



Routt County

Planning Department

P.O. Box 773749
Steamboat Springs, CO 80477

(970) 879-2704
fax (970) 879-3992

Name of Project:

STAGECOACH STATE PARK PUD AMEND

Activity #:

PZ2007-006

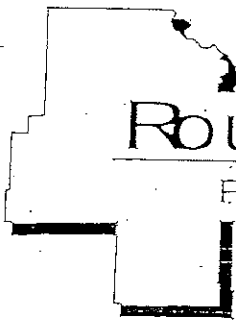
Date:

11/29/7

I, CHAD PHILLIPS, deem this submittal
complete and in order.

It can now be processed in accordance with Routt County's Zoning and Subdivision
Regulations or Exemption process.

Chad Phillips
Routt County
Planning Director



Routt County

Planning Department

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copy

Submittal Completeness

An application was received on: 10-17-07

Activity Number: PZ2007-006

Name of Project: STAGECOACH STATE PARK PUD AMENDMENT

We have determined that the application lacks the following information. In order for the application to be "logged in" and to avoid any further delay, please provide the following items as soon as possible.

- ☐ Application cover with signatures *? NO APPLICATION*
- ☐ List of adjacent property owners mailing addresses and two sets of mailing labels *NO LIST*
- ☒ Filing fee of \$ WAIVED
- ☐ Complete legal description
- ☒ Area Map *MAP OF AREA, BUT NO URENAVY MAP*
- ☐ Survey
- ☐ Landscape plan
- ☐ Site plan at a scale of _____ *I think we need these for EACH OF THE AREAS.*
- ☐ Deed, Chain of Title research
- ☐ Dimensions
- ☐ Plan of Subdivision # _____
- ☐ Proposed road names and location of road signs
- ☐ Lot layout with acreage
- ☐ Driveway access locations
- ☐ Contour map of proposed lots if for new building sites *(NO BUILDING SITES)*
- ☐ Building envelopes for all structures including residential and agriculture buildings
- ☒ Narrative (summary information explaining location, terrain, number and size of parcels, road conditions and dimensions, and any special relevant features as to the physical characteristics of the development).
- ☐ Covenants
- 10/4* Draft agreement to restrict uses on the remainder parcels(s) along or other legal documentation (i.e., conservation easement).
- 10/4* Completed LPS Design Criteria Objectives narrative with comments regarding mitigation and compliance. See Section 11.3.2 of the Routt County Subdivision Regulations
- 10/4* Remainder parcel identified.
- ☐ Digital copy of Plat or extra fees paid. (Final Plat, MDSE, Replats, etc.)
- ☐ _____
- ☐ _____
- ☐ _____



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- ☒ Filing fee of \$ WAIVED
- ☐ Complete legal description
- ☒ Area Map NO VICINITY MAP, BUT AREA MAP
- ☐ Survey → MEET & BOUNDS
- ☐ Landscape plan →
- ☐ Site plan at a scale of →
- ☒ Deed, Chain of Title research
- ☐ Dimensions
- ☐ Plan of Subdivision # _____
- ☐ Proposed road names and location of road signs
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- ☐ _____
- ☐ _____
- ☐ _____

Need a SITE PLAN FOR EACH OF THE NEW USES PROPOSED AND CHANGES TO OR EFFECT OF WATER LEVEL CHANGE ON EXISTING USES.

- BIKE PATH . AREAS A - L

11-29: Siteplan plot is being updated to show Zirkel site



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PRE-APPLICATION COMPLETENESS CHECKLIST

APPLICANT: UYWCD/Kevin H. Breda PHONE 879-2424 FAX _____

MAILING ADDRESS _____ (970) 420-1659

ACTIVITY CODE: PZ2007-006 SUBTYPE: Minor Amendment to PUD/Zone Chg to PUD

DESCRIPTION: Beach & vault & toilet adjustments

PRE-APP MTG DATE: 3-1-07 PLANNER map

A complete application shall be accompanied by the following:

- ☒ Application cover with signatures of applicant and all owners (if different than applicant)
- ☒ List of adjacent property owners mailing addresses and two sets of mailing labels
- ☒ Filing fee of \$ waived
- ☒ Complete legal description
- ☒ Area Map
- ☒ Deed, Chain of Title research or lease agreement
- ☒ Narrative (include: activity type and duration, # employees, # customers, equipment used, hours of operation, terrain, number and size of parcels, road conditions and dimensions, and any special relevant features as to the physical characteristics of the development).
- ☒ Pre-Application Completeness Checklist

In addition the following information will also be required:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Site Plan (Consult Planner for appropriate scale) <input checked="" type="checkbox"/> Lot layout with acreage and contours <input checked="" type="checkbox"/> Building locations and envelopes for all structures including residential and agriculture buildings <input checked="" type="checkbox"/> Access with all driveway locations, easement and highway access permits, county road review approval comments, road dimensions, materials and grade with road names and location of road signs, internal roads, haul roads, etc. <input checked="" type="checkbox"/> Parking and staging areas <input checked="" type="checkbox"/> Pedestrian circulation including on site trails and off site connections and sidewalks <input type="checkbox"/> Fencing: Perimeter and internal to lot lines <input type="checkbox"/> Snow storage <input checked="" type="checkbox"/> Lighting Plan <input checked="" type="checkbox"/> Signs <input checked="" type="checkbox"/> Dumpster location <input checked="" type="checkbox"/> Outdoor storage <input checked="" type="checkbox"/> Stockpile locations <input checked="" type="checkbox"/> Sanitation facilities <input checked="" type="checkbox"/> Utility plan including easements, services letters and proposed lines <input type="checkbox"/> Drainage Plan showing all drainages, irrigation ditches and water bodies <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Landscape plan <input type="checkbox"/> Phasing Plan <input type="checkbox"/> Reclamation Plan <input type="checkbox"/> Subdivision/PUD Plan <input type="checkbox"/> Certificate of Liability Insurance <input type="checkbox"/> Covenants <input type="checkbox"/> Draft agreement to restrict uses on the remainder parcels(s) along or other legal documentation (i.e., conservation easement). <input type="checkbox"/> Completed LPS Design Criteria Objectives narrative with comments regarding mitigation and compliance. <input type="checkbox"/> Open space remainder parcels, percentage of open space, lot coverage <input type="checkbox"/> Engineered Plan and Profile for all roads | <ul style="list-style-type: none"> <input type="checkbox"/> Traffic Study <input type="checkbox"/> Trail map <input type="checkbox"/> Wildlife Mitigation Plan including habitat, migration corridors and production areas identified <input type="checkbox"/> Erosion and sedimentation plan with best management practices identified including 404 permits (or application) <input type="checkbox"/> Emergency services access and standards <input checked="" type="checkbox"/> Flood plain management including floodway, and 100 year floodplain delineation <input type="checkbox"/> Hydrologic Study <input type="checkbox"/> Wetlands mapping <input type="checkbox"/> Visual impact analysis from major roadways <input type="checkbox"/> Soils report/study/map <input type="checkbox"/> Slope analysis for steep sites with greater than 30% slope or for areas with significant cut and fill and/or mining <input type="checkbox"/> Geologic report including all hazard areas <input type="checkbox"/> Cross section of cuts and fills <input type="checkbox"/> Historical/archaeological resources <input type="checkbox"/> Wildfire Analysis <input type="checkbox"/> Air Pollution Control Plan <input type="checkbox"/> Water Rights/Well Production <input type="checkbox"/> Roof design and building elevations with heights <input type="checkbox"/> Hazardous materials storage <input type="checkbox"/> Other Special agreement(s) as necessary <input type="checkbox"/> Road maintenance classification <input checked="" type="checkbox"/> Report of Permit from Environmental Health <input type="checkbox"/> Licenses/Certifications (CDL, First Aid, Food Service etc) |
|--|---|

Vault relocation (CoA) wetlands permit (404)

The site plan is being updated to include the Zirkel Site

Additional Comments:

C.U.P. 1999-040

WRITTEN NARRATIVE:

Sean Heskett and Alan Belvo founded ZIRKEL Wireless in 2001 with the objective of providing High-Speed Internet Access to under served areas of Steamboat Springs and Routt County. The company is still managed by the same founders and employs an additional one to two employees on average.

ZIRKEL Wireless, also known as "ZIRKEL", currently has several hundred customers that consist of a mixture of business and residential customers.

Wireless network equipment using unlicensed frequencies is used to deliver ZIRKEL's High-Speed Internet Service. The service is available 24 hours a day 7 days a week. The staff is available by phone from 9am – 5pm, Monday through Friday.

ZIRKEL Currently uses the following unlicensed frequencies: 2.4 GHz, 5.2 GHz and 5.7 GHz. In order for these frequencies to establish a reliable wireless link, customers must have "line-of-site" to one of ZIRKEL antenna sites. Antenna sites are chosen by finding a location that has "line-of-site" to a large number of potential customers.

To minimize impact and cost, ZIRKEL prefers to build small antenna towers usually less than 25' tall. The tower will contain several antennas; the largest antenna will be a reflector antenna that is approximately 24" wide. ZIRKEL has selected wireless and control equipment that uses very little power to minimize the power requirements. ZIRKEL will power antenna sites with solar and wind power if electric facilities are not nearby. Equipment at each facility will be stored in a nearby NEMA box measuring 36"x30"x20".

Because equipment and power facilities are kept to a bare minimum, ZIRKEL request an exemption from co-location requirements. Existing access roads or trails are already in place to all proposed antenna sites.

Low Impact Hydropower Institute

34 Providence Street
Portland, ME 04103
Tel. (207) 773-8190 • Fax (206) 984-3086
[www. lowimpacthydro.org](http://www.lowimpacthydro.org)

MEMORANDUM

To: LIHI Governing Board
From: Fred Ayer
Date: March 8, 2006 (Modified March 22, 2006)

Re: **Application for Low Impact Hydropower Re-Certification**
Stagecoach Hydroelectric Project
Yampa River, Colorado

Introduction

This memo reviews the renewal application for Low Impact Hydropower Certification by the Upper Yampa Water Conservancy District (UYWCD) for the Stagecoach Dam and Reservoir, located on the Yampa River in Colorado. The facility produces 5,400,000 kilowatt-hours of energy annually, which is enough to power approximately 500 homes. The Stagecoach Dam and Reservoir was licensed by the Federal Energy Regulatory Commission (FERC) on March 31, 1987, and received a fifty year license. The FERC Project Number is 9202.

Project Summary

Facility location: Yampa River, Colorado, 16 miles south of Steamboat Springs
Installed capacity: 800 kilowatts (0.8 MW)
Year licensed by FERC: 1987
Applicant: Upper Yampa Water Conservancy District
Date certification issued: March 27, 2001
Certificate Number: 00001
Date certification expires: March 27, 2006

Background: On February 22, 2001 the Institute's Governing Board issued a preliminary certification decision, determining that the Stagecoach Dam and Reservoir met the Low Impact Certification Criteria, and that the facility should be certified as a Low Impact Hydropower Facility. That decision was subject to appeal by any public commenter on the application; no appeals were received, and so the decision became final on March 27, 2001.

In November of 2001, the Governing Board extended the overall term of certification for facilities from 2 to 5 years. Projects such as Stagecoach that had already been certified were offered the extension retroactively, provided they complied with a new program requirement that they file an annual compliance statement. The annual compliance statement is in addition to the

requirement to report any violations or changes relevant to the certification when they occur. The Upper Yampa Water Conservancy District agreed to this change and filed their first annual compliance document in April of 2002. The Institute then amended the certificate for the Stagecoach project to note the new expiration date of March 27, 2006.

The Public Comment Period was posted on the LIHI web site and ran from December 1, 2005 to February 1, 2006. There were no resource agency letters filed with the Application for Re-Certification during or after the Public Comment Period.

Facility Description

The Stagecoach Dam and Reservoir are located 16 miles south of Steamboat Springs, Colorado, on the Yampa River. The dam was completed in late 1988, and the reservoir was filled in 1990. The Stagecoach Project was designed to provide a reliable source of water for agricultural irrigation, municipal and industrial water supplies. The run of the river hydro project has an installed capacity of 800 kilowatts.

The major features of the Stagecoach Project include a 140-foot dam, outlet works, and a 36-inch-diameter steel penstock bifurcating off the outlet conduit, a 40 ft by 40 ft reinforced concrete powerhouse and a 12.5 kV transmission line. The Stagecoach reservoir has a capacity of 33,738 acre-feet and a surface area of 777 acres.

There are numerous recreation facilities administered by the State of Colorado around the reservoir including campgrounds, boat ramps and hiking trails. There are no federal lands in the project boundary, although there are BLM lands adjacent to the project area, and the Routt National Forest is nearby.

The Yampa River is a major tributary of the Green River, which is in turn a major tributary of the Colorado River. Major tributaries of the Yampa River upstream of the project are the Bear River, and Hunt Creek. Approximately 24 miles upstream from Stagecoach is the Yamcolo Reservoir, also owned and operated by the Upper Yampa Water Conservancy District. Lake Catamount is located approximately 7 miles downstream of the Stagecoach project.

Re-Certification Analysis

The application for re-certification of the Stagecoach Project stated that the Project remained unchanged from the project certified by the LIHI Board. I was able to confirm this in discussions with resource agency staff familiar with the project. My conversations with resource agency staff indicated that, while there were problems with compliance earlier in the project's history, the applicant has improved its ability to comply with requirements and is now meeting its environmental objectives.

Changes to LIHI criteria modifications, particularly watershed protection, do not affect the original certification of the project by the Board. I base this on the language below from the original certification report prepared by the application reviewer in 2000, which I believe clearly meets our latest criteria D.4¹

¹ Is the facility in compliance with both state and federal resource agencies recommendations in a license approved shoreland management plan regarding protection, mitigation or enhancement of shorelands surrounding the project.

The Army Corps of Engineers Section 404 permit required wetlands mitigation to be provided by the applicant. Article 401 of the FERC license required the applicant to prepare a detailed wildlife mitigation plan in consultation with the Colorado Division of Wildlife, the U.S. Fish and Wildlife Service and the U.S. Bureau of Reclamation. This plan was also required to include some of the mitigation measures described in the Final EIS for the project. This plan was approved by FERC in December 1989. Follow-up monitoring has continued and the applicant is now in compliance with the conditions of plan approval. Conversations with the agencies indicate that the applicant is in compliance with recommendations and requirements of their agencies.

Recommendation

Based on the positive feedback from resource agencies and confirmation that there have not been changes or problems, I believe the Stagecoach Project continues to meet the LIHI criteria and should be recertified as Low Impact.

RECORD OF CONTACTS

Date of Conversation: January-February 2006
Application Reviewer: Fred Ayer, Executive Director
Person Contacted: John Fetcher, Mgr. Upper Yampa Water Conservancy District
Telephone/email: 970-879-2424
Areas of Expertise: Applicant

I spoke with John to reconfirm that the Project had not changed and to get phone numbers of agency contact staff. Since the last contact with agency staff had been over five-years the agency contact list I had was outdated and some of the individuals who had been involved with the original certification effort in 2000, had moved on or retired. John confirmed the status of the project and provided me with agency contacts.

Date of Conversation: January-February 2006
Application Reviewer: Fred Ayer, Executive Director
Person Contacted: Jay Skinner, CO Department of Wildlife
Telephone/email: 303-291-7260
Areas of Expertise: Flows/Water Rights

I spoke with Jay in general about the project and the applicant and more specifically about flows. Jay said to the best of his knowledge there had been no significant changes and he was not aware of any recent problems. He said that working with John Fetcher was a bit easier than dealing with Fetcher's water attorney on water right issues, but this, he decided didn't really have any bearing on the recertification process.

Date of Conversation: January-February 2006
Application Reviewer: Fred Ayer, Executive Director
Person Contacted: Dave Ruiter and Dave Rathke, EPA
Telephone/email: 303-312-6794
Areas of Expertise: Water Quality and Flows

While Dave Ruiter had followed the project, it was Dave Rathke who had the more intimate knowledge of the project. Rathke described how in the "early days" just after filling the reservoir there were significant water quality issues related to low DO caused in part by the reservoir filling, but that was years ago and has since been resolved. He thought that that problem actually occurred prior to our original certification. He said that he thought things were going well at the present time and he was not aware of any changes.

Date of Conversation: January-February 2006
Application Reviewer: Fred Ayer, Executive Director
Person Contacted: Patty Gillette, USFWS
Telephone/email: 303-236-4773
Areas of Expertise: Fish and Wildlife

Patty was familiar with the project and said she was not aware of any problems or changes that had occurred since the original certification. She had heard a rumor that Upper Yampa Water Conservancy was considering expanding the reservoir, but when pressed, she appeared to not give it much credence. I told her that I was quite sure that kind of change would require several levels of regulatory approval and she agreed.

Application for Minor Amendment to the Existing P.U.D. for Stagecoach Reservoir

Applicant: Upper Yampa Water Conservancy District

Upper Yampa Water Conservancy District (District) proposes to raise the normal high water line of Stagecoach Reservoir by four feet. This proposal will increase the spillway crest elevation, thereby enlarging the project's reservoir storage capacity and increasing the project's potential for increasing downstream water supply. Table A-1 contains a summary of the results of increasing the crest height on the surface area, volume, and operating level of the reservoir.

Table A-1. Crest Raise Volume and Area Impact

Raise Height (ft)	Operating Water Level (ft)	Approx. Surface Area (acres)	Approx. Storage Capacity (acre-ft)	Change in Surface Area (acres)	Change in Storage Capacity (acre-ft)
Existing	7,200	771	33,275	0	0
4-foot	7,204	819	36,460	48	3,185

Figure E-1 (attached) shows the location of Stagecoach Reservoir.

The following items were identified by Routt County Planning in a pre-application meeting on 3-1-07:

Legal Description:

Enclosed

Area Map:

Figure E-1 is attached

Site Plan:

Figure E-3 (attached) is an overall site plan showing changes to the reservoir level. Details of park facilities mitigation is covered in Appendix 1 "Affected Public Amenities and Proposed Remedial Improvements". The agreement with South Shore landowner Brian Stahl regarding the District's previous commitment to Mountainair providing reservoir access for a marina is covered in Appendix 2.

Building Locations and Envelopes:

The only potential changes to existing buildings as parts of this project are existing vault toilets. Appendix 1 includes information on these and all other park facilities. Potential future building envelopes as part of previous agreements between the District and Mountainair Company, now owned by Mr. Brian Stahl, are described in Appendix 2. Approval of development in this area will be subject to separate approval process between the County and a developer of that site should that development proceed.

Access with all driveway locations, easements and highway access permits, county road review approval comments, road dimensions materials and grade with road names and location of road signs, internal roads, haul roads, etc:

No additional driveways, roads, or access points are anticipated as part of this project. Access to the South shore marina site will be submitted by the future developer of that site.

Parking and staging areas:

Staging areas for the construction associated with the Stagecoach Dam Spillway modification is anticipated to be the existing parking lot immediately adjacent to the dam.

Pedestrian circulation including on site trails and off site connections and sidewalks:

Minor modifications to the Elk Run Trail are anticipated to deal with the raise of the water level and are shown on exhibits in Appendix 1.

Lighting Plan:

No permanent changes to lighting are sought. Some temporary lighting will be required at the Dam site during construction but will be removed immediately after construction is completed. The construction period is anticipated to be early September 1 to Early December 2008.

Signs:

Location of a sign in question is shown in Appendix 1. A welcome sign to Stagecoach owned by the Stagecoach Homeowners Association is located on property owned by the District and within the PUD. Permitting of the sign has been done by the HOA and approved by the County.

Dumpster Location:

No changes anticipated with the possible exception of some concrete removal as part to the construction. Construction will be limited to an area between the existing spillway and the staging area in the existing dam parking lot.

Outdoor Storage:

No additional outdoor storage is anticipated as part of this project with the exception of construction vehicles during the construction period.

Sanitation Facilities:

No additional sanitation facilities are anticipated. Mitigation of existing vault toilets is discussed in Appendix 1.

Utility Plan including easements service letters and proposed lines:

No additional utility lines are proposed as part of this project although they are anticipated as part of future South Shore Marina development. They would be permitted as part of a future application by the developer of that project.

Landscape plan:

Landscaping will be part of mitigation for trees flooded by the reservoir raise and are shown on Figure 3. Other "Landscaping" work will be accomplished as part of wetland and grouse habitat mitigation and are shown in the site plan, Figure 3.

Flood plain management including floodway, and 100 year floodplain delineation:

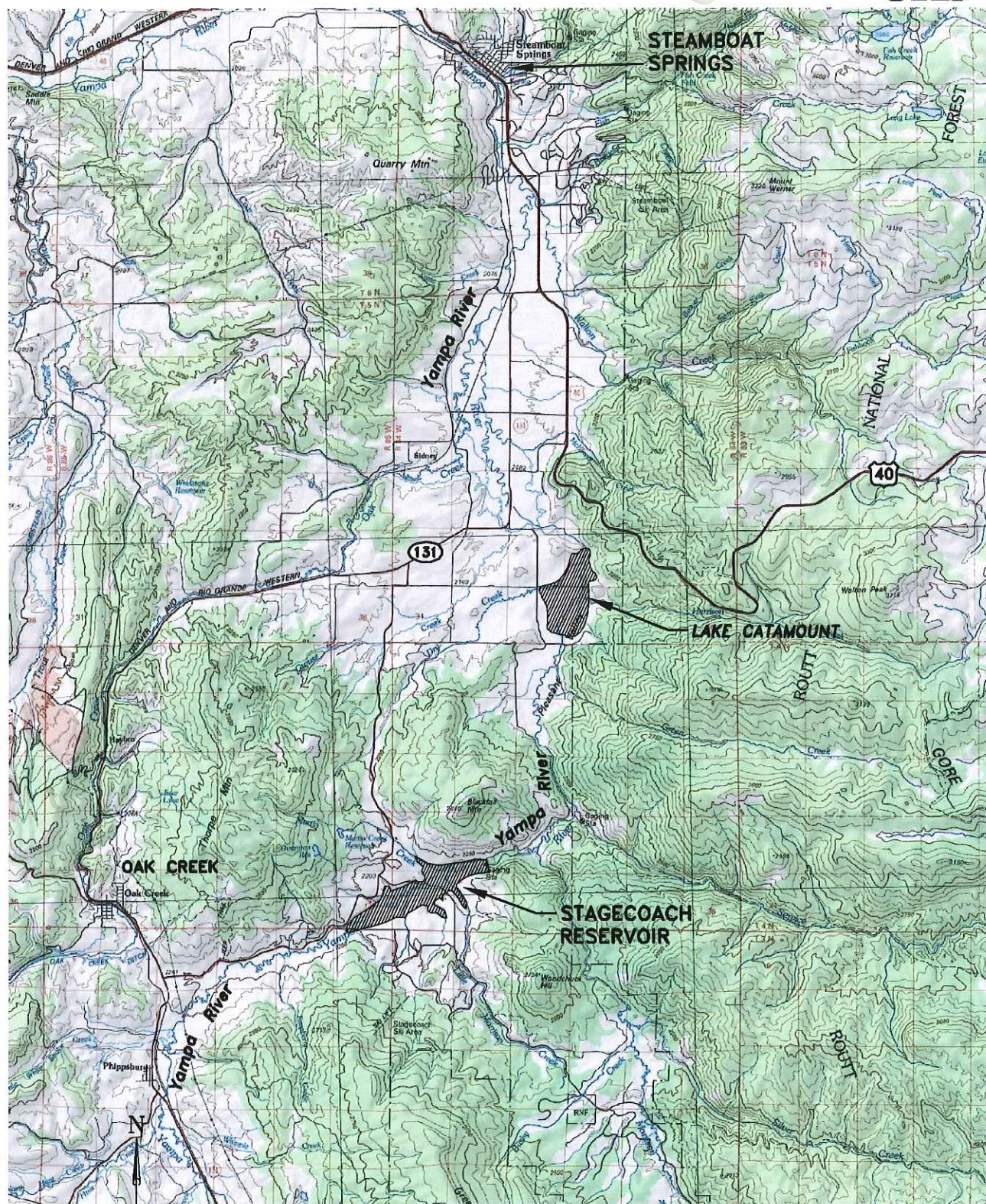
See Appendix letter from Mr. Chad Phillips regarding the District's "Conditional Letter of Map Revision" application previously reviewed by the County and submitted to the Federal Emergency Management Agency (FEMA) on September 7, 2007.

Permit from Environmental Health:

The existing vault toilets are discussed in Appendix 1. A permit for mitigation of the vault toilets will be obtained from the Routt County Environmental Health Department; we have discussed issues with Mr. Mike Zopf.

Wetland (404) Permit

The District has met with The Corps of Engineers and reviewed all mapping and mitigation proposals for the site. A final application is being prepared and will be forwarded to the County upon completion.



0 12500 25000
SCALE IN FEET

Job No. :	22237403
Prepared by :	JLD
Date :	6/29/06

FIGURE E-1
LOCATION MAP
STAGECOACH DAM

