

ADDITIONAL DOCUMENTS





BOARD COMMUNICATION FORM

From: Andy Rossi, General Manager

Date: 11/19/25

Item: Stagecoach Mountain Resort for Water Supply Confirmation Letter

DIRECTION
 INFORMATION
 MOTION
 RESOLUTION

I. Request/Issue and Background Information:

Stagecoach Mountain Resort (SMR) development group is requesting an extension of the confirmation of Stagecoach Reservoir water supply letter from the Upper Yampa Water Conservancy District (UYWCD) first signed on March 25, 2024. The original March 25, 2024, Can and Will Serve Raw Water Service letter expires on March 25, 2026.

II. Summary:

The UYWCD staff and Board President met with representatives from the SMR development group in 2024 to discuss the availability of raw water supply in Stagecoach Reservoir for a proposed development. After this meeting, the SMR development group requested a letter from the UYWCD for submittal to the Routt County Planning Department confirming the availability of raw water for multiple uses. The UYWCD requested volume and use details for inclusion in a confirmation letter.

The UYWCD sent a Can and Will Serve Raw Water Service letter to the SMR development group on March 25, 2024.

Staff Recommendation:

Revise the March 25, 2024, Can and Will Serve Raw Water Service letter to include an initial/starting date of March 25, 2026.

Attachments: March 25, 2024, Can and Will Serve Raw Water Service letter with proposed edits.

DRAFT



DRAFT

March 25, 2024 2026

Kyle Collins
Vice President of Architecture and Planning
Discovery Land company, LLC
14605 N. 73rd Steet
Scottsdale, AZ 85255

RE: Can and Will Serve Raw Water Service

Dear Mr. Collins:

The Upper Yampa Water Conservancy District (“Upper Yampa”) received your request to be provided raw water service to the land use proposal by the Discovery Land Company, LLC (“Developer”) for approximately 6,412 acres and described as the “Stagecoach Development” as a residential, ski area and golf course community.

Upper Yampa owns and operates Stagecoach Reservoir. Stagecoach Reservoir has a present capacity of 36,439 acre feet. Upper Yampa contracts with water users within its service area boundaries for water from the reservoir for the decreed uses. Water may be released directly from the reservoir or pumped from the reservoir and used directly, by exchange, or through a plan for augmentation.

Upper Yampa has the capacity to contract for the release of raw water from Stagecoach Reservoir and can and will serve the Stagecoach Development subject to the following terms and conditions:

1. Developer constructs all infrastructure necessary to deliver water from the reservoir to its intended uses; including but not limited to pipes, pumps, and treatment systems, easements, and rights of way;
2. The Developer and Upper Yampa enter into a water allotment contract for the delivery of water to the Developer Property upon terms acceptable to Upper Yampa;
3. Developer comply with any and all rules and regulations in effect for Upper Yampa including its Water Marketing Policy then in effect; and
4. Developer obtains all local, county, state, federal, and regulatory agency necessary permits and approvals for the Stagecoach Development.

This Can and Will Serve letter is effective for a period of two years from the date of execution.

Sincerely,

Andy Rossi
General Manager
Upper Yampa Water Conservancy District
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COLORADO RIVER DISTRICT

PROTECTING WESTERN COLORADO WATER SINCE 1937

FOR IMMEDIATE RELEASE
October 27, 2025

CONTACT: Lindsay DeFrates
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River District Board Approves Financial Toolkit and Pilot Grants to Strengthen Irrigation Companies

Funding approved for the development of a user-friendly financial assessment toolkit along with a round of pilot grants for capital planning and rate studies.

GLENWOOD SPRINGS, Colorado — During its quarterly meeting last week, the Colorado River District Board of Directors approved up to \$20,000 from the Community Funding Partnership (CFP) to develop an Irrigation Company Financial Assessment Toolkit to help West Slope irrigation and ditch companies plan for aging infrastructure needs and achieve long-term financial independence. The Board also supported the staff’s proposal to open a limited pilot grant round for irrigation companies to complete capital improvement plans and rate studies.

“The reality on the West Slope is that much of our working infrastructure is nearing the end of its service life while costs continue to rise,” said Melissa Wills, Community Funding Partnership Program Manager. “These tools are designed to help irrigation companies proactively plan, budget, and move critical projects forward without relying on unpredictable outside funding.”

The toolkit will be an easy-to-use, spreadsheet resource that irrigation companies can download from the River District’s website and use privately. By entering basic financial information, including rate structure, revenue, debt, expenses, and upcoming project costs, users will receive an output suggesting a rate structure range aligned with the entity’s goals and operational needs. The toolkit will include best practice guidance and user instructions to support boards and managers in day-to-day financial decision making. The District anticipates releasing a request for proposals soon to develop the toolkit within the next year.

The pilot grant round will help irrigation companies assess infrastructure needs, develop long-term operational plans, and analyze options to achieve greater financial independence and sustainability. Before the end of 2025, the Community Funding Partnership will open a special funding round to support up to five entities in completing planning work to strengthen financial stability and project readiness.

“We are pairing financial readiness with infrastructure planning so local water managers can act at the necessary pace and scale to sustain their operations into the future,” said Amy Moyer, Chief of Strategy. “This pilot grant round is another way of strategically exploring ways the Community Funding Partnership program can support agricultural operations on the West Slope.”

Following any awards, the River District staff will share lessons learned and outcomes with its Board to help scale effective approaches across the region.

For more information about the Community Funding Partnership, visit coloradoriverdistrict.org.

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5 YEAR PROJECT

Exhibit A – Statement of Work

(Template updated April 2025)

| Statement Of Work | |
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| Prepared Date: | |
| Name of Applicant: | Erik Wardle – Colorado State University |
| Name of Water Project: | Advancing sustainable water management in Colorado's mountain agriculture with an innovative, community-driven approach. |
| Water Project Overview: Please provide a brief description of the proposed water activity (no more than 200 words). Please define all acronyms. | |
| <p>As more water quality challenges face Colorado's mountain rivers, streams, lakes and reservoirs attention is increasing on agricultural activities in these areas. In the Yampa River basin these water quality concerns are being met by a very active local community seeking collaborative solutions to these issues. Producers in the area have been actively involved and would like to see more work done to accurately represent their role. This project will work closely with local stakeholders to demonstrate and evaluate locally defined Best Management Practices (BMPs) for sustainable water management. This will include on-farm edge-of-field water quality monitoring, stream and reservoir sampling, and collection of other critical data such as soil fertility sampling. This sampling will evaluate the impact of these operations on water quality and quantity. On-farm data will be used as a tool for producers to make the best decisions for their operations and the environment. This data collection will be used to enhance work being done by other entities evaluating water quality in the area. All activities will be done under the guidance of a project specific advisory committee to ensure local goals are being met throughout the life of the project.</p> | |
| Project Objectives: | |
| <ul style="list-style-type: none">• Utilize community input to evaluate ranching and mountain meadow hay systems related to water quality and quantity• Evaluate new and existing practices feasibility to ensure productivity and water quality protection• Develop actionable recommendations for producers and develop practical materials translating the data collected into accessible resources• Promote this work at local and statewide events | |

Task 1

Task 1: Establish Stakeholder Committee

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| Description of Task: |
| <p>Establish local stakeholder committee to prioritize BMPS and geographic focus areas (“Yampa Agricultural Water Quality Advisory Committee”) in the Upper Yampa River basin.</p> <ol style="list-style-type: none"> 1) The Yampa Agricultural Water Quality Advisory Committee (YAWQAC) will hold a kickoff meeting prior to any field work for project planning. 2) The YAWQAC will meet every off season to review the previous year and plan the next year’s activities. |
| Method/Procedure: |
| <ol style="list-style-type: none"> 1) The Agricultural Water Quality Program (AWQP) will work with partners in the area, including the Upper Yampa Water Conservancy District, Routt County Extension and others to establish the (YAWQAC) with a strong producer representation. The YAWQAC will meet and discuss key water quality and quantity issues in the area. Using local knowledge, the committee will make recommendations on locations for environmental monitoring sites as well as relevant practices to evaluate. 2) The YAWQAC will continue to meet throughout the duration of the project, to provide feedback on the yearly data collection, plan the next years activities and address next steps after the final report. |
| Deliverable: |
| <p>The key deliverable from this task will be locally driven stakeholder priorities for BMPs and geographic focus for the four-year characterization of water quality and quantity in the Upper Yampa River basin.</p> <p>Committee feedback will be incorporated into all project activities and reporting.</p> |

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| Task 2 |
| Task 2: Establish Study Sites |
| Description of Task: |
| <p>Install environmental monitoring equipment to characterize water quality and quantity impacts of stakeholder identified agricultural BMPs on watershed health.</p> |

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| <ol style="list-style-type: none"> 1) Establish 2 to 3 edge-of-field water quality and quantity monitoring sites using Teledyne ISCO and AWQP Low-Cost automatic water samplers. 2) Establish up to 5 supplemental environmental monitoring sites utilizing feedback from the YAWQAC, including the installation of soil moisture sensors, UAV flights, and water quality grab samples. |
| <p>Method/Procedure:</p> |
| <p>Using the recommendations collected from the YAWQAC, the AWQP will site water quality and quantity monitoring stations throughout the Upper Yampa River Basin.</p> <ol style="list-style-type: none"> 1) Using both ISCO automated samplers and innovative AWQP Low-Cost Samplers, the AWQP will install edge of field water quality and quantity monitors using the recommended geographical sites from the YAWQAC. The management practices on each field for each year will be documented for each year of the monitoring period. 2) The AWQP will establish up to 5 supplemental monitoring sites. Utilizing drone mapping, soil moisture sensors, enhanced fertilizer products, grab sampling and soil sampling, irrigation water management techniques and others, these sites will allow for evaluation of water quality and quantity impacts while being less complex and costly than the edge-of-field sites. Additionally, management practices will be documented to better understand the system |
| <p>Deliverable:</p> |
| <p>The key deliverable will be a robust locally informed monitoring network to enhance the understanding of the critical production systems and the role they can play in mountain environments.</p> |

| Task 3 |
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| <p>Task 3: Data Collection</p> |
| <p>Description of Task:</p> |
| <p>Collect and evaluate four years of water quality, environmental and agronomic data to assess these systems for water quality and quantity impacts.</p> <ol style="list-style-type: none"> 1) The first year of water quality and quantity will be collected to establish baseline conditions in the Upper Yampa River Basin. 2) Evaluate stakeholder-driven BMPs in subsequent years and utilize data to inform producer decision making on an annual basis throughout the project. |

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| 3) Collect data throughout the project to evaluate potential positive impacts of new and existing practices at study sites and at the watershed scale. |
| Method/Procedure: |
| <p>The baseline of water quality and quantity data in the Upper Yampa River Basin, will be collected through a variety of innovative methods.</p> <ol style="list-style-type: none"> 1) Monitoring existing practices at identified study sites 2) Incorporating low-cost auto sampler designed by the AWQP to improve localized and geographic coverage of data collection 3) Baseline river and reservoir samples 4) UAV flights on study sites to collect baseline field remote sensing data including multispectral imagery and percent plant coverage. 5) Real-time soil moisture monitoring 6) After baseline establishment, data will be used to evaluate practices implemented by producers. This data will be analyzed to evaluate the effect of management practices on water quality and quantity in mountain meadow hay agriculture. |
| Deliverables: |
| <p>The deliverables from this task will be a robust data set on baseline water parameters in mountain hay and grazing systems as well as environmental monitoring data on practices in these systems. The AWQP will also deliver annual data reports to cooperating producers to facilitate the best management decisions for their respective operations. All data and meta data will be provided to support Task 4 below.</p> |

| Task 4 |
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| Task 4: Outreach & Publication |
| Description of Task: |
| Utilize information from collected data and committee meetings to disseminate key findings to stakeholders and promote promising BMPs. The AWQP will carry out this work in collaboration with Routt County Extension and with guidance from the YAWQAC. |
| Method/Procedure: |
| <ol style="list-style-type: none"> 1) Hold two informational workshops to present the water quality and quantity information gathered from the project’s environmental monitoring activities. |

- 2) Publish final project bulletin
- 3) Update CSU hay production fertility fact sheets based on the data collected from the project.
- 4) Host at least 1 field demonstration/tour in the Upper Yampa River Basin.
- 5) Develop promotional/informational materials including short videos, one-page informational sheets, and social media posts
- 6) Promote project findings at statewide meetings, conferences, crop clinics, and other opportunities.

Deliverables:

The AWQP will deliver the monitoring data collected in the Upper Yampa River Basin through several methods. 1) In-person through informational workshops, field demonstrations, presentations of findings at statewide meetings, conferences, crop clinics and other opportunities. 2) In writing through publishing project bulletins, one-page informational sheets and updating the written BMPs, as necessary. 3) Online through social media posts, and project videos.