



December 3, 2024

Routt County  
Planning Development  
136 6th Street, Suite 200  
Steamboat Springs, CO 80477

**RE: *Stagecoach Mountain Ranch – Road Improvement Study Memorandum***

To Whom it May Concern,

### **Project Description**

Discovery Land Company (the “Developer”) wishes to develop the approximately 5,059 acres of privately owned property to Stagecoach Mountain Ranch (SMR), a master planned residential development consisting of 613 residential homes (the “Development”). An additional component of the development is the extensive recreational amenities that will be offered to the residents of the Stagecoach Mountain Ranch. In addition to SMR, the plan anticipates development of public amenities and services for the Stagecoach community such as a public neighborhood commercial center, recreational trails and parks, housing, as well as upgrades to roads and infrastructure. A vicinity map has been included in the **Appendix**.

Pursuant to Chapter 3.23.D.3 of the Routt County UDC, a Road Improvement Study is required for the proposed project in conjunction with the Preliminary Plan Application being submitted to the County. A Traffic Impact Study (“TIS”) has been prepared for the overall project by Felsburg Holt & Ullevig (“FHU”) and is being submitted with the Preliminary Plan Application.

The TIS provides analysis and recommendations for proposed mitigation measures based upon the planned trip generation for the project through full build out.

Chapter 3.23.D.3.b states the “Applicant shall submit a project plan that includes the haul route, type of traffic, and amount of traffic created by the development to the Public Works Department.”

### **Project Plan**

#### ***Haul Route***

The primary haul route for the project will utilize County Road (“CR”) 16 off CR 14 near the western end of the Stagecoach Reservoir. It is anticipated construction traffic will likely come from both the west and east along CR 14.

The primary haul route extends eastward along CR 16/212 to the project Site. A preliminary haul route map with two anticipated access locations has been provided in the Appendix.

Upon full buildout of the project, traffic generated by the proposed uses will utilize the same access off CR 14 and is further described in the TIS.

## ***Type of Traffic***

The proposed project includes construction of roadways, water and sewer mainline infrastructure, ski lifts and necessary stormwater improvements to serve the overall development. Construction traffic is anticipated to include typical construction vehicles for heavy civil infrastructure inclusive of semi-trucks for material and equipment deliveries, dump trucks for earthwork operations and concrete trucks for foundations.

Upon full buildout of the project, the type of traffic will be limited to residential and employee. Truck traffic will be limited to delivery trucks for personal residences and food delivery trucks for restaurants.

A further description of the proposed uses and types of traffic generated by the project is included in the TIS.

## ***Amount of Traffic***

Upon full buildout of the project, the project anticipates producing approximately 5,000 external trips daily, with 305 during the AM peak hour and 400 during the PM peak hour. A further description of the proposed trip generation and assignment of trips is included in the TIS.

## **Process**

Pursuant to Chapter 3.23.D.3.b.ii of the Routt County UDC it is understood the Public Works Department will review the Project Plan and hire a consulting engineer to complete the Road Improvement Study for the purposes of determining the impacts to County Roads and the improvements that must be completed in order to maintain the quality of the road and provide for the safety of the public.

The Applicant understands as part of Chapter 3.23.D.3, additional improvements may be necessary to the existing County roads identified separately from the TIS. The Applicant looks forward to discussions with the Public Works Department and their consulting engineer to identify the necessary improvements.

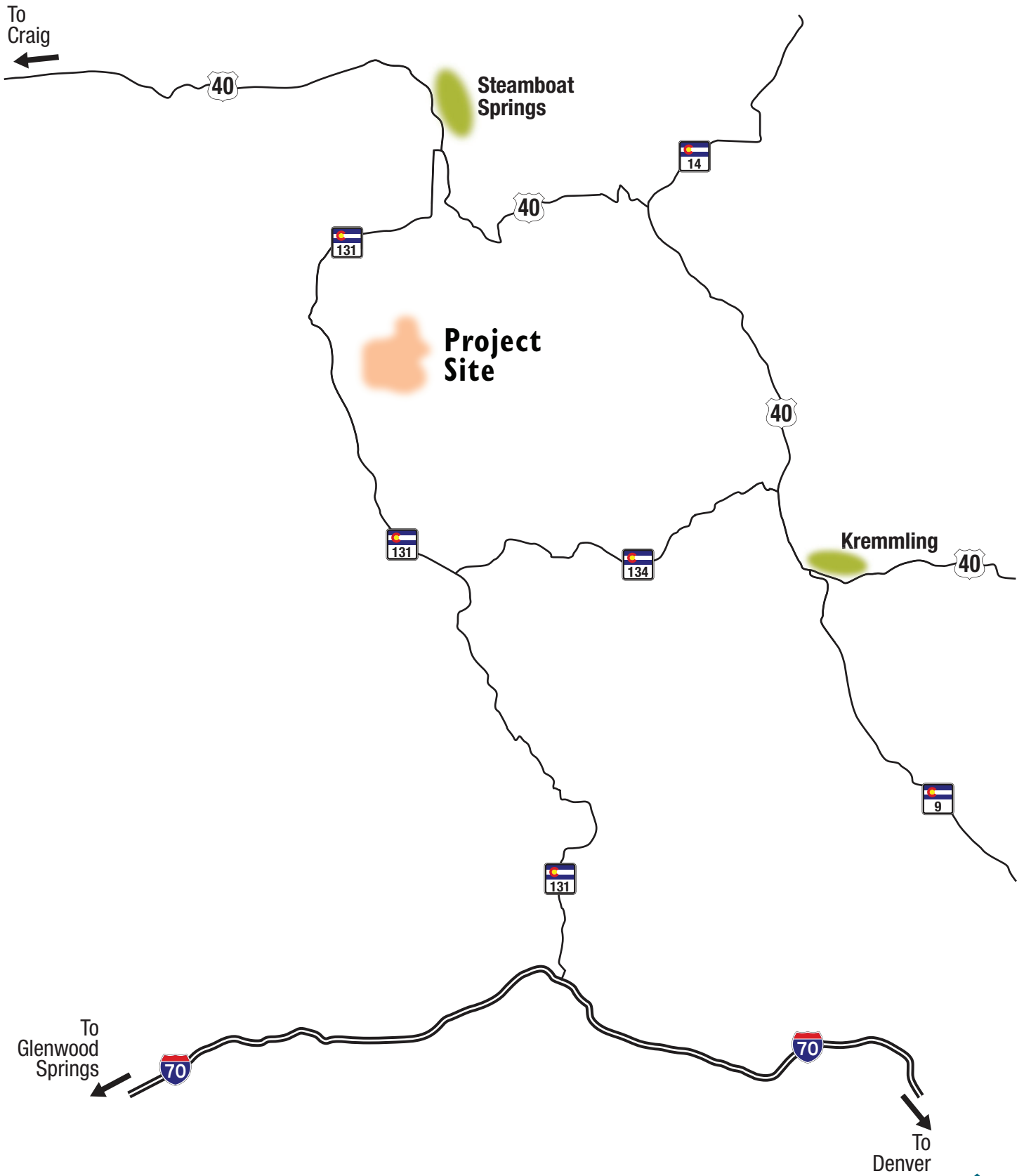
Please contact Kimley-Horn and Associates if you have any questions or need additional information regarding this memorandum.

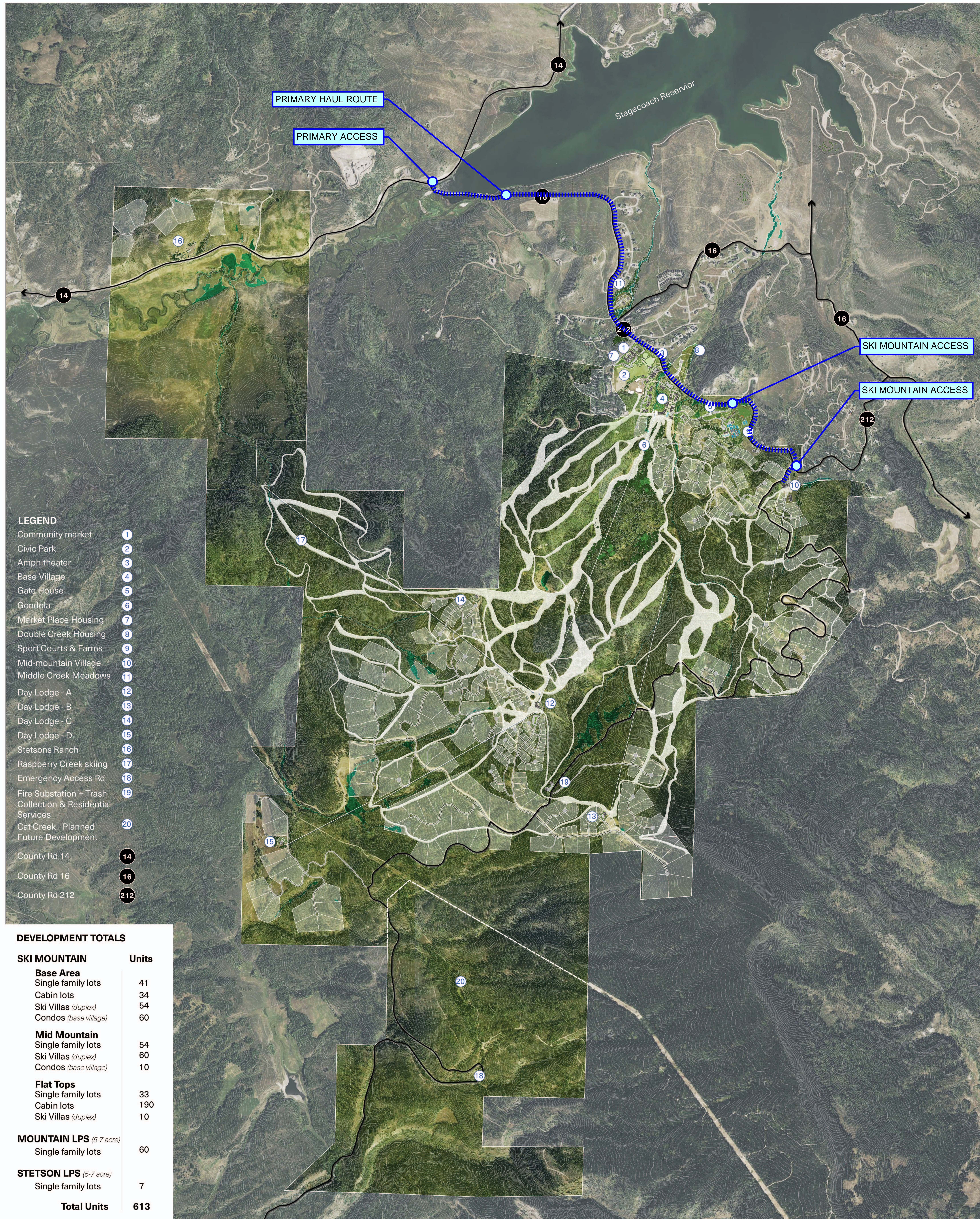
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Eric Gunderson  
Project Engineer

**APPENDIX**





- LEGEND**
- Community market 1
  - Civic Park 2
  - Amphitheater 3
  - Base Village 4
  - Gate House 5
  - Gondola 6
  - Market Place Housing 7
  - Double Creek Housing 8
  - Sport Courts & Farms 9
  - Mid-mountain Village 10
  - Middle Creek Meadows 11
  - Day Lodge - A 12
  - Day Lodge - B 13
  - Day Lodge - C 14
  - Day Lodge - D 15
  - Stetsons Ranch 16
  - Raspberry Creek skiing 17
  - Emergency Access Rd 18
  - Fire Substation + Trash Collection & Residential Services 19
  - Cat Creek - Planned Future Development 20
  - County Rd 14 14
  - County Rd 16 16
  - County Rd 212 212

**DEVELOPMENT TOTALS**

Category	Units
<b>SKI MOUNTAIN</b>	
<b>Base Area</b>	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
<b>Mid Mountain</b>	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
<b>Flat Tops</b>	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
<b>MOUNTAIN LPS (5-7 acre)</b>	
Single family lots	60
<b>STETSON LPS (5-7 acre)</b>	
Single family lots	7
<b>Total Units</b>	<b>613</b>