

# STAGECOACH MOUNTAIN RANCH

**Land Preservation  
Subdivision**

Stetson Ranch

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

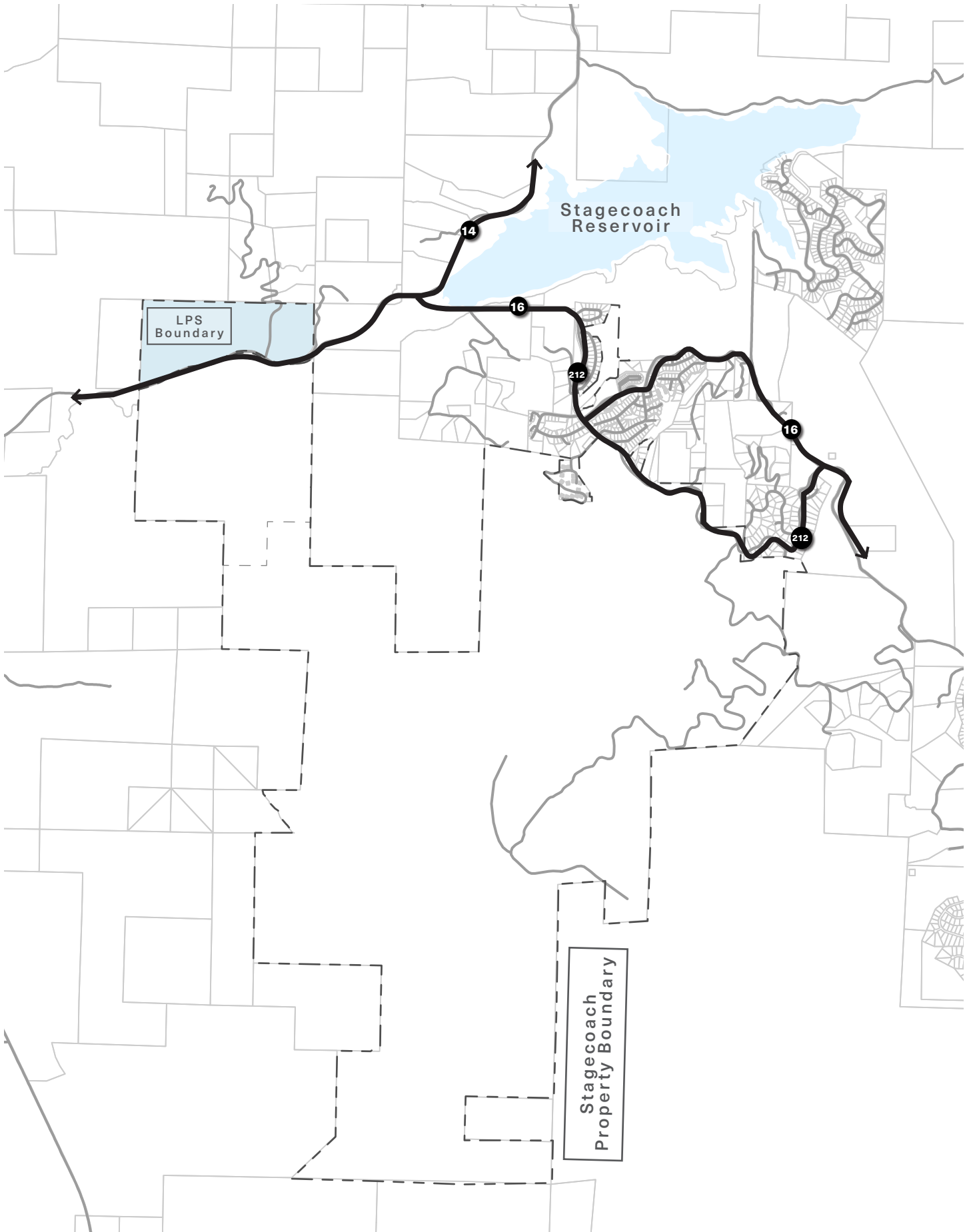
Steamboat Springs, CO 80477

### **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**



Stagecoach  
Property Boundary

LPS  
Boundary

Stagecoach  
Reservoir

14

16

212

16

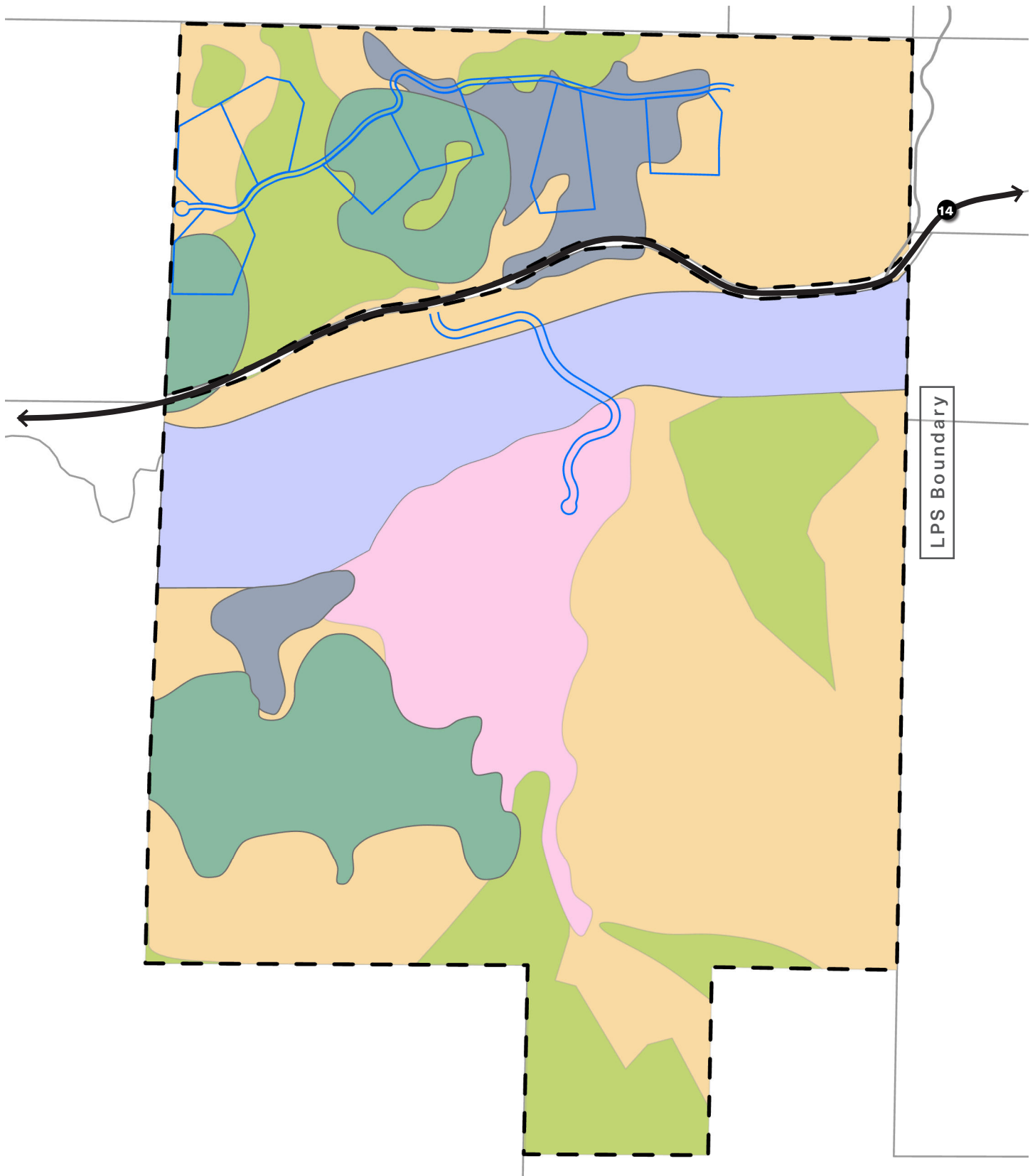
212

### **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



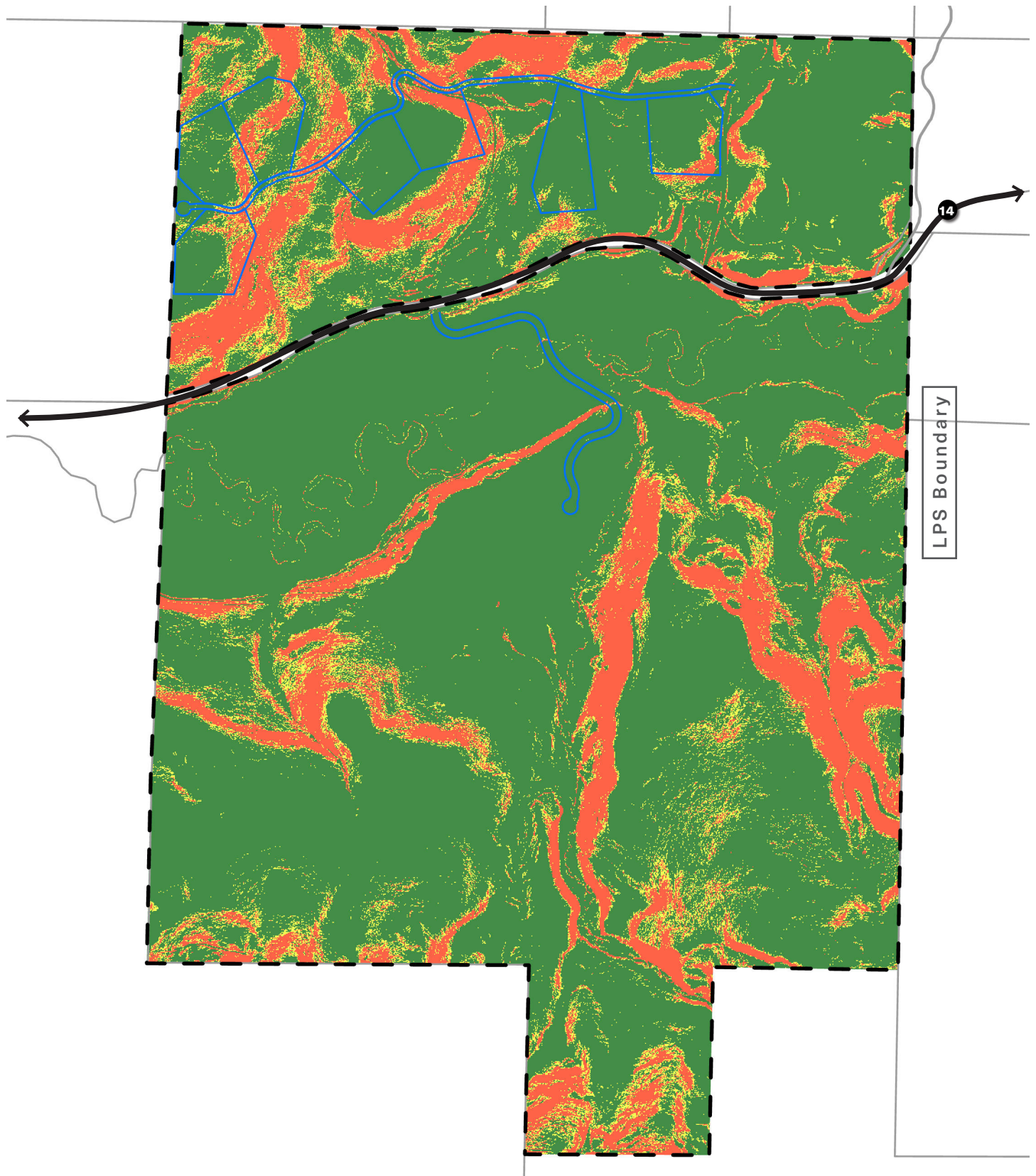
## LEGEND

- |   |   |  |
|---|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> af-Fan and valley-side alluvium                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> rD-Residuum on Dakota Formation Bedrock                              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black; margin-right: 5px;"></span> Tbp-Browns Park Formation Bedrock |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Is-LAndslide Deposits                                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00FFFF; 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: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Volcanic Flows                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></span> rBT-Residuum on Browns Park and Troublesome Formations |   |  |






# Steep Slopes



## LEGEND

 <25% slope

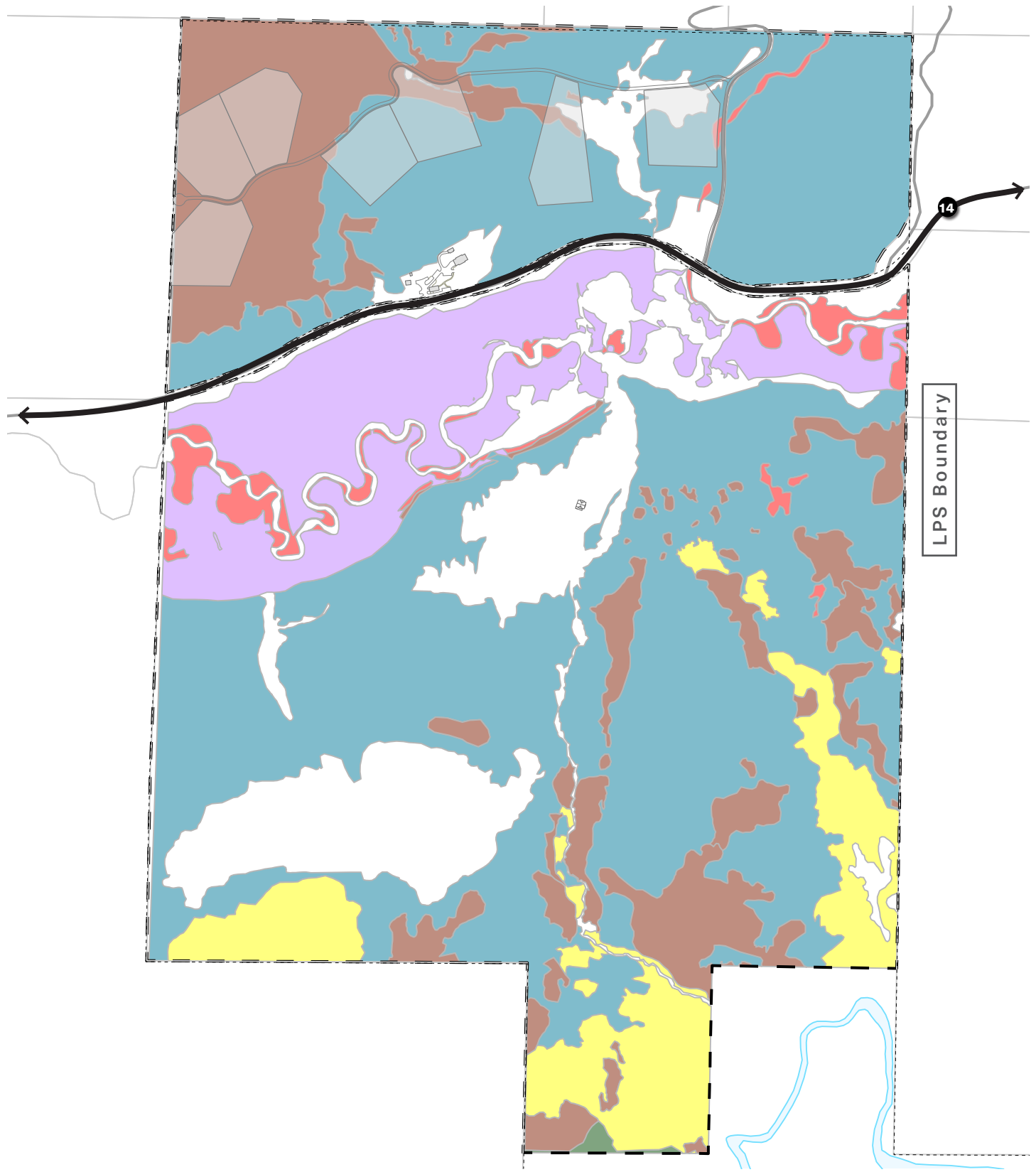
 25-30% slope

 >30% slope





# Vegetation

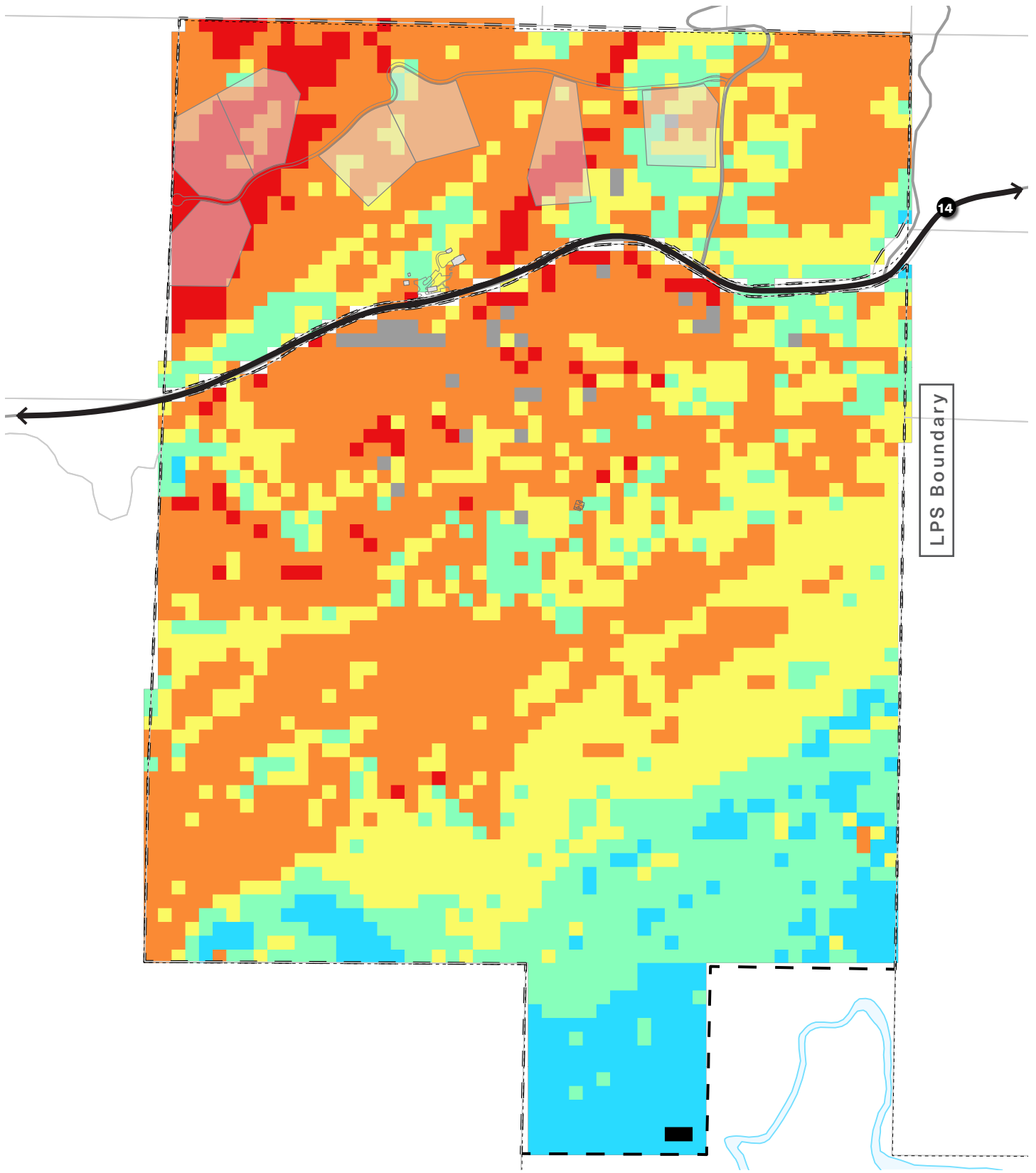


## LEGEND

- |   |   |   |
|---|---|---|
| <span style="color: green;">■</span> Mixed Conifer / Aspen  | <span style="color: blue;">■</span> Sagebrush Shrubland               | <span style="color: cyan;">■</span> Wetland   |
| <span style="color: yellow;">■</span> Aspen / Mixed Conifer | <span style="color: gray;">■</span> Sanitation / Salvage Tree Harvest | <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Mountain Meadow / Grassland (no hatch) |
| <span style="color: brown;">■</span> Mountain Shrubland     | <span style="color: red;">■</span> Willow / Riparian                  |   |



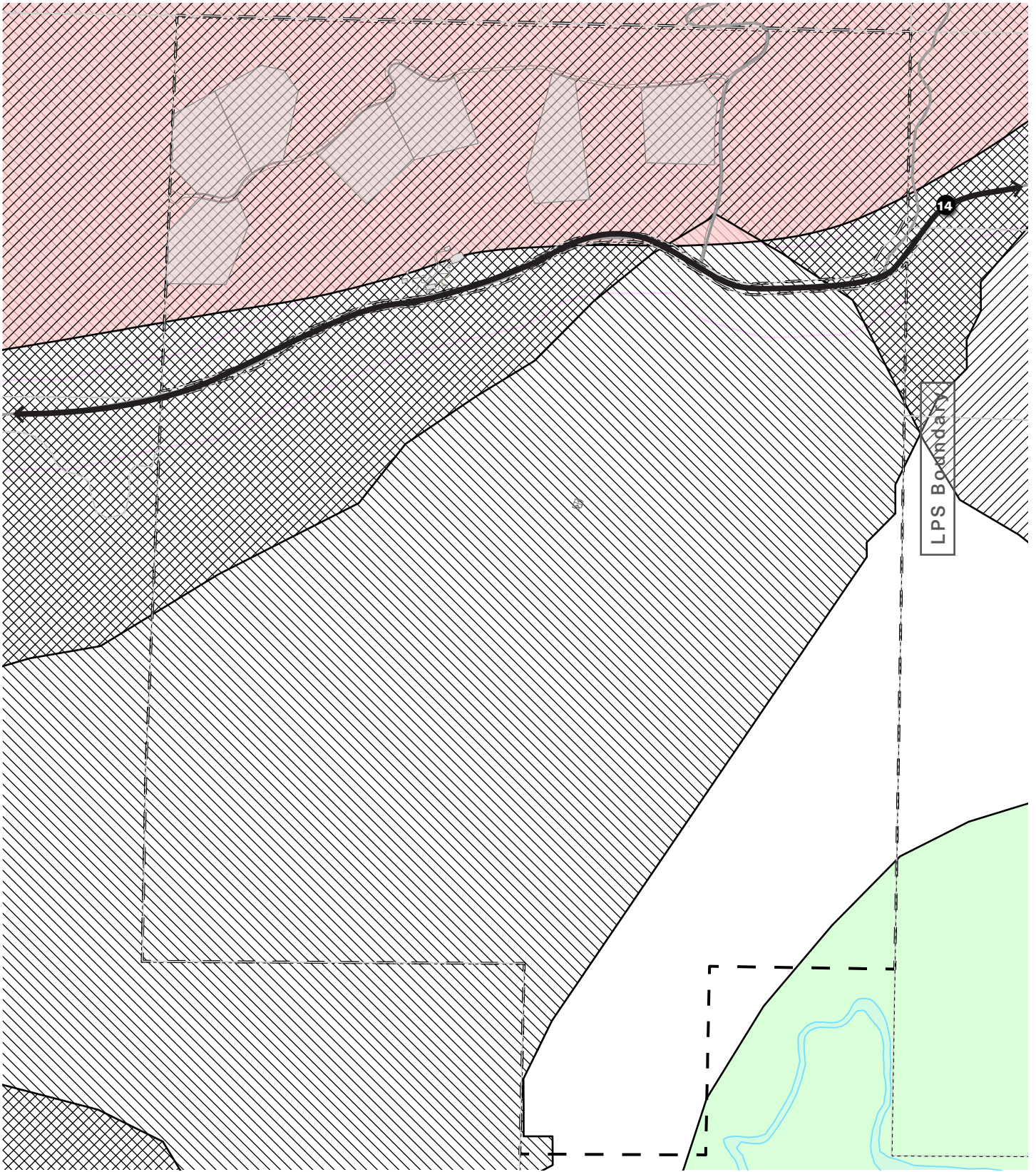
# Landscape Burn Probability (Integrated Hazard)



## LEGEND

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

# Wildlife + Critical Habitat (Elk)

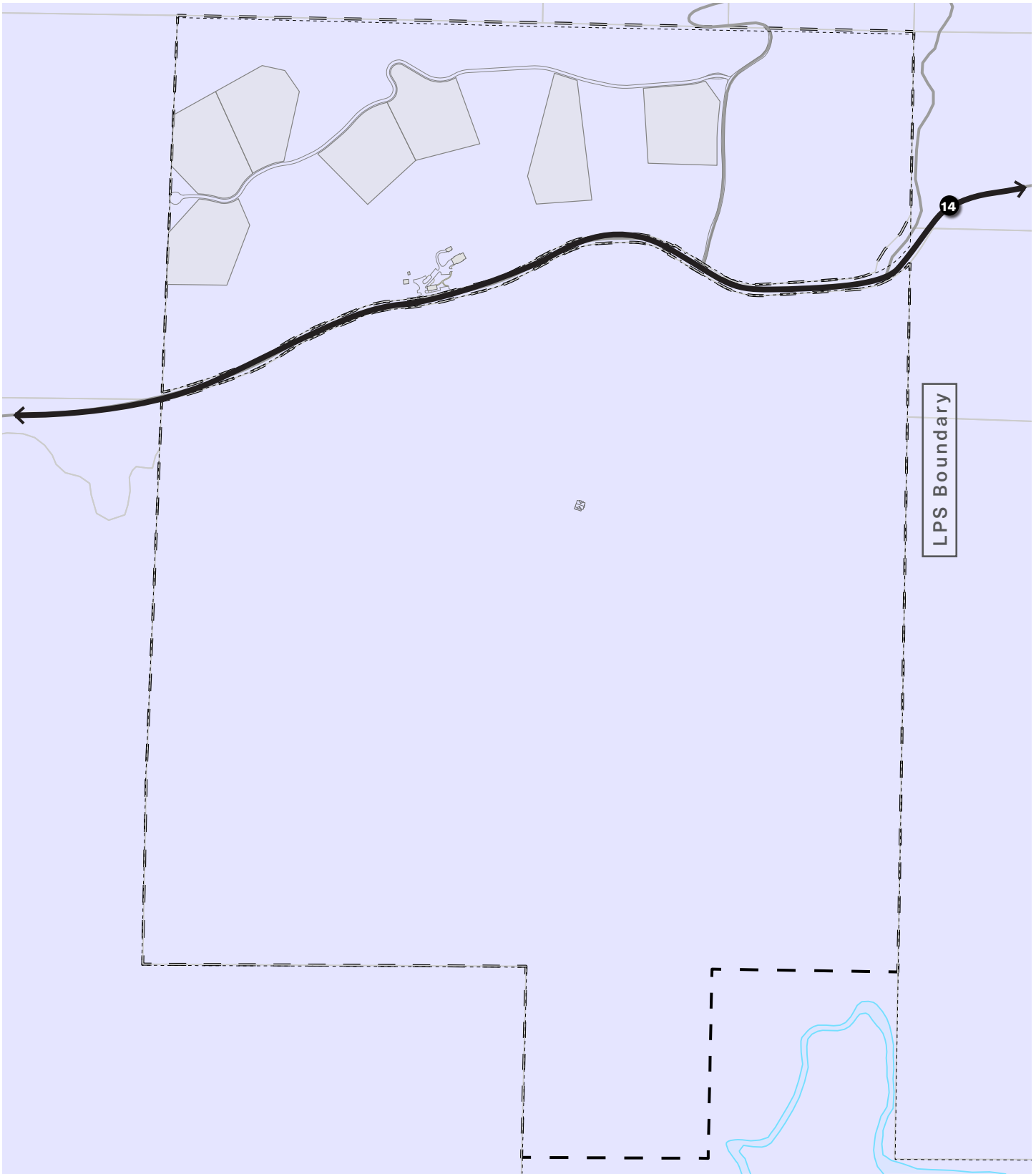


## LEGEND

- |   |                          |   |                              |   |                      |
|---|--------------------------|---|------------------------------|---|----------------------|
|  | 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

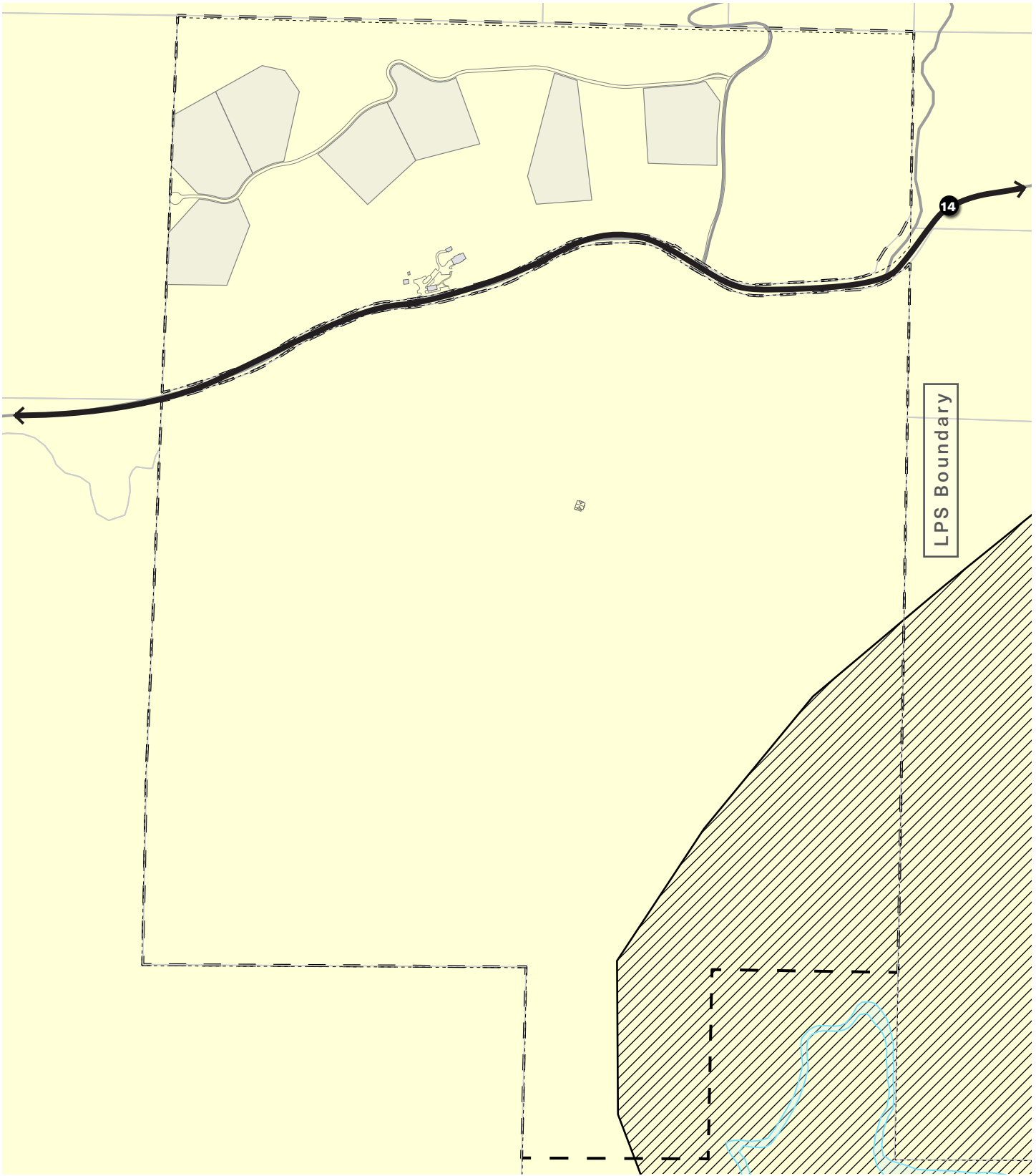
 CSTG LEK Site 0.6-Mile Buffer

 CSTG Production Area

 CSTG Winter Range



# Wildlife + Critical Habitat (Black Bear)



## LEGEND

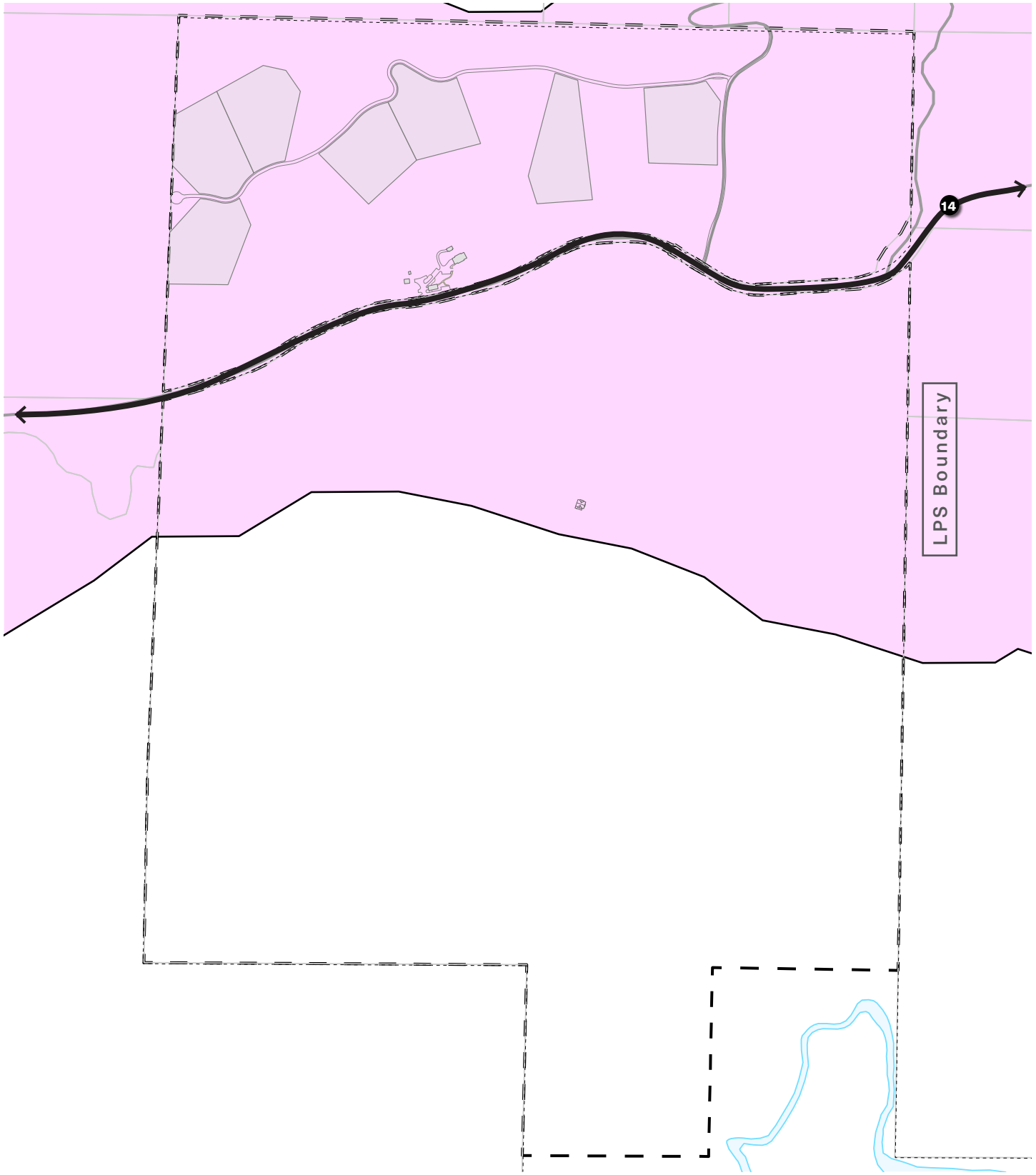
 Bear / Human Conflict Area

 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

The subject of this application is the 237.82 acres of the Stetson Ranch that is located north of County Road 14 that is within the AF zoning district. The Land Preservation Subdivision (LPS) will result in 7 residential lots with a 176.48 acre remainder parcel. The existing buildings associated with the original Stetson Homestead are to be restored and remain on the remainder parcel to be utilized for agricultural purposes.

#### Associated applications:

- Refer to the Preliminary Plan application Section 1: Contextual Information for the overall project description and land use summary.

### 4.2 Compliance with Standards

The Stetson Ranch LPS qualifies as the Major LPS pursuant to §4.55 as follows:

- It does not meet the requirements of the Minor LPS;
- It's located within the Agriculture and Forestry (AF) Zone District;
- The land area greater than 140 acres;
- The results in a remainder parcel of at least 100 acres: and
- The applicant agrees enters into a Development Agreement that limits the maximum number of dwelling units on the property to the number approved through the Major Land Preservation Subdivision process..

#### Allowances

The maximum number of lots within a Land Preservation Subdivisions shall be 1 lot per 35 acres of land area, plus one bonus lot for every 100 acres place in a Remainder parcel. The size of the residential lots shall be between five and seven acres. The below calculations demonstrating compliance with the LPS Development Standards.

#### LPS Lot Allowance Calculations

- LPS Boundary Area: 238.79 acres
- Residential Lots: 6 residential lots ( $238.79/35=6.82$ , round down to 6)
- Area of the Residential Lots: 47.8 acres

- Area of Road right of way: 6.7 acres
- Remainder parcel:  $184.29 (238.79-(47.8+6.7))=184.29$
- Bonus Lots: 1 ( $183.29/100=1.83$  round down to 1)
- Area of Bonus Lots: 6.84 acres
- Total lots: 7 lots have a total area of 47.60 acres ( $40.76+6.84$ ), with a 181.8 acre remainder parcel

### 4.3 Criteria for Approval

#### 1. A Plat and Development Agreement shall be required, pursuant to Section 4.50.C.

##### Response

The proposed plat is provided in Exhibit E.

#### 2. Buildable Lots and Building Envelopes.

- To the extent practicable, buildable lots shall be clustered. All buildable lots shall be between five and seven acres.
- Disturbance outside of building envelopes shall be minimized.
- The plat shall identify no-build zones, which includes land subject to natural or environmental hazards identified in Chapter 3 Section 3.
- At the time of applying for a building permit, the landowner shall identify a building envelope of approximately one acre.

##### Response

All proposed lots are between five and seven acres.

All building envelopes on LPS designated lots are located to avoid areas unsuitable for development including steep slopes and geologic hazards.

At the time of building permit, the location and size of all building envelopes will be provided.

#### 3. Agricultural Lands. All development within one mile of an agricultural operation shall minimize impacts on the operation to the greatest extent practicable.

##### Response

All proposed development is sited to limit the impacts to adjacent agricultural uses to the greatest extent possible.

**4. Roads. In addition to road standards required in Chapter 3 and in Section 4.51.J. the following standards shall apply:**

- a. Incorporate existing road infrastructure into the LPS road network.
- b. No LPSs shall be approved on Minimal Maintenance Roads as defined in the Routt County Road Maintenance Plan.
- c. Set roads back from adjacent landowner fences by at least 20 feet to prevent damage from road maintenance activities.

**Response**

All planned roads with the Stetson LPS are incorporated into the overall road network for the Stagecoach Mountain Ranch development plan and tie into existing roadways, including the connection proposed to CR 14. All roads will be paved with asphalt and minimum 22' wide. All roads will be owned and maintained by the HOA and will be designed per the Oak Creek Fire Department Roadway Design Guidelines.

**5. Remainder Parcel.**

- a. A Remainder Parcel shall be a minimum of 100 acres to qualify for the density bonus. There shall be no maximum limit to the size of the Remainder Parcel.
- b. Building envelopes. One building envelope is allowed on one single Remainder Parcel.
  - i. Any dwelling unit on the Remainder Parcel shall be located within a residential building envelope of between five and seven acres as shown on the plat. The acreage contained in the residential building envelope shall not be counted towards the density bonus.
- c. Remainder Parcels shall be located to protect the maximum amount of riparian and wetland areas.
- d. To the extent practicable, infrastructure shall be positioned so that it does not traverse or significantly damage the qualities of the Remainder Parcel.
- e. Remainder Parcels must have physically feasible, legal access to public roads that is sufficient for the likely uses of the parcel.
- f. A Remainder Parcel shall be contiguous lands. An exemption may be allowed for this requirement if:

- i. The Remainder Parcel includes a significant natural feature that warrants breaking the parcel into smaller areas, or
- ii. The Remainder Parcel meets the requirements of subsection 7, Density Bonus Calculations, below.
- g. The Remainder Parcel shall not be gerrymandered.
- h. All Remainder Parcels shall be held under a single owner, except as provided for Non-contiguous Remainder Parcels identified in subsection 7, below.

**Response**

The proposed remainder parcel is planned as follows:

181.15 acres

Protects documented wetlands on the Stetson Ranch property.

Roadways are planned to limit disturbance and provide the most direct access to the proposed lots.

Is located on continuous lands and is not gerrymandered.

The remainder parcel will held under the ownership of SMV Stagecoach Ski Mountain LLC.

One building envelope is proposed for the development of a club house providing services that serve equestrian recreational use on the Stetson Ranch property.

Refer to the Preliminary Plan Application Section X for a development summary of the proposed Stetson Ranch Club House.

**6. Density Bonus Calculations.**

- a. Areas that are not counted towards the density bonus:
  - i. Road easements or rights-of-way;
  - ii. Land subject to a pre-existing agreement such as conservation easement that prohibits development;
  - iii. Land used for paid commercial recreational activities; and
  - iv. Any residential building envelopes within Remainder Parcels
- b. Areas that are counted towards the density bonus:
  - i. Trail corridors, and

- ii. Land subject to a conservation easement to be granted concurrently with the Land Preservation Subdivision.
- c. A Remainder Parcel may be non-Contiguous only if it meets the following requirements:
  - i. Non-contiguous Remainder Parcels are permitted in certain circumstances to protect the portion of the Yampa River valley floor south of the City of Steamboat Springs.
  - ii. Only applications with respect to land, all of which lies within one or more of the following sections are eligible to use the Non-contiguous Parcel Process: Sections 34 and 35 T6N, R84W; Sections 1, 2, 3, 6, 7, 10, 11, 12, 18, 19 and 22, T5N, R84W; and Sections 1, 12, 13 and 24, T5N, R85W.
  - iii. Only land, all of which lies within the following sections may be used to create Non-contiguous Remainder Parcels: Sections 4, 5, 7, 8, 9, 15, 16, 17, 20 and 21, T5N, R84W; Sections 26, 27, 28, 33, 34 and 35, T5N, R85W; Sections 9, 10, 11 and 15, T4N, R85W; and Sections 8, 9, 16 and 17, T4N, R84W.

## **Sewage Disposal System**

Sewage collection and treatment will be provided by MCMWSD. Mainline extensions will be constructed within the roadways to serve the development. A copy of the will serve letter provided by MCMWSD is located in Appendix AA.

## **Wildlife Mitigation Plan**

Refer to Appendix Q: Wildlife Mitigation Plan.

### ***Response***

The density bonus is calculated as follows, and is in compliance with the methods outlined in §4.55.C. of the UDC, for Major Land Preservation Subdivision.

Density Bonus Non-Compliant Areas: 7.9 acres

Amenity Area: 2.2 acres

Roads + Rights-of-Way Area: 6.7 acres

$$\frac{\text{LPS Boundary} - \text{Proposed Lot Area} - \text{Non-Complaint Areas}}{100} = 1.83$$

Bonus Lots Generated: 1

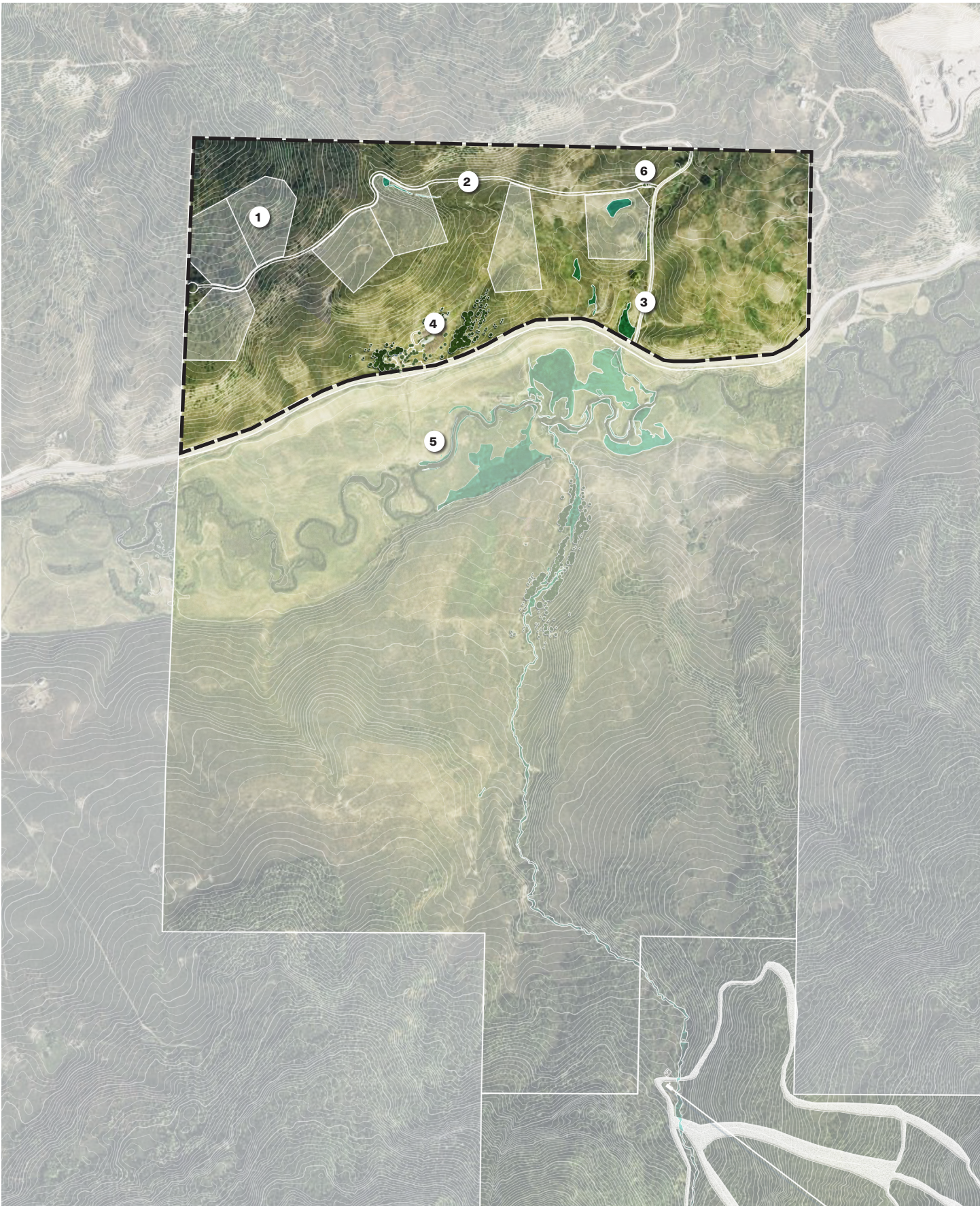
## **5.0 Mitigation Plans**

### **Water Availability and Quantity**

Domestic water supply will be provided by MCMWSD. Mainline extensions will be constructed within the roadways to serve the development. Water will be for domestic service and residential irrigation only. A copy of the will serve letter provided by MCMWSD is located in Appendix X.

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## 5.0 Site Plan



**LEGEND**

- |      |               |      |               |      |                        |
|------|---------------|------|---------------|------|------------------------|
| 01 / | Proposed Lots | 03 / | Existing Road | 05 / | Yampa River            |
| 02 / | Proposed Road | 04 / | Amenity Area  | 06 / | Proposed Security Gate |

## 7.0 Site Plan

Refer to Section 7.0 of the Preliminary Plan Application for the landscape plans for the subject property.



## 8.0 Site Plan

Refer to Section 8.0 of the Preliminary Plan Application for the engineering plans for the subject property in addition to the attached for the applicable plans, grading and drainage, and plan and profile sheets for the subdivision..