not change the outcome which was for approval.

Colorado Division of Parks and Outdoor Recreation - Stagecoach Reservoir State Park - Amendment to Stagecoach Reservoir Final Planned Unit Development (PUD) to include wetland, wildlife, and observation area; parking area west of RCR 16 and south of the Yampa River, construction of restrooms, boardwalk across wetlands, fishing platforms, pond study station and pond observation blind, and marsh observation area. Located on a tract of land generally located in portions of Sections 1 and 2,

**Township 3 North, Range 85 West; Section 25 and 36, Township 4 North, Range 85 West; Sections 29, 30, 31, 32, Township 4 North, Range 84 West Routt County Colorado. The property is located on the west side of RCR 16 immediately south of the Yampa River.**

Dennis Scheiwe introduced George Serencko of Civil Design Consultants who was hired to do a feasibility study and assisted in the modification of the plan; Phil Eggleston from the Upper Yampa Water Conservancy District; Barb Poulin and Ed Haines from the Sorocco School District; and Jackie Sanderson from the Forest Service.

Mr. Scheiwe displayed the Stagecoach Reservoir Site Plan and presented an overview of the Reservoir and the wetlands project. Mr. Scheiwe spoke of the high level of interest in wildlife observation in the area, the Division of Wildlife Watchful Wildlife Program, and the parking area near RCR 16 on the other side of the Yampa Bridge.

Partners who have contributed funding to the project include the Soroco schools, the Colorado Division of Parks, Division of Wildlife, Ducks Unlimited, the Upper Yampa Water District, and the Yampa Valley Fly Fishermen. Mr. Scheiwe stated that currently CDPOR has approximately \$170,000 from different agencies and entities.

Ed Haines, Sorroco School Teacher, stated that this project gives the public and students the opportunity become educated in waters, waterways, wetlands and to become involved in reclamation projects. Mr. Haines stated that this is an enormous benefit to everyone in Routt County. He encouraged Planning Commission (P/C) to give all their support to this project because it provides invaluable information about wetlands.

Mr. Scheiwe spoke of the aspects of the trail education project. He pointed out RCR 14 and 16, the parking lot and restroom facility, the Yampa Bridge, the hard surface trail, the boardwalk trail, and fishing and observation platforms. Mr. Scheiwe stated that the entire project is ADA approved and handicap accessible. He stated that interpretative signing will be installed throughout project.

In terms of security, Mr. Scheiwe explained that CDPOR has a lease from the Water District and has assumed management, maintenance, and patrolling responsibilities in the area. During the summer, there are two full-time rangers and four to five seasonal rangers are hired. During the off-season, there are two full time rangers and Mr. Scheiwe spends approximately half of his time on the site. The Water District maintains the physical aspects of the wetlands.

Users of the area will be required to purchase a parks pass from a self-service fee collection station.

The County Roads are signed to prohibit parking along the road. Mr. Rudeen stated that he believes there are few violations.

Ms Garren asked about the status of the amphitheater and whether there is a restroom facility across the road from the parking lot. Ms Garren stated she does not believe the parking lot will be low key and suggested it be restricted to handicapped and school bus parking. Mr. Scheiwe clarified that the amphitheater is a gathering/staging area for park orientation. He pointed out an assembly area on the map. Mr. Scheiwe stated there is no restroom facility at the parking lot.

Ms Fox stated that she will work with Mr. Scheiwe on a detailed landscaping plan for disturbed areas.

John Wittmeyer, Stagecoach Property Owners Board Member, stated that the Board and the Morrison Creek Water District supports the project. He pointed out that the State Park is the entrance to Stagecoach and the wildlife encouraging aspect of the area is an attractive feature of the State Park. Mr. Wittmeyer stated on busy days it would be beneficial to have another parking lot at the inlet stream..

Phil Eggleston said he has not witnessed parking along the County Road. He said there is a self-service pass facility and a parking lot beyond the dam. Mr. Eggleston stated that his experience with the Colorado State Parks has been very good.

Barb Poulin stated, on behalf of the schools, there is a tremendous amount of interest in this project from teachers in all areas. Ms Poulin stated that the State Parks have done an excellent job in developing the area for the public and students in a way that is not harmful to the wetlands. She asked P/C to support the project.

Jackie Sanderson made some comments on behalf of the Yampa Ranger District. Ms Sanderson distributed a letter from Kathy Kurtz, District Ranger, supporting the project. Ms Sanderson stated this is a great opportunity for the Forest Service, Mr. Scheiwe and the schools to work cooperatively in educating the community about natural resources, i.e., wetlands, plants, animals, and insects. She said the plan is unobtrusive and will not disturb wildlife or the wetlands system.

In terms of revegetation of disturbed areas and landscaping, Mr. Golub pointed out that there is no budget items for these items. Mr. Scheiwe stated that the budget, as shown, is general and is based upon current funding. He assured

the goal is to have the area visually pleasing. Mr. Scheiwe spoke of ways to enhance the parking lot entrance and to visually screen the restroom building.

Regarding increased traffic due to the new activity, Mr. Scheiwe stated that new people, fishermen, and schools will be coming to the site. He anticipates the fishermen will use the new parking lot and that during the week the lot may be full with school buses. He predicts that the parking lot will be full on busy summer weekends.

Ms Crain asked Mr. Scheiwe to consider monetary participation in the transportation study for this area. Mr. Scheiwe stated he has figures regarding park user numbers and would be happy to participate. He does not know to what extent CDPOR can contribute monetarily. Mr. Scheiwe indicated that CDPOR would be willing to participate in the planning and transportation study for the area.

#### **MOTION**

Dick Rudeen made a Motion to approve the Amendment to the Stagecoach Reservoir Final Planned Unit Development (PUD) as requested. The Motion for approval is subject to the following conditions:

1. This approval shall become effective upon recording of the Final PUD plan. Phasing shall be completed as proposed in the plan.
2. All Environmental Health standards and Building codes shall be complied with for the proposed structures.
3. All easements, apparent and of record, shall be shown and noted on the PUD plan.
4. Revegetation of the site shall occur immediately following the construction of buildings, trails, and other structures, especially the restroom facility. Revegetation species shall be native to the wetland ecosystem, and shall include ground cover, shrubs, and large trees. The vegetation shall be of substantial quality and quantity to insure no degradation of water quality. Plant materials shall be identified on the Final PUD plan.
5. Parking along RCR 16 is prohibited.

Mr. Golub seconded the Motion.

**Friendly Amendment:**

Mr. Golub would like to add a condition to prohibits parking on RCR 16. Mr. Rudeen accepted this suggestion and incorporated it into his Motion. Mr. Golub stated that it is the responsibility of Mr. Scheiwe to prohibit parking along the roadway and if he determines this to be a problem he will provide an additional parking area.

Vote: Yes - 10, with the Chair voting Yes.

No - 0

Motion carried.

City of Steamboat Springs Golf Committee - Final Special Use Permit (S.U.P.) for construction of a golf course, with excavation, drainage and grading plans; including the review of general engineering support, utility services to the site, access issues including permit application and accel/decel lanes and water and septic system. Also included in this review will be highway right of way dedications, highway access permit, wetlands issues, water right issues and water quality monitoring and management plan. Conceptual review will be conducted on the Clubhouse and maintenance building. Located SW4NE4, that portion of Lots 1 and 2, and SE4NE4 lying south and west of U.S. 40, and that portion of Lot 3 and Lots 4 lying south and east of Colorado Highway 131, Section 4, Township 5 North, Range 84 West. Located approximately 1/2 mile south of Steamboat Springs City Limits at the intersection of Colorado Highway 131 and U.S. Highway 40.

John Vanderbloemen stated that construction is expected to begin this summer. Mr. Vanderbloemen introduced members of the Golf Committee, Chris Wilson, and George Serencko. Mr. Wilson is the Project Manager for the Golf Course.

Chuck Donley reviewed items in the fact packet such as background information, project history, site and project descriptions, environmental analysis and reclamation plan.

In terms of wetlands, Mr. Donley stated that a 404 permit is not in hand at this time, however construction could begin in areas that do not impact wetlands.

Mr. Donley referred to Page 5 of the fact packet and spoke of conditions of the Conceptual SUP and Petitioner responses. Regarding right-of-way dedications, Mr. Donley stated that the Petitioner has shown dedications on the plan and has had discussions with the Larry Matlock of the Department of Highways. A meeting is scheduled for April 17, 1995 to determine the method and timing of the dedications. Highway access permits will also be discussed during this meeting.



United States  
Department of  
Agriculture

For  
Service

Medicine Bow-Routt NF  
Yampa Ranger District

300 Roselawn Ave.  
P O Box 7  
Yampa, CO 80483  
(970) 638-4516

Planning

Reply to: 1620-3

Date: April 6, 1995

ROUTT COUNTY BOARD OF COMMISSIONERS  
P O BOX 773598  
STEAMBOAT SPRINGS CO 80477

File

Dear Commissioners,

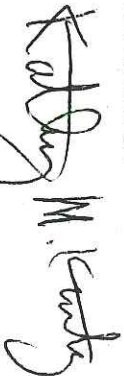
As the Yampa District Ranger of the Medicine Bow-Routt National Forest, I would like to express my support for the proposed project at the Stagecoach Wetlands Mitigation Area. The project will maintain a functioning wetland area, provide opportunities to the public for outdoor education and recreation, and ensure accessibility to physically challenged users.

The Yampa Ranger District joined in partnership with the Soroco schools, CO Division of Wildlife, BLM, and CO State Parks to form the Northwest Colorado Outdoor Education Partners in December, 1992. One of our goals is to complement existing educational efforts with programs, written materials, exhibits, and outdoor learning opportunities for all audiences. We are currently working to design and construct access to the Stagecoach Wetlands area.

The seven mitigated ponds and wetlands and adjoining riparian system of the Yampa River offer a unique opportunity for our local students to participate in activities, research projects, and field techniques at a wonderfully productive aquatic setting. The proximity to the schools and the direct transportation routes make this location excellent for field trips. Extensive studies have been conducted of the waterbirds, mammals, aquatic species, and plants that inhabit and migrate through the area. Nesting times, sensitive areas, and needs of the visitor have been considered in creating the Watchable Wildlife plan.

I encourage you to work together with the Colorado State Parks to facilitate the approval of the Stagecoach Wetlands Observation/Education Trail. There is a need to increase awareness, knowledge, and appreciation of natural resources in Routt County.

Sincerely,



KATHY M. KRITZ  
District Ranger

JS/eam

cc: Stagecoach State Recreation Area



Caring for the Land and Serving People



## **ROUTT COUNTY REGIONAL PLANNING COMMISSION**

**APRIL 6, 1995**

### **PETITIONER:**

Colorado Division of Parks and Outdoor Recreation (CDPOR), park operator for the Upper Yampa Water Conservancy District (UYWCD).

### **PROJECT:**

Stagecoach Reservoir State Park, Wetlands Observation Area

### **PETITION:**

Amendment to Final Planned Unit Development Plan to construct a wetlands and wildlife observation area, parking area, restroom, boardwalk and trail, fishing platforms, pond study station and observation blind, and marsh observation area.

### **LOCATION:**

Reservoir: Tr. in portions of Sections 1 and 2, Township 3 North, Range 85 West; Sections 36 and 25, Township 4 North, Range 85 West; Sections 29, 30, 31, 32, Township 4 North, Range 84 West

Wetland areas to be located west of the Stagecoach Reservoir, on the west side of RCR 16, and on the south side of the Yampa River.

### **PRESENT ZONE:**

Outdoor Recreation (OR)

### **COMMISSIONERS HEARING DATE:**

April 25, 1995 @ 2:30 p.m.

### **STAFF CONTACT:**

Caryn Fox

### **ATTACHMENTS:**

- ☛ Site Plan of Wetlands area
- ☛ Area map
- ☛ Interpretive Plan and Narrative
- ☛ Floor and elevation plans for vault toilet

### **PROPERTY HISTORY:**

1. The Final PUD plan for the Stagecoach Reservoir was approved in 1987. The PUD plan included an area designated as an "Aquatic Wetlands Habitat Area", however, there were no specific plans submitted regarding the development of an observation and education area at this site. The petition is to develop a **Wetland Observation Area** at this site, with trails, vault toilet, observation blinds, fishing platforms, and educational signs, to be located west of RCR 16 and south of the Yampa River.
2. This area was designated as one of the **wetlands mitigation areas** required by the Army Corps of Engineers 404 permit, when the reservoir was first approved. The area is 78 acres in size, and is owned by the Upper Yampa Water Conservancy District

- ◆ modification of the ditch system to fill and drain the ponds independently;
- ◆ construction of islands in the ponds and addition of nesting boxes;
- ◆ construction will be done in the fall to avoid impacts to wildlife;
- ◆ planting of screening vegetation along the ditch road to reduce visibility of human activities from nesting and rearing areas;
- ◆ development of stream structures to facilitate spawning and to create areas for access by persons with physical disabilities;
- ◆ public use of certain areas will be controlled to prevent disturbance to wildlife and waterfowl during nesting and rearing activities.

## FINAL PUD REVIEW:

Complied With	Not Complied With	(Staff comments in italics)
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- |       |       |  |
|-------|-------|--|
| _____ | _____ | 1. Is landscaping designed to enhance the natural features of the site, create a human scale, buffer undesirable features, stabilize soils, conserve energy, and generally create an aesthetically pleasing atmosphere? <i>Plantings of wetland and streambank vegetation and willow areas are proposed. Vegetative screening of feeding and nesting areas along the ditch service road will occur to reduce impacts of human use on these areas. All disturbance areas should be revegetated to reduce erosion into the Yampa River. The Final PUD plan shall indicate a commitment to landscaping as notes on the plan, stating that native plant materials will be used, including groundcover and grasses, shrubs, and trees that will survive in the wet conditions of the area. Trees should be of a large size, approximately 2.5" caliper.</i> |
|-------|-------|--|

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 2. Are building elevations proposed that are architecturally compatible throughout the PUD and that generally enhance the appearance of the neighborhood? <i>Structures will be built in accordance with Colo. Dept. of Parks and Outdoor Recreation guidelines for materials and colors. The only building will be a vault toilet, which will be similar to those at the campgrounds. The plans for the building indicate that it will be masonry construction.</i> |
|-------|-------|--|

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 3. Is the proposed phasing program realistic, and does it ensure that adequate recreational amenities, road and utility improvements accommodate the development of each phase? <i>Construction of most of the project will occur during 1995. According to Dennis Scheiwe, the parking area, restroom, boardwalk, on pond with viewing platform, and one American Disabilities Act compliant fishing pier will be completed this summer and fall. The completion of the project will occur next</i> |
|-------|-------|--|

# Civil Design Consultants, Inc.

Engineers and Planners 405 S. Lincoln Ave. • Steamboat Springs, CO 80477-5167 • (303) 879-3022 • FAX: 879-3028

February 24, 1995

Route County Regional Planning Commission  
Attn Ms Caryn Fox  
P O Box 773749  
Steamboat Springs CO 80477

Re: Stagecoach State Park Wetlands Wildlife Observation Area

Dear Caryn:

This narrative has been prepared in response to your submittal checklist for the subject project.

## 1. Narrative

The Stagecoach Reservoir Final PUD for campsites, swim beach, boat marinas, public trail system, public parking areas and access points was approved by the Route County Planning Commission at its meeting held on August 6, 1987.

The enclosed drawing entitled "STAGECOACH RESERVOIR SITE PLAN" schematically shows the overall layout of the reservoir and its associated park facilities as presented at the above meeting. The area, labeled as "wetlands", located south of County Road 14 and west of relocated County Road 16 is the site of the proposed Observation Area. This area is also the principal wetland mitigation site for the Stagecoach Reservoir project.

In January 1994 the Colorado Division of Parks and Outdoor Recreation completed an "Interpretive Plan" for the Observation Area. The plan is the result of a partnership among South Route School District RE 3 (SOROCO), Colorado Division of Parks and Outdoor Recreation, Colorado Division of Wildlife, Ducks Unlimited, Upper Yampa Water Conservancy District, US Forest Service, US Bureau of Land Management, Yampa Valley Fly Fishers, and Yampa Valley Alliance.

The Interpretive Plan is included with this submittal package. Key components of the plan included a parking area for buses and passenger vehicles adjacent to County Road 14, an observation terrace, rest rooms, a bridge over the Yampa River, fishing platforms for the handicapped, a boardwalk to cross wetlands, a marsh observation blind, a pond study station and a pond observation blind. One of the plan's best features was the ability to observe the entire wetland area from above, via the viewing terrace.

Funding for implementation of the plan was provided by Great Outdoors Colorado, Watchable Wildlife, Fishing Is Fun, Ducks Unlimited, and Colorado State Parks. The schedule of implementation called for a construction start in the fall of 1994.

Ms. Caryn Fox  
February 24, 1995

Page 3

County Commissioners at one of their regularly scheduled road meetings to discuss options. At that meeting it was concluded by all that the best option would be to eliminate the parking and access area on CR 14 and to plan on only one access and parking area to be located on CR 16 just south of the Yampa River. Under this option all of the features of the Interpretive Plan which were proposed on the north side of the river were to be moved to the south side of the river or be eliminated. These features included the parking, viewing terrace, rest rooms, trails, and bridge.

The drawing entitled "PRELIMINARY PLAN STAGECOACH STATE PARK WETLANDS WILDLIFE OBSERVATION AREA" dated 2/95 by Civil Design Consultants, Inc., is the current plan being submitted for review under the Routt County planning process. Details in the Interpretive Plan such as the Observation Blind and Pond Study Platform remain as valid features of the plan.

The new parking area and access drive is located on the former site of CR 16 before it was relocated as part of the Stagecoach Reservoir project. Much of the base of the previous road remains and can be incorporated into the new parking area. There is good site distance at the access point. The grade and width of the existing drive will be improved to meet County intersection standards as part of the plan. Twenty parking spaces are proposed for private passenger vehicles and two spaces are proposed for school buses.

2. Area Map

Enclosed is one 8 x 11 copy of the area map.

3. Cover Application

Enclosed is one completed copy of the application.

4. List of Adjacent Property Owners and Mailing Labels

A list of adjacent property owners follows:

Elmer E. Mc Millan  
3850 Garrison St  
Wheatridge CO 80033

Mountainair Co  
c/o A Saterdal  
4411 S High St  
Englewood CO 80110

12. U. S. Army Corps of Engineers - Wetlands

State Park's personnel have retained the services of Kent Crofts (the local wetlands guru) to assist them in working with the Corps of Engineers to amend the existing wetlands permit for the Stagecoach Reservoir project. The permit is in the name of the Upper Yampa Water Conservancy District. We have met with the District and they have endorsed the project and have agreed to assist in amending the permit. The necessary paperwork is in progress. State Park's personnel have met with the Corps and have been encouraged that a permit amendment would not be difficult to achieve. It is proposed that permitting proceed concurrently with the planning process.

13. County Road and Bridge Department

We have worked closely with the Road and Bridge Department. Their input is addressed in item 1 above. We assume their final review comments will be provided as part of the planning process.

14. Adjacent Towns

Per your direction planning staff will contact adjacent towns directly.

15. Fire District

Per your direction planning staff will contact the Fire District directly.

16. Colorado Division of Water Resources

Per your direction not applicable.

17. Soil Conservation Service

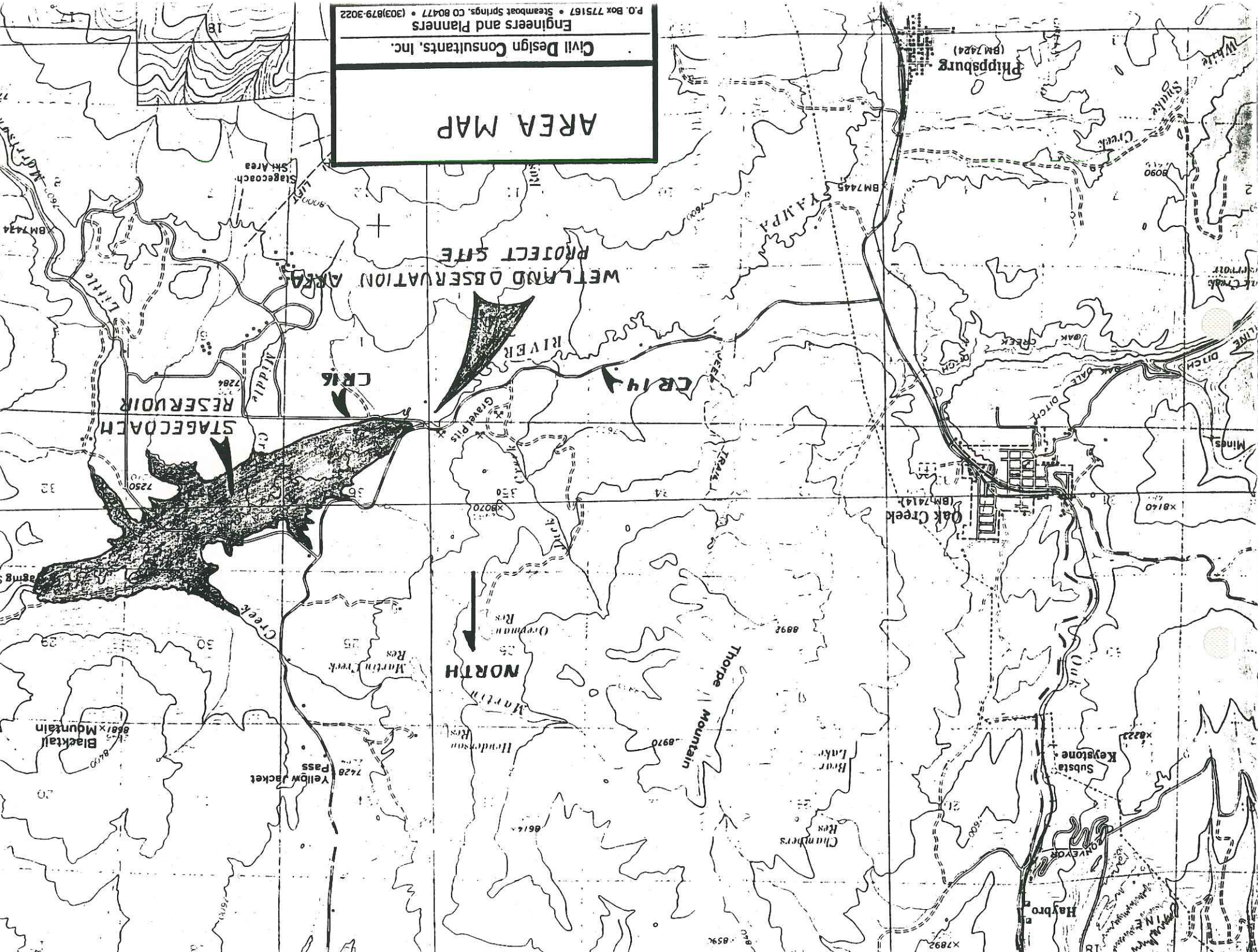
Because the state has changed its plan so that no work occurs on steeper slopes and there is minimal physical disturbance elsewhere, we are of the opinion there is no impact. We suggest that SCS input is not applicable. Please advise us if you feel State Park's personnel must still coordinate directly with the Soil Conservation Service.

18. Colorado Geological Survey

Because the state has changed its plan so that no work is proposed on steeper slopes, or in the vicinity of the slide area on the north side of the Yampa River, we feel there is no impact. We suggest that CGS input is not applicable.

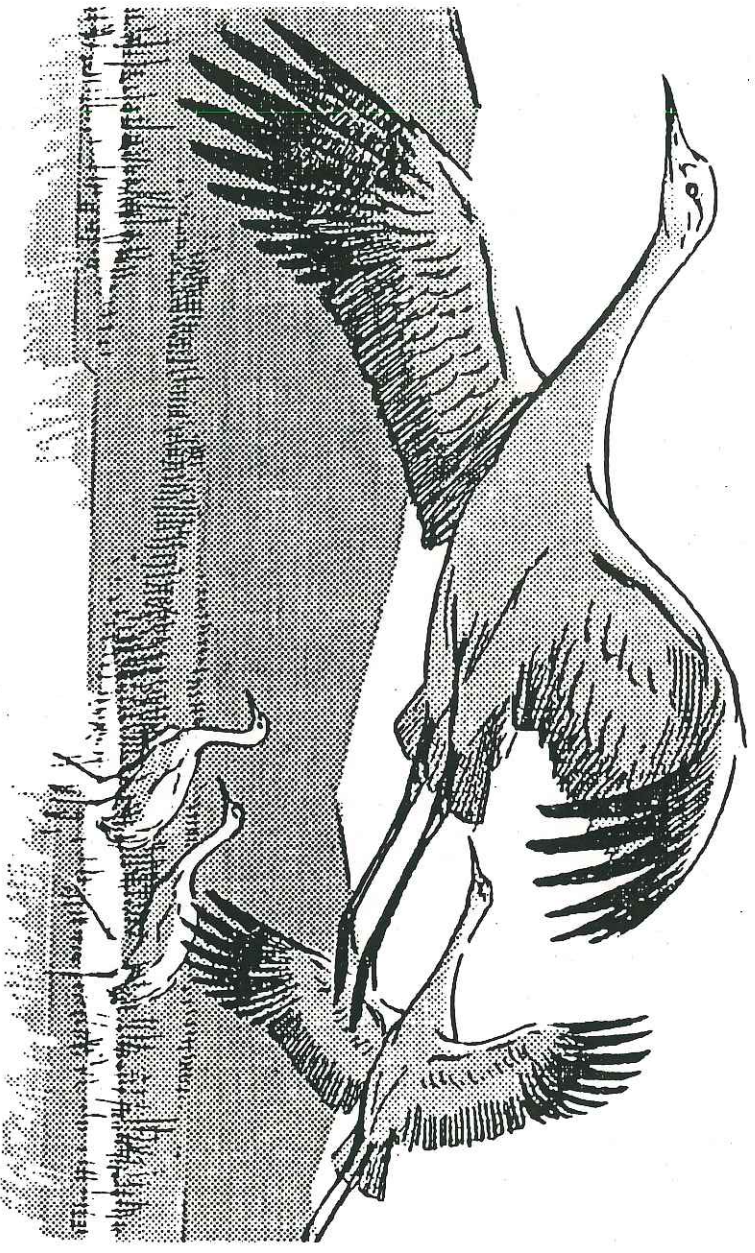
AREA MAP

P.O. Box 775167 • Steamboat Springs, CO 80477 • (303) 879-3022



# **Interpretive Plan Watchable Wildlife in Parks**

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## **Stagecoach Wetlands Wildlife Observation Area**

# **Interpretive Plan**

## **Stagecoach Wetlands Wildlife Observation Area**

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### **Watchable Wildlife in Parks**

**Stagecoach State Park  
Steamboat Springs, Colorado**

**Department of Natural Resources  
Division of Wildlife  
Colorado State Parks**

**17 January 1994**

**John W. Hanna, Project Coordinator  
Paul Scalon, Landscape Architect  
Inside Outside  
Rte. 1, Box 172AA  
Elgin, TX 78621  
(512) 285-3801**

# 1. Management Summary

---

The Stagecoach wetlands mitigation area is a 78 acre parcel located at the west (inlet) end of Stagecoach Reservoir on the Yampa River. Owned by the Upper Yampa Water Conservancy District (UYWCD), the area was set aside and developed as a wetland to mitigate the loss of wetlands inundated by the creation of the reservoir. The UYWCD has leased the area to the Colorado Division of Parks and Outdoor Recreation (DPOR). The DPOR has entered into an agreement with the UYWCD and the Colorado Division of Wildlife (DOW) for joint management of the area. In general, DPOR manages people and recreation aspects, UYWCD manages water flows and maintenance of ditches and fences, and the DOW manages wildlife and habitat aspects.

The wetlands mitigation area is a major project that includes a number of related parts: 1) it is and will remain a functioning wetland, 2) it is a public recreational area, and 3) it is a wildlife management area. The wetland will be managed and manipulated as necessary to ensure continued functioning for mitigation purposes. The public will be allowed to use the area for recreation and education, but the use will be closely monitored and managed to ensure minimal impact to the wetland. The habitat and wildlife species will be managed for the purposes of waterfowl, wildlife, and fishery production.

The value of the area for recreation and education has come to the attention of a number of groups and agencies. Initially, the South Routt County (SOROCO) School District saw the opportunity to use the area for environmental studies and outdoor education. Their work, in cooperation with the DOW, spawned some creative thoughts on educational, fishing, hiking, and watchable wildlife opportunities. This early effort evolved into this planning effort. A partnership was formed between SOROCO schools, DPOR, DOW, Ducks Unlimited, UYWCD, the U.S. Forest Service, the U.S. Bureau of Land Management, Yampa Valley Fly Fishers, and the Yampa Valley Alliance. The goals of this partnership are to:

- maintain a functioning wetland area,
- provide opportunities to the public for outdoor education and recreation, and
- ensure accessibility to physically challenged users.

The Stagecoach site was chosen by the partners for this joint project due to its close proximity to the reservoir and its 250,000 annual visitors and the inclusion of the site within the Yampa Valley Trail corridor. The site has good access and high visibility so that all the partners can benefit from the project.

The operations and maintenance of the area and its future facilities will be the responsibility of the DPOR with continued support and input from the partners.

need to be taken to ensure that fish populations are not established in the other ponds. No fish screening structure currently exists to prevent fish from entering the ponds from the reservoir. Stream improvements will provide increased cover, spawning beds, and fishing opportunities for persons with mobility limitations. A wide variety of habitat improvements for appropriate wildlife populations will be undertaken to ensure diversity and provide interpretive opportunities.

- Water study
- Fisheries study
- Willow study
- Nesting study
- Study of water rights and manipulation
- Observation and identification of wildlife
- Discussion of preservation versus use of stream and wetland resources
- Identification of wetland vegetation
- Practice birding
- Provide for hands on involvement of school children in planning development, construction, and use of the area (in order for the children to protect the site and consider it special, they must have "ownership" in all aspects of the project).

#### **IV. Wildlife Watching Hints**

- Movement
- Color contrast
- Habitat/species relationships
- Watching without disturbing – ethics
- Photographing wildlife

#### **IV. Special Consideration Species**

tal tree plantings. Public use should be screened from this area to minimize disturbance of this site. Regardless of the herons' intentions, the presence of large conifers and cottonwoods creates good potential nesting and roosting for raptors and other birds. The watering pond near this site creates additional observation opportunities if observation blind adequately conceals human movements.

- Several areas of concentrated waterfowl activity were noted on the south sides of the ponds near the ditch road reinforcing the need to reduce and screen use along this road.
- Care should be taken to avoid the beaver lodges along the river bank.
- Sandhill crane nesting has been observed in the area. The known nesting site should be avoided and human activity screened from view.

to the pond study platform where they will encounter interpretive signs describing the pond habitat and the systems operating in the pond. Another spotting scope (optional) is available for watching wildlife through the blind.

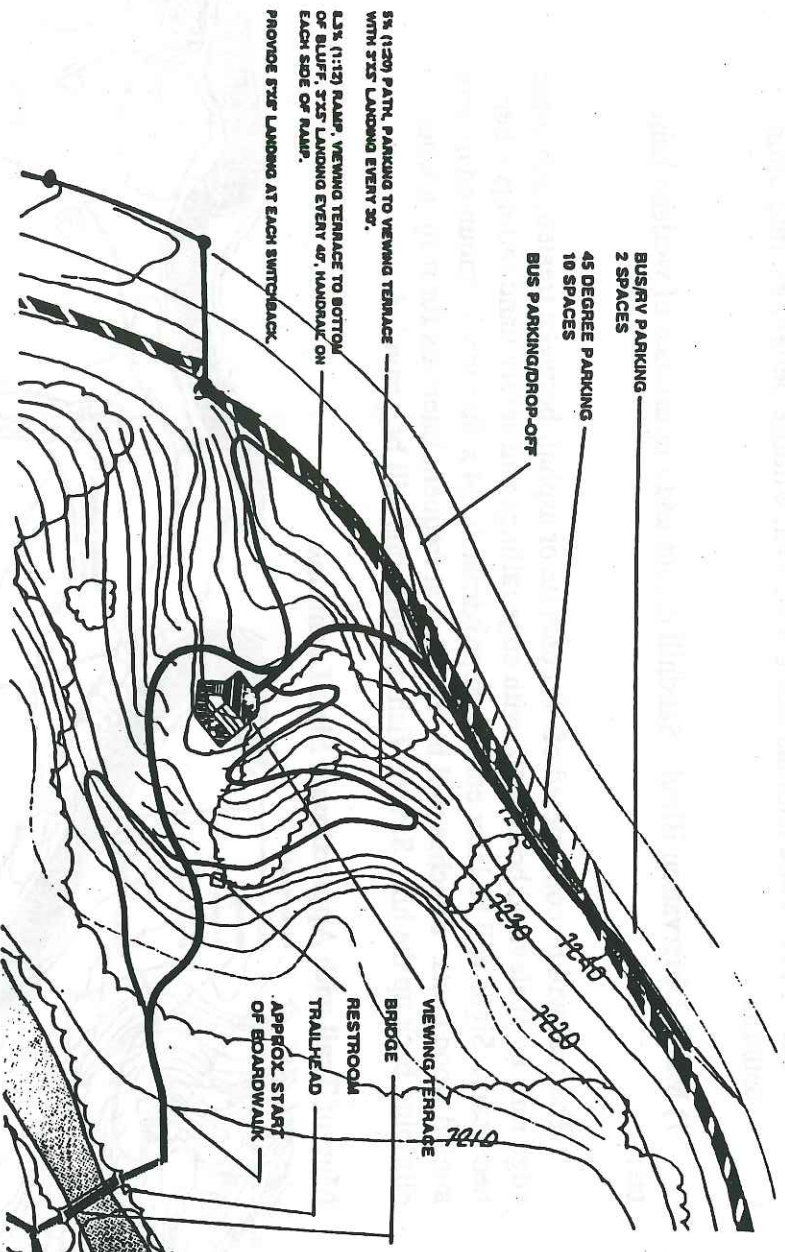
## **Educational Experience**

Educational groups will arrive at the overlook parking area, unload, and take the short walk to the viewing terrace and orientation amphitheater just below the interpretive signs at the overlook. This small amphitheater will accommodate one class (up to 30 students) and allows the leader to orient the students to the site while they are able to compare what's being seen with their maps. From the amphitheater, the students can be split into two groups with one group taking the self-guided trail to the observation blind and the other group going to the marsh blind and pond study platform and blind. After a suitable study period, the groups can exchange places. Since groups will be using both the observation blind and the pond study platform at the same time, it will be necessary for both structures to be screened. Uniform Building Code requires that the structures and any boardwalk over 18 inches above ground be protected with hand railings.

## Parking, Viewing Terrace, and Trailhead

Parking will be provided for two school buses or oversized recreational vehicles and ten cars. When the bus parking is occupied, the school bus can unload and park at one of the pull outs on the north side of the road to the east. A large sign (for reading from the car) will be placed at the parking lot entry announcing fee collection and describing the purpose of the area and the facilities. A paved trail at wheelchair standard grades will lead to the overlook where signs and an adjustable-height viewing scope interpret the scene. Just below the overlook, a small amphitheater, capable of seating 30 children blends into the hillside. At the bottom of the hill, below the overlook, is the restroom and trailhead for the self-guided trail. Signs at the overlook and trailhead are laser etched on low angled posts.

### Plan for Viewing Terrace

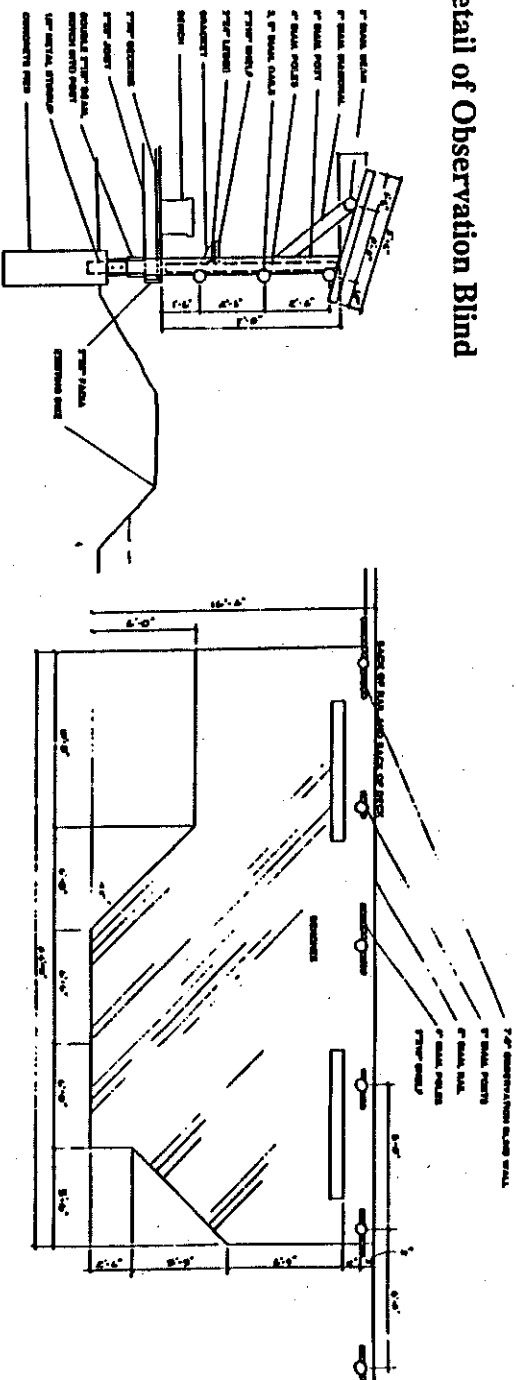


## Pond 5 & Marsh Observation Blinds

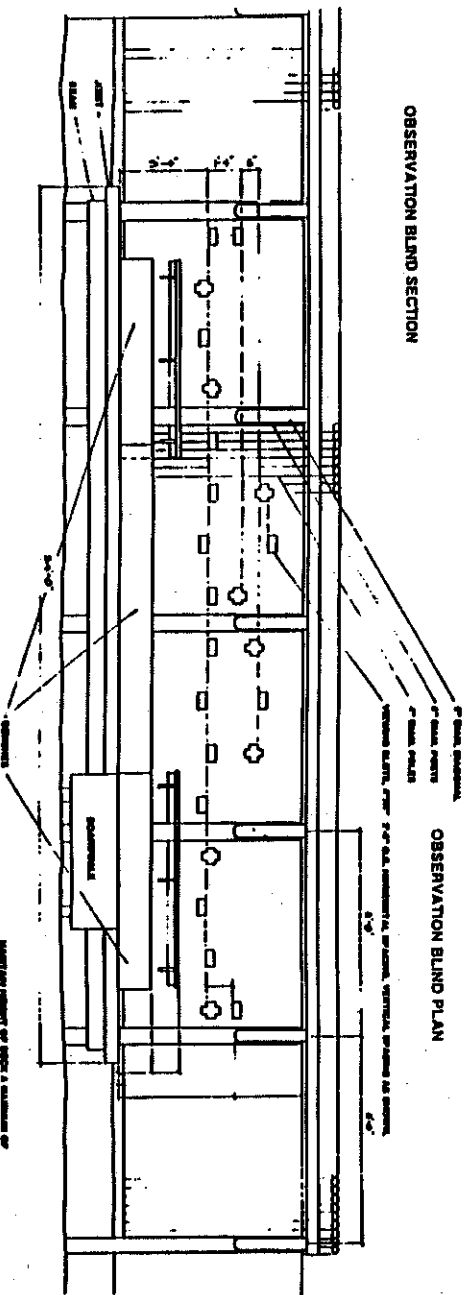
The observation blind at Pond 5 is designed to bring visitors to the edge of the pond at the northeast corner in such a way to not disturb wildlife on or around the pond and facilitate observation of that wildlife. Existing vegetation (where possible), dikes, and other features will be used to screen the walkway. The blind and approach ramp will accommodate approximately 15 persons at one time to handle half a school class and 2-3 other persons. Over 200 square feet will be needed for comfortable spacing. A combination of vertical and horizontal openings are provided for viewing with a combination of bench seating, wheelchair spaces, and standing opportunities. An optional height adjustable spotting scope will be provided for use by children, adults, and persons in wheelchairs. The view angle on the scope will primarily cover the far end of the pond. One universal interpretive trail sign will be placed here describing species and habitats being observed, wildlife behaviors, migration patterns.

The marsh observation blind will be near the opposite end of the trail just prior to reaching the gate for the pond study area. Construction technique will be similar to the Pond 5 observation blind. One universal interpretive sign will be placed here describing the sandhill crane and the importance of wetland habitats.

### Detail of Observation Blind



### OBSERVATION BLIND SECTION



### OBSERVATION BLIND ELEVATION

# 8. Cost Estimates

The following cost estimates reflect total design, fabrication, and construction costs. Use of staff and volunteer construction can greatly reduce costs of trail and blind construction.

<b>Parking</b> (includes shifting road, concrete island, curbing, and gutter)	<b>\$45,000</b>
<b>5' Wide Aggregate Trail</b>	<b>\$8,000</b>
<b>3' Wide Handicap Accessible Trail (850 feet)</b> (Includes cut & fill, retaining wall, & 1700" of handrail)	<b>\$75,000</b>
<b>Universal Access Option</b> (Construct road & parking along existing road cut for handicap drop off down by river – \$15,000) (delete \$60,000 from total)	
<b>Observation Terrace and Interpretive Sign</b>	<b>\$30,000</b>
<b>Restroom (Clivus Multrum M-12)</b>	<b>\$15,000</b>
<b>Bridge and Fishing Platforms</b> (Bridge estimated at \$20,000)	<b>N.I.</b>
<b>Boardwalk, Trailhead, and 7 Interpretive Signs</b> (Superdeck - plastic decking material)	<b>\$114,000</b>
<b>Marsh Observation Blind (120 SF)</b>	<b>\$3,000</b>
<b>Pond Study Station (390 SF and 105 LF Wall)</b>	<b>\$10,000</b>
<b>Pond 5 Observation Blind</b>	<b>\$10,000</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$310,000</b>
<b>CONTINGENCY (15%)</b>	<b>\$46,500</b>
<b>TOTAL PROJECT COST</b>	<b>\$356,500</b>

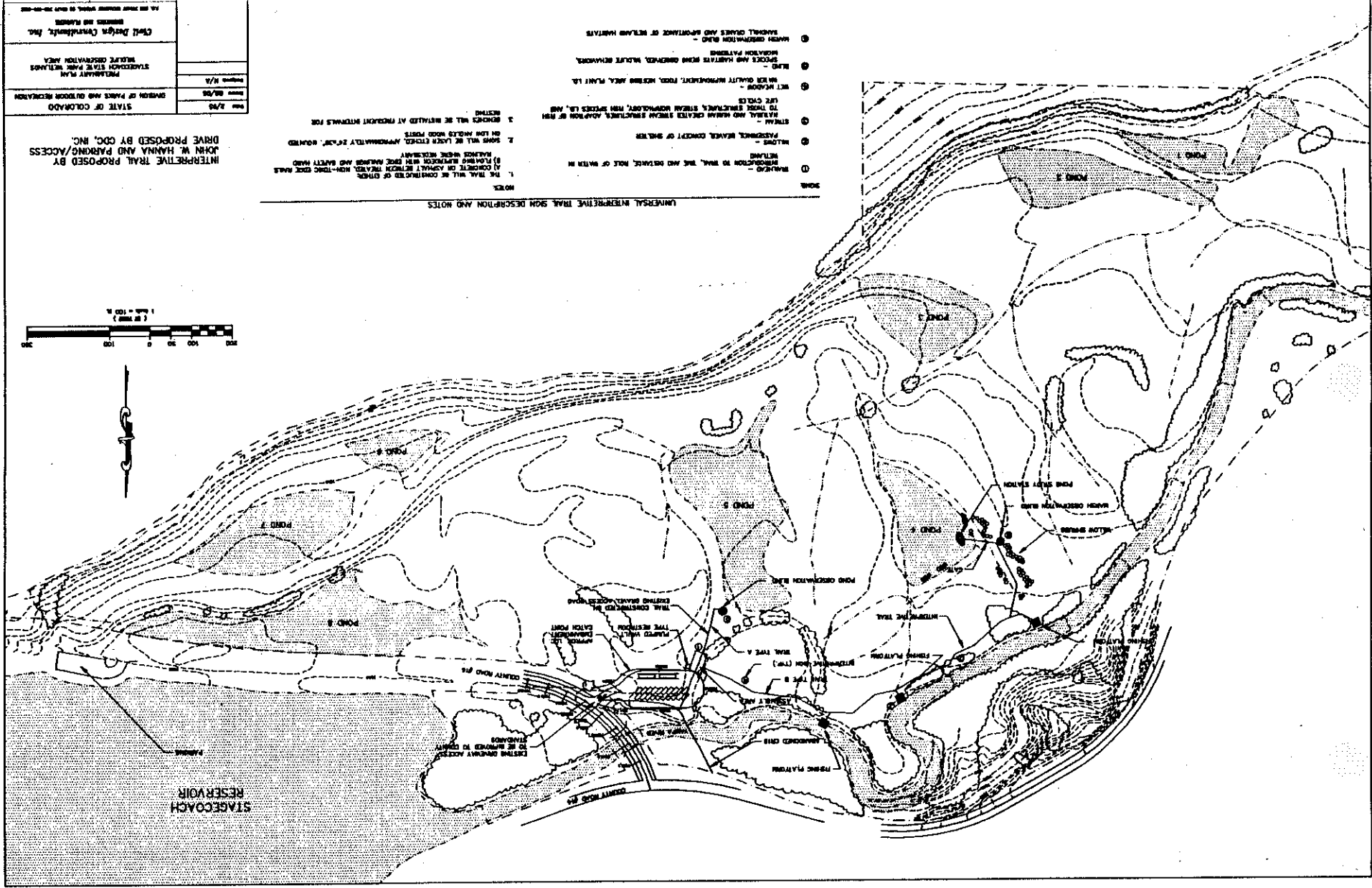
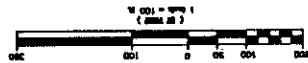
Civil Design Consultants, Inc. DESIGNER AND PLANNER 1400 17TH AVENUE, SUITE 100, DENVER, CO 80202	
PROJECT NAME STAGECOACH STATE PARK WETLANDS WETLAND OBSERVATION AREA	SCALE 1" = 100'
DATE 08/78	DRAWN BY JWC
STATE OF COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION	

INTERPRETIVE TRAIL PROPOSED BY  
 JOHN W. HANNA AND PARKING/ACCESS  
 DRIVE PROPOSED BY CDC, INC.

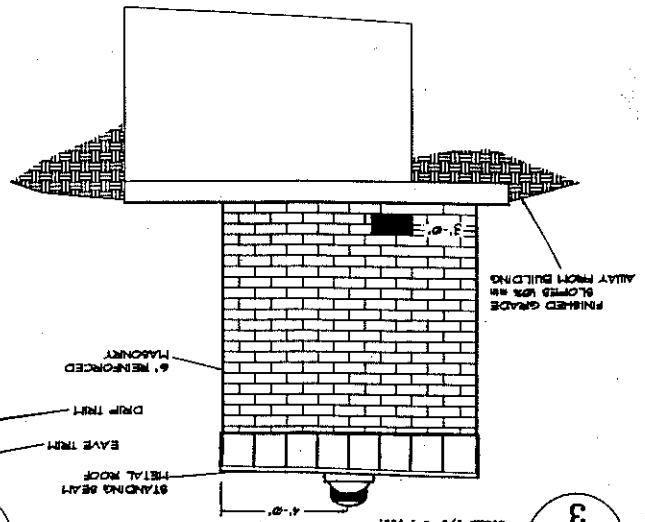
1. THE TRAIL WILL BE COMPOSED OF STEPS, RAILINGS, AND OTHER NECESSARY STRUCTURES TO MAINTAIN A SAFE AND INTERESTING TRAIL.
2. STEPS WILL BE LAYED OUT AT APPROXIMATELY 2' SPACING, RAILINGS WILL BE PLACED AT 4' SPACING.
3. RAILINGS WILL BE PLACED AT FREQUENT INTERVALS FOR SAFETY.

1. WETLANDS - WETLANDS ARE AREAS OF SWAMPY OR SATURATED SOILS, WHICH SUPPORT VEGETATION OF SPECIFIC PLANT AND ANIMAL LIFE.
2. WETLANDS - WETLANDS ARE AREAS OF SWAMPY OR SATURATED SOILS, WHICH SUPPORT VEGETATION OF SPECIFIC PLANT AND ANIMAL LIFE.
3. WETLANDS - WETLANDS ARE AREAS OF SWAMPY OR SATURATED SOILS, WHICH SUPPORT VEGETATION OF SPECIFIC PLANT AND ANIMAL LIFE.
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8. WETLANDS - WETLANDS ARE AREAS OF SWAMPY OR SATURATED SOILS, WHICH SUPPORT VEGETATION OF SPECIFIC PLANT AND ANIMAL LIFE.
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10. WETLANDS - WETLANDS ARE AREAS OF SWAMPY OR SATURATED SOILS, WHICH SUPPORT VEGETATION OF SPECIFIC PLANT AND ANIMAL LIFE.

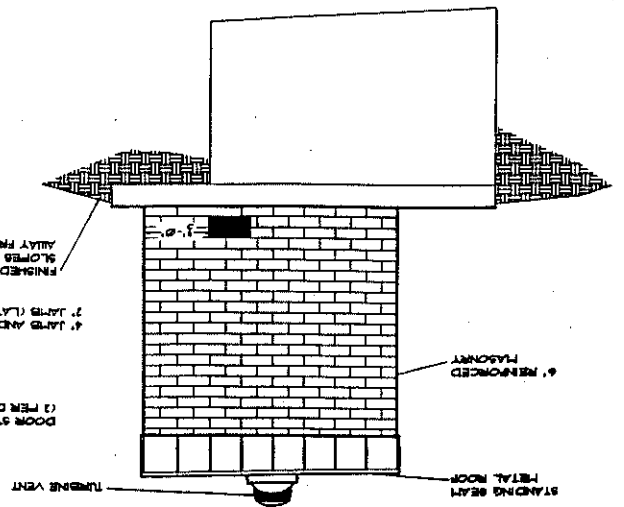
UNIVERSAL INTERPRETIVE TRAIL SIGN DESCRIPTION AND NOTES



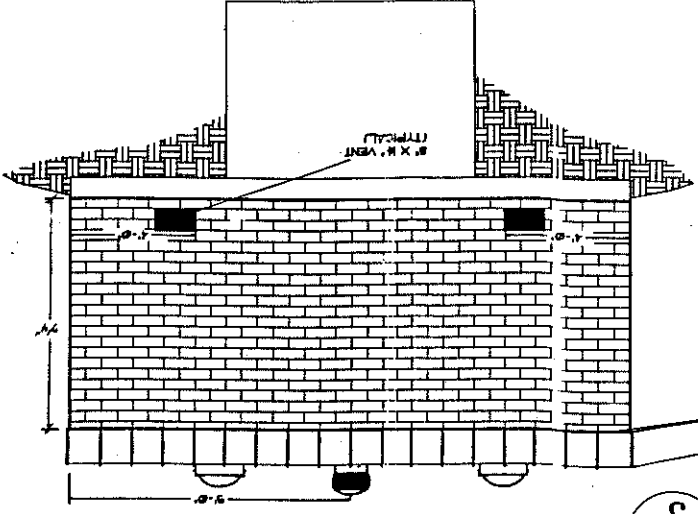
**B** **RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1 FOOT



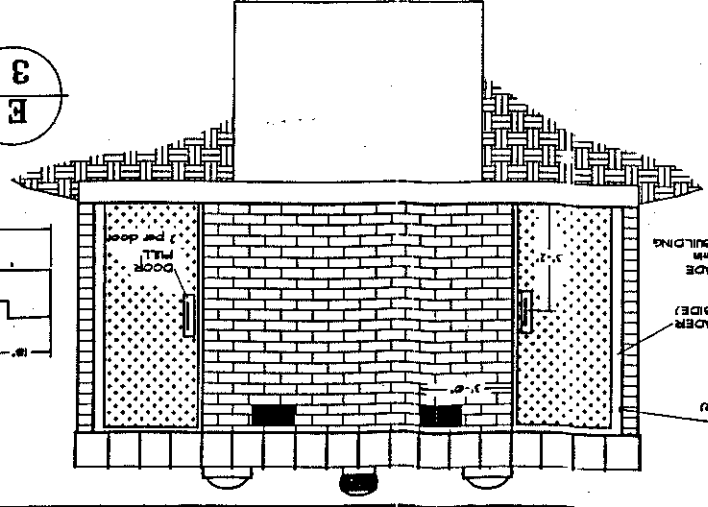
**A** **LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1 FOOT



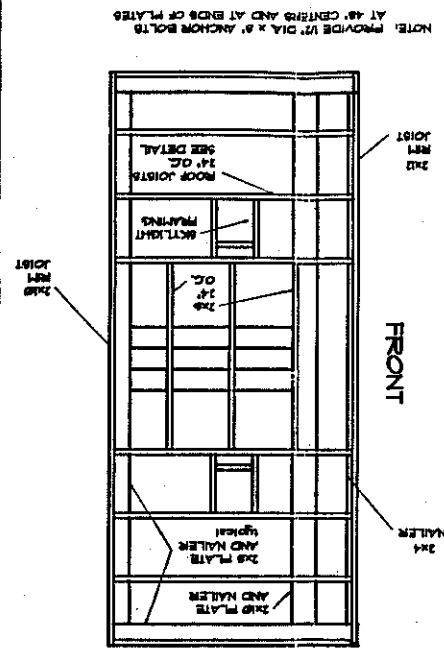
**D** **REAR ELEVATION**  
SCALE: 1/4" = 1 FOOT



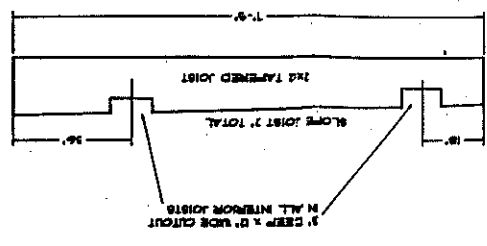
**C** **FRONT ELEVATION**  
SCALE: 1/4" = 1 FOOT



**F** **ROOF FRAMING PLAN**  
SCALE: 1/4" = 1 FOOT



**E** **ROOF JOIST**  
NO SCALE



NOTE: PROVIDE 1/2" DIA. x 8" ANCHOR BOLTS AT 48" CENTERS AND AT ENDS OF PLATES.

**STANDARD VAULT TOILET ELEVATIONS AND FRAMING**

REVISIONS:

NO.	DATE	BY	DESCRIPTION
3			1. REV. 7/7/88
4			2. REV. 8/1/88

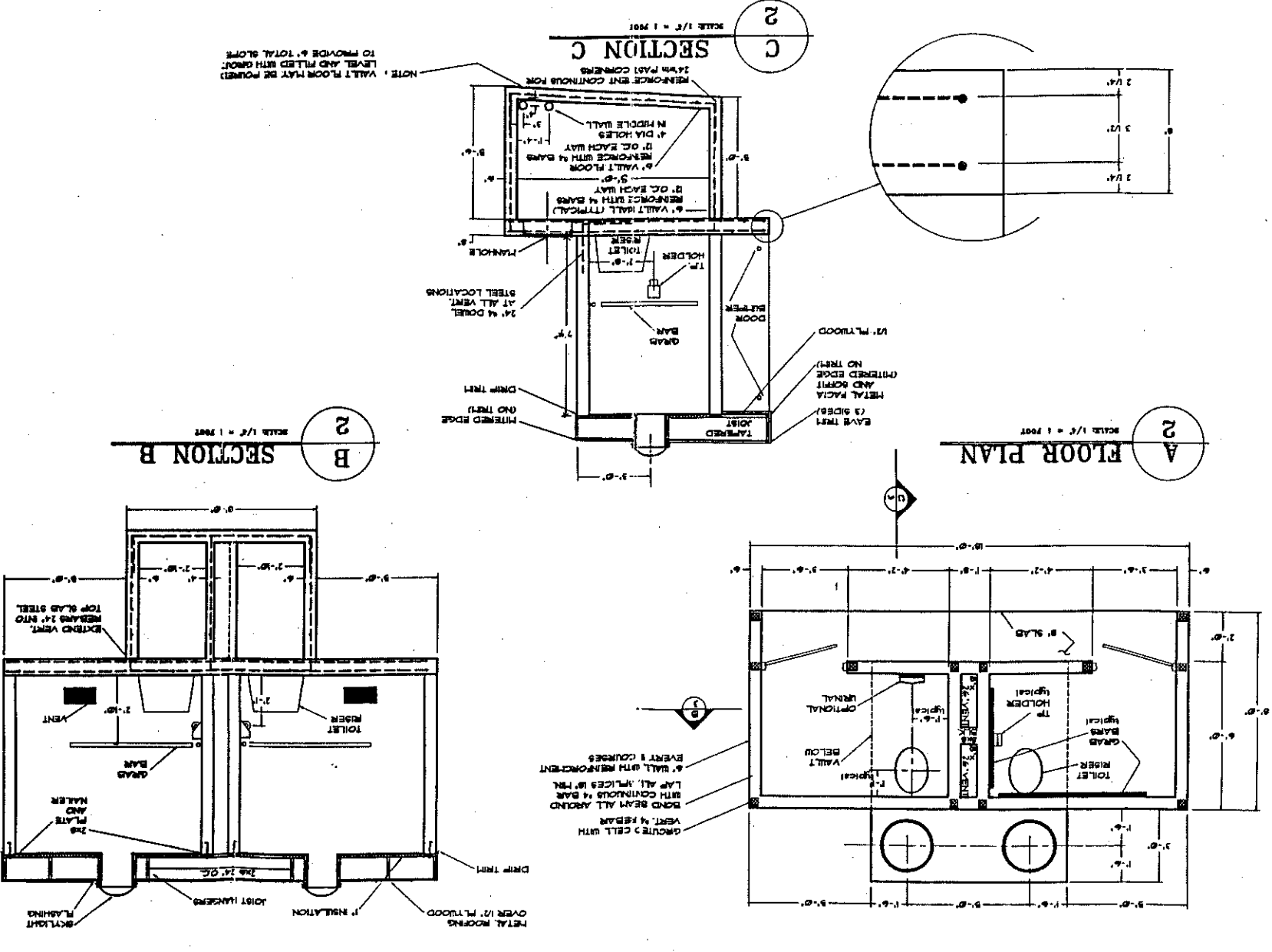
DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

**COLORADO DIVISION OF PARKS & OUTDOOR RECREATION**

**COLORADO DIVISION OF  
PARKS  
& OUTDOOR RECREATION**



#### AMENDMENT TO PLANNED UNIT DEVELOPMENT

In the matter of petition by Routt County for the purpose of amendment to Final Planned Unit Development (PUD) to include wetlands, wildlife, and observation area; parking area west of RCR 16 and south of the Yampa River, construction of restrooms, board walk across wetlands, fishing platforms, pond study station and pond observation blind, and marsh observation area.

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

Said request shall be reviewed by the Routt County Regional Planning Commission on April 6, 1995, 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 25th day of April, 1995, in the Hearing Room, Routt County Courthouse Annex, commencing at the hour of 2:30 a.m.

Said petition is for certain lands located as follows:

A tract of land generally located in portions of Sections 1 and 2, Township 3 North, Range 85 West, Section 36 and 25, Township 4 North, Range 85 West, Sections 29, 30, 31, 32, Township 4 North, Range 84 West, Routt County, Colorado

Located on the west side of RCR 16 immediately south of the Yampa River.

PETITIONER: Colorado Division of Parks and Outdoor Recreation  
Stagecoach Reservoir State Park  
Box 98  
Oak Creek, CO 80467

Routt County Regional Planning Commission  
Ellen Crain, Director  
Box 773749  
Steamboat Springs, CO 80477

PUBLICATION DATE: March 16, 1995

April, 6, 1995

# ROUTT COUNTY REGIONAL PLANNING COMMISSION

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:  
PETITION

Colorado Division of Parks and Outdoor Recreation Stagecoach Reservoir State Park Amendment to Stagecoach Reservoir Final Planned Unit Development (PUD) to include wetland , wildlife, and observation area; parking area west of RCR 16 and south of the Yampa River, construction of restrooms , board walk across wetlands, fishing platforms, pond study station and pond observation blind, and marsh observation area.

LOCATION:

A tract of land generally located in portions of Sections 1 and 2, Township 3 North, Range 85 West; Section 25 and 36, Township 4 North, Range 85 West; Sections 29, 30, 31, 32, Township 4 North, Range 84 West, Routt County, Colorado

The property is located on the west side of RCR 16 immediately south of the Yampa River

This matter has been scheduled to go before the Routt County Regional Planning Commission on Thursday, April 6, 1995, at 7:30 p.m., in the Hearing Room of the Courthouse Annex, 136 6th Street (corner of 6th and Oak), Steamboat Springs, Colorado.

Following the above hearing, the matter will then go before the Routt County Board of County Commissioners on April 25, 1995, 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. Any questions regarding the application should be directed to Caryn Fox of the Planning staff. Information packets on the petition will be available in the Planning Office on Friday, March 31, 1995.

Sincerely,  
ROUTT COUNTY REGIONAL  
PLANNING COMMISSION  
Ellen Crain, Director

BY: Caryn Fox  
Staff Planner

cb

h:\planning\95\apolus\stipark4.95

P.O. BOX 773749, STEAMBOAT SPRINGS, COLORADO 80477  
(303) 879-2704 • FAX (303) 879-3992

COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION  
STAGECOACH RESERVOIR STATE PARK

Schedule Date

Name

PO Box 98

OAK CREEK CO 80467 (303) 879-2436

Mailing Address

Date Paid

P.C. 4-6-95  
B.C.C. 4-25-95  
Fee

Interest in Property

PARK OPERATOR FOR  
UPPER YAMPA WATER CONSERVANCY DIST

Signature of Petitioner

Jeff Seaver  
CIVIL DESIGN CONSULTANTS INC

Existing Zone:

Requested Change:

NATURE OF REQUEST:

ANEND STAGECOACH RESERVOIR FINAL PUD  
TO INCLUDE WETLANDS WILDLIFE OBSERVATION AREA

LEGAL DESCRIPTION:

A tract of land generally located in portions of the NE4, Section 2, NW4NE4 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

GENERAL LOCATION:

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

LIST ALL ADJACENT PROPERTY OWNERS AND THEIR MAILING ADDRESSES

SEE ENCLOSURE

LOCAL CONTACT: DENNIS SCHEIWE PARK MANAGER @ ABOVE ADDRESS/PHONE  
OR : GEORGE SENEUCO

c/o CIVIL DESIGN CONSULTANTS INC

PO BOX 775167

STMBT SPGS CO 80477

TEL: (303) 879-3022

FAX (303) 879-3028

N/A Is there a homeowners association in your neighborhood?  
If yes have you informed them of your proposal:

Submit name and address of agent for homeowners association:

N/A

# Civil Design Consultants, Inc.

Engineers and Planners 405 S. Lincoln Ave. • Steamboat Springs, CO 80477-5167 • (303) 879-3022 • FAX: 879-3028

February 24, 1995

Routt County Regional Planning Commission  
Attn Ms Caryn Fox  
P O Box 773749  
Steamboat Springs CO 80477

Re: Stagecoach State Park Wetlands Wildlife Observation Area

Dear Caryn:

This narrative has been prepared in response to your submittal checklist for the subject project.

## 1. Narrative

The Stagecoach Reservoir Final PUD for campsites, swim beach, boat marinas, public trail system, public parking areas and access points was approved by the Routt County Planning Commission at its meeting held on August 6, 1987.

The enclosed drawing entitled "STAGECOACH RESERVOIR SITE PLAN" schematically shows the overall layout of the reservoir and its associated park facilities as presented at the above meeting. The area, labeled as "wetlands", located south of County Road 14 and west of relocated County Road 16 is the site of the proposed Observation Area. This area is also the principal wetland mitigation site for the Stagecoach Reservoir project.

In January 1994 the Colorado Division of Parks and Outdoor Recreation completed an "Interpretive Plan" for the Observation Area. The plan is the result of a partnership among South Routt School District RE 3 (SOROCO), Colorado Division of Parks and Outdoor Recreation, Colorado Division of Wildlife, Ducks Unlimited, Upper Yampa Water Conservancy District, US Forest Service, US Bureau of Land Management, Yampa Valley Fly Fishers, and Yampa Valley Alliance.

The Interpretive Plan is included with this submittal package. Key components of the plan included a parking area for buses and passenger vehicles adjacent to County Road 14, an observation terrace, rest rooms, a bridge over the Yampa River, fishing platforms for the handicapped, a boardwalk to cross wetlands, a marsh observation blind, a pond study station and a pond observation blind. One of the plan's best features was the ability to observe the entire wetland area from above, via the viewing terrace.

Funding for implementation of the plan was provided by Great Outdoors Colorado, Watchable Wildlife, Fishing Is Fun, Ducks Unlimited, and Colorado State Parks. The schedule of implementation called for a construction start in the fall of 1994.

In the summer of 1994 the Colorado Division of Parks and Outdoor Recreation retained Civil Design Consultants, Inc., (CDC) and Northwest Colorado Consultants, Inc., (NWCC) to review the feasibility of key features of the plan to include:

- A. The ability to meet County Road and Bridge Department criteria for access onto CR 14, and to park buses and cars along CR 14.
- B. The ability to meet "Americans With Disabilities Act" criteria for the trail from the parking area to the Yampa River.
- C. The ability to construct the proposed improvements along CR 14 considering the active geological slide and steep terrain in the project area.

The geotechnical portion of the study concluded it was not feasible to construct a parking area and widened road section west of the viewing terrace but it was feasible to do so east of the viewing terrace. Several construction alternatives were proposed. From the State's perspective the feasibility of constructing the parking area hinged on the cost of construction. The wider the road had to be to accommodate through traffic and turning movements into the parking area the more the work was forced into steep terrain which was costly to build on.

The geotechnical report also addressed the construction of the trail from the parking area to the river and the construction of the viewing terrace. Alternative construction methods were proposed based upon the amount of risk of movement (and resulting maintenance expense) the State could live with.

With this information in hand several meetings were held with the County Road and Bridge Superintendent, and County Engineer concerning the acceptability of the original parking plan as well as several alternative plans which were developed with their input. One of the alternatives included two access points and parking areas; one on CR 14 similar to the Interpretive Plan proposal except with a reduction in parking spaces, and one located on CR 16 just south of the bridge crossing the Yampa River. The latter plan was encouraged by County Road and Bridge personnel to limit the requirements for widening CR 14 and to reduce the traffic impact at the CR 14 access point.

It became clear that it would be very difficult to accommodate a parking area and the required turn lanes at a reasonable cost. At the suggestion of the County Road Superintendent, State Parks personnel met with the Board of

County Commissioners at one of their regularly scheduled road meetings to discuss options. At that meeting it was concluded by all that the best option would be to eliminate the parking and access area on CR 14 and to plan on only one access and parking area to be located on CR 16 just south of the Yampa River. Under this option all of the features of the Interpretive Plan which were proposed on the north side of the river were to be moved to the south side of the river or be eliminated. These features included the parking, viewing terrace, rest rooms, trails, and bridge.

The drawing entitled "PRELIMINARY PLAN STAGECOACH STATE PARK WETLANDS WILDLIFE OBSERVATION AREA" dated 2/95 by Civil Design Consultants, Inc., is the current plan being submitted for review under the Routt County planning process. Details in the Interpretive Plan such as the Observation Blind and Pond Study Platform remain as valid features of the plan.

The new parking area and access drive is located on the former site of CR 16 before it was relocated as part of the Stagecoach Reservoir project. Much of the base of the previous road remains and can be incorporated into the new parking area. There is good site distance at the access point. The grade and width of the existing drive will be improved to meet County intersection standards as part of the plan. Twenty parking spaces are proposed for private passenger vehicles and two spaces are proposed for school buses.

2. Area Map

Enclosed is one 8 x 11 copy of the area map.

3. Cover Application

Enclosed is one completed copy of the application.

4. List of Adjacent Property Owners and Mailing Labels

A list of adjacent property owners follows:

Elmer E. Mc Millan  
3850 Garrison St  
Wheatridge CO 80033

Mountainair CO  
c/o A Saterdal  
4411 S High St  
Englewood CO 80110

Ms. Caryn Fox  
February 24, 1995

Page 4

Stagecoach Property Owners Assoc  
P O Box 774845  
Steamboat Springs CO 80477

Frank Stetson  
P O Box 770640  
Steamboat Springs CO 80477

Upper Yampa Water Conservancy District  
P O Box 880339  
Steamboat Plaza CO 80488

Three sets of mailing labels are enclosed.

5. Filing Fee

Per your direction the filing fee is waived for a state agency.

6. Legal Description

Enclosed is one copy of the legal description.

7. Site Map

Enclosed is one copy of the site map entitled "STAGECOACH RESERVOIR SITE PLAN".

8. Division of Wildlife

The Division of Wildlife is a partner in this project. State Park's personnel have been coordinating directly with them. Please advise us if you will need anything additional in writing from the Division of Wildlife.

9. County Environmental Health Department

We assume the County Health Department will provide its comments as a part of the review process. Rest rooms will be provided at the Assembly Area approximately as shown. Rest rooms shall be of the non discharging vault type which require periodic pump out. The rest rooms shall be per Colorado Division of Parks and Outdoor Recreation standard plans and specifications. A copy of the standard floor plans and sections is enclosed.

10. Colorado Department of Health - Air Quality  
Per your direction not required.

11. Colorado Department of Health - Water Quality

No discharges are proposed. Per your direction, if no discharges are proposed, their comments are not required.

12. U. S. Army Corps of Engineers - Wetlands  
State Park's personnel have retained the services of Kent Crofts (the local wetlands guru) to assist them in working with the Corps of Engineers to amend the existing wetlands permit for the Stagecoach Reservoir project. The permit is in the name of the Upper Yampa Water Conservancy District. We have met with the District and they have endorsed the project and have agreed to assist in amending the permit. The necessary paperwork is in progress. State Park's personnel have met with the Corps and have been encouraged that a permit amendment would not be difficult to achieve. It is proposed that permitting proceed concurrently with the planning process.
13. County Road and Bridge Department  
We have worked closely with the Road and Bridge Department. Their input is addressed in item 1 above. We assume their final review comments will be provided as part of the planning process.
14. Adjacent Towns  
Per your direction planning staff will contact adjacent towns directly.
15. Fire District  
Per your direction planning staff will contact the Fire District directly.
16. Colorado Division of Water Resources  
Per your direction not applicable.
17. Soil Conservation Service  
Because the state has changed its plan so that no work occurs on steeper slopes and there is minimal physical disturbance elsewhere, we are of the opinion there is no impact. We suggest that SCS input is not applicable. Please advise us if you feel State Park's personnel must still coordinate directly with the Soil Conservation Service.
18. Colorado Geological Survey  
Because the state has changed its plan so that no work is proposed on steeper slopes, or in the vicinity of the slide area on the north side of the Yampa River, we feel there is no impact. We suggest that CGS input is not applicable.

Ms. Caryn Fox  
February 24, 1995

Page 6

19. Colorado Historical Society.

Per your direction not applicable.

20. Property Owners Association.

Per your direction not applicable.

21. Site Plan

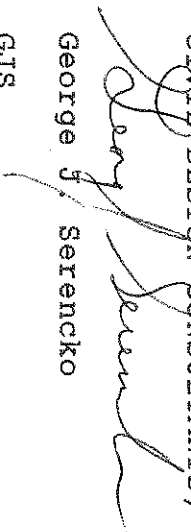
Enclosed is one 24 x 36 and one 8 x 11 copy of the site plan. Please note we have not provided a cross section as originally requested because there is little or no relief across the site now that the plan features on the north side of the river have been eliminated.

22. Miscellaneous

Per your direction all of the items on the second page of the submittal checklist which you listed as required are not required. These include a plat, USGS/Forest Service maps of trails, USGS maps of lines and poles, and mining permit applications.

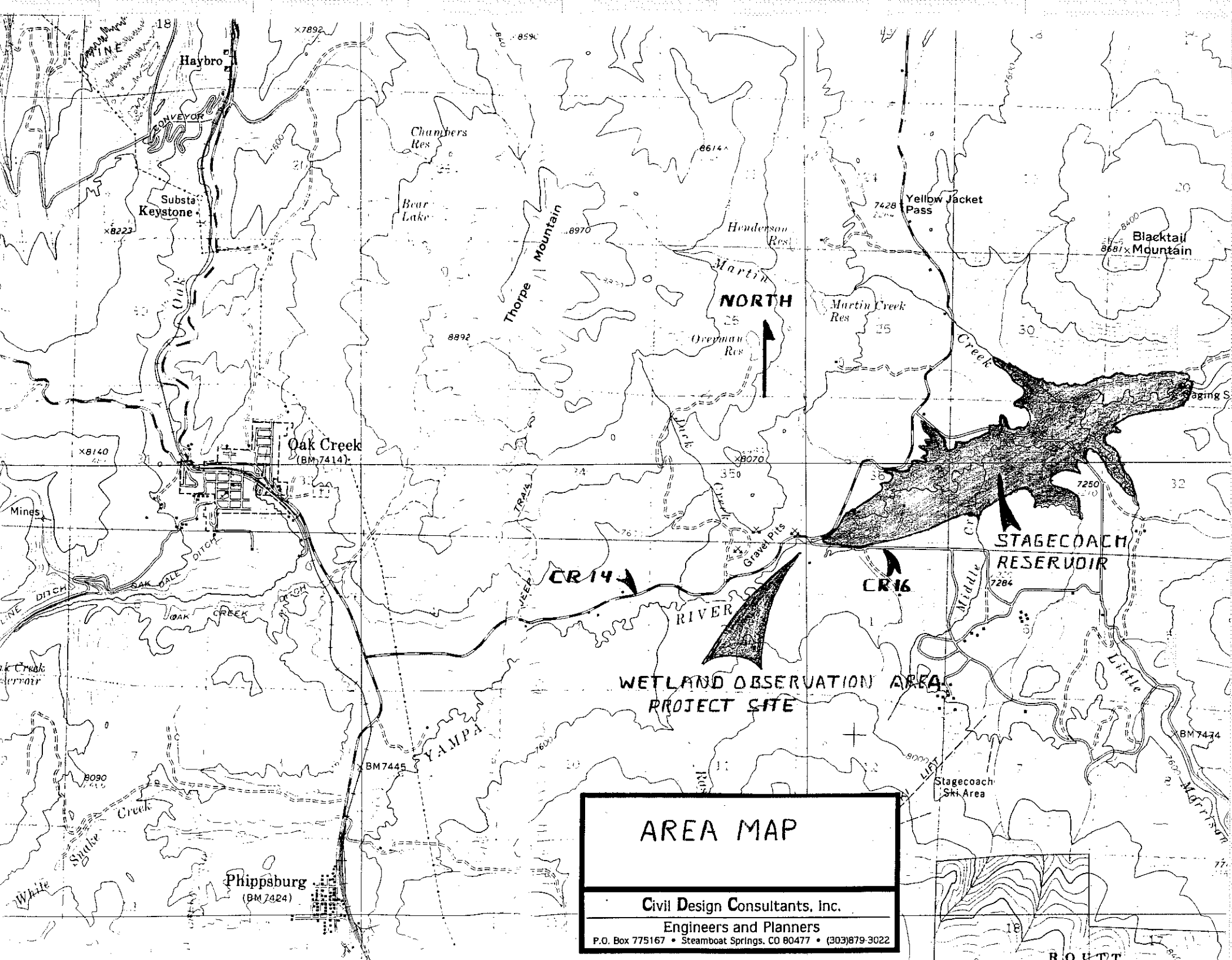
Please advise us if you need any additional information at this time. The Colorado Division of Parks and Outdoor Recreation requests an expeditious review and scheduling of hearings to allow an early construction start this year. Much time has already been spent working with County staff and the County Commissioners in developing the plan as currently presented.

Very truly yours,  
CIVIL DESIGN CONSULTANTS, INC.

  
George J. Serencko

GJS

cc: Dennis Scheiwe, Park Manager  
John Fetcher, Upper Yampa Water Conservancy District



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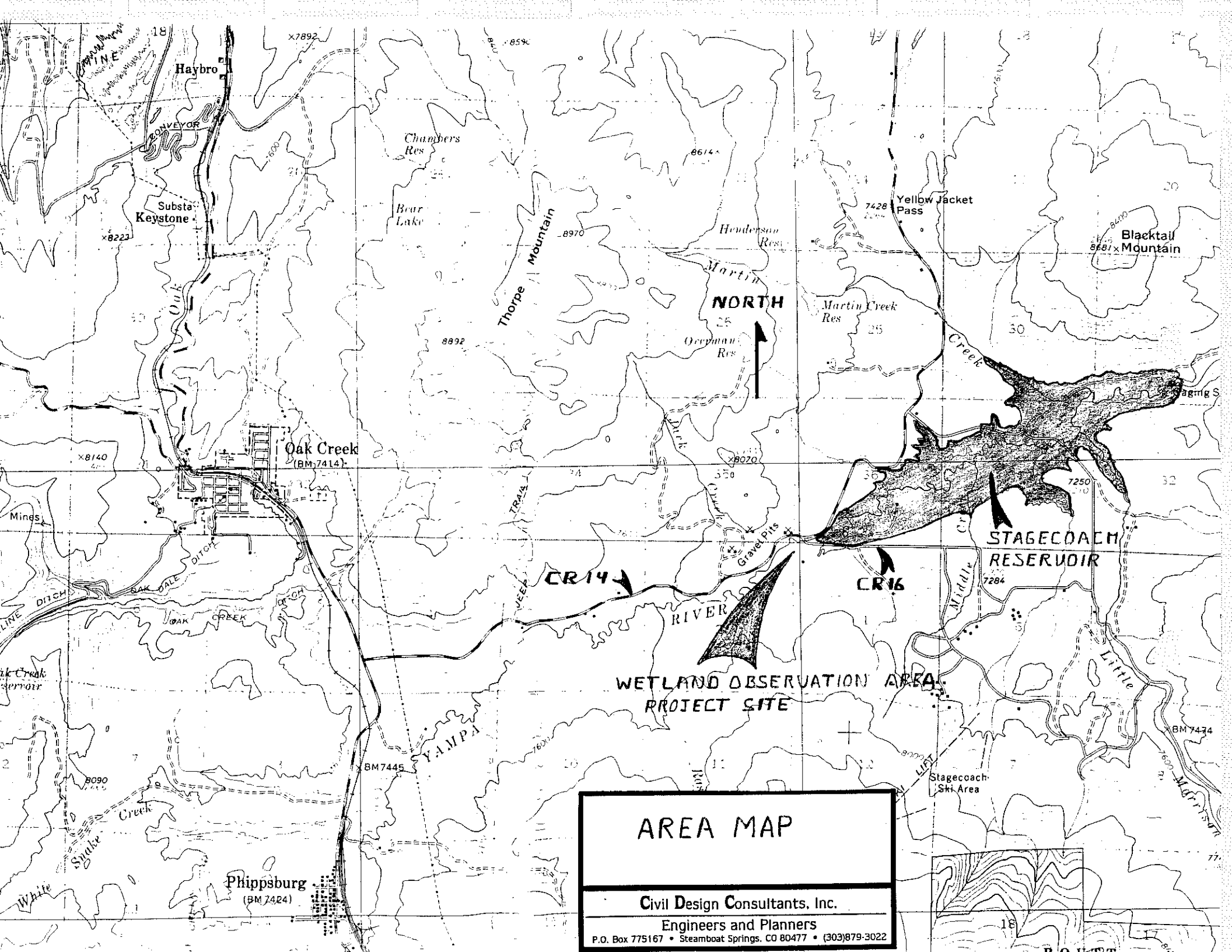
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## AREA MAP

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