



June 2025
Quarterly Newsletter

Real Estate Development Committee Update

We're excited to share the first update from the newly formed **Real Estate Developments Committee**, created to monitor, engage, and inform the community and SPOA Board about real estate development activity in and around Stagecoach.

About the Committee

The committee was formed to serve the interests of both the SPOA Board and the community by monitoring and communicating updates on real estate development in and around Stagecoach. Since forming, we've begun building relationships with key stakeholders, including developers and the Routt County Planning Department, to gain firsthand understanding of the developments in order to gauge their impacts on the Stagecoach community.

Development Activity in Stagecoach

Tailwaters Development

The Tailwaters development was a planned 200 unit development near Morrison Cove along County Road 18. The Tailwaters development proposal has officially been denied by the Routt County Commissioners and will not move forward at this time. The development encountered opposition from the County, primarily concerning potential impacts to local water quality and the adequacy of the wildlife mitigation plan developed by the developers in consultation with Colorado Parks and Wildlife (CPW). Additionally, the developers raised concerns regarding the County's request for an upfront payment of \$7.8 million to fund road improvements.

Stagecoach Mountain Ranch

Stagecoach Mountain Ranch is a planned private development on the old Stagecoach Ski Resort. The development intends to include 613 luxury resort homes on the resort as well as 137 essential housing units through the SPOA community. According to the developer's website, private amenities—such as country club-style features, an alpine ski resort, and a Nordic center—will be available exclusively to club members. However, a marketplace and park are planned to be accessible to all SPOA members.

The developers submitted their initial proposal in Winter 2024, which the Routt County Planning Department deemed incomplete. They have since submitted responses to the resulting Notices of Incomplete this Spring. Original plans showed a private golf course along the reservoir, and although the current application does not include a golf course along the reservoir, the developers have indicated that this may be considered in a future application.

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Eagle's Landing

A new development known as Eagle's Landing (formerly Landaulet) appears to be moving forward, as indicated by the recent launch of its website. The project is located along County Road 16, on the hillside across from the fire station. The project appears to still be in the early proposal stage as there's no formal application listed on the Routt County Planning Commission website. The committee will continue to monitor the project and provide updates as more information becomes available.

Getting Your Voice Heard

The SPOA Board's Real Estate Developments Committee is conducting a brief survey to better understand our community's perspectives on upcoming and potential real estate developments in the area. The survey takes just a few minutes to complete.

You can take the anonymous Google survey by following this link: [Real Estate Developments Committee Survey](#)

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Real Estate Developments Committee

***Thinking About Selling
or Buying in Stagecoach?***

I'm your longtime Neighbor and Realtor
and would love to discuss how I can help
You achieve your real estate goals!

For the latest updates in Stagecoach just
Flag Me Down Anytime!



Rebecca Bailey
970-757-1111
Rebecca@SteamboatBuySell.com





Slash Pile Update

A reminder that the Slash Pile is only open from 8:30 am to 5:00 pm on Saturdays and Sundays at this time. This is required to stop commercial use of the area for non SPOA properties and to eliminate non-permitted materials.

ONLY tree and plant waste can be put there.

These items are prohibited and must be disposed of at a landfill:

- Stumps, logs over 10" in diameter
- Pressure treated wood, decking or fence posts or fencing
- Construction debris, studs, plywood, beams
- Furniture of any type
- Metal, fence posts fencing, nails

Failure to comply with these restrictions may result in SPOA being fined and the Slash Pile being permanently closed.

Annual Member Meeting

2025 Annual Meeting Notice

The annual meeting for Stagecoach property owners is **Saturday, July 26, 2025 @ 10:00 am MST** in person at the SOROCO High School Commons area located at 305 Grant Ave., Oak Creek, CO 80467 and online via Zoom:

Zoom Meeting Details

<https://us02web.zoom.us/j/82705877115?pwd=lv8q9k7kBAVXRCopfCfMkVNSbK7wFy.1>

Meeting ID: 827 0587 7115

Passcode: 907171

The Board of Directors encourages you to attend this meeting to stay informed about your Association and the work it is doing to address the various issues and opportunities of your community.



2025 Curbside Chipping Program Details

There will be 2 rounds of chipping by Oak Creek Fire Protection District (OCFPD). Deadlines for having your piles ready will be Monday, **July 7th** and Monday **September 15th**. After those dates, the OCFPD will chip the piles for members that have signed up. The first round of chipping sign up has opened. Please click the link below to get your pile signed up! **Deadline to sign up for the first round is JUNE 30th!**

<https://docs.google.com/forms/d/e/1FAIpQLSf7yTi3sPIxF4-ejod8Ejpos3UW-PL0XXkqhvhCGRRAeWhMJYQ/closedform>

OCFPD can not promise to chip on a specific date due to the potential that they will need to be fighting an active fire or potential for equipment failures, etc., but they will be coming around in the few weeks after the deadlines.

Guidelines for Chipper Piles:

- Piles must be stacked with the cut ends facing the road.
- Piles must be within 5' of the public roadway but not touching the road, in drainage ditches or impeding traffic.
- Maximum number of piles per property or lot = 5.
- Maximum pile size is 5' high x 5' deep x 7' long.
- No piles created using heavy machinery, they are very difficult to pull apart to chip.
- No logs or branches with a diameter greater than 6".
- No lumber, fence posts, signs, construction or building materials or any other man-made materials.
- No material that contains any metal.
- No roots, root wads, stumps or anything else that grows below the soil.
- No material that contains dirt, sand, gravel or rocks.
- No herbaceous / non-woody plant material.

Board of Directors

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Eli Nykamp (*Term ends 2026*)

VICE PRESIDENT

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Architectural Control Committee

Thinking about making some changes around the house, or even thinking about building a house? Keep these tips in mind.

The following must be submitted to the Architectural Control Committee (ACC) prior to starting the project:

- New residence
- Exterior addition or alteration to an existing residence
- Shed, greenhouse, fence
- Ancillary Building such as a garage, workshop, or storage
- Modifications to the exterior of existing buildings that involves a color change i.e. siding, roofing, window frames

The following do not need to be submitted to the Architectural Control Committee (ACC):

- Modifications to the exterior of existing buildings that do not involve a color change from existing
- Landscaping changes or replacement at existing residences
- Concrete or pavement of existing driveways.

For any questions or to discuss a project, please contact the SPOA Project and Compliance Manager at pcmgr@stage-coach.com or 970-367-7855

www.stage-coach.com

CONTACT US

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WATER AND SEWER

All questions related to expansion of water and sewer lines, vault permits, and well permits should be directed to the Morrison Creek Water and Sanitation District at info@mcwater.org or (970) 736-8250