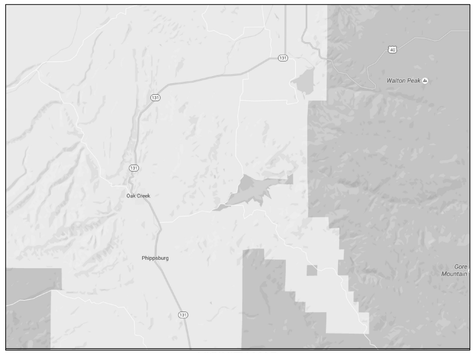

VICINITY MAP

CONVEYED TO CDOW FOR BIG GAME WILDLIFE MITIGATION

MARTIN CREEK

CR 14

PROJECT BOUNDARY

UYWCD PROPERTY SUBJECT TO CONSERVATION EASEMENT WITH YAMPA VALLEY LAND TRUST (RECEPTION 557607)

CR18-CR14 JNCT
UTM REFERENCE POINT
EASTING 341589.503771
NORTHING 4461651.86901

TRANSMISSION LINE INTERCONNECT

PARK ENTRANCE
UTM REFERENCE POINT
EASTING 341761.168511
NORTHING 4461422.26657

STATE PARK ENTRANCE BUILDING

UYWCD PROPERTY WITHIN PROJECT BOUNDARY LYING NORTHERLY OF CR18 SUBJECT TO BLACKTAIL CONSERVATION EASEMENT

1.8 MILE TRANSMISSION LINE

TEMPERATURE AND DISSOLVED OXYGEN MONITORING

PARKING LOT

CR 18

PARKING LOT

FISH HABITAT STRUCTURES

BOULDER AERATION STRUCTURE

YAMPA RIVER

YAMPA BELOW STAGECOACH GAUGE
UTM REFERENCE POINT
EASTING 344368.512737
NORTHING 4461029.11665

MORRISON CREEK

CR14-CAMPGROUND ACCESS ROAD JNCT
UTM REFERENCE POINT
EASTING 341150.47232
NORTHING 4460661.7028

STATE PARK FACILITIES AND ASSOCIATED INFRASTRUCTURE:
-HEADQUARTERS BUILDING
-PICNIC AREAS
-SWIM AREA
-BOAT RAMP & MARINA
-CAMPGROUNDS

CR 14

STATE PARK FACILITIES AND ASSOCIATED INFRASTRUCTURE:
-HEADQUARTERS BUILDING
-PICNIC AREAS
-SWIM AREA
-BOAT RAMP & MARINA
-CAMPGROUNDS

STAGECOACH DAM POWERHOUSE
UTM REFERENCE POINT
EASTING 344368.512737
NORTHING 4461029.11665

STAGECOACH RESERVOIR

NORMAL OPERATING WATER SURFACE ELEVATION

WATERFOWL HABITAT

PARKING LOT

BOAT RAMP

PARKING LOT

YAMPA ABOVE STAGECOACH GAUGE
UTM REFERENCE POINT
EASTING 339289.12724
NORTHING 4458818.26343

EXISTING BRIDGE

CR 16

MIDDLE CREEK

PARKING LOT

CR 18A

WATER TREATMENT PLANT
UTM REFERENCE POINT
EASTING 343628.7986
NORTHING 4459457.41507

LITTLE MORRISON CREEK

CR 16

NOTES:

1. PROJECT BOUNDARY PER SURVEY BY D&D INC., STEAMBOAT SPRINGS, COLORADO.
2. OFFSITE PROPERTY LINES REFERENCED FROM ROUTT COUNTY GIS.
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD) 1929
4. PROJECTION: COLORADO NAD 1983 STATE PLANE (FEET)
5. LAND RIGHTS: THE PROPERTY WITHIN THE ENTIRE PROJECT BOUNDARY IS OWNED IN FEE BY THE UPPER YAMPA WATER CONSERVANCY DISTRICT (LICENSEE).
6. UTM ZONE: 13 T

LEGEND

- ROAD
- CREEK/RIVER
- PRIVATE PARCEL
- STATE OWNED PARCEL
- UYWCD OWNED PARCEL SUBJECT TO CONS. ESMT.
- FEDERALLY OWNED PARCEL (BLM)
- PROJECT BOUNDARY (see note 5)
- NORMAL OPERATING WATER SURFACE ELEVATION
- APPROXIMATE 7208' INUNDATION AREA (100-YR WSEL)
- XOH OVERHEAD TRANSMISSION LINE

Horizontal Scale

1,000 0 500 1,000 2,000

1" = 1,000'
(Original Graphic Scale)

Exhibit A - PUD Map

Upper Yampa Water Conservancy District - Stagecoach Hydroelectric

BOARD OF COUNTY COMMISSIONERS APPROVAL

This PUD for the Stagecoach State Park and Reservoir has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to Section 7 of the Routt County Zoning Regulations and constitutes the PUD. This PUD applies to the land depicted on this map which may be referred to as the PUD Property.

Dated this ____day of _____, 2023.

_____

_____, Chairman
BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest:

By:_____

_____, Routt County Clerk

PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado did hereby authorize and approve this PUD at the meeting of said Commission held on the ____day of _____, 2023.

_____

_____, Chairman, Routt County Planning Commission

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This PUD was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this ____ day of _____, 2023.

Reception No. _____ Time _____

File No. _____

_____, Routt County Clerk and Recorder

- OWNER'S ACCEPTANCE

The Upper Yampa Water Conservancy District (UYWCD or Permittee) does hereby accept for itself, its successors, and assigns the conditions, uses, and structures set forth in this PUD. Nothing in this PUD Plan and acceptance hereof by Permittee shall constitute the waiver of Permittee of its rights under §30-28-110 (1) C.R.S., which rights are expressly reserved by Permittee.

By:_____

Andy Rossi, General Manager
Upper Yampa Water Conservancy District.

State of Colorado)
)ss.
County of Routt)

The foregoing acceptance was acknowledged before me this _____ day of _____, 2023, by Andy Rossi as General Manager of the Upper Yampa Water Conservancy District.

Witness my hand and official seal.

My Commission expires:

_____

Notary Public

_____

DRAFT Stagecoach State Park PUD Conditions

PUD Background and Description.

Routt County approved by Resolution 87-P-047C a Conceptual Planned Unit Development Plan (Conceptual PUD) for a campground, swim beach, marina, public trails and ranger facilities at Stagecoach Reservoir and for the relocation of County Road 18 on February 9, 1988, which Resolution was recorded at Reception No. 370214 of the Routt County records on February 18, 1988. Simultaneously with the approval of the 1988 Conceptual PUD, Rout County by Resolution 87-P-047A rezoned the property subject to the PUD Plan from the Agricultural/Forestry (A/F) zone District to the Outdoor Recreation (OR) Zone District. On August 6, 1987, the Routt County Regional Planning Commission approved a Final PUD Plan for the campsites, swim beach, boat marinas, public trail, public parking and access points to Stagecoach Reservoir (Final PUD). In addition, Routt County has approved the following with respect to Stagecoach State Park and Stagecoach Reservoir (Subsequent Approvals):

Special Use Permit for gravel pit and concrete batch plant approved by Resolution No. 87-P- 006 on February 10, 1987.

Stagecoach State Park - SPOA PUD Amendment (PZ 1988-007)

Stagecoach State Park boat Ramp PUD Amendment (PZ 1988-007)

Stagecoach State Park Wetland PUD Amendment (PZ 1995-006)

Stagecoach PUD Amendment Storage Shed (PP 2014-010)

Stagecoach PUD - Cluster Box Amendment (PZ 2012-009)

Stagecoach Reservoir 1041 FONSI (PP 2008-013)

Stagecoach Reservoir Expansion (PI2006-053 and PZ 2007-0006)

The Conceptual PUD Plan, as amended and supplemented by the Final PUD Plan and the Subsequent Approvals, as-built and constructed and as currently operated, shall constitute the PUD.

General Conditions:

1. The PUD is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 5, 6, and 7.
2. Any complaints or concerns which may arise from this operation may be cause for review of the PUD, at any time, and amendment or addition of conditions, or revocation of the approval if necessary.
3. In the event that Routt County commences an action to enforce or interpret this PUD, the substantially prevailing party shall be entitled to recover its costs in such action including, without limitation, attorney fees.
4. No junk, trash, or inoperative vehicles shall be stored within the PUD property.
5. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
6. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
7. Lighting of all buildings and improvements within the PUD Property shall be downcast and opaquely shielded in conformance with the other requirements of Section 6.3 of the Routt County Zoning Regulations.
8. The Permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act as amended in 2013 and Routt County noxious weed management plan.

Specific Conditions:

9. This Conceptual PUD approval does not lapse if a Final PUD is not submitted within 12 months. The Conceptual PUD, as amended by the Final PUD and the Subsequent Approvals, as-built and constructed and as currently operated, is good for life of use.
10. The construction of new roads within the PUD Property shall comply with the standards contained in Section 5.8 of the Routt County Zoning Regulations.
11. The approval shall become effective upon signing by the Board of County Commissioners and recording of the PUD plan in the Routt county records.
12. Expansion of the central water and wastewater system(s) within the PUD Property shall comply with the provisions of Sections 7.3 and 8.9 of the Routt County Zoning Regulations and Environmental Health standards.
13. With respect to any new facilities or improvements requiring approval of Routt County under this PUD, such approval may be contingent upon the petitioner developing adequate water supplies for use by the facility and for fire flow. The development of additional water supplies shall comply with requirements of the Colorado Division of Water Resources, the Colorado Department of Health and Environment, and the Routt County Department of Environmental Health.
14. Addressing shall be required on all improvements in conformance with the Routt County Road Addressing, Naming and Signing Policy.
15. Revegetation of disturbed areas shall occur within one growing season with a seed mix which avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass seed mixes.

Permitted Facilities, Uses and Operations:

16. Permitted Stagecoach Reservoir Uses, Improvements and Operations.
The existing Stagecoach dam, reservoir, hydropower and related facilities and operations and such other facilities, improvements, and modifications as are authorized under this PUD.

17. Permitted Uses and Improvements for Operation of the Stagecoach State Park
Permitted uses and improvements include the following activities, structures, and improvements,

- Recreation - motorized and non-motorized boating, swimming, fishing, hunting, picnicking, camping, hiking, bike riding, horseback riding, interpretive and educational programing. Additional winter use includes cross-country and nordic skiing, snowshoeing, and ice fishing.
- Commercial - retail sales, restaurants, guide services, rental equipment including motorized and non-motorized boats and bikes.
- Events and special events - church service, weddings, conferences, athletic races, competitions, marketing.
- Stagecoach State Park Operational Facilities - visitor center, offices, vault and flush restrooms, shower facilities, maintenance facilities, indoor and outdoor storage, fuel and materials storage.
- Services -parking, educational programing, rental equipment, retail sales.
- Employee housing - dwelling units and/or dormitories for seasonal and year-round employees of Stagecoach State Park.
- Infrastructure and Utilities - infrastructure and utilities normal and customary for parks and recreational facilities and operations including water, sewer and septic systems, electrical power, natural gas, communications systems, alternative energy systems, water tanks, storage ponds, fuel storage tanks, materials storage, signage, trash storage and recycling bins/facilities for use by waste management services, authorized vehicle storage and repair and also including, but not limited to, uses and facilities connected with outdoor recreation and resort operations such as boat ramps, bike and pedestrian trails and parks, campgrounds, picnic sites, marinas, docks, and a swim beach.

The following conditions set forth the process in which future improvements and uses will be addressed by the County.

18. Modifications Requiring a Conceptual PUD Amendment
Major Conceptual PUD Amendments require the approval of the Planning Commission and the Board of County Commissioners. The following requires a Conceptual PUD Amendment if not shown on the Conceptual PUD Plan or the Stagecoach State Park Master Plan, as amended:

- Amendments to the PUD Boundary

19. Modifications Requiring Final PUD Approval
Final PUD Approval requires the approval of the Planning Commission. Such modifications include:

- New building construction with a footprint greater than 1,000 square feet.
- Enlargement of 1,000 square feet or more to existing buildings

20. Minor Amendments requiring an Administrative Review
Minor Amendments to the PUD Plan may be processed in the same manner as an Administrative Amendment as outlined in Section 3.2.1 of the Routt County Zoning Regulations. Minor Amendments include:

- New construction or relocation of buildings with a footprint more than 500 square feet and less than 1,000 square feet
- Enlargement of 500-999 square feet to existing buildings

21. No Further Zoning Code Approvals Required For Permitted Uses and Infrastructure
Except for required building permits and grading/excavation permits, no further Routt County zoning or other planning approvals shall be required to operate, use, maintain, repair, construct, reconstruct, enlarge and relocate buildings up to 500 square feet, relocate or demolish any of the uses, activities, structures or improvements authorized by this PUD Plan, including, but not limited to, the modification, repair, replacement, protection, and maintenance and operation of the Reservoir works, dam, water intake, outlet, wetlands, power plant and appurtenances (collectively, the "Reservoir Facilities"), and this PUD Plan shall not apply to, and Routt County shall not have jurisdiction over, the maintenance, repair, replacement, and operation of the Reservoir Facilities, the generation and delivery of electricity, the storage, drawdown, release and delivery of water, the acquisition, disposition, lease, sale, pledge or change of water or water rights, and acts for the purpose of compliance with agreements, easements, reservations, restrictions, licenses, permits, and approvals to which the PUD Property is now or hereafter becomes subject.