

# STAGECOACH MOUNTAIN RANCH

## **Zone Change**

Rezone the Stagecoach Mountain Property to  
Stagecoach Mountain Residential District (SMR)  
and Stagecoach Outdoor Recreation District  
(SOR)

December 2024



**DISCOVERY**  
LAND COMPANY

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# 1.0 Application Material

## 1.1 Applicant Identity

The applicant is Steamboat Sponsor, LLC.

PO Box 775430

509 Lincoln Ave

Steamboat Springs, CO 80477

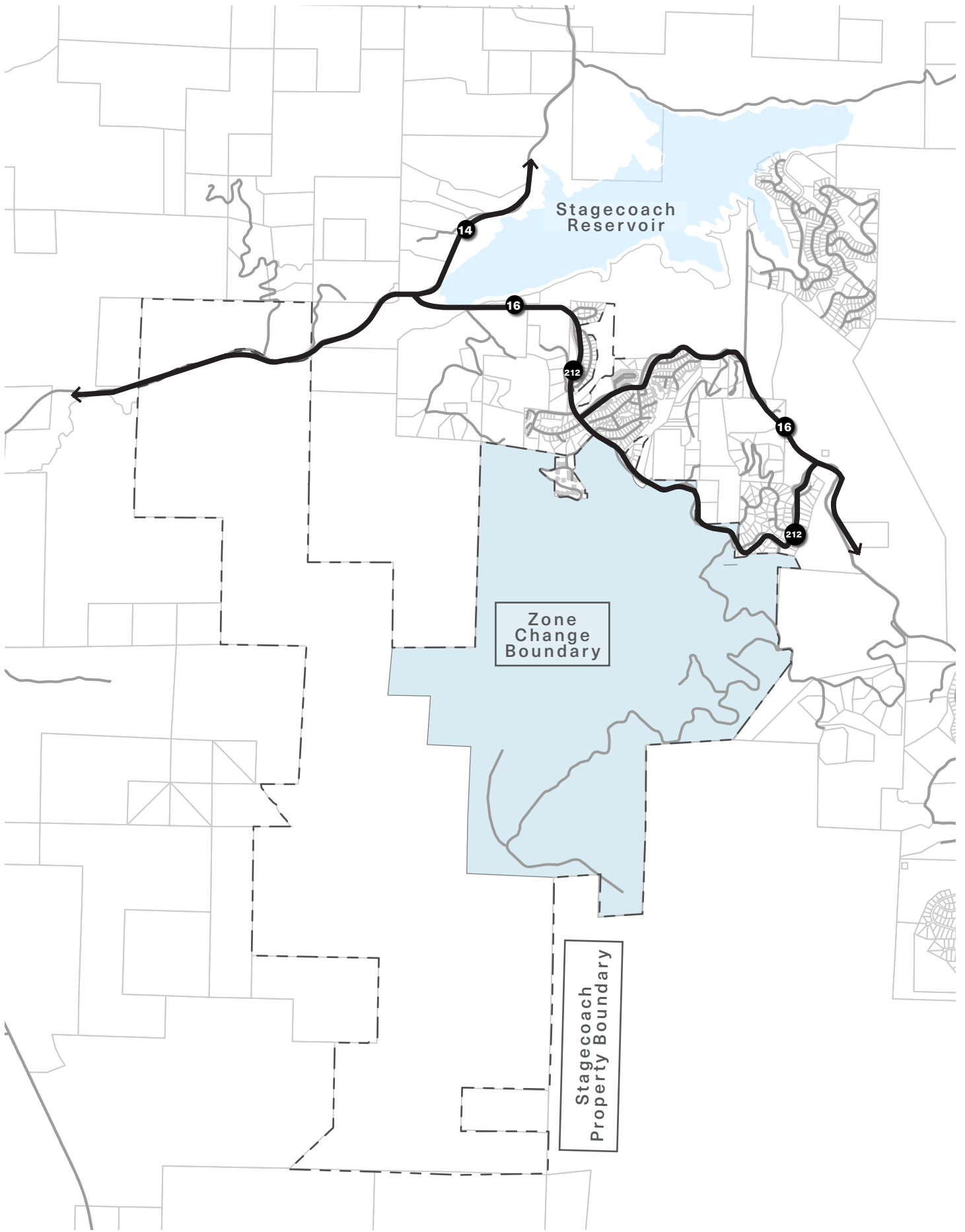
## 1.2 Statement of Authority

Refer to Preliminary Plan Application Section 2.0 Application Material for the statements of authority representing the subject property and the following entities holding land within the Stagecoach Mountain Ranch project boundary.

- SMV Stagecoach Ski Mountain, LLC
- Acorn Inn
- Stahl Investments LP

## **2.0. Vicinity Map**



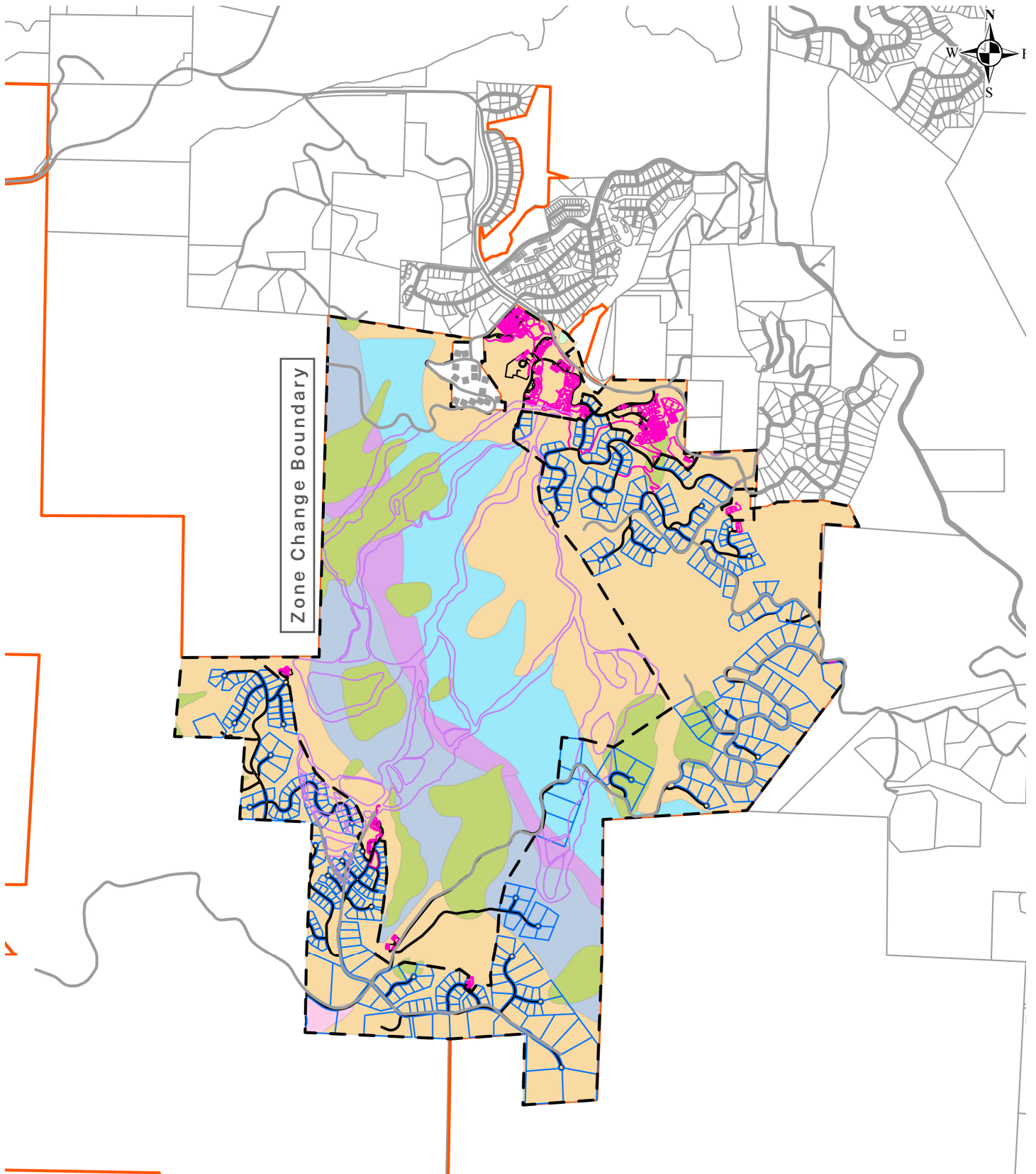


### **3.0. Existing Conditions**

## Existing Improvements

Refer to Appendix E of the Preliminary Plan Application for the survey of existing conditions for the subject property.

# Geohazards + Soils

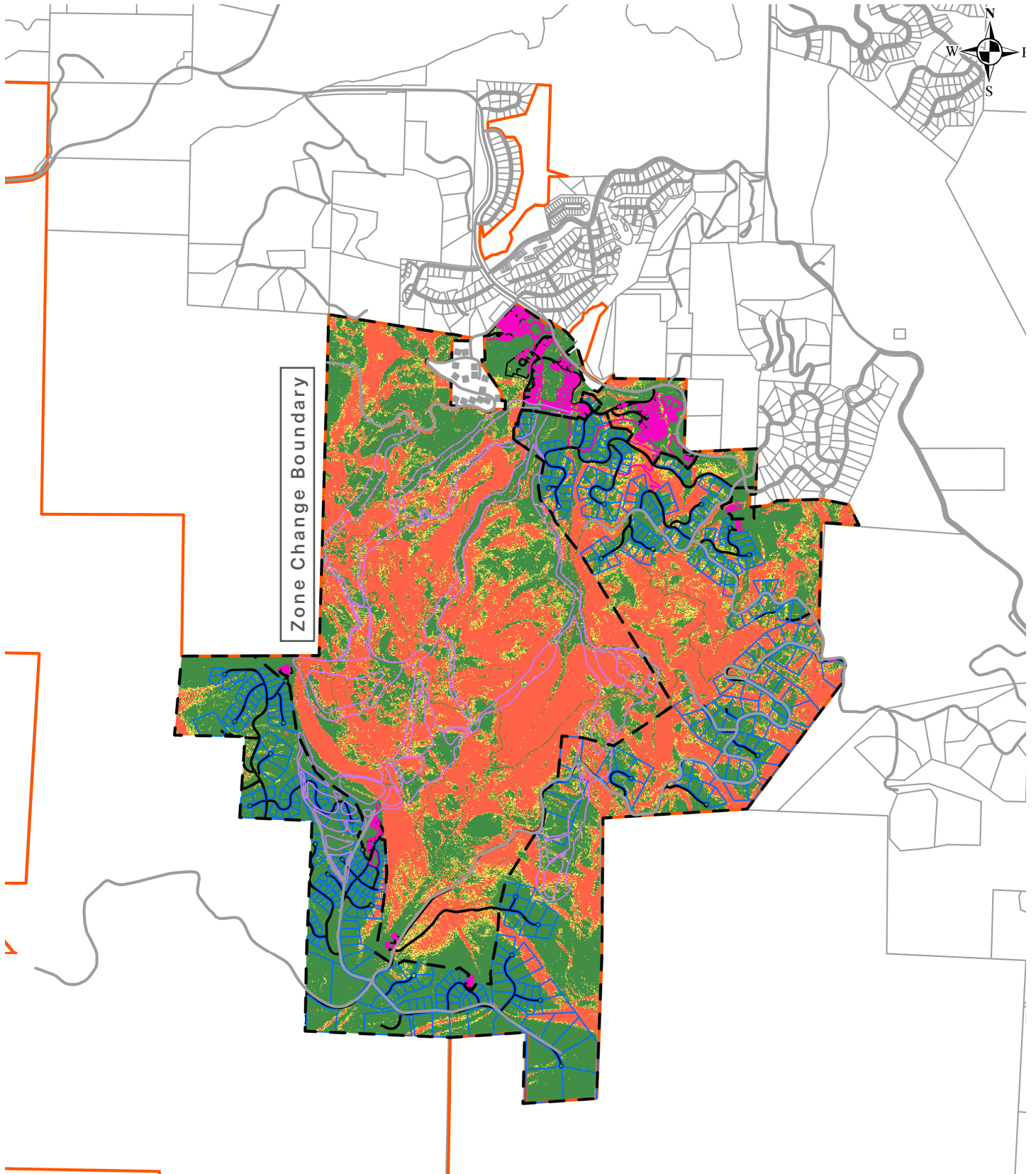


## LEGEND


- |   |   |  |
|---|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> af-Fan and valley-side alluvium                        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #9ACD32; border: 1px solid black; margin-right: 5px;"></span> rD-Residuum on Dakota Formation Bedrock                              | <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> Tbp-Browns Park Formation Bedrock |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> Is-LAndslide Deposits                                  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> rQG-Residuum on Quartz Monzonite, Gneissic Granite, and Granodiorite | <span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Volcanic Flows                    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> rBT-Residuum on Browns Park and Troublesome Formations |   |  |




# Steep Slopes



## LEGEND

 <25% slope

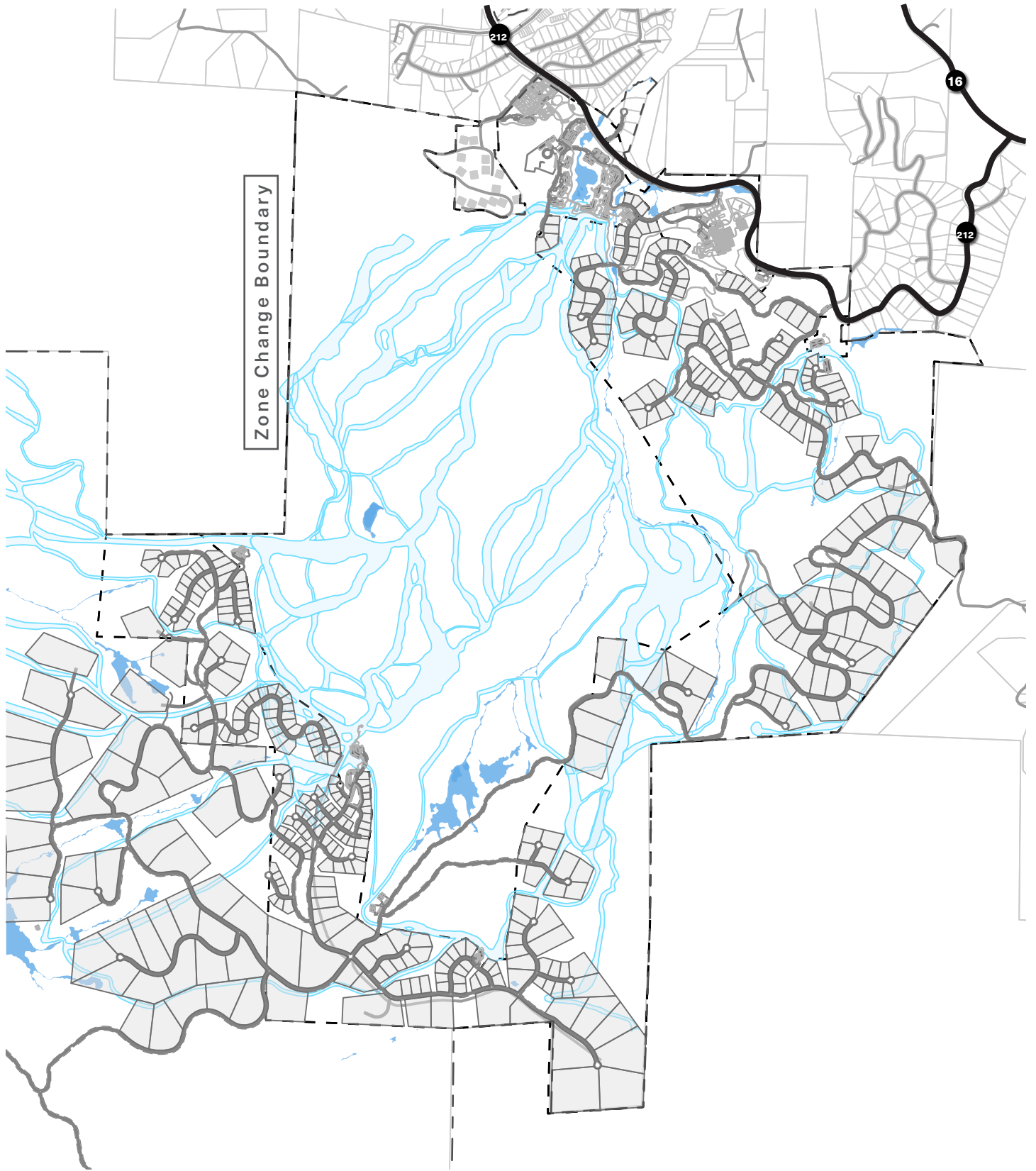
 25-30% slope

 >30% slope





# Wetlands + Waterbodies

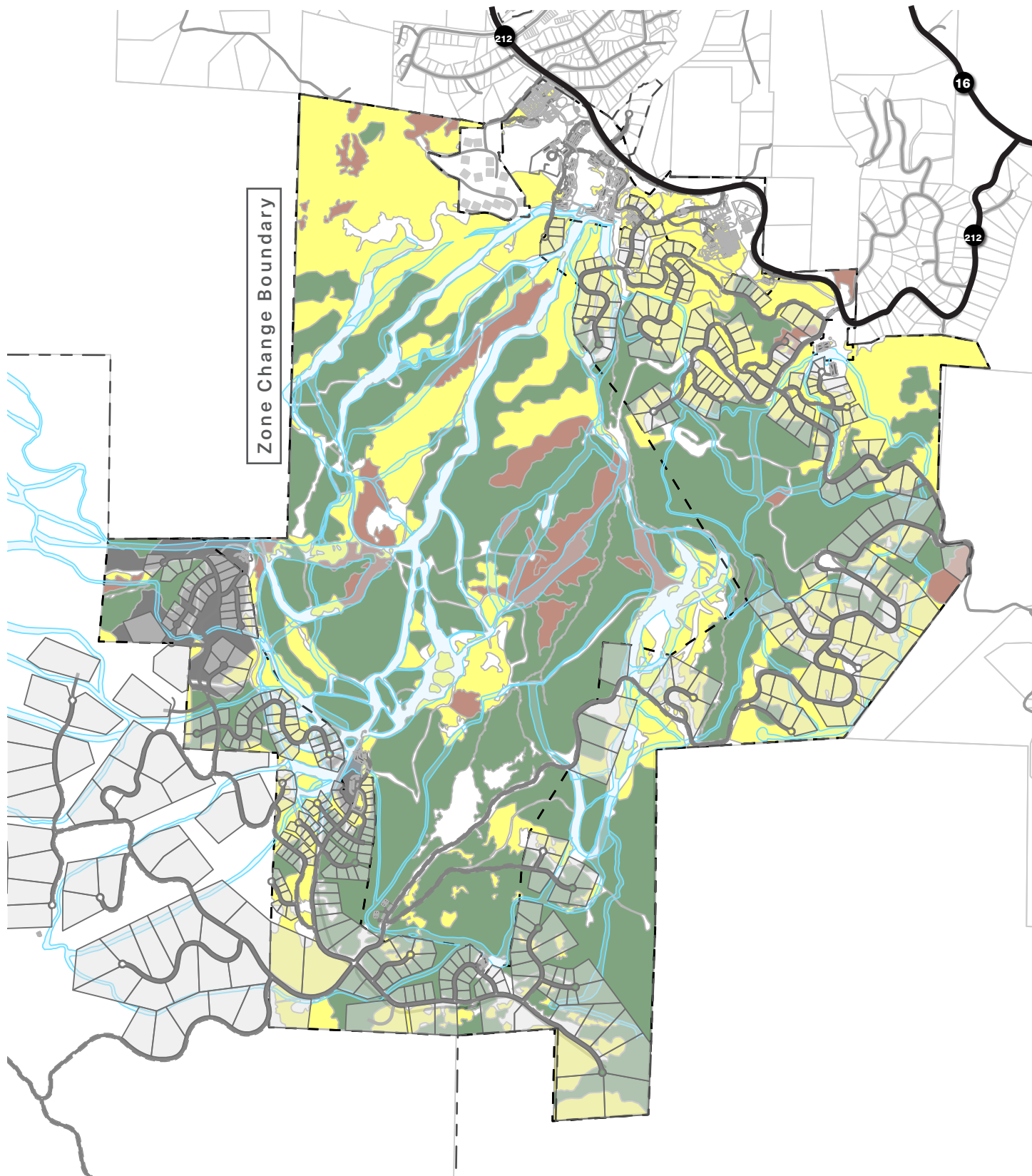


## LEGEND

 Wetland Delineation (Stagecoach)



# Vegetation



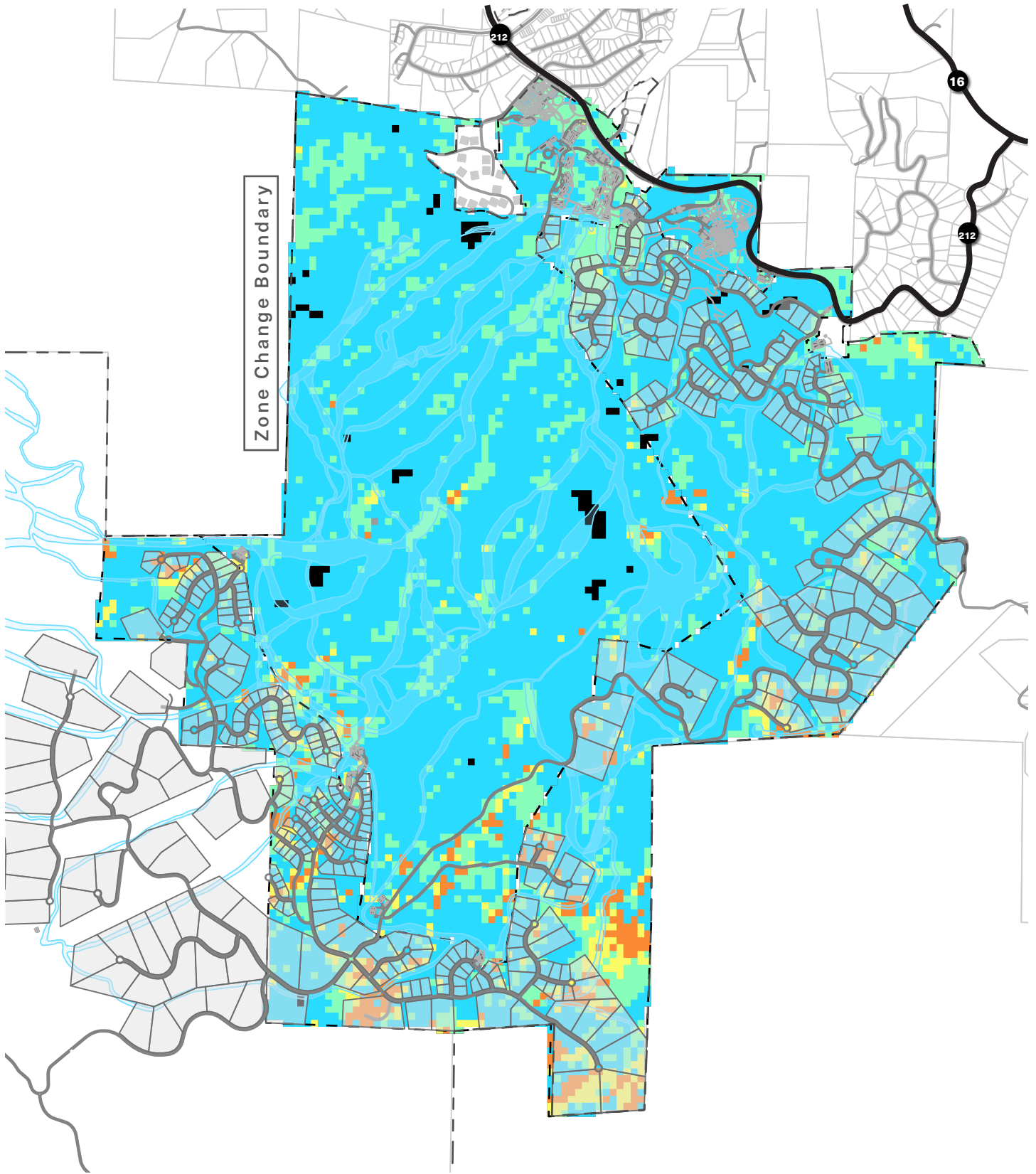
Zone Change Boundary

## LEGEND

- |  |  |  |
|--|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #4CAF50; border: 1px solid black; margin-right: 5px;"></span> Mixed Conifer / Aspen | <span style="display: inline-block; width: 15px; height: 10px; background-color: #2196F3; border: 1px solid black; margin-right: 5px;"></span> Sagebrush Shrubland               | <span style="display: inline-block; width: 15px; height: 10px; background-color: #00FFFF; border: 1px solid black; margin-right: 5px;"></span> Wetland     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFEB3B; border: 1px solid black; margin-right: 5px;"></span> Aspen / Mixed Conifer | <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Sanitation / Salvage Tree Harvest | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Mountain Meadow / Grassland (no hatch) |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #C85135; border: 1px solid black; margin-right: 5px;"></span> Mountain Shrubland    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #E57373; border: 1px solid black; margin-right: 5px;"></span> Willow / Riparian                 |  |



# Landscape Burn Probability (Integrated Hazard)



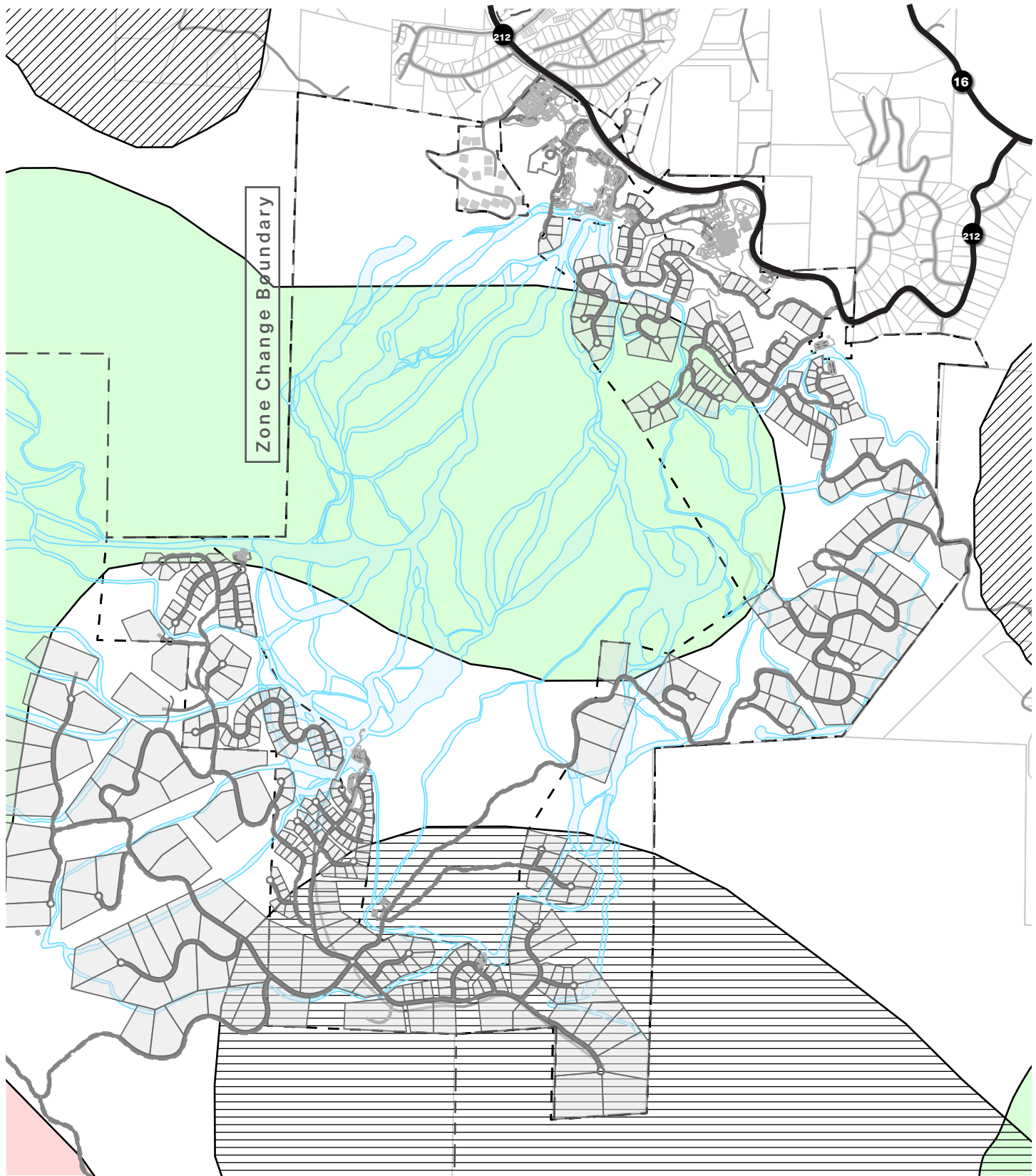
## LEGEND

- |                         |               |                |
|-------------------------|---------------|----------------|
| Boundary                | Lowest Hazard | Higher Hazard  |
| Non-burnable            | Lower Hazard  | Highest Hazard |
| Burnable but not burned | Middle Hazard |                |





# Wildlife + Critical Habitat (Elk)

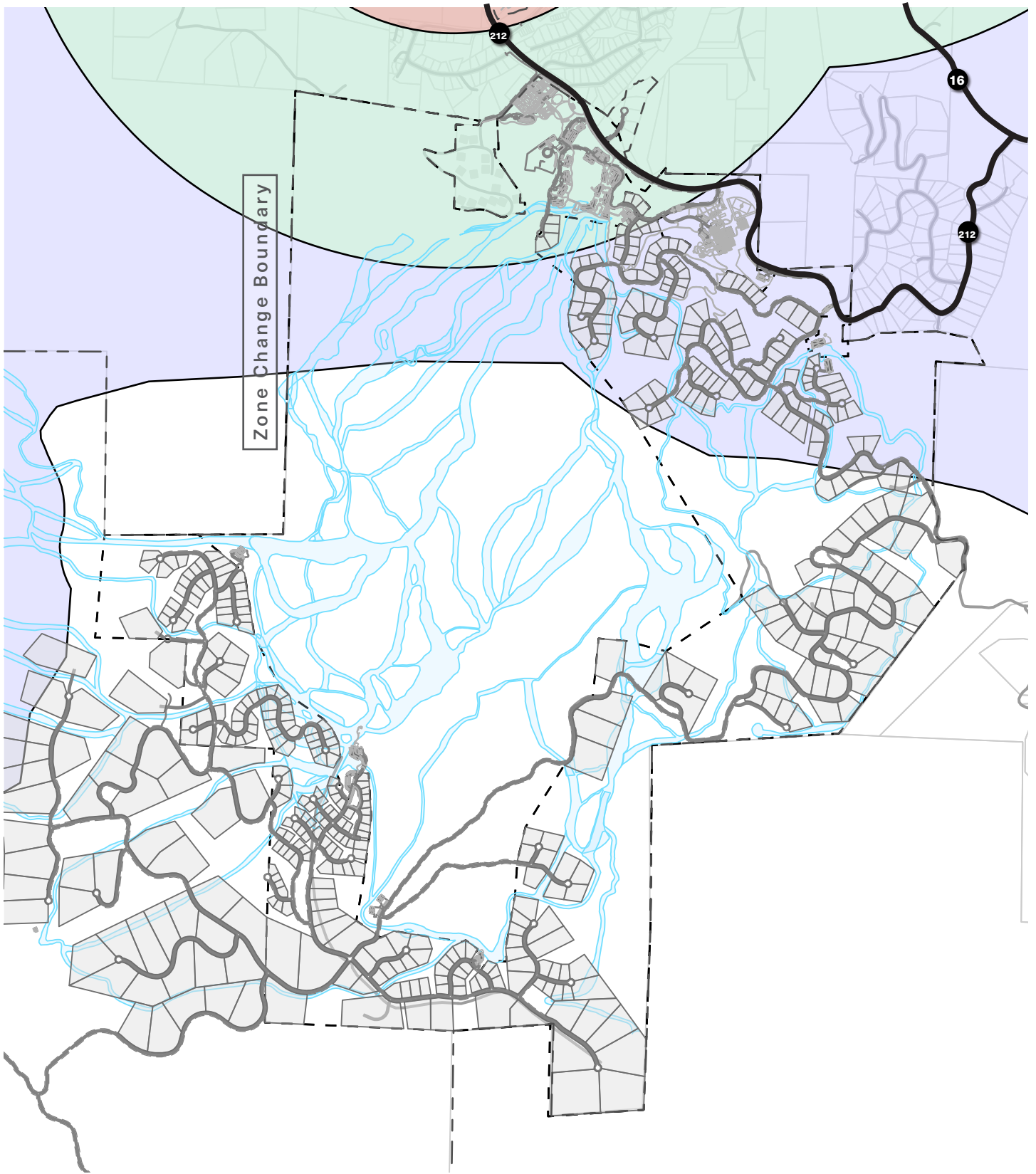


## LEGEND


- |  |  |  |
|--|--|--|
|  Elk Winter Concentration |  Elk Severe Winter Range      |  Elk Production Area  |
|  Elk Summer Concentration |  Elk Resident Population Area |  Elk Highway Crossing |



# Wildlife + Critical Habitat (Grouse)



## LEGEND

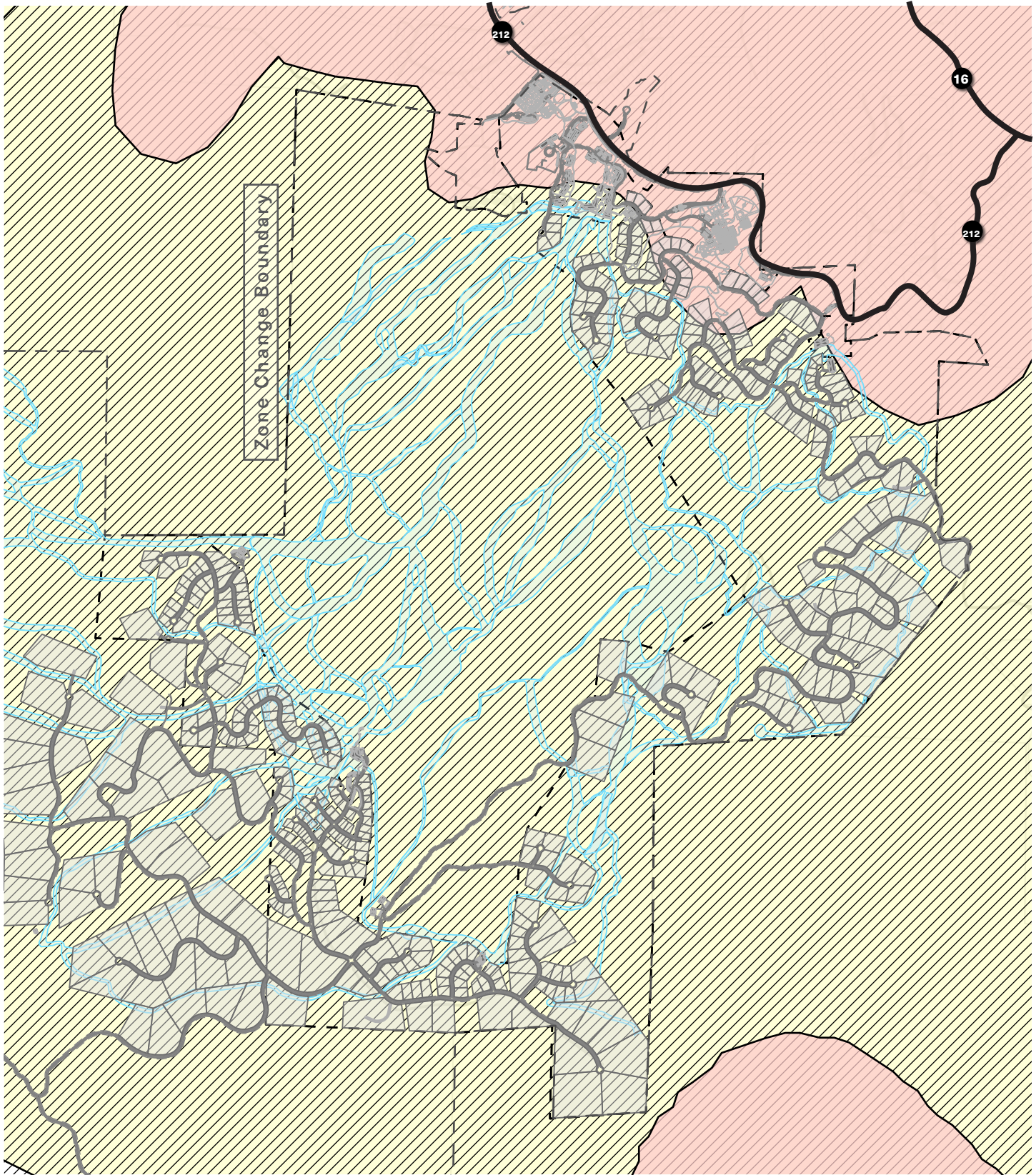
 CSTG LEK Site 0.6-Mile Buffer

 CSTG Production Area

 CSTG Winter Range



# Wildlife + Critical Habitat (Black Bear)



## LEGEND

 Bear / Human Conflict Area

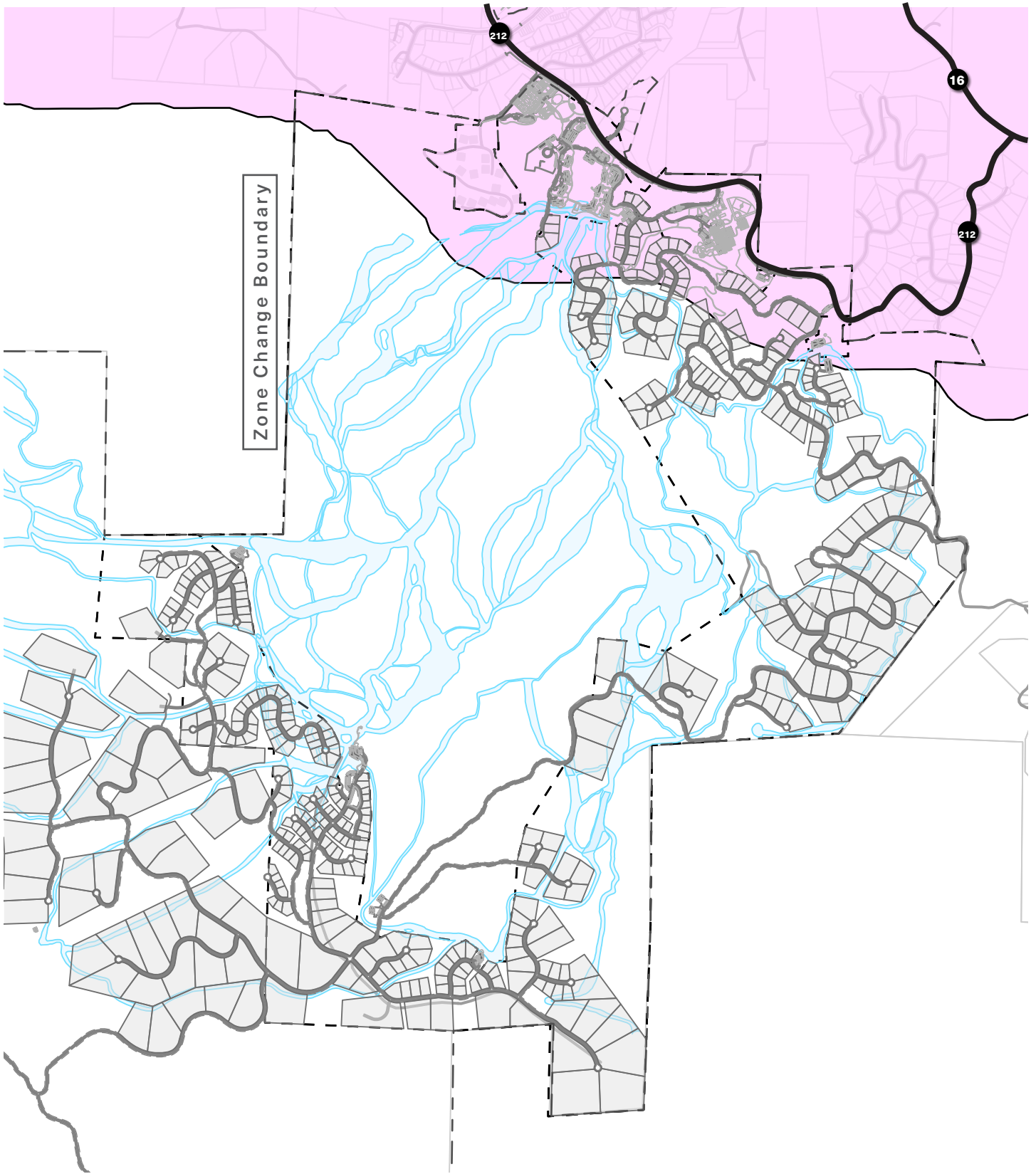
 Summer Concentration Area

 Fall Concentration Area





# Wildlife + Critical Habitat (Mountain Lion)



## LEGEND

 Mountain Lion / Human Conflict Area



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## 4.0 Written Narrative

### 4.1 Overview

This application is to rezone the portion of the Stagecoach Mountain Ranch Ski Mountain property that is located within the Stagecoach Community Boundary as follows:

- From Agriculture and Forestry (AF), High Density Residential (HDR), Commercial (C), and Planned Unit Development (PUD) to Stagecoach Outdoor Recreation (SOR).
- From Agriculture and Forestry (AF) to Stagecoach Mountain Residential (SMR),

As all is shown on the proposed zoning map contained in Section 5 of this document.

The following are the stated purposes of the SOR and SMR zoning districts pursuant to §2.13 & 14 of the UDC, respectively:

- The SOR Zone District is intended to provide areas for various active and passive outdoor recreational activities in an area defined by the Recreation Oriented Development classification shown in the Stagecoach Community Plan Future Land Use Plan. Associated commercial facilities that support such recreational activities are anticipated in this Zone District. Residential uses are also anticipated in this zone.
- The SMR Zone District is intended to provide for areas of residential development within the area defined by the Recreation Oriented Development classification in the Stagecoach Community Plan Future Land Use Plan. Commercial uses are generally not appropriate in areas within this Zone District.

The 2017 Stagecoach Community Plan defines Recreation Oriented Development (ROD) as follows:

*An area where the recreational component such as but not limited to a ski area, marina or golf course is the central feature of the development for leisure activity that may include an array of amenities to support the overall use. This typically includes mixed-use development of residential and commercial type uses.*

Section 5.3.2 Recreation Oriented Development of the 2017 Stagecoach Community Plan outlines the goals, policies and

actions to implement the ROD land use recommendation, as further described in Appendix H.

A summary of the proposed rezoning and associated land uses is as follows:

Area of the Stagecoach Mountain property within the Stagecoach Community Boundary proposed to be rezoned: 2,483.42 acres

#### Area to be rezoned to SMR (1,199.72 acres)

Proposed Residential Development	549 acres (513 units)
Proposed Non-residential uses (open space including ski trails)	650.72 acres

#### Area to be rezoned to SOR (1,282.54 acres)

##### Proposed Residential Development

Market rate multifamily housing	1.32 acres (60 units)
Workforce multifamily housing	1.98 acres (81 units)

##### Proposed Mixed Use Development

Ski Base Village	4.41 acres (60 units)
Stagecoach Marketplace	1.34 acres (13 units)

##### Proposed Non-residential use

Park Land (civic community park area)	14.03 acres
Ski Mountain area	1,259.50 acres

### 4.2 Criteria for Approval

The following are criteria specifically listed in §4.30.C. of the UDC, for Rezoning applications.

**1. In addition to the criteria below, the rezoning shall comply with the criteria in Section 4.15.C , Actions by Review and Decision-Making Bodies, which states as follows:**

Criteria for Approval. Reviews of all applications shall be based upon the applicable provisions of this UDC and other applicable regulations. The burden shall be on the applicant to demonstrate conformity with the applicable regulations. In addition, the following general review criteria shall be met:

**a. The application complies with all applicable provisions of this UDC and any other applicable County regulations;**

*Response*

The application complies with all applicable provisions as further detail in the application.

**b. The application furthers the intent of the Routt County Master Plan and any applicable Sub-Area Plans;**

*Response*

The application aligns with the 2017 Stagecoach Community Plan and Routt County 2022 Master Plan, including the adopted Future Land Use Plan accompanying both documents, as outlined above and further detailed in Appendix H of the Preliminary Plan documents.

**c. The application mitigates any negative impacts on surrounding properties to the greatest extent practicable;**

*Response*

Mitigation measures have been incorporate in the project design in order to mitigate the potential negative impacts to the surrounding properties that have in identify in the various studies conducted on the project as further detailed in the Appendix Q, Appendix R, Appendix S and Appendix U.

**d. The application is consistent with any previous approvals or valid development agreements, or seeks to modify such approvals;**

*Response*

N/A The subject application will not impact any previous approvals or development agreements. As outlined below, the property is subject to an existing SUP for ski area, however there are two land use application that will affect ski mountain property, one is to rezoned the remaining portion of the ski mountain property within the Stagecoach Community Boundary from AF to Stagecoach Outdoor Recreation (SOR), and the other is a new Special Use Permit to expanded and enhance the existing ski mountain facilities associated with the property, which is a use considered within the SOR zoning district.

**e. The property or applicant is not in default on any agreement with the County; and**

*Response*

The property is the subject of the 1994 Special Use Permit #94-223 for the “Stagecoach Ski Area – Permit for Recreational Resort” and subsequent amendments and is in good standing related to compliance with all conditions associated with said SUP.

**f. The property or applicant is not subject to any pending code enforcement case or notice of violation or legal action by the County or by an outside agency as a result of violation of any federal, state, or local laws or regulation; or the application is to correct such violations**

*Response*

N/A There are no outstanding code enforcement cases, notices of violation, or legal actions against the property or applicant by any governmental agency having jurisdiction over the subject property.

**2. The rezoning is consistent with the Future Land Use Map, if applicable, and furthers the intent of the Routt County Master Plan.**

*Response*

As stated above the proposed rezoning is consistent with the Future Land Use Map contained in the adopted 2017 Stagecoach Community Plan, which was reaffirmed and incorporated in the adopted 2022 Routt County Master Plan.

**3. The area subject to the rezoning includes geological, physiological and other environmental conditions compatible with the characteristics of the zone districts requested.**

*Response*

The subject property is suitable for the expansion to the existing ski area, the multifamily and mixed-use development, as well as the civic park land proposed with the SOR zoning district.

As outlined in the various reports submitted the proposed development within the SMR and SOR zoning districts, respectively, will be compatible with the geological, physiological, and other environmental characteristics associated with the proposed development area as shown on the preliminary plat, and further detailed in the following reports:

- Refer to Appendix Q for full study of the Wildlife Mitigation Plan.
- Refer to Appendix X for full study of the Soils Report.
- Refer to Appendix P for full study of the Wildfire Mitigation Report.

4. Where the rezoning would result in an increase in allowable residential, commercial, or industrial density, adequate facilities such as roads, water, sanitation, fireprotection, emergency services, and public utilities are available to serve the area at the proposed maximum density.

*Response*

All non-residential activity will be serviced by roads, water, sanitation, fire protection and utilities that meet all UDC standards and requirements. All residential units proposed within the SOR district will be served by infrastructure that meets all UDC requirements.

The existing mountain road, which was constructed to County Road standards as approved by the Road and Bridges, will be the primary collector street providing access to the proposed residential development, as shown on the preliminary plat, within the new SMR zoning district. This roadway is proposed to be upgraded to account for the increase in traffic resulting proposed development.

All new roads have been designed to meet the County’s road standards and all existing roadways/intersection shall be upgrade as necessary to account for the increase in traffic resulting for the proposed project, as further detailed the Traffic Impact Study contained the Appendix D.

Both Yampa Valley Electric Association (YVEA) and Morrison Creek Metropolitan Water & Sanitation District (MCMWSD) have issued a will-serve letters to provided electric, and water and sewer to the project, respectively, copies contained in Appendix N and Appendix AA. Oak Creek Fire District prepared the Wildfire Mitigation Plan for the project and have acknowledged that they will be able to provide fire and emergency services to the project.

Refer to Appendix Q Wildfire Mitigation Plan for the proposed mitigation and maintenance strategies.

Refer to Appendix D Transportation Study for a summary of findings from the transportation analysis for the project.

Refer to Appendix CC Water Availability for the findings of the completed study.

5. One of the following conditions applies to the property for which the rezoning is requested:

- a. **The existing zone district is inconsistent with the policies and goals of the Master Plan and any applicable Sub-Area Plans;**

*Response*

As referenced above the proposed rezoning is consistent with the 2017 Stagecoach Future Land Plans, as well as the plans recommendations related with Recreation Oriented Development for the subject, as well as is consistent with 2022 Master Plan to target growth to Teir II area such as Stagecoach, and therefore the proposed rezoning will assist in implementing the goals and objective of both these plans.

- b. **The area has changed or is changing to such a degree that it is in the public interest to encourage new uses and/or density in the area;**
- c. **The proposed rezoning is necessary in order to provide land for a demonstrated community need; or**
- d. **The existing classification on the Official Zoning Map is in error.**

6. For expansions of the Tier 3 overlay in Milner and Phippsburg, the expansion shall coincide with the provision of adequate utilities.

*Response*

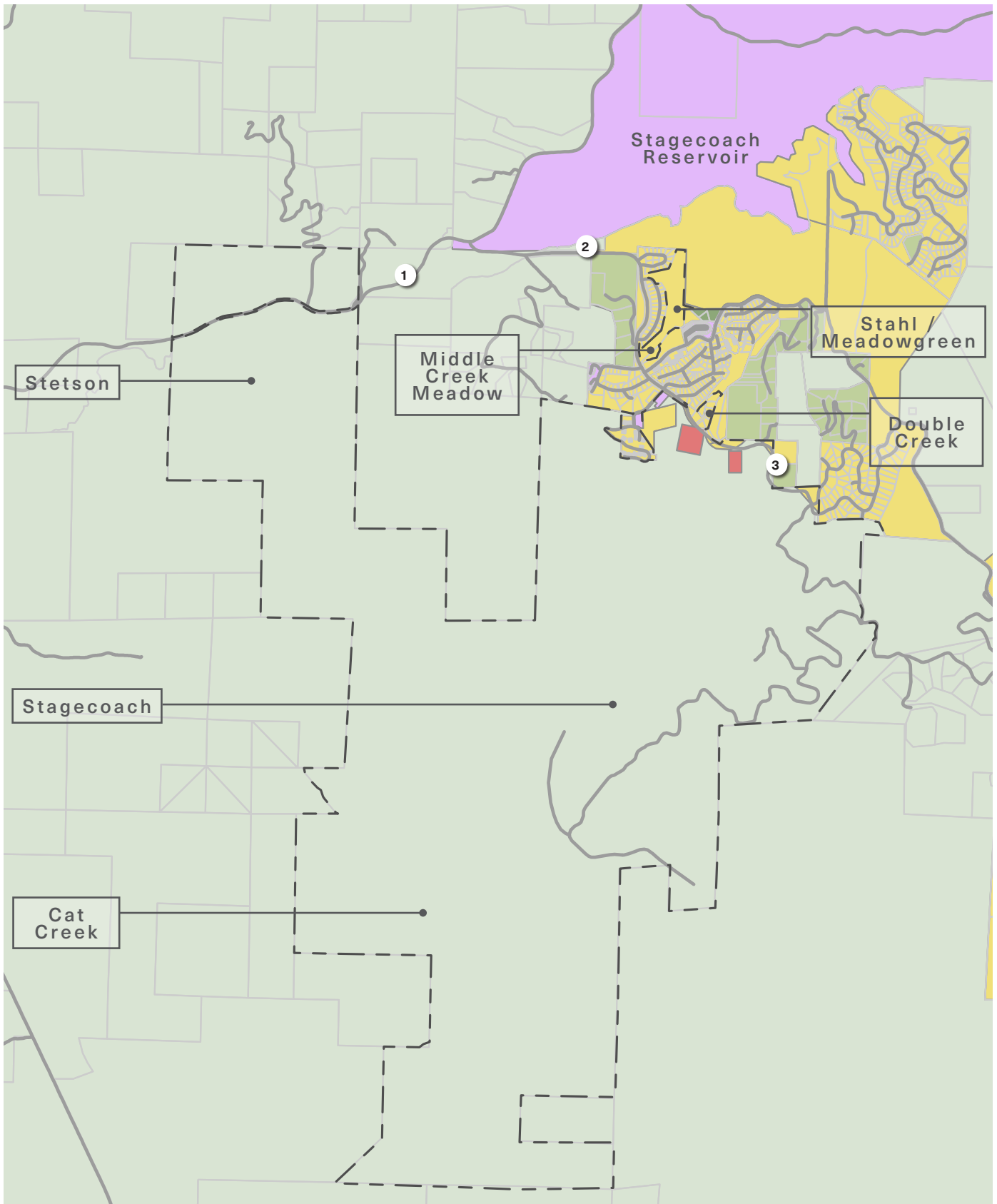
N/A



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## 5.0 Site Plan

# Existing Zoning



## LEGEND

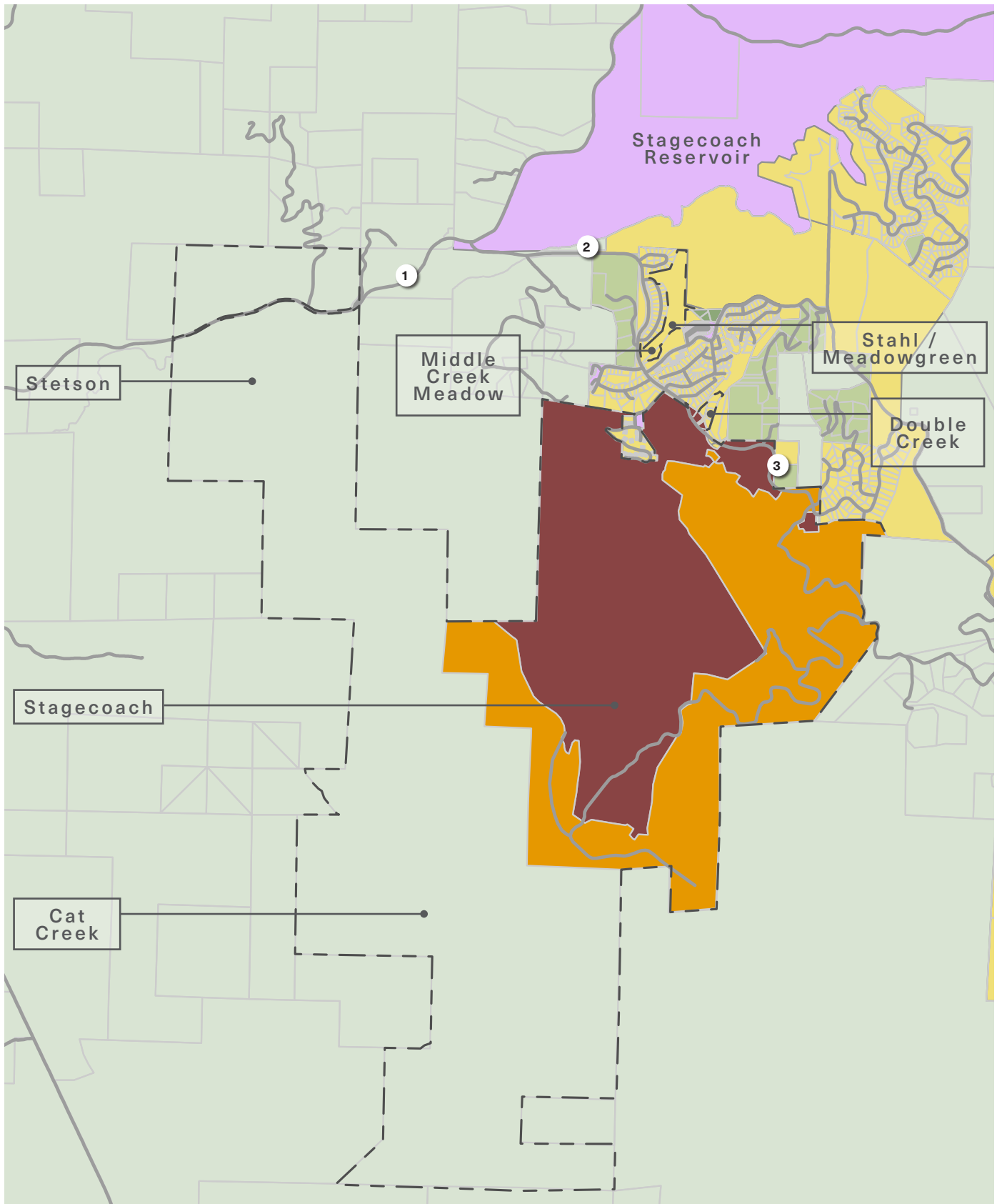


Agriculture and Forestry  
 Commercial

High Density Residential  
 Mountain Residential

Mountain Residential Estates  
 Planned Unit Development

# Proposed Zoning



## LEGEND

N ⌚	Agriculture and Forestry	High Density Residential	Mountain Residential Estates	Stagecoach Outdoor Recreation
	Commercial	Mountain Residential	Planned Unit Development	Stagecoach Mountain Residential