

MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT

24490 Uncompahgre Road, Oak Creek, Colorado 80467

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Response to proposed Stagecoach Mountain Resort (SMR) development

To whom it may concern:

The district's general manager has reviewed the SMR development proposal. As the project is still in the conceptual stages, the general manager's comments are general and are likely to change as the development plans become more specific. See the general manager's comments below:

1. The district is in the process of adopting the same general construction standards for water and sewer infrastructure as the City of Steamboat Springs. All projects should be planned according to those standards.
2. Water: The current water distribution system (storage, transmission, and production) is not capable of sustaining a project of the magnitude proposed. A) a series of production wells would have to be permitted and constructed, B) water storage tanks at different locations would have to be constructed to accommodate distribution and firefighting flows, C) an additional surface water treatment plant may have to be constructed, D) a series of pressure reducing stations will be required, E) water booster stations will be required, F) primary and secondary power will be required for the above noted infrastructure. In addition, a complete wet utility assessment would have to be conducted by the developer to identify the hydraulic needs of the proposed development.
3. A water quality assessment may be needed that evaluates impacts from fertilizing a golf course and stormwater runoff that may contribute nutrients to Stagecoach Reservoir, which is already nutrient saturated. The current nutrient loading to the reservoir has already impacted the Morrison Creek Water and Sanitation District's discharge permit. A preliminary study conducted by a third party contracted by the MCWSD demonstrated that the district may have to spend significant amounts to mitigate the issue.
4. Water rights: The district would have to assess the quantity and permitted use of water rights brought by the developer prior to any approvals.
5. Wastewater: Currently, the district holds a discharge permit that allows the district to treat up to 350,000 gallons of wastewater. The district would require an engineering study that would demonstrate the wastewater requirements for the proposed project. The district has 240 vacant lots that are already connected to the system and 428 additional vault deliveries. Another approximately 1500 lots from the original Stagecoach subdivisions must be considered in the event the district extends sewer lines. Two additional developments had already been proposed (approx. 250 new units). Depending on the final scope of the project, additional wastewater services may be needed. At least, one additional lift station has been identified through a preliminary survey.
6. Easements: to be addressed for every lot created and for additional utility facilities such as wells, pump houses, tanks etc.
7. Snowmaking: Source, quantity and use of water rights would have to be assessed.

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8. Commercial parcels and restaurants: grease treatment, volatile fuels and potential hazardous material assessment will be needed.
9. The costs for infrastructure water and wastewater upgrades and new facilities necessitated by the development must be paid and financed by the developers. The District does not have the financial stability to advance or finance facilities upgrades and new facilities made necessary or appropriate by reason of the ski area and golf course development.