

Memo



To: Alan Goldich, Senior Planner
From: Kyle P. Collins
cc: Kristy Wisner, Planning Director
John Vanderbloemen, Esq.
Date: October 13, 2024
Re: PL20240059, Special Use Permit, SMR - SUP # PP2006—005 Amendment

The responses are provided below in italic follow each of the comments made in your 8-21-24 letter regarding the above reference application:

- Proof of Ownership – All of the parcels that the gondola travels through must be included in the application. Proof of ownership of all the parcels must be submitted.

The proposed gondola will traverse a total of 43 parcels, and therefore 41 additional property cards illustrating the ownership of the subject lots, along with a map illustrating the subject lots, has been uploaded to CityView Portal.

- Mitigation Plan – This is now Chapter 3 of the Unified Development Code. In addition to the items found in Chapter 3, please include the following:

The following addresses the applicable sections of the Chapter 3 as they related to the proposed amendment two of the elements associated with the approved SUP for the “Stagecoach Ski Area – Permit for Recreational Resort”, which is to install a Gondola instead of the chairlift as originally approved, and realignment of the proposed ski lift.

3.30 Development within Visually Sensitive Viewsheds

Per to section §3.30.B.2.c. “Ski lift towers and associated infrastructure” are exempt from these regulations.

3.31 Development Adjacent to Water Bodies

All proposed structure to be installed with the vicinity of a wetlands will be setback at least 50 feet the wetlands boundary, and project limiting fencing shall be installed all the 50 foot wetlands setback boundary to prior to commencement of construction activities to insure non-disturbance of both the wetlands and the require 50 wetlands buffer.

Specific to Tower 4, the tower itself will be installed outside of the 50' wetland setback; however, during installation of the tower there will be disturbance with the 50' buffer area. Project limiting fencing shall be installed 5 feet from wetlands setback boundary prior to commencement of construction activities to ensure non-disturbance of the wetlands. Upon completion of the installation of the Tower 4 the 50 foot wetlands buffer area will be revegetated utilize CPW’s Seed Mix Tool, in consultation with CPW Staff, including but not limited to the following species:

- *Smooth brome (Bromus inermis)*
- *Western wheatgrass (Pascopyrum smithii)*

- Yarrow (*Achillea millefolium*)
- Timothy (*Phleum pratense*)
- Orchardgrass (*Dactylis glomerata*)

3.34 Development within a Sensitive Wildlife Area

As identified in the memorandum prepared by Westen Bionomic, Inc. a portion of the proposed ski lift within the elk production area, and therefore all lift construction and installation activities shall not take place during the elk calving season between May 15 through June 30.

3.37 Mitigation Techniques to Reduce Impacts to Scenic Quality

The ski lift has been designed utilizing low profile towers ranging in height from 16.6 feet to 63.12 feet, with an average height of approximately 46 feet, which is less the height of the canopy associated with the mix of conifer stands located on either side of the proposed ski lift. As outlined below the clearing proposed is the minimum necessary to install the proposed lift.

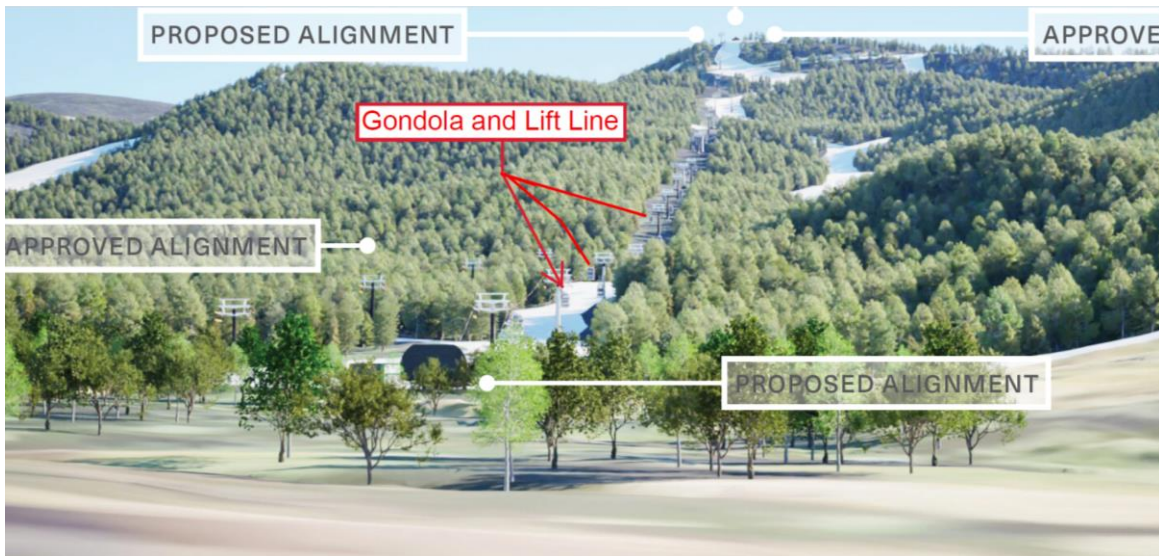
The top terminal of the proposed ski lift has been relocated from the edge of the ridge as currently approved to further back from the ridge line so it cannot be seen for lower elevations. In addition, the proposed realignment of the ski lift is now located within existing cleared areas of the mountain which resulted in a reduction the amount of clearing required by approximately ¼ of an acre.

As reflected in the Visual Impact Analysis submitted these mitigation measures have reduced the visual impacts associated with the proposed ski lift realignment.

- Strategies to be employed to limit heat absorption by the lift towers.
 - *The towers will be galvanized which reflect the sun's energy, and in turn reduces the amount of heat absorbing into the towers.*
 - *In addition, heat shields will be installed on the top three towers which will limit heat absorption in those towers. Given the higher elevation and increase of sun exposure of these 3 towers warrant this additional mitigation to limit heat absorption.*
- Strategies to be employed to lessen the visual impact of the lift line cut into the forest.
 - *The clearing required to install and maintain for the operation of the proposed ski lift, whether that's for the approved chairlift or the gondola is designed so that limits of clearing are scalloped along the edges, where at the tower location the width of the clearing is 80' and then is reduced to 60' between the towers which is specifically intended to reduce the visual impact.*
- Site Plan – This needs to include the following:
 - Locations of roads to service the gondola
 - *Primarily the existing roads on the mountain be utilized to service the proposed ski lift, except there are several locations where these roads will be extended to access several of the proposed towers. The existing and proposed maintenance roads are represented as green and purple lines,*

respectively, on the plan entitled Stagecoach Concept Plan / Gondola Alignment Clearing Comparison, prepared by the SE Group, dated October 2024.

- Width of the lift line
 - *The width of the clearing associated with the ski lift line varies between 80 feet in the vicinity of the tower, and 60 feet between the towers.*
- Existing Conditions – In addition to all of the items listed on the submittal checklist, please include the extent of the wetlands indicated at tower 4.
 - *The extent of the wetlands located adjacent to the tower 4 are shown on the plans entitled Stagecoach Concept Plan / Gondola Alignment Clearing Comparison, and Gondola Tower 4 – Plan and Profile both prepared by the SE Group, dated October 2024.*
- Visual Impact Analysis
 - Please add the lift line and the gondola cars to the 3D rendering.
 - *The lift line and gondola cars are shown on the 3D rendering submitted.*



Blow up of Location 5 on page 4 of the Visual Impact Analysis submitted.

- Please include the color scheme of the gondola cars and top and bottom terminals.
 - *The proposed color scheme of the gondola cars, and both terminals have been uploaded to the CityView portal.*
- State Tramway Board comments to ensure that the alignment, spans, and overall design are safe and feasible.
 - ***Colorado Passenger Tramway Safety Board (typically referred to as the Tram Board)***

The Colorado Passenger Tramway Safety Board regulates aerial tramways, surface lifts, tows, and conveyors for recreational purposes in Colorado. The Board is

responsible for licensing the operation of all aerial ropeways in the state, and for performing the inspections required for licensing. The Board also establishes standards, reviews requests for variance from the rules, and investigates accidents related to the operation of tramways. The Board also conducts both regularly scheduled and unannounced inspections of the installations it regulates.

The tram board is not involved in the review, or approval of the engineering or design of individual ski lifts prior to their installation, but rather inspects and licenses them after they are constructed, along with the other responsibilities listed above. Therefore, the tram board does not review or provide comments on proposed ski lifts prior to their installation.

- Soil/Geotech report for the tower locations.
 - *Per our 9/12/24 meeting it was confirmed that is not typical industry practice to prepare such report for individual tower locations, and therefore it is no longer required.*
- Wildlife and Biological Resource Summary
 - *A memorandum prepared by Westen Bionomic, Inc. summarizing the wildlife and biological resources, as well as noxious weeds, in the area affected by the installation of the proposed ski lift been uploaded to the CityView portal.*
- Stormwater Management Plan
 - *The notes provided on the Site Plan and Construction Stage Plan outline the stormwater best management practices to be utilized during the installation of the proposed ski lift. A SWM Plan will be submitted for review and approval with the building permit application for the proposed ski lift.*
- Vegetation management including:
 - Weed survey
 - Vegetation replacement plan

Weeds and a revegetation plan are both discuss in the memorandum prepared by Westen Bionomic, Inc. referenced above.