

October 1, 2000
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Colorado Amendment 24 Impact of Stagecoach

Property owners should understand that Amendment 24 may have a serious impact on development at Stagecoach. Refer to details further described in this article which have been reviewed by SPOA legal counsel. If passed, Amendment 24 would act as a moratorium on growth in Stagecoach until a Growth Area Map and growth Impact Disclosure are prepared and passed by the electors in Routt County. Stagecoach would not be defined as a "Committed Area" since 50% of the lots do not have permanent structures or have central water and sewer extended to them. There is a concern that no building permits could be issued by Routt County within the Stagecoach area if Stagecoach is not a Committed Area or an area approved by the voters at some future time for development. The "moratorium" would also impact any potential expansion of the water and sewer lines in Stagecoach since any extensions of the water and sewer lines would not occur without buildings that would use the lines. The passage of Amendment 24 would probably impact the costs charged by the Morrison Creek Water and Sanitation District because there would likely be less users and with less users the costs of service will probably increase or, at least, will not decrease because new users are being added to the system. Additional users would spread and likely reduce the cost per user. The stated purpose of Amendment 24 is "to require citizen management of growth, by providing voters with information con-



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Excerpted from: The Steamboat Pilot
By Doug Crowl, Staff reporter
September, 22, 2000

STAGECOACH — A golf course and subdivision proposed for land near Stagecoach Reservoir could be the latest big step toward achieving a vision nearly 30 years old. The possibility of the development it happens, south Routt officials wonder what the affects of a resort-like community in their back yard will have.

In July, Brian Stahl purchased 402 acres of land that was originally planed to be a golf course before the Stagecoach developers went bankrupt in the '70s. At that time, Stagecoach was planned to be a community with 1,500 units, golf course, ski resort and lake.

On Sept. 8, Stahl and his associates submitted a conceptual plan to the county to construct the golf course and 500 units in a 20-year build out. "Projects this size typically are built over long periods of time, which is based on a number of factors — primarily the market," said Peter Patton, of Patton Associates who is working with Stahl. Stahl could not be reached for comment. "It is exciting, because it is kind of the beginning of the first major project in Stagecoach," Patton said.

like this, which would essentially bring a community the size of Oak Creek brings up many things to think about think initially are issues about emergency services, transportation and the school system," she said. Since Stagecoach the Oak Creek Fire Protection District officials would have to build at least a new fire house in Stagecoach, Oak Creek Fire Chief Chuck Wisecup said. The district already has a piece of land it could but it's yet to be seen if it is the right for a station or if one station would be enough. "For the growth their talking about it, we're looking at more than one station," Wisecup said. Plus, it means finding more volunteers and buying equipment for multi-story condos. "It's a whole new ball game," he said.

However, along with the fire responsibility will be a larger tax for the district to draw from. Inevitably the district will have to change to meet the growth, Wisecup said. David Figlio's interest in the development is a business. As the owner of Bonfiglio Development, Oak Creek and member for the Upper Yampa Valley Economic Development council, he wonders if a large population in Stagecoach will help or hurt business in South Routt. That's impossible to gauge, but traditionally we've had success getting people in Stagecoach to live in south Routt," he said. "I think it could be good. But most of us

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back. It's a huge proponent to talk to the
folks and hopefully we can develop some
support," Patton said.
The developers also are addressing the school
issue, by setting aside a six-acre parcel of
land for an elementary school.
South Rount School District Superintendent
Steve Jones said his arms are open
for a new school and the possibility of new
students in the district, but he
wonders if 500 new units in Stagecoach
would have a significant affect.
"The population growth in Steamboat
Springs hasn't been seen in the schools,"
he said. "If they are high end units, I don't
think it would mean much to the
school district."
He suspected that most people buying the
units would be second home owners
and retired couples — both group not com-
monly having with school-aged
children.
Though student counts may not be affected,
the district's tax base would.
"If there truly is a build up, it might mean
that we would be able to lower the
mill levy and pay off the (proposed) bond
issue early," he said.
Stahoviak agreed the additional taxes col-
lected would benefit south Rount, but
she won't know if the project will be positive
for area until further into the
planning process. "I don't have any clue
right now," she said. "I haven't even seen
what the development will be like."

stated purpose of Amendment 24 is "to require citizen management of growth, by providing voters with information concerning growth impacts, by providing voters with control over growth areas in their communities, and by requiring coordination among local governments with respect to proposed areas." The Commissioners of Routt County have expressed their concern that the effective moratorium which would result from application of Amendment 24 in Routt County would have potentially devastating effect on the economy without significant benefit. All Colorado voters will have the opportunity to vote "for" or "against" Amendment 24 at the November, 2000 general election. In addition, all Routt County voters will have the opportunity to vote "for" or "against" the issue to exempt local governments within Routt County from the requirements of the Citizen Management of Growth Initiative for a period of four years.

By Al Saterdal
Board Member

"It is exciting, because it is kind of the beginning of the first major project in Stagecoach," Patton said.

Included in the deal would be 175 single-family homes, 160 duplex homes and 165 multi-family homes. The later includes at least one 60-unit, hotel-like condo structure. Also, at least 20-units of affordable housing are included in the plan, which is aimed at employees of the proposed golf and lake resort.

In addition to the 18-hole golf course is a 18,000 square foot clubhouse, a 7,000 square foot lake recreation center, 12,000 square feet of retail space and 18,000 square feet of office space for the community.

Also, half of the 402 acres would be committed to open space with public hiking trails. County Commissioner Nancy Stahoviak said a development

ties getting people in Stagecoach town in south Routt," he said. "I think it could be good. But most of us are worried that (Stagecoach) could grow too fast."

He's worried that a fast build up in south Routt will raise south Routt's affordable housing Stagecoach growth competition past a level local residents could afford. Plus, any commercial business developments in Stagecoach could pull customers away from O Creek, Phippsburg and Yampa.

"I would encourage better communication with all the players," Bonfigli said. That's what Patton has in mind. In coming months there will be community meetings in south Routt to talk about development.

"We're looking for some valuable

Message from the P

After a very spirited meeting, the majority of property owners made a clear statement that the current board of directors is following their needs and expectations. The effort to replace the existing board of directors was voiced by the opposition group but in the end no changes were made. The parties and agencies involved corrected many false accusations and statements that had been made by the opposition group. When SPOA members from the floor, asked for a representative of the opposition group to stand and explain why so many misrepresentations had been made, no one from the opposition group would speak. After failure to completely replace the current board of di-

rectors, the opposition group nominated two people to fill vacant seats on the existing board. These two people of the opposition group failed to receive enough votes to be elected. I am very excited about the future of Stagecoach. Morris is no longer under bankruptcy protection. There is a lot of movement towards special improvement Districts. These are giant steps in the right direction. We hope to put out 5 newsletters per year to help communication. We have hired a full-time web ma-

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Routt County Planning Director Caryn
Fox estimated that Stahl won't go in front of
the planning commission until after the first
of the year. In addition to
getting the development approved, Stahl will
have to be approved to changed
the plating of the area and vacating some
utilities easements. "They'll review it all at
the same time," she said.

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munication. We
e web master to

manage and keep up our web site. This
should be up sometime in October with
timely updates. It will have the same
web site address www.stage-coach.com.
I look forward to a very prosperous
year.

Steve Watwood, President SPOA
swatwood@amc-wireless.com

Growing Pains of a Board member

It should be very apparent to anyone who attended the SPOA association meeting on July 15th that Stagecoach is suffering from growth pains. The present board is and has been comprised of great people with honest, good intentions but we are not experts on Robert rules, or all non-profits corporation guidelines practice. We on the board do the best we can with what we have. The growth and demands in Stagecoach have become too overwhelming for this board to operate without proper guidance. That is why I am going to research the possibility of having a management firm help in running all meetings. This would include sending out proper notices and other necessary paper work to the members prior to meetings. You've seen what happens when one member of the association sends out half-truths mixed with personal opinions to only stir the pot of already frustrated landowners. The board did its best to respond to this manipulative, slanderous person that claimed to represent far more people than he actually did. The majority of the membership did see through his deceiving ways and re-elected the incumbent board members. This one individual was able to produce and generate multitudes of emails and mailings that the board tried to respond to; but having 9 members that live in different locations, some without fax or email, made the reasonable response time seem inept. Not only could this person respond before the 9 person board but his spy on the board kept pumping him all the boards activity before the board could put anything out to the membership. Thus making the board unable to update the membership because all we could do was try and ward off the threat of this per-

son. Thankfully the majority of the membership saw through this deception and made it clear at the association meeting that they have some faith left in the board. It was very embarrassing to sit on the board at the front of that room during that meeting! We tried to stop this deception but we did it so poorly that we almost played right into his hands.

This brings up the question of how to pay for this firm. The present yearly dues are not enough to hire the proper management firm so I will be going over all the by-laws and CC&R's to find out what can be done to help fund such a necessity. If anyone out there has or knows of the correct way to fund such a necessity please contact me directly. For the last year I have heard people say, "Zusch hang in there you have to stay on the board, you are the one we trust, don't let this guy take over." I appreciate all your votes of confidence but when it came time for you to step up and get involved by being on the board so that we are not alone - where were you? It's easy to bitch about a situation and point out the flaws but it when it comes time to do something about it no one wants to put their neck on the line. You don't have the time and don't want to have your name slandered by some lunatic. I don't have time for this either! I just had my first child and unlike someone else I believe family comes first. So show some support for your board, get involved or live with the consequences!

Chris Zuschlag, SPOA Board member

Stagecoach Property Owners Association
P.O. Box 774845
Steamboat Springs, CO 80477 Toll Free
1(800) 862-0606

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Lot for Sale

The Stagecoach Property Owners Association has acquired Lot 87, Meadowgreen. The SPOA is offering all members the opportunity to bid on the lot. The minimum bid is \$35,000. All bids must be submitted by December 31,2000.

If no minimum bid is received by December 31,2000, Lot 87, Meadowgreen will be made available to the general public. For more information, contact the SPOA business office toll free 1(800) 862-0606.

All bids can be forwarded to :

SPOA

P.O. Box 774845

Steamboat Springs, CO 80477



The Architectural Control Committee, welcomes the opportunity to work with all new home owners regarding the planning and developing of their property. Stagecoach is a beautiful area, and with good planning it can be a world class community. The mission of the ACC is to maintain the quality and integrity of the area during this time of growth. Please consider exterior design, roof pitch, color, siding types, window and lot location when designing your home. All plans for ACC approval can be dropped of at the Morrison Creek District office.

Mark Dernay, Board member

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Stagecoach plan gets statewide rec

Excerpted from The Steamboat Today
By Frances Hohl, Staff reporter
TUESDAY, SEPTEMBER 26, 2000

STEAMBOAT SPRINGS — Statewide kudos went out to the Routt County Planning Department for its work on the Stagecoach Community Plan. "Many counties would not have had the courage to take this on," said Don Elliott, a Denver planning consultant involved in the contentious Stagecoach project. "They wanted to recognize how difficult the project was because of its history bankruptcies and large number of owners," Elliott said. During its annual meeting Friday, the Colorado chapter of the American Planning Association recognized Routt County for its work on the Stagecoach Community Plan. It was one of only two awards handed out in the APA Comprehensive Planning category.

During the 1970s, Stagecoach developers attracted buyers to the 1,500-lot development, boasting it would have a ski area, lake, golf course — and would bring water and sewer to homes there. But the developer went bankrupt along with the water district during the '70s. Stagecoach never got off the ground and left more than a thousand lot owners holding the bag.

A few years ago, Routt County, led by Assistant Direc-

tor of Planning Chad Phillips, began creating a community plan so the current 1,200 property owners would have some guidelines for reasonable development. The APA told Phillips the Stagecoach Community Plan did just that

"They (APA) said it presented the history of Stagecoach and options for the future, and that the options were realistic without being overly optimistic," Phillips said. "This plan was approved in October of last year, and it's already been used in 4 or 5 different projects." For example, a developer recently proposed a 20-year plan to construct a golf course, homes, offices and retail space on 40% acres of land. It was based on ideas presented in the Stagecoach Community Plan. "They're (developers) using ideas of subdivision layout ... they're using general design standards for the golf course and marina," Phillips said. The APA also said the Stagecoach plan was easy to understand. "They said it was well-written and didn't use a lot of planning jargon," Phillips said.

"I don't even like the planning jargon and I'm a planner." The Stagecoach Community Plan wasn't popular with some of the landowners as the county was trying to create it. Issues such as easements and road access prompted some owners to oppose too many changes. "Hopefully, this state award will have them (landowners) re-read the plan." Phillips said. County Commissioner Ben Beall said

recognition

ommunity it is important the county's Stagecoach plan was
I have recognized as "realistic."

ie APA "The key word is realistic," Beall said. "How
I just that. do you deal with antiquated plans when you al-
Stage- ready have land ownership?" The APA felt Routt
ions were County dealt with these issues. "I think one of the
s said. reasons the planning association like it ... (was
and it's that) there were a lot of ideas that could be sup-
or exam- ported by the private sector like the marina, golf
1 to con- course and ski development," Elliott said. "It can
ce on 402 increase property values for owners and the fun
the Stage- they'll have living there."

ing ideas The award also recognized contributions to
sign stan- the Stagecoach project from Civil Design Con-
id. sultants, Morrison Creek Metropolitan Water and
to under- Sanitation District, Stagecoach Ski Corp., Clarion
se a lot of Associates and MountainAir.

lanner." "You need to give a lot of credit to (Routt
County's) planning staff," Elliott said. "It was very
with well-written and very clear on what the next
to create things were to do. People start picking up those
npted ideas and go forward with them."

efully, To order a copy of the Stagecoach Community
read the Plan, contact the SPOA office, toll free 1 (800)
Beall said 862-0606.