

STAGECOACH MOUNTAIN RANCH

Conditional Use Permit

Outdoor Recreation,
Rural with Overnight
Accommodations

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

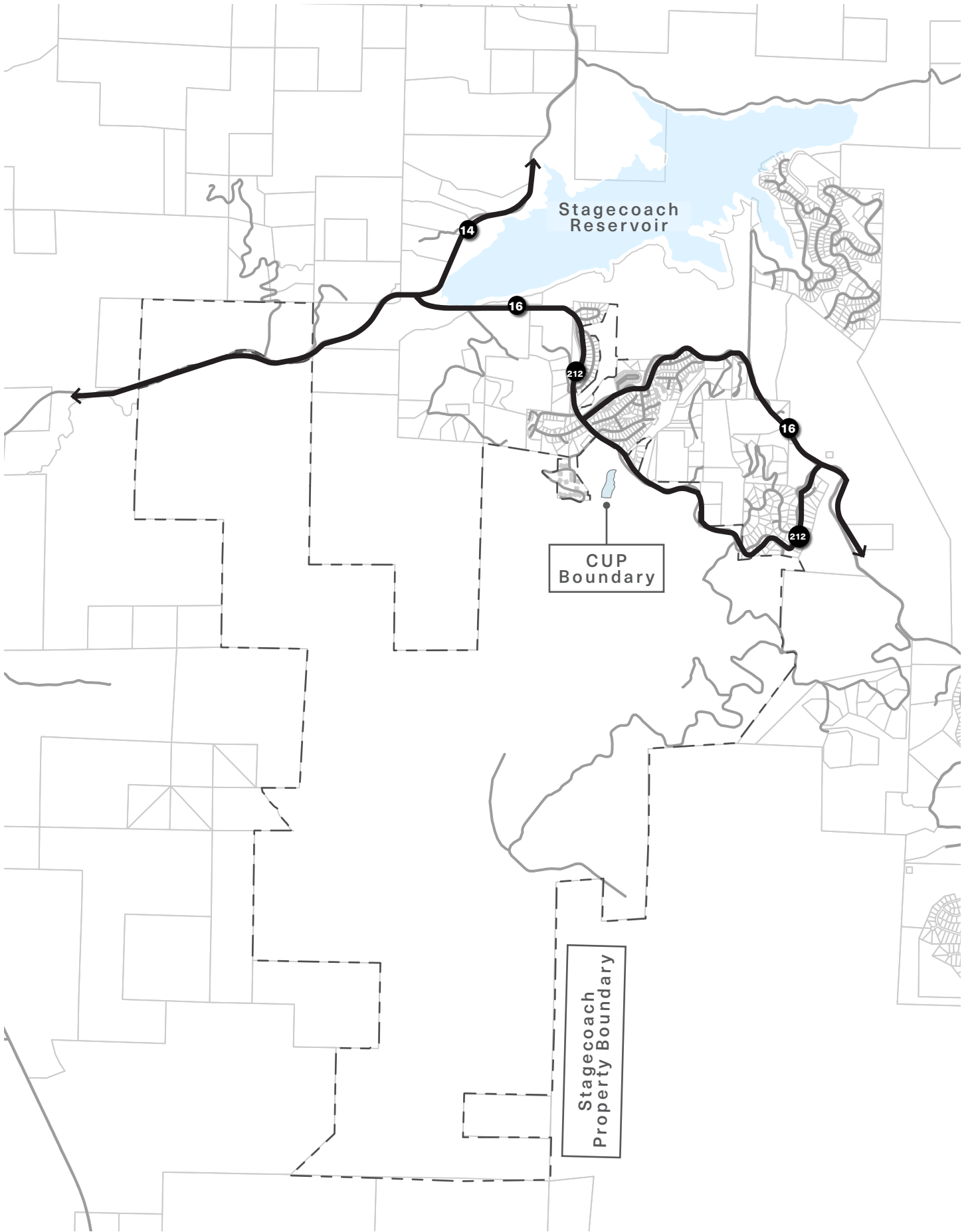
Steamboat Springs, CO 80477

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 Reservoir

CUP Boundary

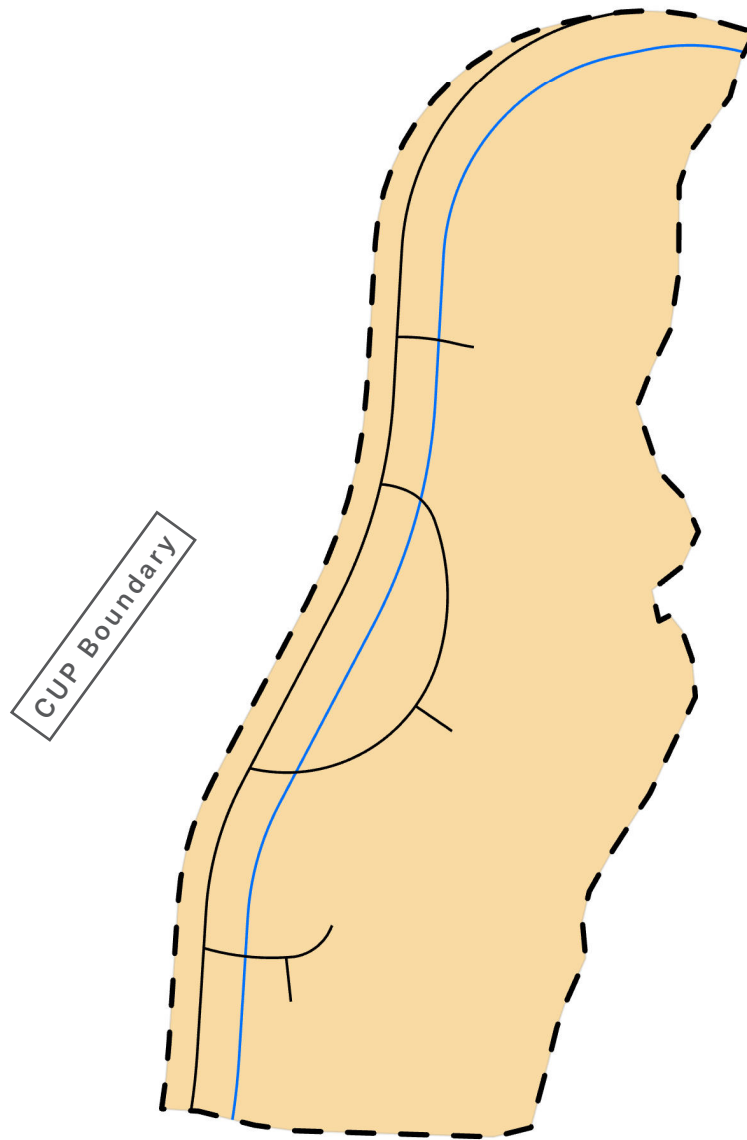
Stagecoach Property Boundary

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

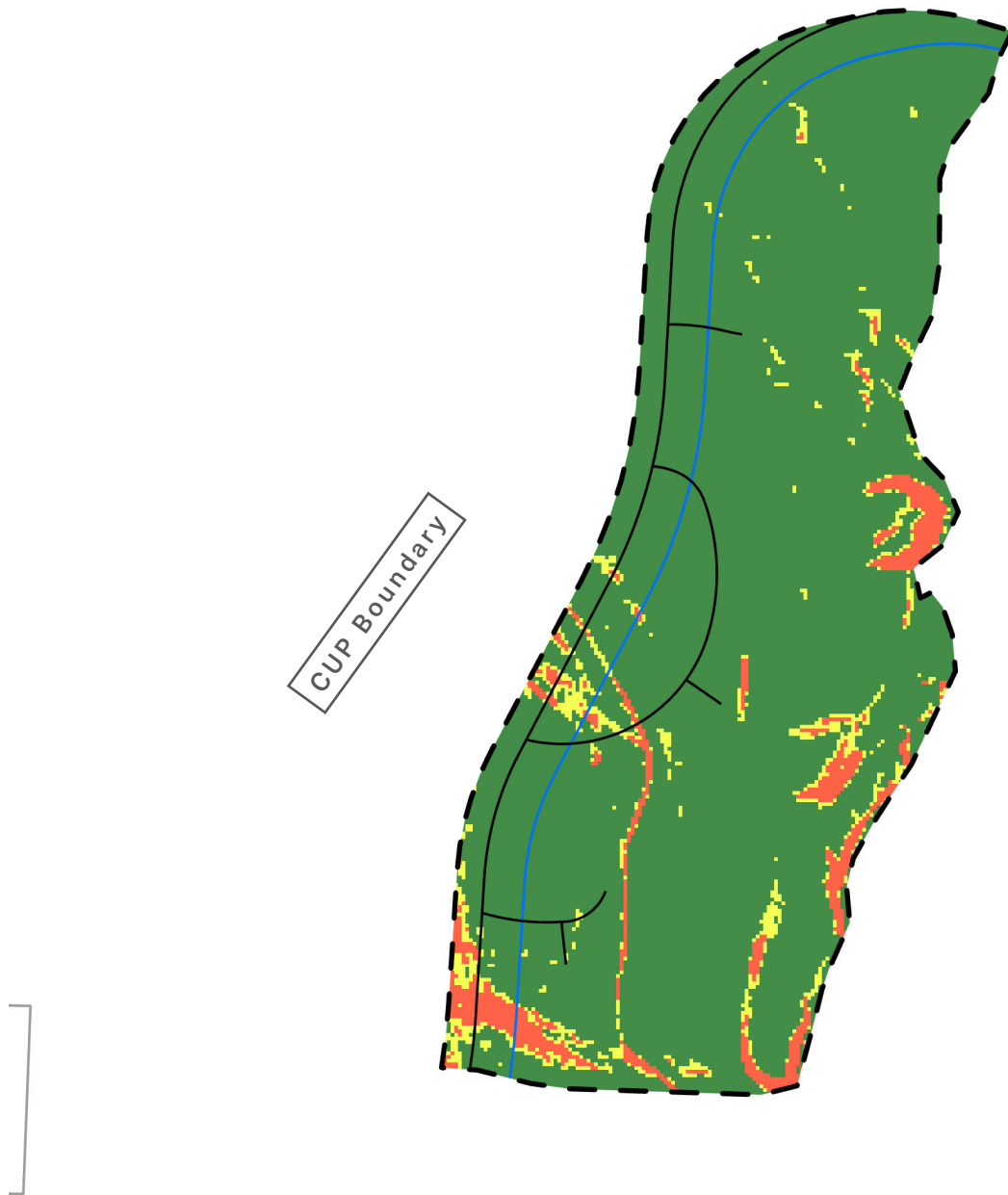


LEGEND


- | | | |
|--|--|---|
|  a-Alluvium |  rD-Residuum on Dakota Formation Bedrock |  Tbp-Browns Park Formation Bedrock |
|  af-Fan and valley-side alluvium |  rEG-Residuum on Entrada and Glen Canyon Sandstones |  Volcanic Flows |
|  Is-LAndslide Deposits |  rM-Residuum on Mancos Shale |  Younger gravel-bearing terrace alluvium |
|  Qg-Older gravel-bearing terrace alluvium |  rMCS-Residuum on Morrison, Curtis, and Sundance Formations, undifferentiated |  Normal Fault |
|  rBT-Residuum on Browns Park and Troublesome Formations |  rQG-Residuum on Quartz Monzonite, Gneissic Granite, and Granodiorite |  Groundwater Seep |
|  rCC-Residuum on Chinle, Chugwater, and Stage Bridge Formations | | |





Steep Slopes



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 <25% slope

 25-30% slope

 >30% slope



Wetlands + Waterbodies



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 Wetland Delineation (Stagecoach)



Vegetation



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- | | | |
|---|---|---|
| Mixed Conifer / Aspen | Sagebrush Shrubland | Wetland |
| Aspen / Mixed Conifer | Sanitation / Salvage Tree Harvest | Mountain Meadow / Grassland (no hatch) |
| Mountain Shrubland | Willow / Riparian | |



Landscape Burn Probability (Integrated Hazard)

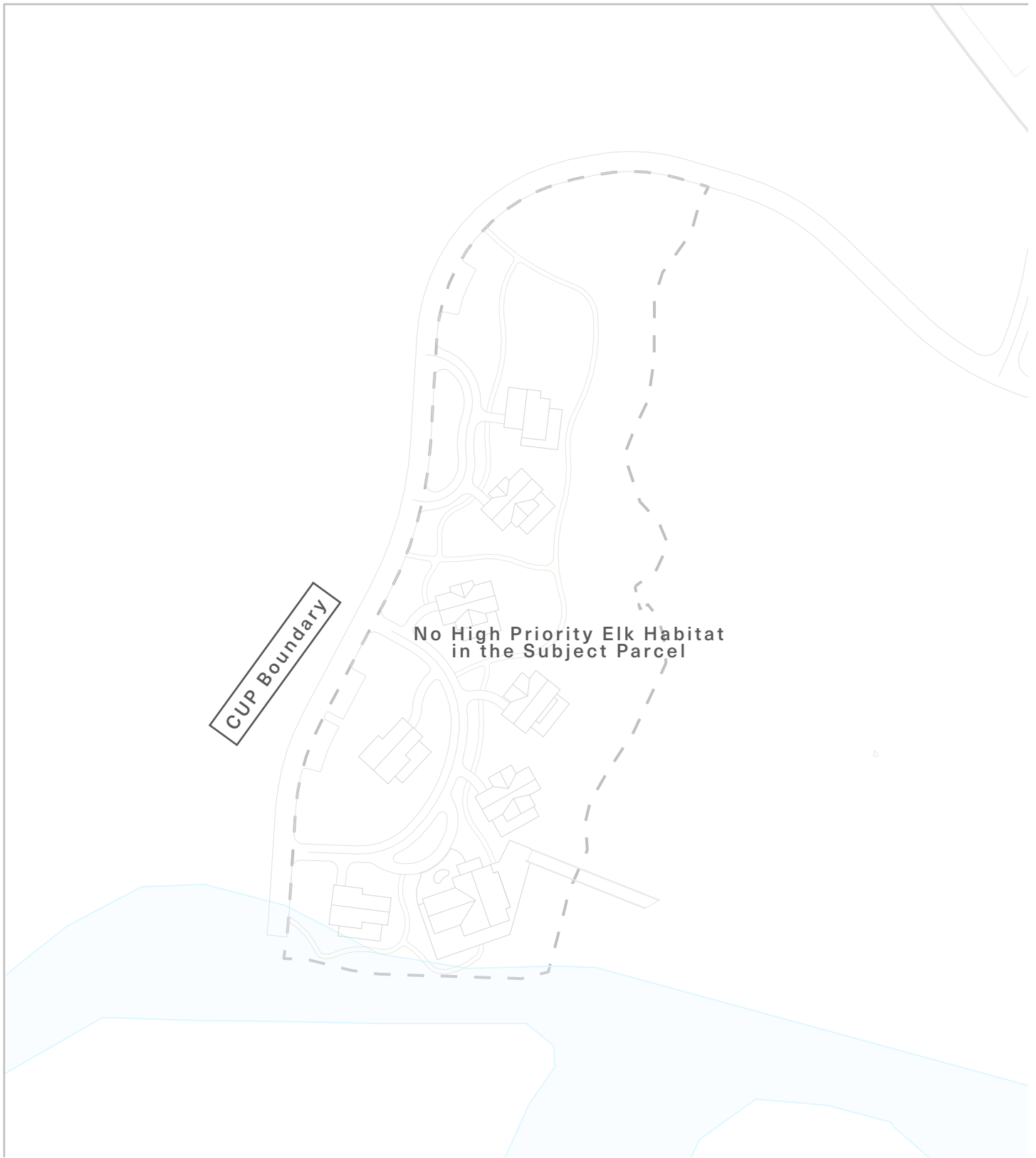


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



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



Wildlife + Critical Habitat (Elk)



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



Wildlife + Critical Habitat (Grouse)

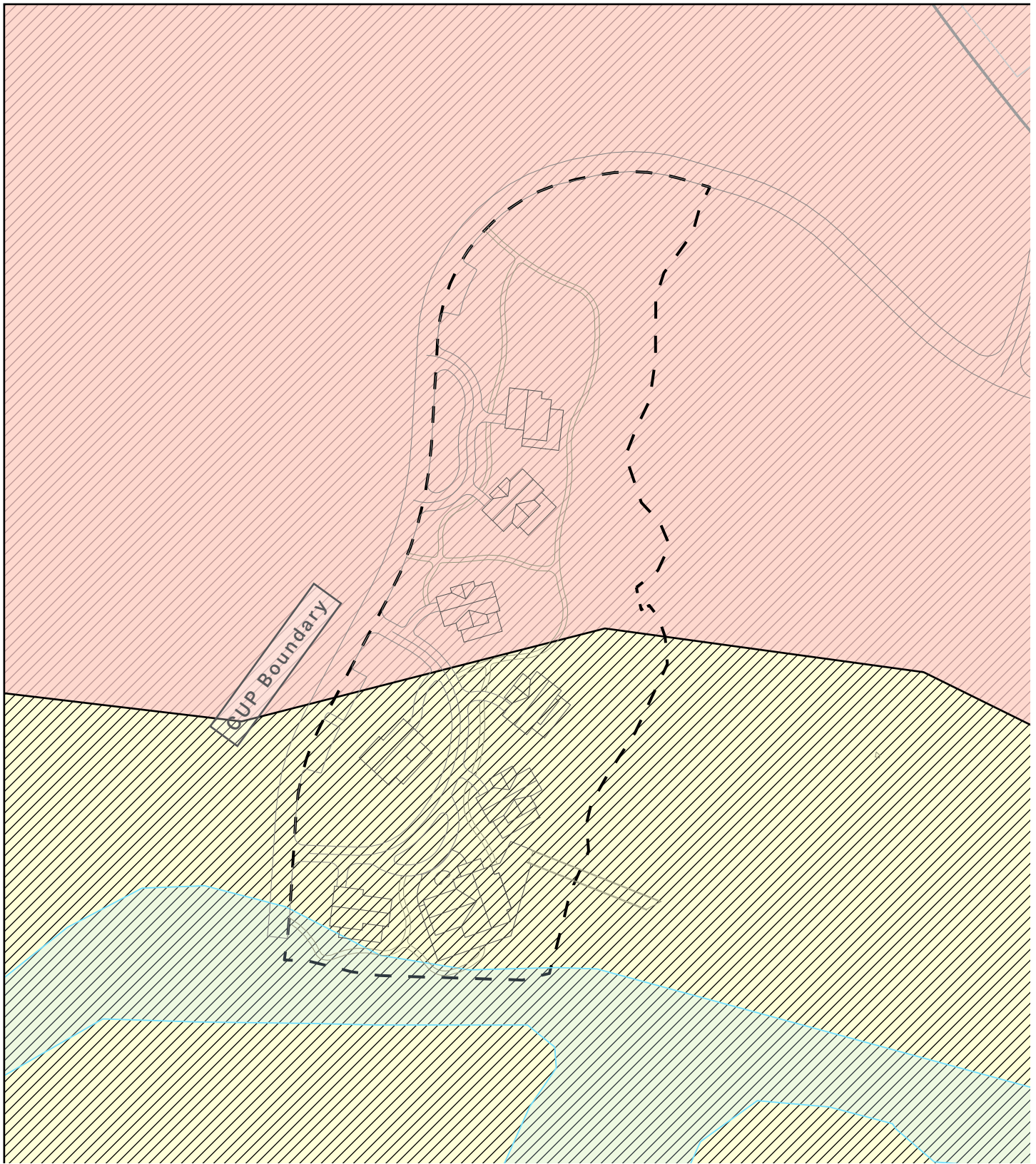


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- CSTG LEK Site 0.6-Mile Buffer
- CSTG Production Area
- CSTG Winter Range




Wildlife + Critical Habitat (Black Bear)



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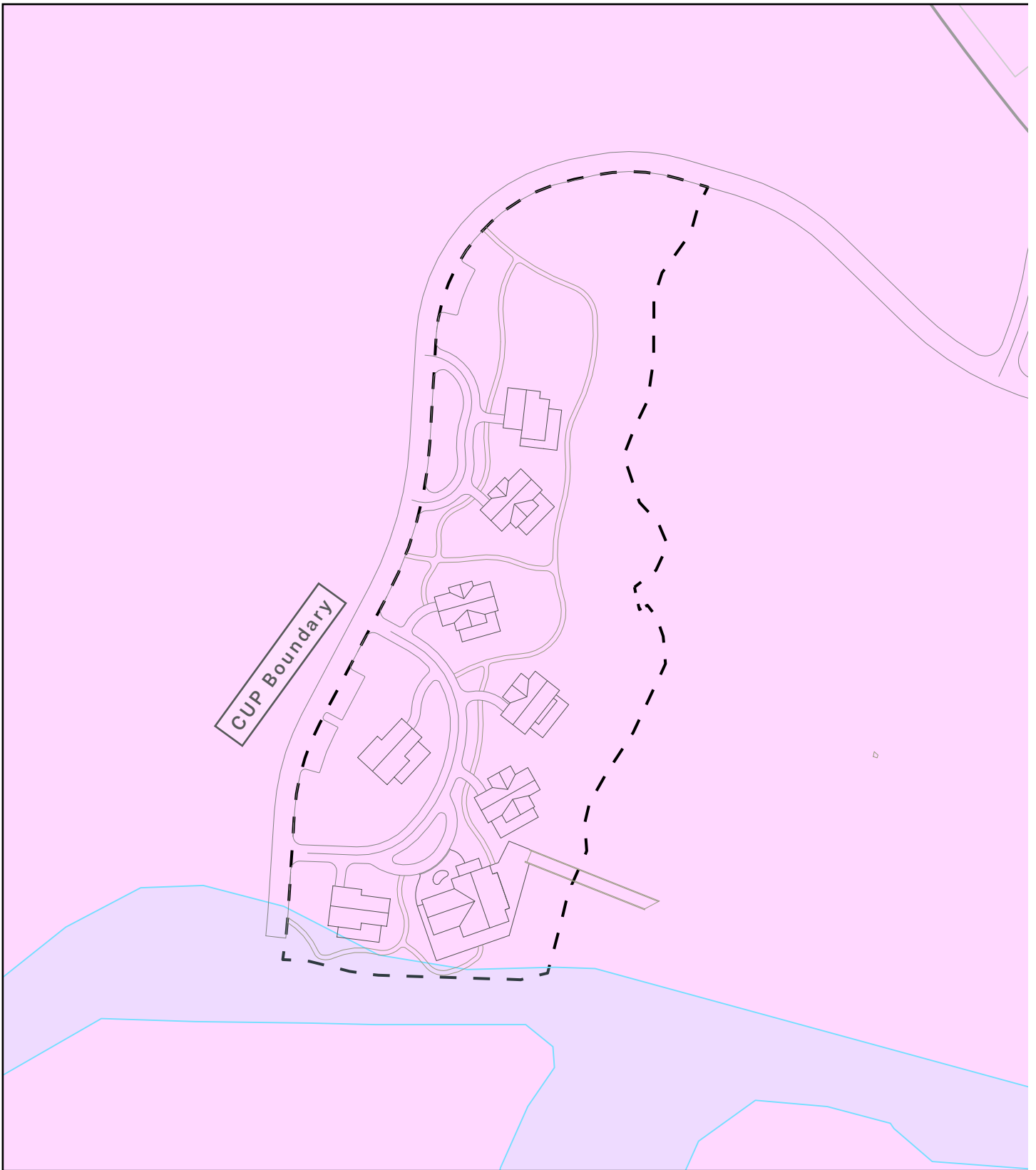
 Bear / Human Conflict Area

 Summer Concentration Area

 Fall Concentration Area



Wildlife + Critical Habitat (Mountain Lion)



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 Mountain Lion / Human Conflict Area



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4.0 Written Narrative

4.1 Overview

This application is for a Conditional Use Permit for Outdoor Recreation (Rural) with Overnight Accommodation use to permit the construction of the following facilities, accessory to the subject ski area, during the first phase of the project to accommodate prospective buyers considering to purchase property at SMR:

- 6 lodging units / cabins (2,500 sq ft each)
- 1 lodge with eating and drinking facilities (4,000 sq ft)
- 1 spa / fitness center (5,000 sq ft)

These facilities will be constructed and utilized for approximately the 5 years during the first phased of the project only and then will be replaced with the 4 multifamily buildings proposed to be constructed to the west of the proposed base village as shown on the project's master plan. The site plan contained in Section 5 of the Preliminary Plan Application illustrates the proposed early activation facilities, as well as the proposed permanent multifamily building ultimately to be construction in this area.

4.2 Description of Use

4.2.a Hours of Operations

Food and Beverage

Restaurants

May 15 - November 15 & November 20 - April 15	7 am - 9 pm
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Spa and Fitness

Spa & Locker Room

May 15 - October 15 & November 25 - April 15	6 am - 9 pm
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Fitness Center

May 15 - October 15 & November 25 - April 15	6 am - 9 pm
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4.2.b Anticipated Number of Employees

A detailed report of the total anticipated number of employees to be employed at Stagecoach Mountain Ranch has been included in the Appendix B of the Preliminary Plan document. The employees to be hired at Stagecoach Mountain Ranch will be a mix of full-time year-round, full time seasonal, part time,

and part time seasonal, therefore the report provides total number of employees in terms of Full Time Equivalency (FTE). The FTE was determined based the detailed hourly needs of each department, by season, at full build out, and divided by 2080 hours to determine an FTE.

Refer to Appendix B. Anticipated Number of Employees for the planned employees required for the operation of the amenity planned for the project.

4.2.c. Anticipated Traffic

Pursuant to Routt County UDC Section 3.23.C, Felsburg, Holt & Ullevig (FHU) prepared a Traffic Impact Study (TIS) for the overall project. The TIS is being submitted separately and is provided as a reference in Appendix D. Stagecoach Mountain Ranch Traffic Impact Study. The Project Team has been working closely with Routt County Road and Bridge Department (RCRBD) to develop the methodology utilized in the study.

At the request of RCRBD, FHU prepared an initial Trip Generation study to determine the appropriate trip generation rates for the proposed uses and key intersections to study as part of the TIS. FHU and the Project Team met with RCRBD to review this analysis and used the feedback provided to inform the TIS.

Refer to Section 1.2.1.e Anticipated Traffic of the Preliminary Plan Application and Appendix D for the Transportation Impact Study for further detail on the methodology and findings of the study.

4.2.d. Access to Property

The following outlines the existing and proposed access to all development proposed on the mountain property, including residential homes as well as the ski mountain facilities which are an accessory recreational use to residential homes. There are three access locations along the south side of CR 212 that serve the property in the existing condition. Two of these access points will be maintained and improved to accommodate project traffic. There is one access point at the existing base approximately 1,500 LF east of the CR 212 and Schussmark Trail intersection that will be removed upon full buildout of the Project. There is one approximately 1,700 LF further east that serves the existing maintenance facility on the property and one at the southwest leg of the intersection of CR 212 and Broken Talon Trail.

An additional access point is proposed approximately 1,000 LF east of the CR 212 and Schussmark Trail intersection. This

access will be for maintenance and administrative vehicles only.

There is an existing access location along the eastern portion of the Site where Green Ridge Drive meets the Property boundary. This access location will be maintained primarily as an emergency access only and will be gated.

An additional emergency access roadway is proposed off the back side of the mountain to extend off the southwest corner of the property, through private property (with a proposed access easement) and connecting to SR 131 via CR 21A.

4.2.e. Type of Equipment and Vehicles

SMR will utilize a variety of types of equipment to manage and maintain operations that include a ski mountain, recreation facilities, fitness, food and beverage services, and home and infrastructure management. Various types of equipment will be utilized and will range from passenger vehicles to snow grooming equipment and snowplows. SMR will use best practices to ensure safety and consolidation of vehicles and equipment whenever possible.

Refer to Appendix C. Type of Equipment and Vehicles for the type and quantity of planned equipment and vehicle needs for the ski mountain and club operations.

4.3 Use Standards

The application must meet the criteria of the Use Standards outlined in the Routt County UDC pursuant to Chapter 2 Section 2. The following are the use standards specifically listed in §2.67 B. and C. of the UDC, for Recreational Facility, Outdoor - Rural with Overnight Accommodations.

B. Size

- 1. All Rural Outdoor Recreational Facilities shall be located on parcels 105 acres or greater in size.**

Response

The proposed recreation facilities and overnight accommodations are accessory to the subject ski mountain which has a total area of approximately 2,500 acres.

C. Standards. All Outdoor Rural Recreational Facilities with overnight accommodations shall comply with the following:

- 1. Overnight accommodations shall be accessory and secondary to the primary recreation use.**

Response

The proposed overnight accommodation are accessory to the subject ski mountain, during the first phase of the project to accommodate prospective buyers considering to purchase property at SMR .

- 2. The number of guest rooms, cabins or other accommodations is limited to six. The maximum overnight guest capacity shall be limited to no more than 20 persons.**

Response

The proposed number of cabin is six, which will accommodate no more than 20 guests.

- 3. At least one employee on-site at any time shall be first aid and CPR certified and be trained in emergency procedures applicable to the use. An AED shall be available on site and radios or cell phones shall be provided to employees in case of emergency.**

Response

The applicant will ensure at least one employee meeting these qualifications is on-site during operational hours and when guests are staying on the property.

- 4. Any accidents requiring emergency services shall be reported to the Planning Department.**

Response

The applicant will comply with this requirement.

- 5. Safety equipment appropriate for the activity, such as helmets, harnesses, ropes, and any other gear necessary shall be provided. All safety equipment shall meet industry standards and shall be regularly inspected and maintained.**

Response

The applicant will comply with all required safety standards.

- 6. All advertising shall clearly identify the project code under which the use was approved.**

Response

The applicant will comply with this requirement.

5.0 Mitigation Plans

5.1 Road Improvement Study

The Traffic Impact Study prepared by Felsburg Holt & Ullevig for the proposed project identified specific roadway and intersection improvement to mitigate the impact associated with the traffic generated by the proposed project. Refer to Preliminary Plan Application Section 3.3.b. Roads and Traffic and the Appendix M. for the analysis and recommendations for proposed mitigation measures based upon the planned trip generation for the project.

5.2 Natural Hazard Areas and Environmental Report

The geologic mapping and evaluation of the project area was conducted by Langan which identify potential geologic hazards. A report entitled “Engineering Geologic Report – Stagecoach Development” which detail their finding and contains numerous recommendations regarding potential development of this site . Refer to Preliminary Plan Application Section 4.2.a. Geologic Hazards and Soil Characteristics and the Appendix X. for the full findings and recommendations of the report.

5.3 Stormwater Management

Refer to Appendix BB. for the Preliminary Stormwater Management Plan (SWMP).

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6.0 Site Plan



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01 / Cabin

02 / Eating and Drinking Establishment

03 / Spa & Fitness

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.