

# STAGECOACH MOUNTAIN RANCH

Preliminary Plan  
Application



December 2024  
Prepared for Discovery Land Company



**DISCOVERY**  
LAND COMPANY

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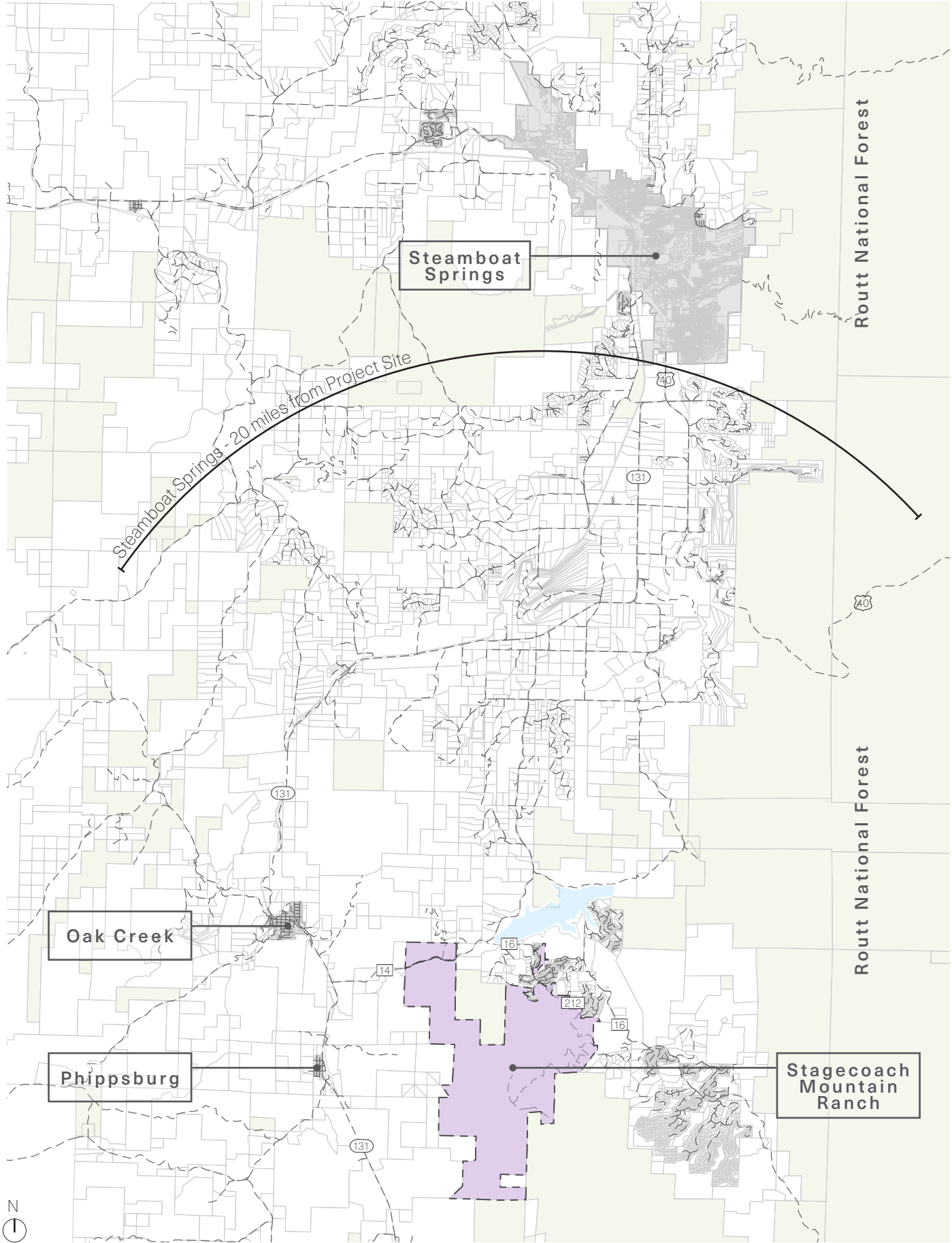
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Section 1.0

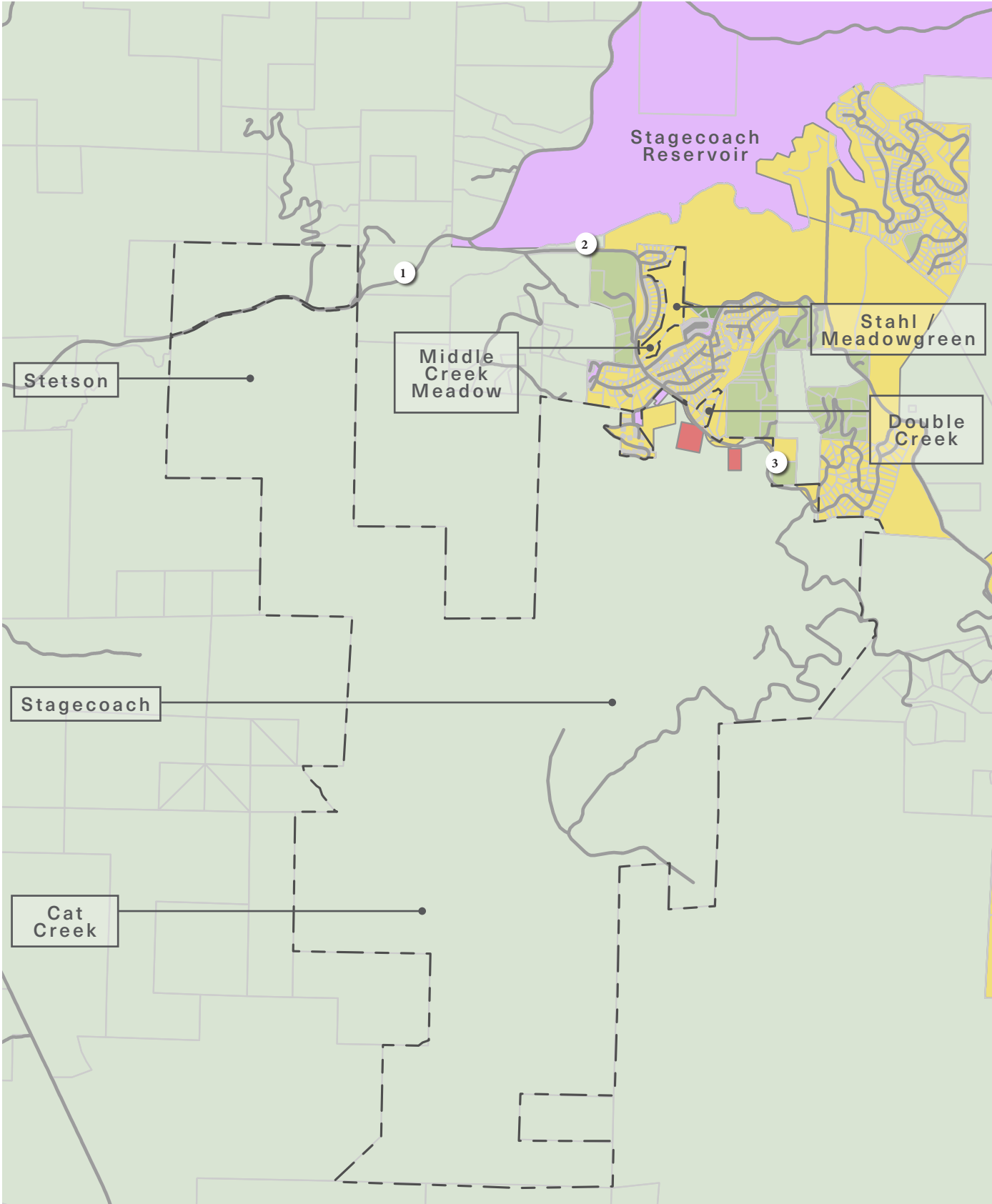
# CONTEXTUAL INFORMATION

The following section provides a high level insight to the applicant's vision for the property, thoughtful development strategies, guiding strategies, economic and community impacts, community development benefits, and the administrative process for review of the Project.

# Context Map



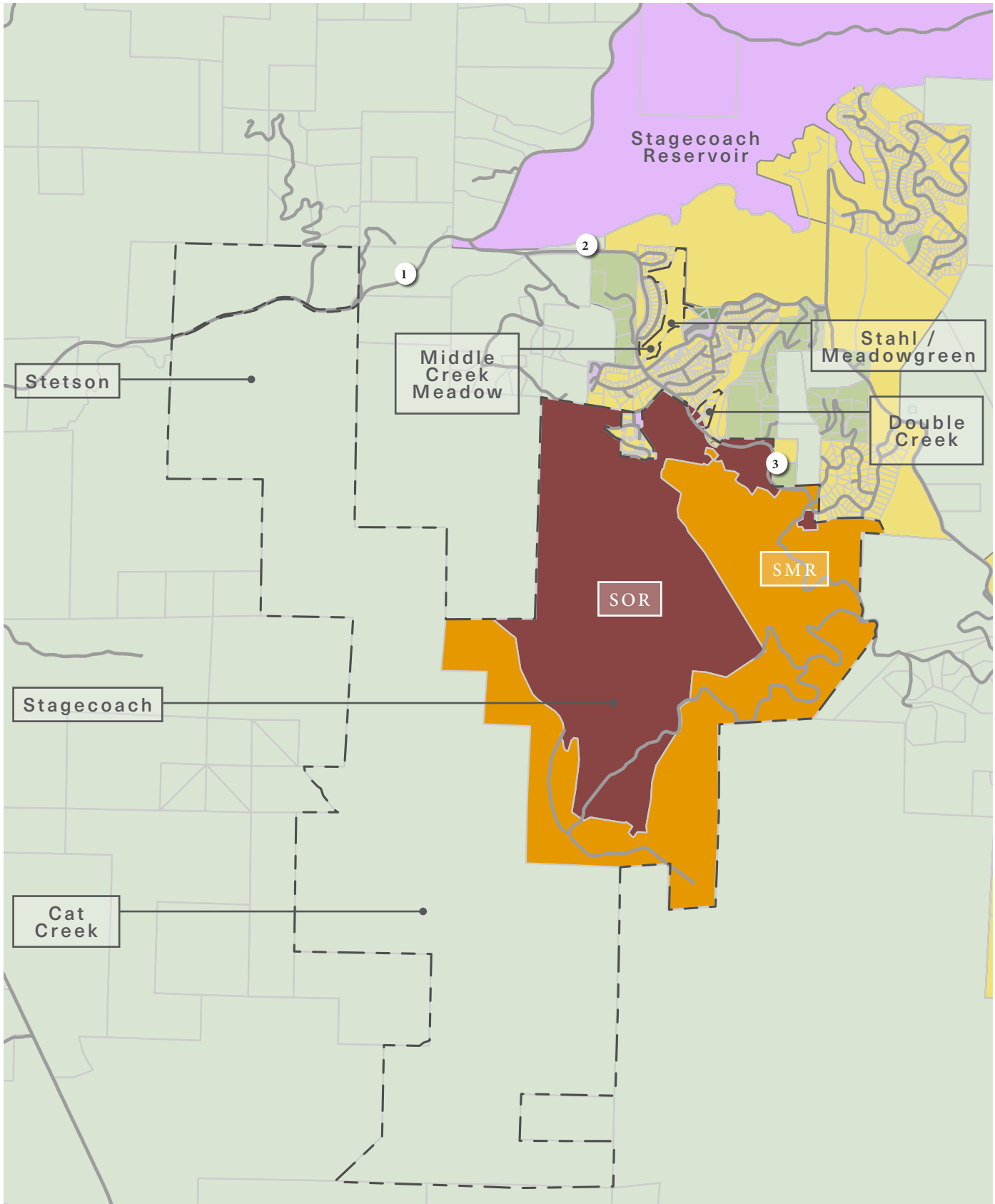
# Existing Zoning Map





## LEGEND

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| N<br>↑ | <span style="display:inline-block; width:15px; height:10px; background-color:#c8e6c9; border:1px solid #ccc;"></span> Agriculture and Forestry | <span style="display:inline-block; width:15px; height:10px; background-color:#fff9c4; border:1px solid #ccc;"></span> High Density Residential | <span style="display:inline-block; width:15px; height:10px; background-color:#c8e6c9; border:1px solid #ccc;"></span> Mountain Residential Estates |
|        | <span style="display:inline-block; width:15px; height:10px; background-color:#f44336; border:1px solid #ccc;"></span> Commercial               | <span style="display:inline-block; width:15px; height:10px; background-color:#434040; border:1px solid #ccc;"></span> Mountain Residential     | <span style="display:inline-block; width:15px; height:10px; background-color:#e1bee7; border:1px solid #ccc;"></span> Planned Unit Development     |

# Proposed Zoning Map



## LEGEND

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

## 1.1 Overview

The land use applications being submitted are for a proposed development, known as Stagecoach Mountain Ranch (SMR), consisting of a master planned residential community having 613 residential homes to be constructed on a portion of approximately 5,059.23 acres of privately-owned property in the Stagecoach area. An additional component of the development is the recreational amenities that will be offered to the residents of the Stagecoach Mountain Ranch. The SMR plan also proposes 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.

Implementing this plan is expected to be a major contributor to the fiscal health of South Routt County, replacing lost property tax base and jobs as the area transitions from the coal-based economy that has been the primary economic driver for the past 100 years. The plan respects and incorporates land use directives of the 2017 Stagecoach Community Plan and 2022 Routt County Master Plan and provides an economically viable framework for the Stagecoach community to realize the goals and objectives for this Tier 2 growth area within Routt County.

Stagecoach Mountain Ranch consists of the existing Stagecoach ski mountain property and Stetson Ranch property. These parcels are currently zoned Commercial (C), Planned Unit Development (PUD), High Density Residential (HDR), and Agricultural / Forestry (AF). Two parcels associated with the mountain property totaling

approximately 2.14 acres are zoned PUD, which permits the construction of 10,000 sq ft of commercial space, and a gas station. Two other parcels on the mountain property totaling approximately 16.75 acres are zoned Commercial which is approved for the construction of a 13,300 sq ft ski lodge with a 178 space parking lot, and the existing maintenance facilities for the existing private ski mountain, respectively. The area zoned HDR represents 14.7 acres of the ski mountain property, which permits residential development at one dwelling unit per 3000 sq ft of land area. The balance of the mountain properties, approximately 5,035 acres, is zoned Agricultural / Forestry, which permits residential development at one dwelling unit per 35 acres. The potential residential development yield, under these existing zoning designations is 640 dwelling units.

The total area of the Stetson Ranch property is approximately 892 acres, which is all zoned AF. The 652 acres located south of County Road 14 is the subject to an existing conservation easement held by the Colorado Cattlemen's Agricultural Land Trust, leaving the 239 acres located north of County Road 14 for further development, which represents an additional 7 residential dwelling units..

Property taxes from the project will generate significant revenue for Routt County and other local agencies providing additional funding for these agencies to provide a higher level of services to the community residents. At full build out, the project alone is anticipated to generate \$29.09 million in annual property tax revenue. To put this in context, Routt County's General Fund is budgeted to have \$28.7 million in property tax revenue in 2024.



The following describes the proposed land use mix for the project:

**Land Use Table**

Permitted Land Use Per Existing Zoning		Proposed Land Use	
Total Parcel Acreage	5,059.23 acres	Total Parcel Acreage	5,059.23 acres
High Density Residential	213 units (14.7 acres)	Residential Use	613 units on 481 lots (917 acres) 3 acres of residential condos
Agriculture & Forestry (Mountain)	152 units (4,150.73 acres)		
Agriculture & Forestry (Stetson)	7 units (239 acres)		
Commercial	243 units (16.7 acres)		
<b>Total</b>	<b>615 units</b>	<b>Total</b>	<b>613 units</b>
Required Open Space	3.14 acres (10% HDR + Commercial acreage) 3,232 acres (LPS remainder parcel) <b>Total: 3,235.14 acres</b>	Total Open Space	1,815.5 acres (mountain parcel open space) 1,469.3 acres (LPS remainder parcel) <b>Total: 3,284.81 acres</b>
Planned Unit Development (PUD)	10,000 sq ft retail and gas station (2.14 acres)	Public Neighborhood Commercial Space	12,000 sq ft development + 14 acre park
Existing Recreational Amenities	203 acre ski area	Amenities and Support Facilities	426 acre ski area 5.84 acre Commercial Base Area 12.95 Sports Courts
Existing Roadway ROW	57.46 acres	Roadway ROW	+/- 220 acres

**1.1.a. Residential Development**

A thorough site analysis was conducted to have the attributes of the land inform where development should be located. Routt County values rural character and agricultural land uses and encourages conservation of large acreage through their Land Preservation Subdivision (LPS) regulations. In response, residential development plan for Stagecoach Mountain Ranch voluntarily proposes creating 67 single-family 5 to 7-acre lots in two LPS subdivisions, resulting in 1,469.3 acres in remainder parcels. The remaining 546 homes will be a mix of single detached homes, duplex, multi-family townhomes and condominiums all discreetly placed on the subject properties to manage the impacts and be compatible with the existing Routt character. All the development located on the Ski Mountain Property will be served by the Morrison Creek Metropolitan Water and Sanitation District (MCMWSD). Approximately 99% of the residential development is anticipated to be located on the mountain property and 1% at Stetson Ranch property.

The total area proposed to be developed, including the ski area and other recreational amenities, represents 35% of the subject property, with 65% or approximately 3,284.81 acres remaining as open space.

In 2024, Routt County created a Unified Development Code (UDC). Section 3.21 defines the requirement for essential housing and employee housing. SMR's plan exceeds the requirements by providing, 95 essential dwelling units where 90 units are required, and housing for 90 employees where only providing housing of 85 employees is required. This results in a total of 137 workforce housing units being provided, and when combined with the 613 housing units proposed, a total of 750 dwelling units will be constructed.

**1.1.b. Residential Amenities**

SMR will offer a variety of recreational activities for its residents that will be owned and operated by the homeowner's association. These activities are expected to include Nordic and alpine skiing, trails for hiking, biking, and horseback riding, racquet sports, a fitness center with swimming pool, and other recreational amenities, as well as accessory support facilities including a ski lodge and maintenance support facilities. SMR will also continue to maintain agricultural operations on a large portion of the Stetson Ranch property.

The expansion of the existing ski mountain is the primary recreational facility. Currently, the existing private ski

mountain operates under an existing Special Use Permit (SUP) 94-228. Since the SUP was first permitted, the mountain property acreage has increased, and the proposal plan is to provide additional ski lifts, terrain, and snowmaking as well as enhanced lodging and other amenities to the ski mountain.

The development plan seeks to create a forward-thinking model for residential and recreational development with a focus on sustainability, conservation, wildlife protection, and protection of sky lines and night skies.

## 1.2 Project Description

Stagecoach Mountain Ranch consists of two areas. The ski mountain property, generally referred to as the Stagecoach Ski Area includes approximately 5,147 acres on the northwest end of Green Ridge, and the Stetson Ranch property, 892 acres of active ranch land, fronting County Road 14, and located along 2.1 miles of the Yampa River.

The applicant is looking to develop a residential community including a mix of nonresidential and recreational amenities for its residents in addition to the necessary infrastructure improvements. All proposed development within the SMR property is carefully thought out and planned with the attributes of the land in order to create a plan in line with the vision and mission of the 2017 Stagecoach Community Plan and Routt County's other guiding documents.

A summary narrative of the proposed amenity areas is included below:

### Ski Mountain Property

#### Community Marketplace

- Location: Northwestern corner of Ski Mountain parcel, at the southern corner of the intersection of CR 212 and Schussmark Trail
- Development Program:
  - Community Marketplace
    - Commercial / Retail (4,000 sq ft)
    - Gas Station
    - Off Street Parking (26 spaces)

- Gateway Building
  - Non-Residential space (8,000 sq ft)
  - Retail, office, personal services, food and beverage service
  - Below-Grade Parking (16 spaces)
  - Surface Parking (20 spaces)
  - Employee Housing (13 units)
- Marketplace Apartment Building (90 Workforce Housing units)
  - Accessory Residential Amenity Space (9,000 sq ft)
  - Day Care (3,000 sq ft)
  - Workforce Housing (90 units)
  - Below-Grade Parking (165 spaces)
- Use / Programming: Neighborhood Commercial Services, Day Care Facility / Housing / Resident Amenities

#### Community Park

- Location: Adjacent to the Community Marketplace, to the east
- Development Program:
  - Amphitheater (1.1 acres)
  - Stage (2,400 sq ft)
  - Open Lawn (17,000 sq ft)
  - Passive park area (14 acres)
- Public Parking (101 spaces) to serve the park, community marketplace, trail head parking, as well as for commuter parking associated potential regional ride-share program or shuttle service to Steamboat Springs as may be deemed appropriate in the future.
- Potential Use / Programming: Community events such as fairs, festivals, farmers markets, concerts, and performances / community gardens / tubing and sledding hill

#### Base Area

- Location: At the location of the existing lodge structure and parking area at the base of the mountain.
- Development Program:
  - Building 1
    - Non-residential amenity space (7,250 sq ft)
    - Condominium (14,500 sq ft – 1 unit)

- Building 2
  - Non-residential amenity space (19,125 sq ft)
  - Condominium (38,250 sq ft - 6 units)
- Building 3
  - Non-residential amenity space (11,650 sq ft)
  - Condominium (23,300 sq ft - 4 units)
- Building 4
  - Non-residential amenity space (11,150 sq ft)
  - Condominium (22,300 sq ft - 4 units)
- Building 5
  - Condominium (29,400 sq ft - 6 units)
- Building 6
  - Condominium (50,100 sq ft - 9 units)
- Below Grade Parking, Private (62 spaces)
- Below-Grade Parking, Valet (234 spaces)
- Surface Parking (63 spaces)
- Use / Programming: Rental Retail / Housing / Fitness Facilities / Residential Services / Food and Beverage

### Spa and Wellness

- Location: Located in the Base Area
- Development Program:
  - Spa & Wellness Building (12,000 sq ft)
  - Private spa buildings (2 x 1,300 sq ft each)
- Use / Programming: Wellness, Personal Services

### Ski Maintenance

- Location: Located adjacent to the Base Area, to the west
- Development Program:
  - Condominiums
    - Building 1 (33,000 sq ft – 6 units)
    - Building 2 (33,000 sq ft – 6 units)
    - Building 3 (33,000 sq ft – 6 units)
    - Building 4 (33,000 sq ft – 6 units)
    - Building 5 (33,000 sq ft – 6 units)
  - Back of House
    - Deliveries / Drop Off (5,700 sq ft)
    - Residential Services / Administrative (20,000 sq ft)
    - Laundry / Services (4,000 sq ft)

- Ski Maintenance
  - Maintenance / Operations (22,500 sq ft)
  - Snowmaking Operations / Storage (5,600 sq ft)
  - Snowmaking Cooling Towers (2,400 sq ft)
  - Covered Storage (3,800 sq ft)
  - Private Residential Parking (60 spaces)
  - Visitor Parking (19 spaces)
  - Workforce Parking (30 spaces)
- Use / Programming: Operations / Maintenance / Employee Parking

### Early Activation

- Location: Located between the Base Area and the ski maintenance facilities.
- Development Program:
  - 6 lodging units / cabins (2,500 sq ft each)
  - 1 eating and drinking establishment / lodge (9,500 sq ft)
  - 1 spa / fitness center (5,000 sq ft)
- Use / Programming: Lodging / Recreation / Food and Beverage

### Recreational Facilities and Community Farm

- Location: South of the Ski Mountain main access point off CR 212
- Development Program:
  - Indoor Recreation
    - 6,000 sq ft Pool Clubhouse
    - 10,000 sq ft Indoor Basketball and Turf Fields
    - 14,200 sq ft Indoor Pickleball and Padel Courts
    - 8,300 sq ft Sports Courts Clubhouse
    - 1 Tennis Court
    - 2 Padel Courts
    - 2 Pickleball Courts
  - Outdoor Recreation
    - Open Lawn
    - Flex Field (baseball and soccer)
    - 4 Tennis Courts
    - 5 Padel Courts
    - 6 Pickleball Courts
- Community Farm Facilities

- 3,000 sq ft Farm to Table Eating Venue
- 1,500 sq ft Greenhouse
- 2,500 sq ft Maintenance Building
- Parking (80 spaces)
- Use / Programming: Indoor and outdoor recreation and community agricultural activities.

### Mid Mountain Lodge

- Location: Eastern edge of the Ski Mountain property, southwest corner of CR 212 and Broken Talon Trail
- Development Program:
  - Lodge Building (11,000 sq ft)
  - Secondary Lodge Building (5,000 sq ft)
  - Parking (35 spaces)
- Use / Programming: Food and Beverage / Skier Services

### Lodge A

- Location: Positioned south of the existing ski cabin at the top of the mountain
- Development Program:
  - Lodge Building (44,000 sq ft, two stories + basement)
  - Gondola Storage (7,000 sq ft + basement)
  - Parking (63 spaces)
- Use / Programming: Food and Beverage / Skier Services

### Lodge B

- Location: Located to the northwest of the top of the mountain gondola terminal
- Development Program:
  - Lodge Building (6,000 sq ft)
  - Parking (26 spaces)
- Use / Programming: Food and Beverage / Skier Services

### Lodge C

- Location: Located at the top of Lift A
- Development Program:
  - Lodge Building (6,000 sq ft)
  - Parking (15 spaces)
- Use / Programming: Food and Beverage / Skier Services

### Lodge D

- Location: Located in the western boundary of the Cat Creek LPS Subdivision
- Development Program:
  - Lodge Building (6,000 sq ft)
  - Parking (19 spaces)
- Use / Programming: Food and Beverage / Skier Services

## Stetson Ranch Property

### Stetson Ranch

- Location: Off CR 14, west of the Stagecoach Reservoir
- Development Program:
  - Ranch Clubhouse (5,000 sq ft)
  - Existing Cottage (1,500 sq ft)
  - Equestrian Facility (5,000 sq ft)
  - Maintenance building (1,500 sq ft)
  - Parking (21 spaces)
- Use / Programming: Equestrian and fishing recreational activities.

## Workforce Housing

### Essential Housing

- Location: Various locations
- Development Program:
  - Community Marketplace (70 units)
  - Middle Creek Meadow (25 units)
- Use / Programming: Housing

### Employee Housing

- Location: Various locations
- Development Program:
  - Community Marketplace (11 units)
  - Market & Gateway Building (13 units)
  - Double Creek (18 units)
- Use / Programming: Housing

## 1.2.1 Description of Use

### 1.2.1.a. Hours of Operation

Stagecoach Mountain Ranch will operate seasonally, primarily dictated by seasonal weather patterns for the summer and winter seasons, as well as the needs and requests of the residents. Ski operations, and all support services, such as food and beverage, will operate from approximately the Thanksgiving holiday through mid-April, or as winter weather allows. The Summer season, is approximately mid-May through mid-October, will also provide support services such as food and beverage, and other indoor and outdoor recreational facilities, as weather conditions allow, and the residents require. Home maintenance, building maintenance, development, and sales, will operate year-round as needed.

Refer to Appendix A. Hours of Operation for further details regarding the planned hours of operation for the ski area, food and beverage programming and spa and wellness programming.

### 1.2.1.b. Anticipated Number of Employees

Employees of Stagecoach Mountain Ranch will be hired as full time year round, full time seasonal, part time, and part time seasonal, as is consistent with most recreation resort developments. SMR will focus on hiring employees from the local community as available and look forward to supporting the growth and success of each. Employees will be hired in the following departments: Food and Beverage, Culinary, Events, Outdoor Pursuits (Recreation), Spa and Fitness, Maintenance, Sales, and Development. To calculate the Full Time Equivalent (FTE) count for the number of employees to be hired for the project pursuant to the requirement of the UDC, a detailed hourly need by department and by season, was calculated for full build out, and divided by 2080 hours to determine an FTE, which resulted in a total of 475 FTE employees.

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

### 1.2.1.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.

### 1.2.1.d. Access to the Property

Access to the property will utilize existing access locations as well as provide additional access points for the proposed development and emergency access roads. Further detail on the proposed access is described in Section 3.3.b. of this document.

### 1.2.1.e. 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.

Further details regarding the calculations and methodology used to develop trip generation or anticipated traffic is described in Section III.A Site Trip Generation within the TIS.

The Project will result in increased traffic from new homeowners and employees within the Project area as well as use of the proposed public commercial development.

The proposed development will consist of 613 homes, with the residents of these homes having sole access to the recreational facilities, including the ski mountain, and other indoor and outdoor recreational amenities, as well as the several eating and drinking establishments, a health club with spa, and a small amount of retail space in the ski mountain base village. This will be only accessible by homeowners within Stagecoach Mountain Ranch, therefore the characteristics of the trips generated by these uses are not typical as if these uses were available to the public. Based upon the nature of the development, a substantial number of trips will be internal trips generated by the residents utilizing the on-site amenities, resulting in a reduction in external trips that otherwise would be generated if these were public facilities.

Construction of the development is anticipated to begin in 2025 with full build out by 2040. At full build out, the proposed development is anticipated to generate approximately 3,472 daily weekday vehicle trips. This includes 255 vehicle-trips during the AM peak hour and 343 vehicle-trips during the PM peak hour. Additional detail regarding access and public roadway improvements is detailed in Section 3.3.b Roads and Traffic Conformance of the Routt County UDC.

### 1.3 Permitting Overview

The following land use applications are required of the approval for the proposed master planned residential development:

- Zoning Change for the portion of the Ski Mountain property from Agricultural Forest (AF) to Stagecoach Mountain Residential (SMR) and Stagecoach Outdoor Recreation (SOR).
- Land Preservation Subdivision (LPS) applications for the Stetson Property and the portion of the Ski Mountain property that is to remain zoned Agricultural Forest (AF)

- Major Subdivision - Preliminary and Final Plat applications (with Phasing Plan)
- Vacate Stagecoach Mountain Ranch Plat (35 acre lots on Ski Mountain Parcel) as a condition of Final Subdivision approval
- Lot Line Adjustment (Meadowgreen Subdivision: Golf Course TRS Pt of 6&11, and Stagecoach School Site MDSE: Lots 1 and 2)
- Special Use Permit applications for the Ski Mountain Property, and Auto Service/Gas Station (Gas Station SUP to be submitted after preliminary application approval).
- Conditional Use Permits applications for the following uses:
  - Telecommunication Facilities – freestanding antennas and towers (to be submitted after preliminary application approval)
  - Recreational Facilities, Outdoor – Rural
  - Recreational Facilities, Outdoor – Rural with Overnight Accommodations (Phase I)
- Uses by Right
  - Retail establishments entirely enclosed within a structure.
  - Eating and drinking establishments, indoor or outdoor
- Site Plan applications as applicable to the uses contemplated in the preliminary subdivision and use permit applications referenced above.

These applications are requested to be reviewed concurrently by the Board of County Commissioners pursuant to §4.3.C. and §8.2 B.9, respectively, of the Routt County Unified Development Code.

Upon approval of the above referenced applications the Final Subdivisions and Site Plan applications will be submitted to the Planning Director, and Planning Commissioners, respectively, consistent with the conditions of the Preliminary subdivision approval.

## 1.4 Commitment to Sustainability

The 2022 Routt County Master Plan, 2017 Stagecoach Community Plan and 2021 Routt County Climate Action Plan are the three applicable planning documents that provide goals and associated action items to promote best practices for future development. The applicable sections referenced below are outlined in Appendix CC. These policies and action items informed the guiding strategies, goals and actions that are proposed for the development.

SMR will embrace the property's history, landscape, wildlife, and waters – all while showing a reverence for the natural environment it lies within. SMR will set a new standard for sustainability in private development in Routt County, creating a model that balances a lifestyle with exceptional environmental achievement. Creating a residential community carefully placed in the natural environment will be key, and protecting the natural resources that abound in this region is central to being stewards of this beautiful place. The master plan, including the layout of the lots, roads and building locations, follow best planning practices that relate to items like optimum placement for drainage, slope considerations, solar exposure and existing tree cover.

The following Guiding Strategies define how SMR will adopt sustainable practices primarily through its post-design construction phase:

### Guiding Strategy 1 - Resource Management, Responsibility, and Conservation

#### Goal - Adopt water conservation measures that responsibly use resources.

*The goal is consistent with the Routt County Master Plan (2022) Water Conservation policy "Support water conservation practices to efficiently manage water resources".*

Action – Require the use of native and adaptive plant material with lower water and maintenance requirements.

Action – Limit the use of turf at residences and promote xeric landscaping options to residents.

#### Goal – Promote enhanced water quality practices site-wide.

*The goal is consistent with the Stagecoach Community Plan (2017) policy 5.5.2 (E) "Require that development agreements consider limiting the use of fertilizers on recreational and commercial properties to levels that will not degrade the water quality in Stagecoach area streams or the reservoir" and the Routt County Master Plan (2022) Climate Action Plan policy "Prioritize the Climate Action Plan goals in all land use planning decisions".*

Action - Calibrate irrigation systems to efficiently cover landscape areas in order to minimize runoff.

Action – Implement surface water quality treatment best management practices for stormwater runoff.

#### Goal - Promote design quality standards at SMR.

*The goal is consistent with the Routt County Master Plan (2022) Energy Efficient Development policy "Encourage new construction to be as energy efficient and sustainable as possible", Renewable Energy policy "Continue to support a transition of energy production to lower-carbon and renewable sources", Water Conservation policy "Support water conservation practices to efficiently manage water resources", and the Routt County Climate Action Plan (2021) Energy policies to "Increase adoption of renewable or other clean energy and fuel sources" and "Increase energy efficiency".*

Action - Promote non-residential building design standards for the amenity buildings such as indoor water use reduction, optimized energy performance, thermal comfort, daylighting and utilizing low-emitting materials.

Action – Promote site and landscape design standards such as reduced water-use for landscape irrigation, reduced outdoor water use and design functional stormwater features as amenities.

### Guiding Strategy 2 – Renewable Energy and Carbon Reduction

#### Goal - Encourage solar energy usage.

*The goal is consistent with the Routt County Climate Action Plan (2021) Energy policies to “Increase adoption of renewable or other clean energy and fuel sources” and “Increase energy efficiency” and Routt County Master Plan (2022) Renewable Energy policy “Continue to support a transition of energy production to lower-carbon and renewable sources”.*

Action – Utilize solar panels on all non-residential buildings that receive adequate daily sun exposure

Action - Encourage the use of solar systems for residences that meet predetermined design guidelines to ensure visual quality.

### **Goal - Encourage electric energy options.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Energy policies to “Increase adoption of renewable or other clean energy and fuel sources” and “Increase energy efficiency” and Routt County Master Plan (2022) Renewable Energy policy “Continue to support a transition of energy production to lower-carbon and renewable sources”.*

Action - Utilize electric indoor heating, cooling and cooking applications in residential units, with limited gas-sourced uses.

### **Goal - Promote a future free of dependence on energy from coal-burning power plants.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Energy policies to “Increase adoption of renewable or other clean energy and fuel sources” and “Increase energy efficiency” and Routt County Master Plan (2022) Renewable Energy policy “Continue to support a transition of energy production to lower-carbon and renewable sources”.*

Action - Seek future opportunities to purchase energy from renewable sources as it becomes available.

## **Guiding Strategy 3 - Transportation Resilience & Accessibility**

### **Goal – Encourage internal sustainable transportation options.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Transportation policies to “Improve safe and equitable multimodal access throughout each community to reduce Vehicle Miles Traveled”, “Increase adoption of electric vehicles such that 20% of registered vehicles in Routt County are EVs by 2030 and 95% are EVs by 2050” and “Reduce single occupancy vehicle travel” as well as the Routt County Master Plan (2022) Complete Communities policy “Encourage the design of complete communities that incorporate bicycle, pedestrian, transit access, and circulation elements, and include mixed use buildings and neighborhoods where appropriate” and Bike & Pedestrian Safety policy “Require that new development proposals include provisions to create and improve links to trail systems both as an alternative to the automobile and for recreational use”.*

Action - Provide EV carts for transportation within the SMR property for residents.

Action - Provide EV charging stations/parking areas at the ski base and other locations to be determined, as well as at the Community Marketplace.

Action - Establish guest communication tools to easily access club-provided transportation to internal on-site destinations to increase usage of non-personal-vehicle travel options within SMR.

### **Goal - Provide external sustainable transportation options connecting to the site.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Transportation policies to “Improve safe and equitable multimodal access throughout each community to reduce Vehicle Miles Traveled”, “Increase adoption of electric vehicles such that 20% of registered vehicles in Routt County are EVs by 2030 and 95% are EVs by 2050” and “Reduce single occupancy vehicle travel”.*

Action - Explore a Resort Concierge program to manage an on-demand shuttle and provide off site service for guest/employee pick-up.

Action – Explore opportunities for employee bus shuttle.



Action – Provide parking at the Community Marketplace for a potential ride-sharing or regional commuter shuttle service.

**Goal – Provide flexible transportation options for on and off-site employees of SMR.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Transportation policies to “Improve safe and equitable multimodal access throughout each community to reduce Vehicle Miles Traveled”, “Increase adoption of electric vehicles such that 20% of registered vehicles in Routt County are EVs by 2030 and 95% are EVs by 2050” and “Reduce single occupancy vehicle travel”.*

Action – Provide workforce housing to limit excess vehicle transportation.

Action – Provide a shuttle or bus service for off-site employees.

Action – Require the use of lighting fixtures that limit excess light pollution, such as direct glare, sky glow and light trespass.

Action – Provide for safety and security in a low-light level environment that limits excess light pollution.

**Guiding Strategy 4 - Sustainable Operations & Maintenance**

**Goal – Require re-use and/or recycling of waste generated from daily operations.**

*The goal is consistent with the Routt County Climate Action Plan (2021) Economy policy “Consume goods with lower embedded carbon emissions” and Waste policies to “Reduce the amount of solid waste disposed of in the landfill” and “Increase diversion”.*

Action – Encourage composting of all generated green waste (landscape, organic and food waste) and re-use on site where practical.

Action – Minimize the use of on-site single-use plastics in all non-residential and food-serving areas.

**Goal – Promote policies that utilize energy efficient and smart lighting practices that reference Dark Sky Standards, where feasible.**

*The goal is consistent with the Routt County Master Plan (2022) Dark Skies policy “Support efforts to maintain Dark Skies and control light pollution” and Energy Efficient policy “Encourage new construction to be as energy efficient and sustainable as possible”.*

Section 2.0

# APPLICATION MATERIAL

The following section provides documentation of the respective owners of the properties that are subject of this application, description of uses, and legal descriptions and processes as required by the preliminary plan submission.

## **2.1 Applicant Identity**

The applicant is:

Steamboat Sponsor, LLC.  
PO Box 775430  
509 Lincoln Ave  
Steamboat Springs, CO 80477

## **2.2 Statement of Authority**

The following statements of authority represent the following entities holding land within the Stagecoach Mountain Ranch project boundary.

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

## **2.3 Property Legal Description**

The legal descriptions for the properties associated with the development are shown on the existing conditions plats and preliminary plats prepared by a Colorado Licensed Professional Land Surveyor (PLS). The documents are provided for reference in Appendix E. Survey Plats.

## **2.4 Title Commitment**

The title commitment for the parcels referenced in this application can be found in Appendix F. Title Commitment.

## **2.5 Adjacent Property Owners List**

Pursuant of the Routt County Unified Development Code (UDC), Chapter 4. Procedures, Section 1: General Review Procedures, 4.4 Public Notice Provisions, a list of adjacent property owners within 200 ft of the Stagecoach Mountain Ranch property is provided in Appendix G. Adjacent Property Owners.





**STATEMENT OF AUTHORITY**

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Stahl Investments LP, a California limited partnership, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: Stahl Investments LP

The Entity is a: Limited Partnership of the State of California  
(state type of entity and state, country, or other governmental authority under whose laws such entity was formed)

The mailing address for the Entity is: 2875 Glascock St #110, Oakland, CA 94601

The name or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is: Denise Stahl Altaffer, Manager of Stahl Family Holdings, LLC, a California limited liability company, managing partner of Stahl Investments LP

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: NONE  
(If no limitations, insert "NONE")

Other matters concerning the manner in which the Entity deals with any interest in real property are:

\_\_\_\_\_

(If no other matters, leave this section blank)

EXECUTED this 3rd day of September, 2024.

Signature: Denise Altaffer

Name (typed or printed): Denise Stahl Altaffer

Title (if any): Manager of Stahl Family Holdings, LLC, a California limited liability company, managing partner of the Entity

STATE OF Virginia )  
 ) ss.  
COUNTY OF Henrico )

The foregoing instrument was acknowledged before me this 3rd day of September, 2024, by Denise Stahl Altaffer, Manager of Stahl Family Holdings, LLC, a California limited liability company, managing partner of Stahl Investments LP, a California limited partnership

Witness my hand and official seal.

My commission expires: 04/30/2028.



LaRonda Shanik Toler  
Notary Public

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Section 3.0

# CONFORMANCE WITH ROUTT COUNTY MASTER PLAN & STAGECOACH COMMUNITY PLAN

The following section provides an overview of the process for pursuing the approval of the proposed master planned residential development within Routt County, how the Project complies with the Stagecoach community and County planning documents, and the applicable requirement of the UDC including the mitigation measure incorporated into the Project.





### 3.1 Application Overview

#### 3.1.a Proposed Zone Change

The proposed zone change is for that the portion of the Stagecoach Mountain Ranch Ski Mountain property that is located within the Stagecoach Community Boundary, consistent with the intent of adopted Stagecoach Future Land Use Map, 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 1.0: Contextual Information 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)

<b>Proposed Residential Development</b>	
Market rate multifamily housing	1.32 acres (60 units)
Workforce multifamily housing	1.98 acres (81 units)
<b>Proposed Mixed Use Development</b>	
Ski Base Village	4.41 acres (60 units)
Stagecoach Marketplace	1.34 acres (13 units)
<b>Proposed Non-residential use</b>	
Park Land (civic community park area)	14.03 acres
Ski Mountain area	1,259.50 acres

#### 3.1.b. Subdivision Overview

There are multiple applications required for the various components of the proposed project, as outlined in section 1.3, including but not limited to Major Subdivision, two Land Preservation Subdivisions, as well as associated Special and Conditional Use Permit applications for the ski facilities and other recreational facilities that are accessory amenities to the proposed residential development. The subdivision applications submitted for review and approval are for the Preliminary Subdivision applications for the proposed major subdivision application, as well as the two major land preservation subdivisions applications. The development contemplated in these subdivisions applications represents the principal residential component of the proposed

master planned residential community. These applications include the submission of the required documentation for these subdivisions as it relates to roads, water, sewer, and other infrastructure for consideration by both the County Planning Commission and Board of County Commissioners to take an action on granting preliminary approval of the proposed major subdivision. After review and approval of the subject subdivision applications, the applicant will submit Final Subdivision applications, consistent with the proposed phasing plan as illustrated in Appendix EE, addressing all comments received from relevant referral agencies, staff, the Planning Commission, and the Board of County Commissions (BOCC) during preliminary subdivision review process, as well as any conditions imposed as part of the approval of the preliminary subdivision application. Upon review and approval of the each of Final Subdivision applications the plat will be recorded in the County Clerk office.

### 3.2 Compliance with Plans and Regulations

The 2022 Routt County Master Plan and 2017 Stagecoach Community Plan are the two applicable County planning documents that provide both general goals and objectives for the future growth and development throughout the County, as well as specific planning considerations and recommendations for the community of Stagecoach. The following are the guiding principles for all future growth and development within County from the 2022 Master Plan, as well as the Community Vision from the 2017 Stagecoach Community Plan:

**2022 Routt County Master Plan** – Guiding Principles for future growth and development within the County in order to maintain the existing agricultural character, open space, and rural landscapes in the County.

- Protect our open spaces, forests, rivers, lakes, and wildlife;
- Conserve and preserve our rural, western, agricultural heritage;
- Direct growth to Municipalities and other Targeted Areas; and

- Provide equitable mobility options.

#### 2017 Stagecoach Community Vision

The Stagecoach community continues to value the following elements: the nature and character of the area, lot consolidations and infill with a focus on infrastructure expansion, and the preservation of environmentally sensitive lands. While recreational activities have always been included as the foundation of Stagecoach as a resort community, emphasis has moved from a ski area to a focus on hiking, biking and Nordic skiing. There has been a shift in focus away from amenities that may not be developed to recreational activities that are currently available to the community. The concept of a small-town center offering mix-use opportunities such as a community market and a daycare facility is still favored. While the 1999 Plan designated a specific location at the base of the ski area as the appropriate spot for a future town center, the recent survey indicates that the community would now support the development of a commercial center in a different location.

The preferred land use and direction described by the community is that Stagecoach will continue to evolve as a diverse community with a unique and desirable rural Routt County character, with recreational opportunities while emphasizing self-reliance within a supportive local community. The core values of the Stagecoach community are as follows:

- Encourage diverse types of environmentally sensitive housing that are in conformance with the Routt County Master Plan, Routt County Zoning Regulations, and pertinent property owner association covenants.
- Encourage 'in-fill' of existing subdivisions and lot consolidations while focusing on implementation of new infrastructure.
- Preserve open spaces and scenic views to the best extent practicable.
- Protect wildlife habitat and reduce potential for wildlife/human conflict.

- Develop safe and environmentally sensitive transportation systems of trails, roads and conveyances.

A complete list of the applicable policies and recommendations from both County planning documents that have been considered and incorporated into the design and operations of the proposed project is contained in Appendix H. The following is a summary of the elements that are incorporated into plan that are consistent with or further the goals and objectives of both the 2022 Routt County Master Plan and 2017 Stagecoach Community Plan.

**2022 Routt County Master Plan identified Stagecoach as a Tier 2 area.**

According to the Routt County Master Plan, “Stagecoach is considered a Tier 2 Targeted Growth Area because it has an approved sub-area plan, platted lots, zoning appropriate for higher density development, and a special district to support infrastructure needs. Development in Tier 2 areas is intended to emphasize the importance of preserving the rural character of the region while accommodating growth in a sustainable manner. “

Stagecoach Mountain Ranch complies with and advances goals for Tier 2 Future Growth Areas as follows:

**A mix of housing choices and diversity**

Stagecoach Mountain Ranch will provide housing for essential and workforce employees that will consists attached and detached single family homes, townhomes, apartments and dormitory-type units. The housing will be designed to fit the needs of seasonal and year-round residents and will be restricted to be permanently affordable. SMR will offer high-end housing to include a variety of condominiums, townhomes, cabins and single family homes.

**Development that addresses an identified community need**

In addition to affordable workforce housing Stagecoach Mountain Ranch will construct the long-awaited and desired public marketplace. The marketplace will include a gas station, market (small grocer), day care, and other uses needed by the community. With County approval, cell service infrastructure will be improved for the whole

community. SMR will also contribute to improves on CR 14 and CR 16.

**Community amenities (open space, trail access, recreational amenities)**

Adjacent to the marketplace will be a community park (details found in this application), a trailhead with trail access to BLM land, trail connections with SPOA trail system, preserved open space, and an emergency egress/ingress access connecting to CR 14. Additionally, historic restoration of several buildings at the Stetson Ranch homestead will be completed.

**Assurance that proposed utilities, services and amenities can be delivered within an acceptable time.**

Such assurance will be provided.

**Open Space** - totaling approximately 3,284.81 acres, or 65% of the subject properties.

**Trails** - the proposed connection and expansion of the existing Stagecoach trail system is consistent with the SPOA Trails Master Plan as well as other community trails in Stagecoach.

- Public open space for the connection and expansion of the existing Stagecoach trail system.
- Provide public access to the existing 736 acres of BLM land-locked property directly east and adjacent to the mountain property, through a public access easement on approximately 38 acres of land having frontage on Schussmark Trail.

**Public Civic Community Park** - Public open space for civic and passive recreation uses, to be owned and maintained by the SMR HOA, which depending on the season could include the following uses: (14.03 acres)

- Community green space for community events such as fairs, festivals, farmers markets, concerts, and performances
- Community gardens

- Tubing and sledding hill
- A parking area to serve as a trail head for the existing and proposed trails, as well as, the community park, and regional commuter parking associated ride-share program or a potential shuttle service to Steamboat Springs.

**Open Space Areas** - Private open space provided on the mountain, to be retained and maintained by the SMR HOA, and will be utilized as a combination of conservation areas, passive recreation, as well as active recreation as ski slopes, pursuant to §3.24 of the County's Unified Development Code, to service the future residents of the project. (3,284.81 acres)

**Critical Environmental Open Space Areas** - Preservation of critical environmental areas, such as wetlands, streams or water courses on the property, and wildlife and other habitat areas, through conservation easements or other appropriate conservation mechanism. (2,859 acres)

**Active Open Space**

Open space including groomed skiable terrain. (4.26 acres)

**Workforce Housing** – Provide a mix of workforce housing units to meet the housing needs of both employees of the project as well as the community at large, as follows:

Employee Housing: 42 housing units to house 90 employees, where housing for only 73 employees is required.

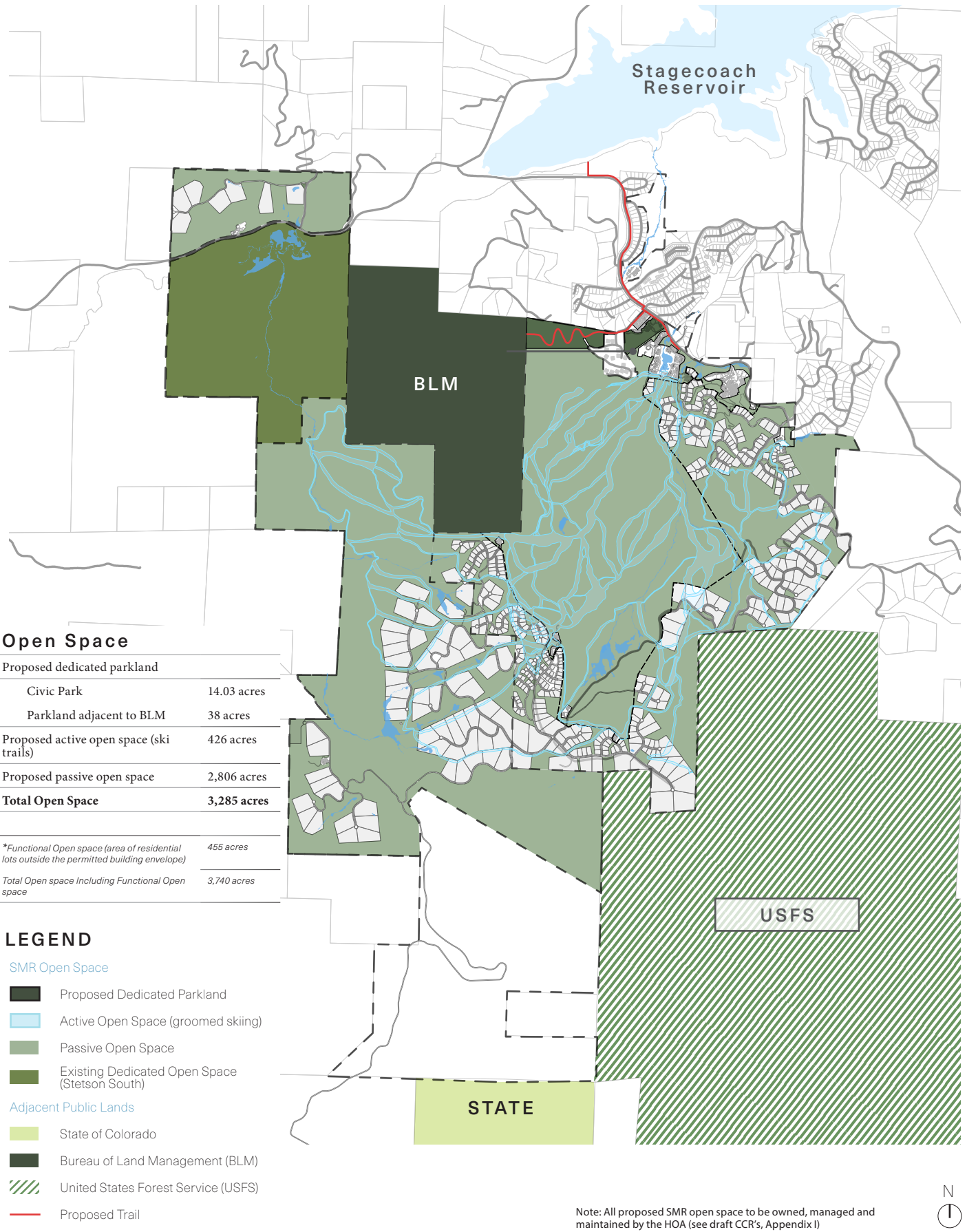
Essential Housing: 95 housing units have a mix of 1-to-3-bedroom units, where only 83 essential housing units are required.

These units will remain affordable in perpetuity via deed restrictions pursuant to the UDC requirement, with potential priority for the Essential Housing units given to South Routt County School District teachers, the Oak Creek Fire Protection District emergency service providers and/or County employees.

**Master Plan Infrastructure and Public Facilities Recommendations**

- Contribution to the Routt County Road improvement fund to be utilized to upgrade County Route 14, including widening and paving certain sections of roadway to provide shoulders for safer driving conditions, or as deemed appropriate by the County, including potentially increasing the County's level of service of one snowplow shift per day on the Stagecoach community roads.
- Contribute \$1.5 million to Oak Creek Fire District to complete the expansion and renovation of the Stagecoach Fire Station.
- Install a secondary means of emergency ingress and egress for the Stagecoach community through the SMR mountain property to provide an alternative emergency access to State Route 131.
- Telecommunications/Broadband Infrastructure – In coordination with the Routt County Emergency Communication Department and the Oak Creek Fire District and with Routt County approval, install a cell tower on the Mountain property to improve both emergency services and regular cell service communications in the Stagecoach area, consistent with the recommendation of both the County and Stagecoach Community master plans. The cell tower shall be designed to fit into the natural environment, in order to minimize the visual impacts to the community.
- Contribution to the Morrison Creek Metropolitan Water and Sanitation District (MCMWSD) improvement fund to assist the District to address the infrastructure and water quality issues that the District is currently facing. These funds would be in addition to those required for the District to provide the services for the proposed project.
- Employ the technique of reusing treated effluent from MCMWSD's wastewater treatment facility to provide the water supply for the snowmaking for the ski mountain, thereby substantially reducing the need for direct

# Open Space Designation, Dedication and Maintenance Information



discharge into the reservoir and assisting the District to reduce the current high level of nutrients entering into the Stagecoach Reservoir.

- Tax Revenue for Various Agencies: Property taxes from the project will generate significantly more revenue for each of the County agencies providing larger budgets and a higher level of service. Specifically, the school district will benefit from more resources for newer buses, new bus routes, better school facilities, particularly within the Stagecoach community. At full buildout, the project is anticipated to generate \$29.09 million in annual property tax revenue. Using currently millage rate, the property tax revenue is distributed as follows: \$12.1 million to South Routt School District, \$4.16 to Routt County General Fund, \$6.16 million to MCMWSD, \$4.29 million to Oak Creek Fire Protection District, and the remainder to the Library District, South Routt Medical Center health Service District, Oak Creek Cemetery, Colorado River Water Conservation District and Upper Yampa Water Conversation District.
- Job Creation: SMR operations will create year-round, quality, full-time jobs, as well as seasonal jobs. It is the goal that many of these positions will potentially be filled by existing Stagecoach residents, thereby eliminating the need for some Stagecoach residents to commute into Steamboat Springs for employment.
- Neighborhood Commercial Development: Construction of approximately 12,000 sq ft of commercial development on the parcels currently zoned PUD at the southeast corner of Schussmark Trail and County Route 16. Potential uses and services to be provided are a market, cafe, liquor/bar, shipping center and day care center, as recommended in the Stagecoach Community Plan.
- Assist in funding for the construction of trails within Stagecoach community including those as identified in the SPOA Trails Master Plan in the Stagecoach area.
- The Sustainability elements incorporated in the plan that will also assist in furthering the County's adopted Climate

Action Plan, as detailed in section 1.4 Commitment to Sustainability of this document.

### 3.2.a. Public Benefits

The proposed project has to provide public benefits pursuant to §3.22.B. of the County Unified Development Code (UDC). The following are the proposed public benefits as specifically listed in §3.22 C.4 of the UDC.

#### a. Preservation of historic or vital community assets;

- Historic Restoration of the original building associated with Stetson Ranch homestead, including the original home, barn, and icehouse, thereby preserving the rural character of County Road 14.

#### b. Improvement of public infrastructure including, but not limited to, providing transportation services that serve more than just those within the development site, upgrading of public roads outside of the actual development site, providing central wastewater and/or water systems that benefit more than just those within the development, or broadband and/or telecommunication networks that benefit more than just those within the development site;

- The proposed project anticipates contributing to the County Road 14 improvement fund to be utilized to upgrade County Road 14. Improvements might include widening and paving certain section of roadway to provide shoulders for safer driving conditions, or additional improvements as deemed appropriate by the County.
- The proposed project anticipates financially contributing to the Contribution to the MCMWSD to assist the District to address the infrastructure and water quality issues that the District is currently facing. These funds would be in addition to those required for the District to provide the services required for the proposed project.
- Telecommunications/Broadband Infrastructure – In coordination with the Routt County Emergency

Communication Department and the Oak Creek Fire District and with Routt County approval, the proposed project plans to install a cell tower on the Mountain property to improve both emergency services and regular cell service communications to the Stagecoach community as well as improving cell service along County Road 14, particularly west of Stagecoach. The installation of telecommunications/broadband Infrastructure will implement one of recommendations contained of both the County's and Stagecoach Community master plans. The cell tower shall be designed to fit into the natural environment, in order to minimize the visual impacts to the community.

**c. Improvement of public safety services, such as police, fire and rescue.**

- \$1.5 million to fund the renovation and expansion of the planned Oak Creek Fire District's Stagecoach Firehouse.
- The proposed cell tower referenced above will improve communications for all public safety agencies serving the Stagecoach community. (SUP application will be submitted after obtaining preliminary approval)
- Emergency egress road from Stagecoach to State Road 131 south of Phippsburg will serve all Stagecoach residents in case of wildfire or other emergency that impacts egress via County Roads 212, 16 or 14.

**d. Permanently preservation of a significant amount of open space (beyond the minimum open space requirement) that protect areas of critical wildlife habitat to ensure natural areas are not fragmented by development or commercial recreation through a conservation easement or other method acceptable to the County; and**

- Pursuant to §4.51.E.1. of the County's UDC Subdivision Standards 10% of the gross area of all Major subdivisions shall be designated as parks, trails, or open space.
- Required Open Space:

- The gross area of the major subdivision of the Mountain parcel is 1,199 acres and therefore 119.9 (10%) acres of open space is required.
- A total of 463 acres is proposed to be dedicated as open space as part of the major subdivision of the Mountain property.
- Proposed Open Space:
  - 1,212.56 acres of open space is proposed as part of the Cat Creek LPS subdivision.
  - 181.8 acres of open space is proposed as part of the Stetson LPS subdivision.
  - A total of (1,212.56 + 463 + 181.8) acres is proposed to be preserved, (1,856.36 - 119.9) = 1,737.46 acres.

**e. Include facilities, such as but not limited to parks, community centers, trails, trailheads, that enhance the quality of life of county residents, not just the residents or users of the development, and promote economic vitality, social opportunities, and community health and safety into the project development plan. Permanently preserve prime agricultural lands from the impacts of development and commercial recreation through a conservation easement or other method acceptable to the County.**

- Approximately 14 acres of land is proposed to be designated for the Stagecoach community park that will include park improvements, play area, amphitheater, community event space for community festival, farmers markets, and community gardens. Final programming of this community park will be determined with the input for the Stagecoach community.
- Approximately 38.31 acres of passive parkland that can be utilized for expansion of the trail system within the community as well as provide a potential trail connection to the 736 acres of Bureau of Land Management currently without public access, which is the western adjacent to the ski mountain property. In addition, trailhead parking will be provided for this property across Schussmark Trail



adjacent to the Stagecoach community park referenced above.

- Offered to provide \$2.5 million dollars to CPW to assist in completing specific improvement projects, as identified by the CPW, for Stagecoach State Park.
- The conservation of 181.8 acres of existing agricultural lands associated with the proposed LPS subdivision of the Stetson property.
- Provide annual funding for local stakeholder groups whose goal is to enhance and protect the water quality of the Yampa River and the Stagecoach reservoir.
- Employ the technique of reusing of the treated effluent from MCMWSD's wastewater treatment facility to provide the water supply for the snowmaking for the ski mountain, thereby substantially reducing the need for direct discharge into the reservoir thereby assisting the District to reduce the current high level of nutrients entering into the Stagecoach Reservoir.
- Tax Revenue for Various Agencies: Property taxes for the project will generate significantly more revenue for each of the County agencies providing larger budgets and a higher level of service. Specifically, the school district will benefit from more resources for newer buses, new bus routes, better school facilities, particularly within the Stagecoach community. At full buildout, the project is anticipated to generate \$29.09 million in annual property tax revenue. Refer to Appendix DD for the Fiscal Impact Analysis for further details regarding the tax impacts.
- Job Creation: SMR operations will create a variety of year-round, quality, full-time jobs and seasonal jobs. Some of these positions will potentially be filled by existing Stagecoach residents, thereby eliminating the necessity for some Stagecoach residents to commute into Steamboat Springs for employment. Refer to Appendix DD for the Fiscal Impact Analysis for further details regarding the job impacts.

- Neighborhood Commercial Development: Construction of approximately 12,000 sq ft of commercial development on the lands currently zoned PUD at the southeast corner of Schussmark Trail and County Route 16. Potential uses and services to be provided are a market, cafe, liquor/ bar, gas station, shipping center and day care center, as recommended in the Stagecoach Community Plan.
- Assist in funding of the proposed trails as identified in the SPOA Trails Master Plan in the Stagecoach area.

The above referenced public benefits have been identified and vetted through the planing process, creating the 2017 Stagecoach Community Plan and/or the 2022 Routt County Master Plan. Other public benefits will be considered as deemed appropriate by the Routt County Board of County Commissioners during their review and approval process on the subject application.

### 3.2.b. School and Park Lands Dedication

Sections 4.51.D. of the County UDC requires the dedication of park lands and school sites for public use in any major subdivision application. Below is an overview of each of the dedication requirements as well as how the Applicant is proposing to meet those requirements.

Pursuant to section 4.51.D.5., a minimum of 0.013 acres of land per each resident of the subdivision be dedicated for the purpose of active recreation **to accommodate the needs of the project's residents**. The Applicant has committed to the dedication of 20.42 acres, as a minimum, of the Project as park land to satisfy this requirement. There two Park parcels, shown on the Preliminary Plat, contain in Appendix E and E that have been submitted with this application, contain 23.84 acres and will be dedicated to meet this requirement. The Draft Covenants outline how the Applicant will fund the maintenance and upkeep of this open space. Refer to Appendix I. Draft Covenants.

Pursuant to section 4.51.D.4., requires that a minimum of 0.017 acres of land per each resident of the subdivision be dedicated for the purpose of school sites. Based on this requirement, 26.71 acres would be required for dedication.

In addition, Section 4.51.D.8. of the UDC allows for the payment of a “Fee-in Lieu” where all or a portion of land for school land dedication is not in the public interest. The amount of the Fee-in-Lieu payment shall be equal to the full market value of the acreage that would have been required to dedicate. Based on recent sales with the Stagecoach, the price the applicant paid for this parcel (\$16,927/acre) is representative of a fair market value for land, in addition the Applicants has or will spend an additional \$10,000,000 to complete platting of the entire project or an additional \$3,959 per acre for a total of \$20,886 per acre. Therefore, a payment of \$557,865 would satisfy the fee in lieu.

The Applicant has had several meetings with the South Routt School District’s superintendent Dr. Kirk Henwood, and the School Board to determine which alternative, or combination thereof, best meets the school district’s long term needs. The applicant offered a hybrid approach alternative for the School Districts consideration, where the 10.28 acres of lands that is adjacent to the District’s existing 10.16 acres would be dedicated to the District and combined with payment in lieu for the remaining 15.89 acres. The applicant is prepared to implement whichever alternative that the school district feels best meets the future needs of the district.

### **3.2.c. Open Space Compliance**

Pursuant to section 4.51.E., a minimum of 10% of the gross area of the subdivision be dedicated for the purpose of passive and active recreation. The Applicant is proposing to dedicate a minimum of 119.9 acres (this will be based on the total area within the proposed SMR zoning district, which is the area that is the subject of the major subdivision application on the Mountain property) of the Site as open space land to satisfy this requirement. There are number of parcels shown on the plats that have been submitted with this application totaling 463.22 acres and will be dedicated to meet this requirement. The Draft Covenants outline how the Applicant will fund the maintenance and upkeep of this open space. Refer to Appendix I. Draft Covenants.

### **3.2.d. Housing Compliance**

The Applicant’s proposed Stagecoach Mountain Ranch (SMR) workforce housing program will meet Routt County’s new Uniform Development Code (UDC) requirements for both Essential and Employee Housing.

Workforce Housing Development Summary:

- Provide 95 Essential Housing units and 42 Employee Housing units for a total of 137 housing units in a mix of building types on two separate parcels, with a mix of studios, one, two-, and three-bedroom apartments, as well as two, three, and four bedroom townhomes. This will allow the Project to accommodate a variety of households, from a single person to families. All of the units will be for-rent, deed-restricted and permanently affordable for renters earning up to 120 percent Area Median Income consistent with the requirements of UDC. (subject to further study in consultation with Routt County planning staff and commissioners).
- Create connections to existing transportation infrastructure, trail systems and open space, with view corridors and access to nearby natural amenities.
- Build a welcoming, mixed-use development at the southeast corner of the intersection of County Road 212 and the Schussmark Trail, called the Stagecoach Community Marketplace, and a nearby residential neighborhood located further east and on the north side of County Road 212, consisting of the lands associated with the subdivision map of Double Creek, each designed to be compatible with the existing rural residential area surrounding the Project.
- To implement the following recommendations from the 2017 Stagecoach Community Plan contain in Section 5.2 which states as follows:
  - Section 5.2 - The Neighborhood Marketplace is envisioned as a small-town center which contains “services such as a community retail market, office space, gas station and daycare center that would support the community as it grows.”

- Section 5.6 – New housing developments should have a variety of housing types and various price points to help ensure a health and mixed income community.
- 5.6.2 Housing Actions
  - Support various types of residential housing such as duplexes, multi-family and single family to achieve diversity and affordability.
  - Support higher density housing in the North Area, ideally near the commercial node or as part of a ROD.

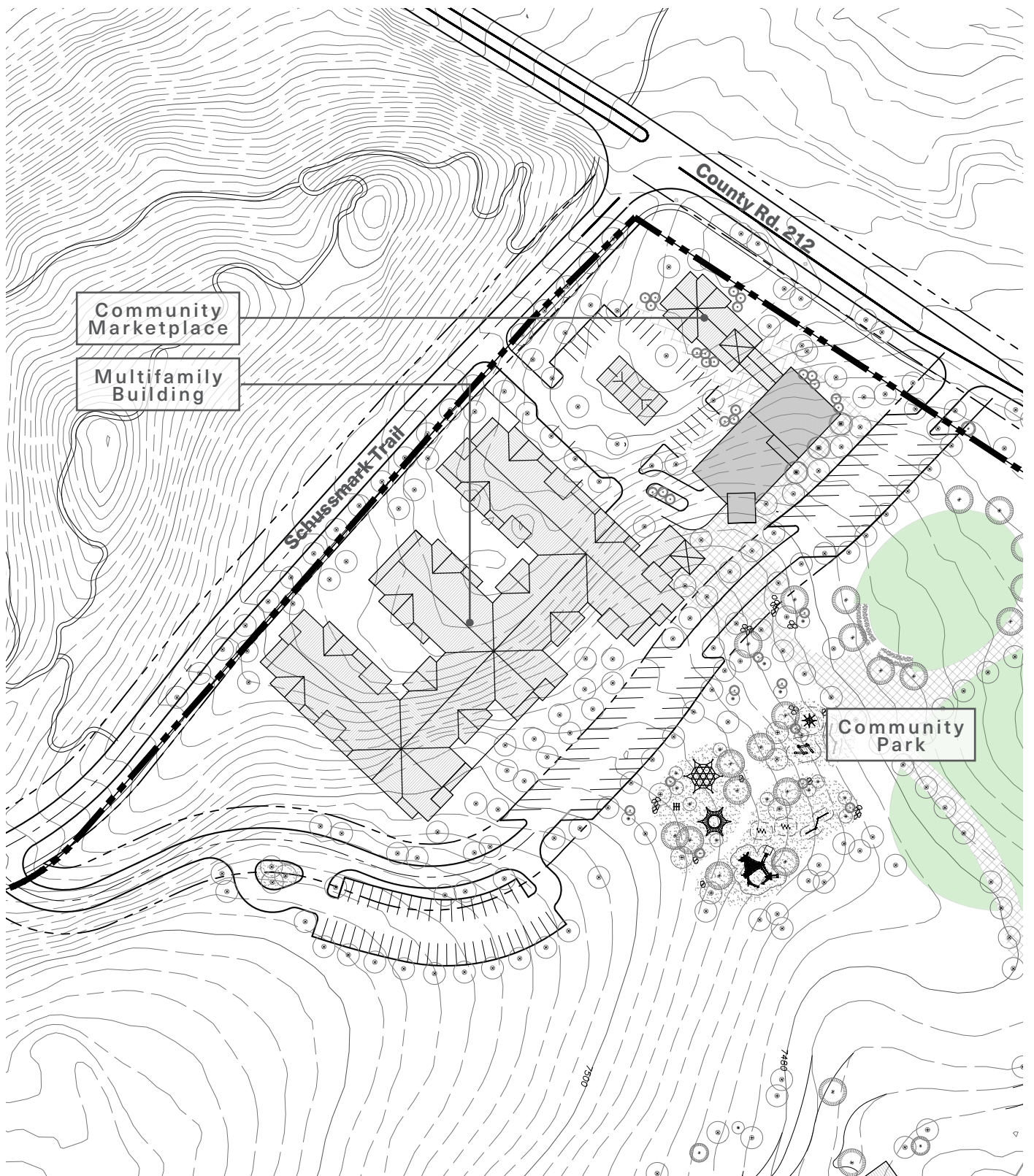
### Stagecoach Community Marketplace

The Community Marketplace located on the southeast corner of Schussmark Trail and CR 212, is proposed to include a mix of uses including a convenience/market store, small gas station, multi-family residences, and surface and structured parking on approximately four acres. The Community Marketplace fronts on the new internal roadway and the adjacent 14-acre community park.

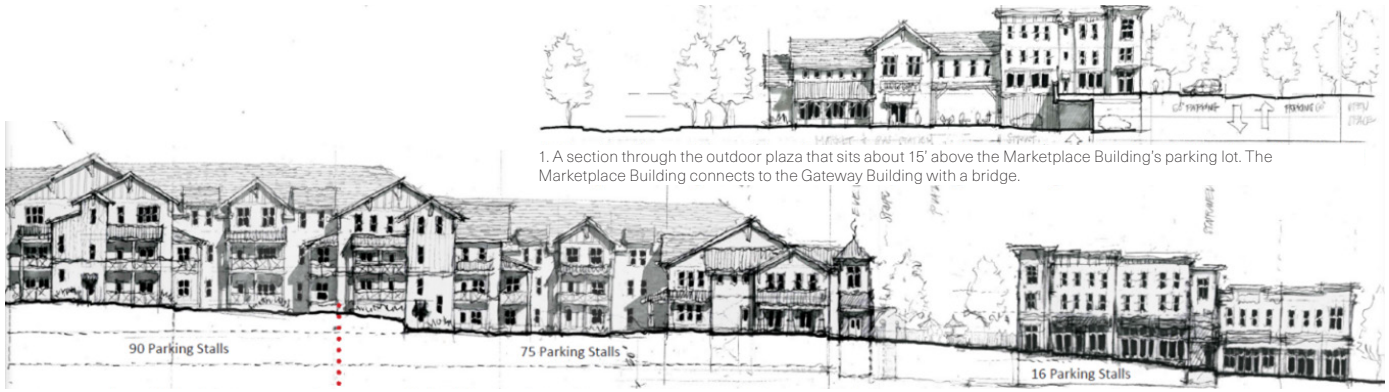
The design intent of the Community Marketplace encourages the scale, massing and physical relationships of a small town, with central public spaces. Buildings and site elements will express human scale, through materials and forms, which also depict the character and image of a western, mountain community. The architectural expression will be designed to draw upon the regional and local heritage and to be rooted in historical precedents. With building materials such as heavy cut timbers, dry-stack stone, cedar lap and other wood siding, and a mix of flat and pitched roofs, the Community Marketplace will be a pedestrian-friendly neighborhood center in Stagecoach. These design principles seek to promote buildings that are well suited to the local climate and environment and is visually compatible with its surroundings.

Specifically, the Stagecoach Community Marketplace is proposed to include the following:

- The Community Marketplace Building is a 2-story building fronting on the corner of Schussmark Trail and CR 212, and features 4,000 sq ft “community retail market” on ground floor, with four employee apartments on the 2nd floor. In the rear of the community marketplace building, and accessory thereto, a 2-pump gas station is proposed along with an off-street parking facility containing 26 parking stalls where 16 parking spaces are required per the UDC.
- The Gateway Building has a combination of 2 and 3 stories, having 8,250 sq ft of non-residential space on the ground floor, to accommodate a mix of commercial use to service the Stagecoach community, such as retail, office, personal services, and eating and drinking establishments. The second story contains nine employee housing units and an enclosed pedestrian bridge connects with the Marketplace Building. There are 16 below-grade structured parking stalls provided for the residents and guests of the residential units, where 10 parking spaces are required. There are 20 diagonal surface parking spaces provided along the new proposed internal roadway that fronts the ground floor commercial uses of the building, where 16 spaces are required.
- The Marketplace Apartment Building is a 3-story building containing 81 workforce housing units, and 9,000 square feet of accessory amenity space for its residents. In addition, there is 3,000 square feet for a public day care center. There are 165 below-grade structured parking spaces provided for the proposed uses of the building, where 137 parking spaces are required.



**Stagecoach Community Marketplace - Conceptual Site Plan**



1. A section through the outdoor plaza that sits about 15' above the Marketplace Building's parking lot. The Marketplace Building connects to the Gateway Building with a bridge.

2. A section through the looping street showcasing the building's relationship to topography and the Marketplace Apartment as it steps across the site and sits above parking.

**Stagecoach Community Marketplace - Section View**

**Double Creek**

A short distance to the east of the Community Marketplace is the nine lot Double Creek subdivision. On each lot will be a four-bedroom single-family home and a 600 sq ft 1-bedroom secondary dwelling unit, for a total of 18 units, which will accommodate a total of 45 employees. This proposed residential neighborhood is accessed via a new tree-lined roadway on the north side of County Road 212 that follows the site's topography and creek edge along the eastern side of the site, as all is shown in the Double Creek conceptual site plan contained in Appendix J.

**Middle Creek Meadow**

Less than a 0.25 miles west of the Community Marketplace is the proposed residential neighborhood consisting of 13 three-bedroom townhome units and 12 apartments with an equal mix of 1 and 2 bedroom units (Essential Housing units). These are located on approximately 7 acres consisting of the southern 5 acres of the lands associated with the GOLF

COURSE TRS: PT OF 6 & 11 of Meadowgreen Subdivision, with Lot 2 from the Stagecoach School Site MDSE subdivision having an area of 2 acres. This neighborhood will be accessed via a new tree-lined roadway on the north side of County Road 212 through the middle of the development, as all is shown in the Middle Creek Meadow conceptual site plan contained in Appendix K. A harmonious neighborhood character of these two developments will be achieved through careful choice of building materials and colors, articulation of roofs and facades, and the presence of front porches along the streets and green spaces. Pitched roofs help to define the character of the neighborhood, provide interest, and allow sunlight to reach the public spaces (sidewalks, streets and greens). The townhouse buildings are designed to resemble large single-family homes to fit into the surrounding single family residential neighborhood. (see precedent images) design elements help integrate both single family homes and multi-family townhouses into the existing surrounding single-family neighborhood.



Two-story backyard townhomes have detached garages and typically have two to three bedrooms. These homes are alley-loaded and may face onto streets or green courts. A four-unit composition is shown above.



Two-story compact townhomes have attached garages and typically have two to three bedrooms. With limited private outdoor space, these homes are well-suited to face onto green courts and be located to the largest neighborhood amenities. A three-unit composition is shown above.

**Proposed Townhome - Precedent Imagery**

## Code Compliance

Section 4.53 of Routt County's UDC contain the requirements for Major Subdivisions, which pursuant to §4.53 A.1. apply to "all divisions of land that do not qualify for an Administrative Subdivision or a Land Preservation Subdivision.". Pursuant to §4.53 B.4.b.i. "a minimum of 15% of the total proposed Dwelling Units" shall be developed as "Essential Housing". Six hundred and thirteen (613) dwelling units are proposed, of which 67 will be constructed on lots created as part of a Land Preservation Subdivision, with the remaining 546 developed by either as part of a major subdivision or a residential site plan. Therefore, the proposed 546 dwelling units are subject to the Essential Housing requires pursuant to §4.53 B.4.b.i., and §4.60 E.3, respectively, which results in 83 essential housing units being required ( $546 \times 15\% = 82.8$ ), where 95 dwellings units are provided.

In addition, pursuant to §3.21 of the UDC requires that the construction of housing for 15% of the number of year-round full time equivalent (FTE) employees as identified in an employee housing impact study. The Employee Housing Impact Study prepared for the project identified that 481 FTE employees are required for the development to operate, and therefore employee housing to accommodate 73 employees is required to be constructed ( $481 \times 15\% = 72.1$ ), where housing for 90 employees is provided that represents 18.7% of the 481 FTE to be employed in the project.

Refer to Appendix B Anticipated Number of Employees for further detail on how FTE were calculated.

The following tables outline compliance with Code Section 4.53 Major Subdivision Essential Housing, and Section 3.21 Employee Housing of the County's UDC.

## SMR Workforce Housing Calculations

Essential Housing <sup>1</sup>			Employee Housing <sup>2</sup>					
Market Rate Housing Units			Essential Housing Units			Number of Employees	Housing for Employees <sup>3</sup>	Housing Units <sup>4</sup>
LPS Subdivision	Major Subdivision	Total	Required	Provided		Required	Provided	
67	546	613	82	95	481	73	90	42

**a-1** 15% of the market rate dwelling units in a Major Subdivision or Residential Site Plan. (Not required for LPS subdivisions) Requirements for Essential Housing per section 4.53.B.4.d. & e.:

i. At least one member of a family must qualify under the deed restriction.

ii. Housing units shall be constructed on the site of the primary development.

iii. Housing units shall be constructed simultaneously with or prior to the primary development.

iv. Offer a variety of unit sizes to accommodate different household compositions, including studios, one-bedroom, two-bedroom, and three-bedroom units.

**a-2** Requirements for Employee Housing per section 3.21.D.3. & 4.

a. At least one member of a family must qualify as an employee for each unit

b. Housing required under this Section shall provide:

i. At least four hundred (400) square feet of space; and

ii. Full living, kitchen (including refrigerator, stove/oven, sink), and sanitation facilities for each employee housing unit

c. Offer a variety of unit sizes to accommodate different household compositions, including studios, one-bedroom, two-bedroom, and three-bedroom units

**a-3** 15% of the number of FTE Employees

**a-4** Based on proposed bedroom mix of the employee housing units.

### Unit Breakdown by Bedroom Mix & Type of Workforce Housing

Unit Type	Essential	%	Employee <sup>5</sup>	%	Total
Studio	18	19%	4	10%	22
1BR	28	29%	12	29%	40
2BR	32	34%	13	31%	45
3BR	17	18%	4	10%	21
4BR	0	0%	9	21%	9
<b>Total</b>	<b>95</b>	<b>100%</b>	<b>42</b>	<b>100%</b>	<b>137</b>

### Number of Units by Location & Type of Workforce Housing

Location	Essential	Employee	Total
Community Marketplace Apartments	70	11	81
Market & Gateway Buildings	0	13	13
Double Creek	0	18	18
Middle Creek Meadow	25	0	25
<b>Total</b>	<b>95</b>	<b>42</b>	<b>137</b>

### Construction Schedule and Sequence

The project is proposed to be built in six phases. All of the required Essential and Employee housing units, including the neighborhood commercial center associated with the Gateway Mixed Use Building, will be built in Phase I. All of the required Essential Housing units will be constructed prior to the issuance of the Certificate of Occupancy for 50% of the market rate units to be constructed in Phase I.

### 3.2.e. Skyline Compliance

The skyline study of residential homes on a ski mountain focuses on ensuring that new developments respect established height limitations, to illustrate compliance with section 3.30 of the UDC. By working closely with these guidelines, the Applicant aims to preserve the natural beauty of the mountain and maintain the visual harmony between architecture and landscape. This approach not only protects the mountain’s iconic skyline but also supports sustainable development practices that prioritize the environment.

### Simulation Method

Viewpoint simulations were prepared using single frame digital photographs taken with 50mm lens setting to mimic normal human eyesight relative to scale.

3D modelling software (SiteScan) was used to show accurate sizing of all aspects of the development i.e., roads, single family dwellings, multi-family dwellings, ski runs, chairlift towers and terminals). The same 3D modeling software was used to incorporate accurate screening effects of topography and screening effects of vegetation.

a-5 1. Total # of employees housed in the Employee Housing units: 90 or 18.7% of the number of FTE.

Exaggerated sizes of prototypes of building types were inserted into the digital elevation model. The prototypes include: single family homes at 45 feet in height and 12,000 sf, multi-family at 75 feet in height and 20,000 square feet and the base lodge at 90 feet in height.

Aerial flown 2-foot topographical survey data has been incorporated into the model to provide an accurate representation of topographical screening and elevation change throughout the property and viewpoints.

Photographic editing software has been used to color all aspects of the development as shown in the simulation.

As illustrated in the Skyline Study, none of the proposed development will be considered “skylined”. Further, any proposed development within the Mapped Skylined Area shall be designed and constructed to comply with section 3.30.B.3.a.i. where no more than 15 vertical feet of the proposed structure will be skylined as viewed from any point along the designated

public roadways shown on the Skyline Area Map within a 3-mile radius. Determination of compliance with this requirement for individual structures within the development shall be made a part of the building permit review process, pursuant to section 3.30.B.3.

Refer to Appendix L. Skyline Study, for the analysis of existing and proposed views within the Skyline Focus Area.

### **3.2.f. Development Standard Compliance**

The following outlines compliance with the applicable sections of the UDC as follows:

#### **3.2.Lighting**

Proposed lighting for the SMR project will comply with all requirements outlined in Section 3.2 Lighting to ensure the undesirable effects of exterior lighting is minimized. The Stagecoach Mountain Ranch – Wildlife Mitigation Plan, Appendix Q Section 8.2.14 Lighting, defines lighting shall be capped to limit night-sky pollution. Additional measures

are put in place to ensure site lighting provides safety for residents and limits disruptions to wildlife.

#### **3.3 Signage**

Signage for the project will comply with all requirements outlined in Section 3.3 Signage to ensure accessibility and clear wayfinding to residents and employees of SMR.

#### **3.4 Utilities**

Addressed in Section 3.3.C Utilities of this document.

#### **3.5 Stormwater Management**

Addressed in Section 3.3.G Water Quality impacts of this document.

#### **3.6 Access Management**

Addressed in Section 3.3.B Roads and Traffic, subsections Access, Off-site Improvements, and On-site Roadway Design, of this document.

#### **3.7 Common Roads**

Addressed in Section 3.3.B Roads and Traffic, subsection On-site Roadway Design, of this document.

#### **3.8 Parking and Loading**

Required vehicular parking spaces and bicycle parking is demonstrated as associated with each proposed amenity area in Section 5.0 Master Plan of this document.

#### **3.9 Landscaping**

Proposed landscaping for the project will comply with all requirements outlined in Section 3.9 Landscaping and will demonstrate compliance at a site-specific level during Final Plan Review.

Refer to Section 7.0 Landscape Plans for detailed site plans.

#### **3.10 Snow Storage**

The proposed development will comply with all requirements outlined in Section 3.10 Snow Storage to ensure adequate space is planned for the storing of snowfall



to ensure there is not an impact to the functionality of the proposed roadways, parking, and pedestrian circulation areas.

Refer to Section 8.0 Engineering Plans for the location of snow storage areas and 7.0 Landsape Plans for the amenity zone snow storage areas.

### **3.20 Development in Tier 2 and 3 Growth Areas**

Addressed in Section 3.2 Compliance with Plans and Regulations subsection 2022 Routt County Master Plan identified Stagecoach as a Tier 2 Area in this document.

### **3.21 Employee Housing**

Addressed in Section 3.3.d Housing Compliance of this document.

### **3.22 Public Benefit**

Addressed in Section 3.2.a Public Benefits of this document.

### **3.23 Transportation**

Addressed in Section 3.3.b. Roads and Traffic subsections Access, Off-site Improvements and On-site Improvements of this document.

### **3.24 Open Space, Parks and Trail Design**

Addressed in Section 3.2 Compliance with Plans and Regulations subsection Open Space and Section 3.2.C. Open Space Compliance of this document.

### **3.25 Financial Guarantee for Improvement**

Addressed in Section 3.2.b School and Park Lands Dedication of this document.

### **3.30 Development within Visually Sensitive Viewsheds**

Addressed in Section 3.2.e Skyline Compliance of this document.

Refer to Appendix L. Skyline Study.

### **3.31 Development Adjacent to Water Bodies**

The proposed development avoids development in and near wetlands and shall comply with the wetlands setbacks pursuant to section 3.31.D. of the UDC.

### **3.32 Development within Floodplains**

The proposed development avoids development within floodplains.

### **3.33 Development within a Natural Hazard Area**

Addressed in Appendix X Geologic Mapping and Preliminary Geologic Hazards Memorandum.

### **3.34 Development within a Sensitive Wildlife Area**

Addressed in Appendix Q Stagecoach Mountain Ranch Wildlife Management Plan.

### **3.35 Mitigation Techniques to Reduce Air Quality Impacts**

The proposed development will comply with best practices for design and construction to limit the amount of disturbance designated for development and the impact to adjacent properties during construction.

### **3.36 Mitigation Techniques to Reduce Noise Impacts**

The proposed development will comply with best practices for design and construction to limit the impact of noise for the project create during construction or during operations. Noise from all on-site sources shall be in compliance with the performance standards in the State noise statute (C. R. S. 25-12-101 and 103).

The activity that has the greatest potential for having an impact on noise is from the proposed snow making operation on the Ski Mountain. The applicant is committed to utilizing the most modern snow making equipment that contains noise attenuation design features that result in decibels ranging from 52dB to 58dB at a distance of 40 meters. The noise level of a normal conversation is 60dB and the closest ski trail to an existing home is approximately 40 meters. Therefore, if the snow making equipment were to be located at the closest point of the existing ski trail to an

existing home, then the noise heard for the exterior of that home would be similar to that of two people having a normal conversation. See appendix GG. Noise Impact Memorandum and Decibel Data for additional information. Noise from all onsite sources shall comply with the performance standards in the State noise statute. (C. R. S. 2512101 and 103).

To further minimize the potential noise impact associated with the snow making equipment, the following mitigation strategies will be utilized:

**1. Optimal Equipment Placement:**

- Carefully selecting the location of snowmaking equipment to maximize distance from residential areas.
- Utilizing natural barriers, such as trees and terrain, to shield noise.

**2. Noise Reduction Technologies:**

- Utilize snowmaking equipment that has advanced noise reduction technologies.
- Implementing sound barriers or enclosures around noisy equipment.

**3. Operational Practices:**

- Optimizing operating schedules to minimize noise during sensitive times, such as nighttime.

Implementing quiet operation procedures, such as reducing engine RPMs, particularly during nighttime operations.

**3.37 Mitigation Techniques to Reduce Impacts to Scenic Quality**

Addressed in Section 3.2.e Skyline Compliance of this document.

**3.38 Mitigation Techniques to Reduce Water Quality and Quantity Impacts**

The project shall implement the recommendations of the Water Quality Management and Monitoring Plan as detailed in Appendix R. to insure consistency with the findings in the

Nutrient Loading Report for Stagecoach Mountain Ranch contained in Appendix S.

**3.3 Mitigation Overview**

The proposed development and associated changes in land uses contemplated as part of the project will result in changes to the subject properties, a need for improvements and upgrades to utilities, and an increase in the use of roadways and services in the surrounding areas. In general, the mitigation measures have been incorporated into inherent project design that minimize potential impacts associated with the proposed project, which are outlined in the following sections of the document, and in the numerous studies included with this application.

Pursuant to Section 3.1.G, Section 2 of Chapter 3, 3 of Chapter 3 and Section 4.51.h, the following sections outline the requirements for mitigation measures for the project.

**3.3.a. Unified Development Code Standards**

Each element of the proposed project has been designed to comply with the applicable zoning and subdivision requirements contained in Chapters 2 and 3 of the County's Unified Development Code as further described in the following sections of this documents.

**3.3.b. Roads and Traffic**

**Traffic Impact Study**

Pursuant to Chapter 3.23.C of the Routt County UDC, a Traffic Impact Study (TIS) and has been prepared for the project and can be found in Appendix D. A summary of the anticipated impacts and proposed mitigation measures and improvements is described below.

During development of the TIS, FHU worked closely with RCRBD to determine the key intersections to study. Peak hour vehicle turning movement counts were collected at the study intersections. The intersections studied as part of the TIS were as follows:

- CR 14 & Stetson Ranch Access
- CR 16 & CR 14
- State Highway (SH) 131 & CR 14
- CR 16 & CR 212
- CR 212 & Stageline Avenue / Schussmark Trail
- CR 212 & Community Center Driveway
- CR 212 & Coyote Run Court
- CR 212 & Ski Parking Driveway
- CR 16 & Double Creek Workforce Housing Driveway
- CR 212 & Green Ridge Drive
- CR 212 & Green River Drive / Broken Talon Trail
- Broken Talon Road & CR 16
- CR 16 & Middle Creek Meadow Workforce Housing Driveway

## Access

Pursuant of Section 3.6 of the Routt County UDC, access for the Project will utilize existing access locations and provide new access points for areas of the proposed development. Below is a summary of the access plan by development area.

### Ski Mountain

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 another existing access 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. Both accesses will be improved and will remain.

One additional access point is proposed along CR 212 for the Ski Mountain. It is located 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 Ski Mountain where Green Ridge Drive meets the Property boundary. This access location will be maintained as an emergency egress access only and will be gated.

An additional emergency access roadway is proposed to extend off the southwest corner of the property, through private property (with an access easement) and connecting to CR 21A. This access provides an additional means of emergency egress connecting to SH 131. This access road will be maintained as emergency egress access only and will be gated at the CR21A intersection and at the residential boundary within the project area.

### Community Marketplace – South corner of CR 212 and Schussmark Trail

There is one existing driveway location approximately 450 LF southwest of the intersection. This driveway will be removed and reconfigured to provide access to the Community Marketplace off Schussmark Trail. An additional access point is planned approximately 350 LF east of the CR 212 and Schussmark Trail intersection. There is an existing driveway at this location which will be improved to accommodate the new internal roadway, as recommended in the 2017 Stagecoach Community Plan, and provide access to the Stagecoach Community Marketplace and public community park.

### Stetson Ranch – Jack Creek Road and CR 14

The existing access to the Stetson Ranch property is located at Jack Creek Road and CR 14. This access will remain and will be utilized to serve the seven proposed residential lots. A proposed access off Jack Creek Road will be created, approximately 1,450 LF north of CR 14. A private roadway will be extended westward to serve the seven lots. Additional access points to CR 14 are not proposed.

There are two existing private driveways located approximately 2,200 LF west of the Jack Creek Road and CR 14 intersection. One to the north that serves multiple existing agricultural buildings and one to the south that provides private access to the Yampa River. Both of these existing

access locations will remain however, only the northern access will be improved.

### **Middle Creek Meadow Residential – CR 16 and CR 212**

A proposed access is planned along the east side of CR 16, approximately 400 LF north of the intersection of CR 16 and CR 212. This access will serve proposed workforce housing residential units.

### **Double Creek Residential**

A proposed access is planned along the north side of CR 212, approximately 1400 LF east of the intersection of Schussmark Trail and CR 212. This access will serve the proposed workforce housing residential units.

### **Off-site Improvements**

The TIS analyzed the background (existing) traffic condition as well as the proposed traffic condition at the key intersections identified by RCRBD. A detailed analysis and summary is provided in the TIS. Based upon background traffic only, there are necessary improvements to some of the intersections studied. When the proposed project traffic and trip generation are added to the background traffic, additional improvements are warranted.

As detailed in the TIS, the Project proposes improvements to the following intersections.

- CR 212 & Schussmark Trail
- CR 16 & CR 14
- CR 16 & CR 212
- SH 131 & CR 14

In addition to intersection improvements at these locations the TIS recommends updating the intersection traffic control at the study intersections from yield-control to two-way stop control. Per the TIS, traffic signals are not warranted or proposed at any of the intersections.

Additional offsite improvements planned as part of the project include:

- Asphalt paving of CR 212 along the project frontage from Coyote Run Ct to Broken Talon Trail

- Asphalt paving of CR 18A along the project frontage from CR 16 to Uncompahgre Rd.

The TIS report can be found in Appendix D.

### **On-site roadway design**

All on-site roadways serving residential uses will have a minimum paved surface width of 22 feet. The roadway typical section includes gravel shoulders, no curb and gutter, and roadside drainage swales. The roadside drainage swales will be utilized for snow storage and snow plowing in the winter months. Additional snow storage areas will be identified for the non-residential, retail and amenity areas within the development on a site specific basis. Snow storage for the individual lots will be provided within each lot and areas will be identified with each building permit application.

All on-site roadways will be privately maintained by the Homeowners Association (HOA) and not by the County. On-site roadways design will comply with the Oak Creek Fire Department Roadway Design Standards and the International Fire Code (IFC). The Project Team has worked closely with the Oak Creek Fire Department to develop the roadway network, roadway design criteria and emergency access plan. All roadway connections to the public Right of Way (ROW) and improvements within the public ROW will be designed per RCRBD standards and CDOT standards (where applicable).

### **CDOT Coordination**

FHU coordinated with CDOT representatives in preparation of the TIS. It is understood a CDOT Access Permit will be required for the project based upon the traffic generated and the necessary improvements to the SH 131 and CR 14 intersection. The access permit application will be submitted to CDOT during the final plat application for the first filing of the development.

### **Road Improvement Study**

Pursuant to Chapter 3.23.D.3 of the Routt County UDC, a road improvement study may be required as determined by the Routt County Public Works Director. Pursuant to Chapter 3.23.D.3.b.i, a project plan and subsequent narrative

has been developed for the project outlining the proposed haul route and anticipated project traffic. This document can be found in Appendix M. RCRB Roadway Standards.

### **Pedestrian Access**

Sidewalks will not be provided along the primary roadways within the development serving each individual lot. Sidewalks will be provided at the various non-residential, eating and drinking establishments, retail and amenity developments within the property. Proposed sidewalks will connect the community park and marketplace. A substantial trail network is planned for the property and will provide numerous multi-use trails connecting the residential neighborhoods to the various amenities and services. These trails will accommodate pedestrians, hiking, biking and limited equestrian uses.

### **3.3.c. Utilities**

Pursuant of Section 3.4 and 4.51.f.1n, the following illustrates compliance with the requirements for providing utilities and other public infrastructure.

#### **Electric Service**

Electric service to all development areas within the project will be provided by Yampa Valley Electric Association (YVEA). A will-serve letter has been provided by YVEA and is located in Appendix N.

#### **Water and Sewer Service and Supply**

The Ski Mountain development and associated residential (excluding Stetson Ranch) are partially within the MCMWSD service boundary. The District has provided a conditional will-serve letter to provide domestic water, residential irrigation and sewer service to this development pending successful annexation/inclusion of the areas of the Ski Mountain development that are outside of the District boundary. Water and sewer mains will be extended into this development area and connected to the existing MCWSMD infrastructure. These mains will be owned and maintained by the MCMWSD but constructed and paid for by the developer. Additional detail regarding the planned infrastructure is provided in the SMR Water & Sanitary

Sewer Master Plan report provided in Appendix O. The entire project, except for the Stetson Ranch residential development, is proposed to be served by the MCMWSD.

Stetson Ranch will be limited to seven lots and each will be served by individual wells and septic systems.

Up sizing, replacement or upgrades to the existing District infrastructure is not anticipated with the first phase of development. However, upgrades and improvements will be required upon future phases of the development. Improvements are detailed in Appendix O, but are generally anticipated to consist of the installation of additional water storage tanks, booster pumps, lift stations, and linear piping as well as future expansion to the MCMWSD wastewater treatment facility. The upgrades to the existing infrastructure will be provided at the cost of the developer, cost sharing with future developments for which the improvements provide benefit, may be pursued. The cost of the planned improvements will not be passed on to the District or its existing customers.

The Project design team has had numerous meetings and direct coordination with the District relative to the phasing of the Project and future needs. It is anticipated as sewer demand increases, the existing wastewater treatment plant will need to be expanded in order to provide sanitary sewer treatment for the Project and for the already committed-to-serve lots within the District boundary. Additionally, the existing Colorado Department of Public Health (CDPHE) discharge permit will need to be amended to allow for additional demand. This effort will be completed in concert with the District and the developer.

As water demand increases, additional wells will need to be drilled to increase water supply. The final location of these future wells will be within the District boundary and coordinated with MCWSMD. The District has stated in the will serve letters and in District held public meetings they have the water rights necessary to serve the project.

#### **Ski Mountain – Water and Sewer Infrastructure**

Water and sewer mains will be extended up to serve the ski mountain development area. The details of the system

layout are documented on the preliminary construction plans submitted with this application as well as the SMR Water & Sanitary Sewer Master Plan in Appendix O.

## **Water Mains**

A water transmission line will deliver water up the mountain within the alignment of the existing roadway. One 500,000 gallon water storage tank and one 1,000,000 gallon water storage tank are planned. The 500,000 gallon tank is planned at the mid-mountain location on the north side of the Project and 1,000,000 gallon tank is located near the top of mountain. These tanks will provide storage volume for fire protection and will supply water for domestic service and residential irrigation through distribution mains within the development. The proposed pipeline(s) will connect to the existing system providing additional pressure and fire protection for existing MCMWSD customers. Pressure reducing valves (PRV), booster stations and additional necessary water infrastructure will be included.

## **Sewer Mains**

Sewer mains for the development will include a mix of gravity and low pressure sewer mains. Sewer service on the south side or back side of the mountain will require lift stations and associated force mains to propel wastewater back to the north side of the mountain to gravity drain to the wastewater treatment plant. The north side of the mountain will include gravity sewer mains to convey wastewater to the existing MCWSMD system.

## **Gas (Propane)**

Natural gas service is not readily available or adjacent to the property. Natural gas needs will be met via private propane tanks for residents and the additional uses on site.

## **Snowmaking**

Snowmaking for the ski mountain development will be supplied via non-potable water provided by Upper Yampa Water Conservatory District (UYWCD). A will serve letter has been provided by UYWCD agreeing to provide water for these uses from the Stagecoach Reservoir. Discussions with MCMWSD and CDPHE are ongoing for the utilization

of treated effluent from the wastewater treatment facility as an additional non-potable water supply source for these uses. The Project will pursue necessary permitting and infrastructure installation to utilize treated effluent for snowmaking. All water quality measures will follow associated CDHPE regulations and be approved by all stakeholders to ensure the quality of the Stagecoach Reservoir is maintained or improved.

Proposed infrastructure dedicated to the non-potable water systems for snowmaking are anticipated to include pump stations and transmission mains to deliver the non-potable water to the associated snowmaking facilities. Non-potable water transmission systems will be extended from both the Stagecoach Reservoir and the MCMWSD wastewater treatment facility. All infrastructure associated with the snowmaking will be owned, operated, and maintained by the developer. Refer to the preliminary construction documents as well as the SMR Water & Sanitary Sewer Master Plan in Appendix O for details related to the proposed infrastructure.

## **3.3.d. Emergency and Fire Protection**

### **Emergency Preparedness**

Pursuant of Section 3.4.I Fire Protection, the following illustrates compliance with the Uniform Fire Code, adopted as the governing the project.

The subdivision has also taken into consideration the requirements of Section 4.5.1.c.1-5 pertaining to the layout and orientation of lots, blocks and roadways to demonstrate compliance with the general conditions in addition to the following:

- Respond to existing features and remain compatible with the surrounding context.
- Meet the requirements of Section 3.6 Access Management and 3.7 Common Roads.
- Provide screening to the proposed development.

The following are outlined to promote awareness for and actions to address emergencies within the project:

- **Evacuation Plans:** Develop and disseminate clear evacuation plans and routes for residents in case of a wildfire.
- **Fire Breaks:** Establish and maintain fire breaks in strategic locations to slow the spread of wildfires and protect critical infrastructure.
- **Collaboration with Fire Authorities:** Work closely with local fire departments, state agencies, and federal land managers to coordinate vegetation management and fire response efforts.

Refer to Appendix P for the full Wildfire Protection Plan report including guidelines, procedures and strategies that are recommended to minimize wildfire risk, improve structural resilience to a potential wildfire event and protect human life and safety.

### 3.3.e. Wildlife

Unavoidable impacts to wildlife shall be minimized through implementation of the impact minimization measures presented below. Homeowners and tenants shall be individually responsible for abiding by all wildlife minimization measures, as described in the Wildlife Mitigation Report.

## Wildlife Impact Mitigation Measures

The Wildlife Management Plan outlines the wildlife habitats occurring on portions of the parcels and documented in this document including the following:

- **Elk:** Summer, Winter, and Severe Winter Range, Production Area, Resident Population Area, Summer and Winter Concentration Areas
- **Columbian Sharp-tailed Grouse:** Winter Range1, Production Range1, Lek Site Buffers
- **Black Bear:** Fall and Summer Concentration Area, Human Conflict Area
- **Mountain Lion:** Human Conflict Area

- **Golden Eagle:** Active Nest Site located 1/2 mile east of the proposed development

To offset the potential impacts of development on these habitat areas, SMR offers the following impact avoidance, minimization, and mitigation techniques:

- **Elk**
  - Elk Production Range – trails closed during elk calving season from May 15 to June 30 to provide security for calving elk.
  - Elk Severe Winter Range and Winter Concentration Area – trails closed from December 1 through April 30 to provide security for wintering elk.
- **Black Bear / Mountain Lion**
  - In order to minimize or avoid wildlife and human conflict, all trash containers will be stored in bear proof containers.
- **Golden Eagle Mitigation**
  - No development shall be placed within 1/2 of the golden eagle nest.
- **Columbian Sharp-Tailed Grouse**
  - SMR realizes that even with designated open space areas there will still be indirect impacts to elk and other wildlife species due to the proximity of residences and recreational amenities such as the ski area and trails.
  - To mitigate this impact, SMR will establish a 0.25% real estate transfer fee that will be applied to transfer of lots or interest therein. The proceeds of the real estate transfer fee shall be used to fund a nonprofit Wildlife Trust to be utilized for wildlife habitat improvement and/or protection projects in South Routt County. The Wildlife Trust charter, which is not currently drafted, shall be established and memorialized in a document to be prepared by a qualified law firm at SMR expense. The Wildlife Trust shall ensure proper wildlife values are at the forefront of fund distribution.

- These funds will be invested in accordance with the investment policy established by the Wildlife Trust. The Trust Fund will be governed by a Board made up of two representatives from SMR, two from CPW, and one Routt County staff member. The Board will approve each habitat improvement project. The Board will meet periodically to review projects presented by the CPW, the HOA, or other interested parties for funding.
- Ideally, projects will be completed using Trust Funds as well as partnership funds, when available, from other organizations such as the USFS, BLM, NRCS, or CPW. Investment management of the fund will be turned over to a professional investment management firm to be approved by the Board. Funds shall be managed in accordance with investment criteria established by the Board. Fees for such management shall be paid out of fund earnings.

### **Amendment and Enforcement**

It is understood that this Wildlife Management Plan (WMP) will be recorded as part of the Master Declaration of Covenants, Conditions, and Restrictions for the Stagecoach Mountain Ranch. Furthermore, the WMP shall not be amended without the written consent of the local CPW District Wildlife Manager and Routt County Board of County

Commissioners. No amendment shall require the approval of any owner except the Declarant. No Owner shall be deemed to be a third-party beneficiary of the WMP, nor shall the WMP be enforceable by any Owner, except the Declarant. If any conflict occurs between the Association Documents and the WMP, the more restrictive provision shall take precedent. The entire WMP, specifically those sections addressing trail seasonal use restrictions, garbage and compost containers, pet control restrictions, and weed control will be enforced by Stagecoach Mountain Ranch or Routt County.

Refer to Appendix Q. for the full Wildlife Mitigation Plan report.

### **3.3.f. State Parks Impacts**

The Applicant has had several productive conversations with CPW Park staff, including Molly West, the Land Use Specialist in charge of the review of the project for CPW, and Craig Preston, Stagecoach Park Manager, regarding potential impacts the Project may have on Stagecoach State Park. These meetings resulted in the applicant offering to fund a number of the park improvements at the Morrison Cove park facilities, in order to mitigate any potential impacts to the Stagecoach State Park as a result of the proposed project. A detailed list of park improvements to be funded along with funding amounts and timing of payments are included in the following letter to CPW.

September 26, 2024

Molly West - Land Use Specialist  
and  
Craig Preston - Park Manager, Stagecoach State Park  
Colorado Parks and Wildlife

Sent via e-mail

**Re:** Stagecoach Mountain Ranch – Contributions to Stagecoach State Park Projects

---

Dear Molly and Craig:



As a follow up to our meeting yesterday regarding the above, Discovery Land Company (“Discovery” or “DLC”) would like to formally outline its commitments in contributing funding to the below referenced projects, as identified by Colorado Parks and Wildlife (CPW) in an amount not to exceed \$2,500,000. Discovery intends to enter into an agreement with CPW in which DLC would contribute funds to the subject projects and for which CPW will manage all aspects necessary to complete said projects.

Stagecoach State Park Morrison Cove facilities Projects to be funded:

- Replace Boat Ramp Dock
- Replace Boat Ramp
- Replace Vault Restroom
- Regrade and Resurface Parking Lot
- Replace existing foot bridge
- Pave Parking Lot
- Add covered Group Picnic Site
- Expand Picnic Area w/ Shade Shelters
- Add Sand Beach
- Add Volleyball Court

The following is the proposed phasing of the contributions DLC will make to CPW which will be tied to issuance of Certificate of Occupancy for the proposed homes to be constructed as part of the project:

1. \$100,000 - Upon approval and filing of the subdivision map for the first phase.
2. \$500,000 – Not before issuance of the certificate of occupancy for 20% of the proposed dwelling units.
3. \$500,000 – Not before issuance of the certificate of occupancy for 35% of the proposed dwelling units.
4. \$500,000 – Not before issuance of the certificate of occupancy for 50% of the proposed dwelling units.
5. \$500,000 – Not before issuance of the certificate of occupancy for 65% of the proposed dwelling units.
6. \$400,000 – Not before issuance of the certificate of occupancy for 80% of the proposed dwelling units.

Please let me know if you have any comments, questions or would like to discuss this proposal in further detail. Look forward to partnering with both of you to implement the goals and objectives that the State has for Stagecoach State Park and making it the best it can be.

Look forward to hearing from you, as mentioned in our yesterday meeting we’d like to get a letter of support from CPW that we can submit to the County with the permit application for the project. Thank you for all your assistance in this matter.

Sincerely,

Kyle P. Collins  
Vice President of Architecture and Planning

### 3.3.g. Water Quality Impacts

Pursuant to Chapter 3.5 and 3.38 of the Routt County UDC, the project proposes a comprehensive stormwater management plan to address surface water runoff and water quality in addition to mitigation techniques to reduce water quality and quantity impacts. The project will implement a proposed water quality management and monitoring plan in accordance with the UDC.

The water quality management and monitoring plan will be implemented for the overall project development.

The proposed Plan consists of two components: a management plan and a monitoring plan. The management plan provides direction regarding the protection of water quality both during construction and long-term operation of the project. The monitoring component provides for the collection of pre-operational water quality data that will ultimately be used to compare with results from continuing long-term water quality monitoring. Results generated by the monitoring component of the Plan will be used to evaluate the effectiveness of water quality control measures implemented for the project.

The goal of the water quality management plan is to protect the integrity and quality of the surface and groundwater quality within the project area both during construction and long-term operation.

The water quality management plan breaks into 2 phases:

1. Water quality management – construction phase
2. Water quality management – Long-term operation

The water quality monitoring plan will be used to provide baseline and long-term water quality data for surface and groundwater conditions at the site.

#### Overall Development

The existing property does not treat surface runoff or capture and detain for flood control. There are no water quality treatment measures in place.

The proposed project will implement water quality treatment and 100-year detention per Routt County requirements

for the entire development. Proposed best management practices (“BMPs”) will include various surface and sub-surface measures including extended detention basins, underground storage, grass lined buffers, vegetated swales and other County accepted measures. A Conceptual Drainage Study has been prepared for the overall development documenting the existing and proposed hydrology and proposed water quality and detention mitigation strategies. The study is located in Appendix T.

Water quality monitoring locations will be located at key locations as identified in the Water Quality Monitoring Plan, refer to Appendix R.

### 3.3.h. Wildfire Mitigation Strategy

The wildfire protection plan provides a proactive framework for reducing the risk of wildfires and mitigate the potential impacts that wildfires can create for communities, infrastructure and the natural environment.

The objectives outlined below delineate a comprehensive approach to address wildfire events around the Stagecoach Mountain Ranch project. Informing mitigation, education and prevention, the objectives and strategies identified are linked and codified to the purpose of the Routt County Community Wildfire Protection Plan.

#### Objectives

- Risk Assessment and Identification
  - Identify areas at high risk for wildfires through comprehensive risk assessment and mapping.
  - Evaluate the factors contributing to wildfire risks, such as vegetation, climate, and human activity.
- Prevention and Mitigation
  - Implement measures to reduce the likelihood of wildfires starting and spreading.
  - Promote fire-resistant landscaping and building practices.
- Community Preparedness

- Enhance public awareness and education on wildfire risks and safety measures.
- Develop and disseminate emergency plans and evacuation routes.
- Response and Recovery
  - Establish efficient response protocols and coordination among emergency services.
  - Develop strategies for quick recovery and rehabilitation post-wildfire.
- Sustainable Land Management
  - Encourage practices that reduce wildfire risks and promote healthy ecosystems.
  - Integrate wildfire considerations into land use planning and management.
- Conduct community workshops and drills to ensure readiness for wildfire emergencies.
- Emergency Response Planning
  - Develop and regularly update emergency response plans in collaboration with local authorities.
  - Train and equip firefighting personnel and ensure coordination among various agencies.
- Monitoring and Early Warning Systems
  - Install and maintain fire detection systems, such as camera detection and satellite monitoring.
  - Develop early warning systems to alert communities of potential wildfire threats.
- Restoration and Rehabilitation
  - Implement post-fire recovery plans to restore damaged ecosystems and infrastructure.
  - Provide support and resources for affected communities to rebuild and recover.

## Strategies

- Risk Assessment and Mapping
  - Utilize geographic information systems (GIS) and remote sensing technologies to
  - Identify high-risk areas. Conduct regular assessments to update and refine risk maps.
- Vegetation Management
  - Implement controlled burns and mechanical thinning to reduce fuel loads in forests and grasslands
  - Create defensible spaces around homes and communities by clearing flammable vegetation.
- Building Codes and Regulation
  - Enforce fire-resistant building codes and materials for new constructions and renovations.
  - Promote retrofitting existing structures with fire-resistant materials
- Public Education and Outreach
  - Launch awareness campaigns to educate residents about fire safety and preparedness.
- Policy and Legislation
  - Advocate for policies that support wildfire prevention and mitigation efforts.
  - Secure funding and resources for implementing wildfire protection measures.

## Required Actions, Guidelines & Procedures

Structural building code and design guidelines determined by Stagecoach Mountain Ranch for development within the property are required to conform with the 2021 Edition of the International Wildland-Urban Interface Code (IWUIC) in order to minimize wildfire risk. Applicable code sections dictate the design and character of building addressing, roof structure and form, eaves, exterior siding, rain gutters, vent screening, siding clearances, combustible fencing, noncombustible zones, chimney screening and window installation.

Access roads within the development zone shall ensure that emergency vehicles can effectively reach properties during wildfire events. This is accomplished through the construction and maintenance of new access and egress

roads to the standards outlined in the IWUIC and determined by the Oak Creek Fire Protection District. Standards include meeting the minimum roadway design width, vertical clearance, surfacing, maximum grade, turning radius, dead-end roads, load capacity and road marketing. Additionally, in some scenarios a secondary access might be required. All roadways shall be maintained to remain passable by emergency vehicles at all times.

### **Defensible Space and Structure Ignition Zones**

Creating defensible space around proposed residential and non-residential units are defined as working outwards from the proposed development and are a continuous effort to give the best chance of structures surviving a wildfire event should they occur. This includes the ongoing maintenance within the defined Zones 1-3, Zone 1 being the area within 5' of the structure and Zone 3 prescribing the area up to 100' from the structure.

Refer to Appendix P. for the full Wildfire Mitigation Strategy report including the landscape analysis methodology that was utilized to inform the development of guidelines, procedures and strategies that are recommended to minimize wildfire risk, improve structural resilience to a potential wildfire event and protect human life and safety.

### **3.3.i. Weed Management Strategy**

Noxious weeds are invasive plants that are not native to Colorado. They pose a serious threat to native plant populations, agriculture, wildlife, recreation and property values. Noxious weeds form dense monocultures that crowd out native and desirable plant species, robbing desired vegetation of sunlight, soil nutrients and water. This rapid expansion of noxious weeds can quickly change the landscape and native ecosystems. In Routt County noxious weeds devastate hay meadows, destroy critical wildlife habitat, poison livestock, degrade riparian areas, and saddle residents with tens of thousands of dollars in control costs. Management of leafy spurge on the Stetson property is currently being mitigated and will remain the highest priority.

### **Weed Control**

The Owner or Occupant of each Lot shall be responsible for maintaining healthy vegetation free of infestations of noxious weeds. The Association may inspect Lots periodically and will notify the Owner and/or Occupant of any Lot with a noxious weed infestation that corrective actions must be taken. If the Owner or Occupant does not correct the weed infestation within 10 days, the Association may contract for the corrective work to be performed by a third party. Any such third party shall have access to the Lot to perform such work, and the Owner and Occupant shall hold such third party harmless from any liability associated with such access and corrective work. All such work shall be at the expense of the Owner of the Lot on which such work is performed, and the Association shall have a lien on such Lot for such expenses.

### **Residential Landscaped Areas**

The use of native vegetation that is less palatable to deer and elk is encouraged within all residential landscaped areas.

### **Implementation Strategy**

The Stagecoach Mountain Ranch Property Owners Association (SMRPOA) shall provide education and training, including technical assistance, to private landowners on noxious weed management. The SMRPOA shall manage noxious weeds on all Open Space parcels. The SMRPOA shall not compel the eradication of noxious weeds on private property without first applying the same measures to any Open Space lands adjacent to the property. The SMRPOA shall assist landowners in management of noxious weeds, including initiating and maintaining communications with landowners who are affected by list A species and list B species designated for eradication. The SMRPOA and individual private property owners shall detect and eradicate new infestations of noxious weed species, as defined by the Colorado Noxious Weed Act. Most weed species, if detected and managed early in the infestation cycle, can be effectively controlled.

Refer to Appendix U. for the full Weed Management Strategy report.

### **3.3.j. Wetland Mitigation Strategy**

Pursuant to Chapter 3.31 of the Routt County UDC, the proposed development has been planned and designed to minimize and or eliminate wetland impacts to the extent practicable. Existing wetlands have been mapped for the entire project development. All proposed roadways and permanent structures are shown outside of the existing wetlands. Where proposed roadways cross wetlands, non-destructive crossing/structures will be utilized. This includes open bottom arched culverts or clear span bridges to not impact the wetlands. The crossing locations are shown on the preliminary construction drawings submitted with this application. Final design of structure type, span length and detailed design elements will be completed during final subdivision application. Coordination with the United States Army Corps of Engineers ("USACE") has not yet been initiated and will be as the project design progresses.

All proposed permanent structures are shown outside of the 50' wetland buffer. The only proposed encroachment into the 50' wetland buffer is where proposed roadways cross over. Pursuant to Chapter 3.31.F.2.b, all proposed activities will comply with applicable Environmental Protection Agency (EPA) and USACE standards and regulations for wetlands.

### **3.3.k. Revegetation Strategy**

Pursuant to Chapter 3.9.D.2. of the Routt County UDC, the proposed development has been planned to minimize the amount of disturbed area resulting from construction of the project. All disturbed areas will be stabilized in an interim until reseeding and permanent revegetation can take place, established over a three-year period.

Refer to Appendix V. for the revegetation plan for the project.

## Section 4.0

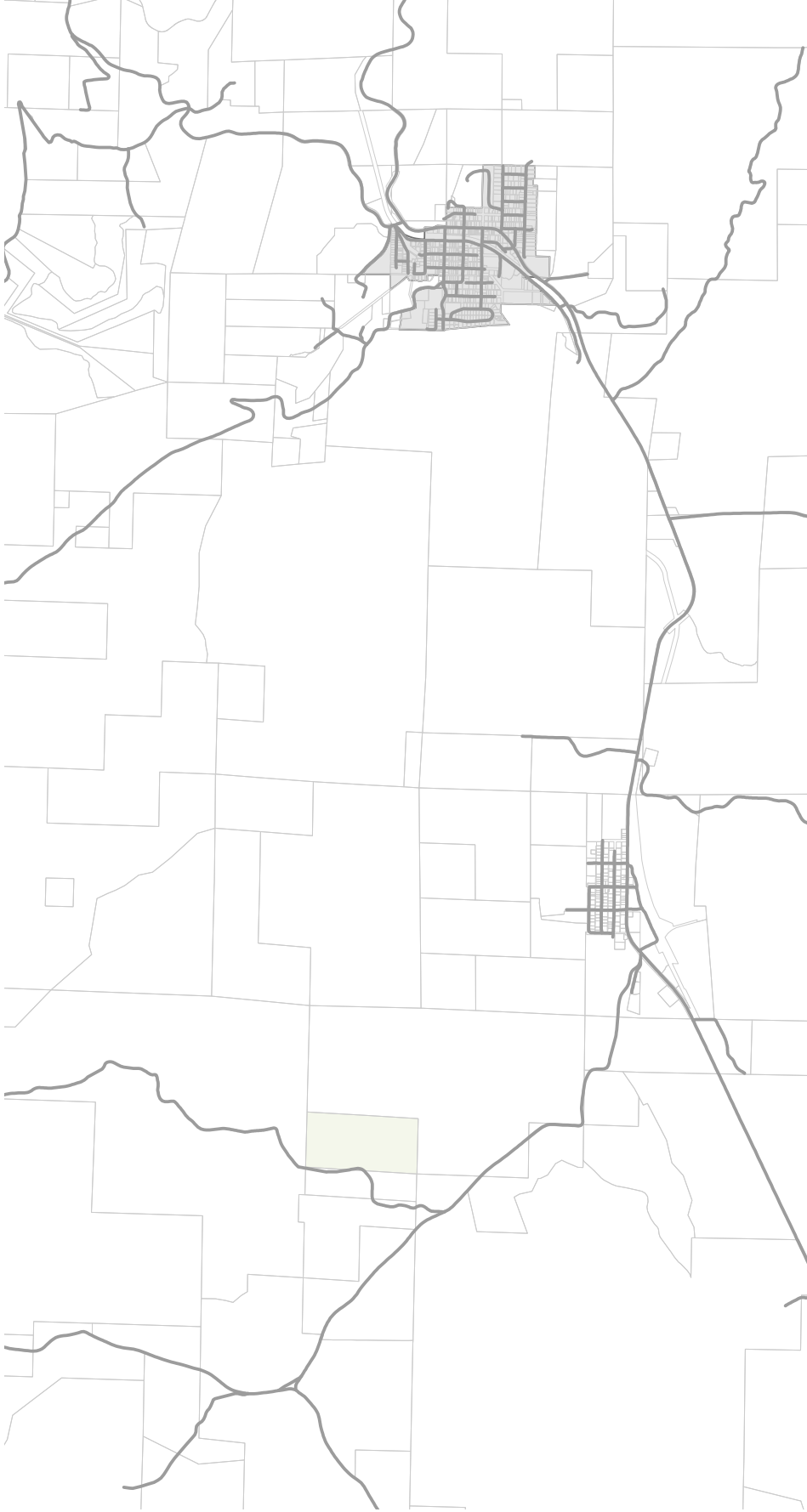
# EXISTING CONDITIONS

The following section documents the existing conditions of the properties included in this application. This existing conditions analysis includes the geologic composition and hazards associated, study of steep slopes for recreation and development, waterbodies, wetlands and associated setbacks, soils, vegetation, wildfire hazards, and critical wildlife habitat.

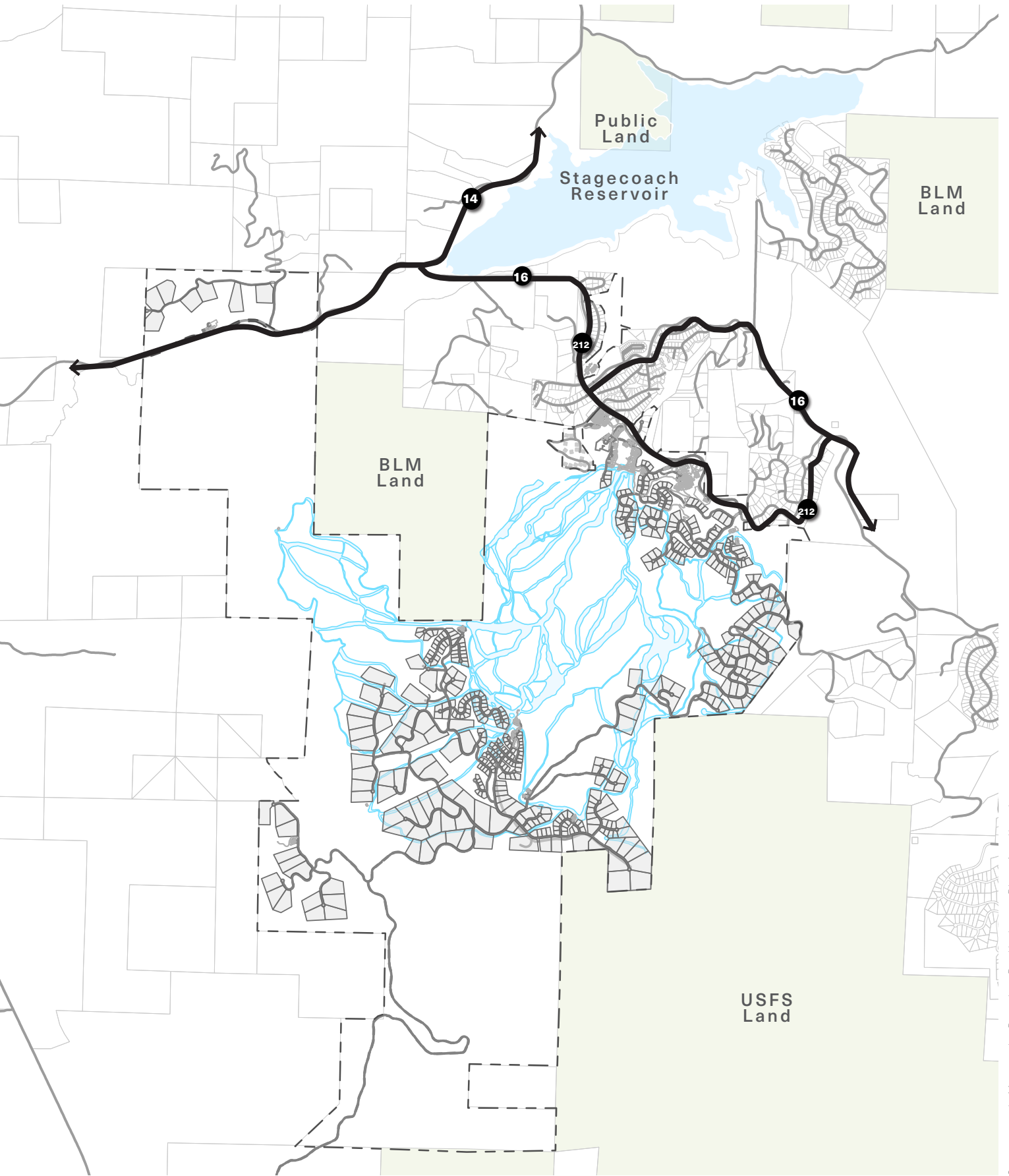


# 4.1 Vicinity Map

SMR is located in south Routt County, south of the Stagecoach Reservoir encompassing 5,059.23 acres of land. Closest communities include the Town of Oak Creek and Phippsburg, an unincorporated community in south Routt County.







## 4.2 Existing Improvements Plan

The properties that comprise the Stagecoach Mountain Ranch include, the Stetson Ranch, Stagecoach Mountain properties, Cat Creek, and Meadow Creek Meadows and the nine lots associated with the Map of Double Creek, which are the two separate properties included as part of the application to meet the County’s workforce housing requirements.

The following describes the location of existing infrastructure on the Project properties.

### Stagecoach Mountain Property

Stagecoach Mountain property operates as a private ski area, with some of the old structures still remaining at the base area including the lodge and maintenance yard. An existing ski cabin exists at the top of the mountain. The original ski area that was established by Woodmoor and operated in 1972-1973 as a use by right, and then in 1994 Special Use Permit (SUP) 94-223 was issued by the Board of County Commissioners for the “Stagecoach Ski Area – Permit for Recreational Resort”.

The 1994 SUP was subsequently amended by the Special Use Permit PP2006-005 issued on July 25, 2006, to account for the reduction in lands covered by the SUP necessitated by the removal of the lands associated with “The Meadows at Stagecoach” subdivision, and the “Stagecoach Marketplace, A Planned Unit Development” that were both approved subsequent to the original 1994 SUP approval. On April 12, 2022 a minor amendment to the 2006 SUP was granted to combine two of the ski lifts originally approved into one continuous lift from the bottom to the top of the mountain, which required a slight realignment of the ski lift.

- Existing Ski Runs: 223 acres
- Existing Roads to County standards: 11.5 miles
- Existing Access Points: 3 off CR 212

### Cat Creek

The Cat Creek property is located directly south and adjacent to the Stagecoach Mountain property is currently vacant land with a slope suitable for development.

### Stetson Ranch

Stetson Ranch includes the existing historic homestead, including the original home, barn and icehouse.

### Stahl / Meadowgreen

The Stahl / Meadowgreen is currently vacant.

### Middle Creek Meadow

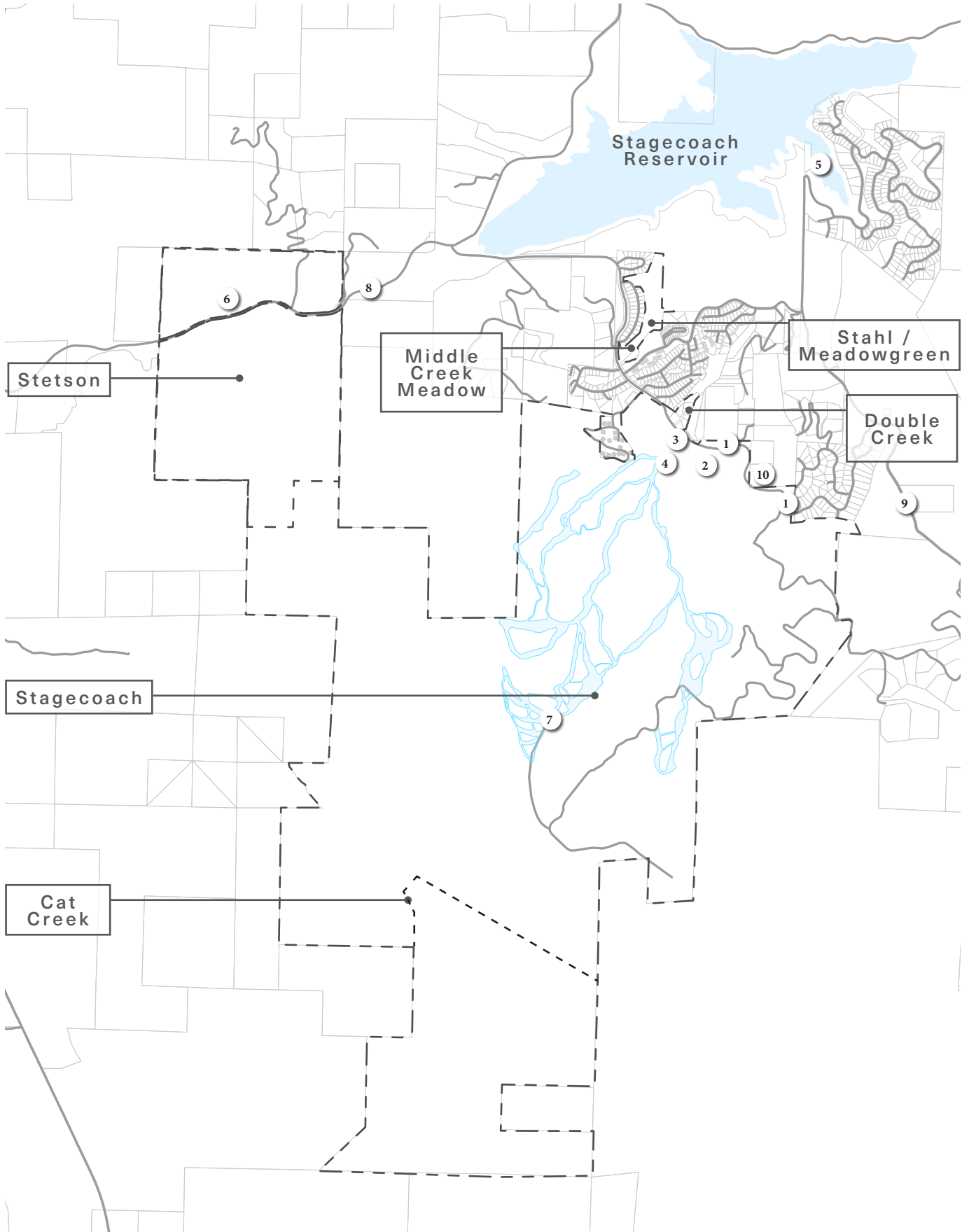
Middle Creek Meadow is currently vacant.

Refer to Appendix E for the survey of existing improvements for the project.

## LEGEND

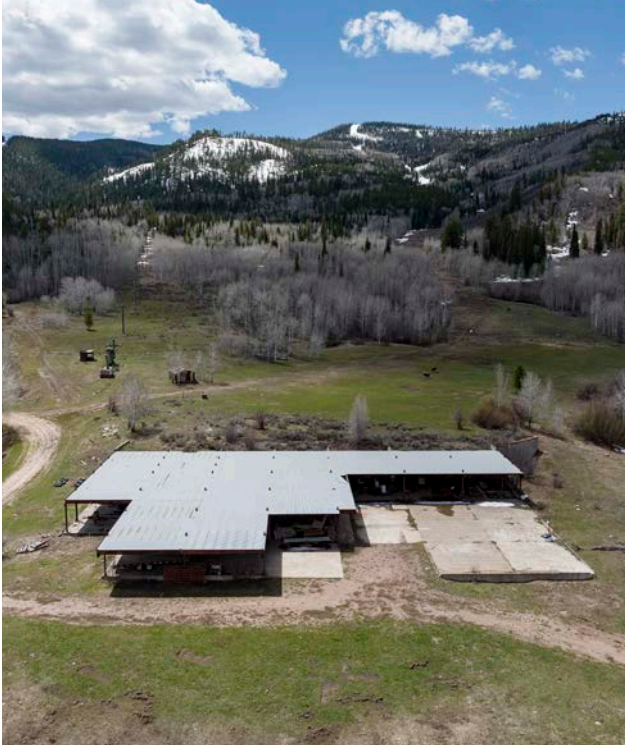
01 / Existing Property Entrance	05 / Existing Boat Launch (Public)	09 / County Road 16
02 / Existing Maintenance	06 / Existing Equestrian Facilities	10 / County Road 212
03 / Existing Structure (to be removed)	07 / Existing Mountain Cabin	
04 / Ski Lift Structure Remenents	08 / County Road 14	







01. View of the Stagecoach property looking west, showing one of the existing access points to the property off of CR 212.



03. Existing structure of the previous base (structure to be removed), looking up to the existing ski runs.



02. Existing maintenance facility on the Stagecoach property.



04. Remnants of the existing ski lift on the Stagecoach property.



06. Existing facilities located on the Stetson property.



07. The existing road turn around and cabin looking north towards the Stagecoach Reservoir and Steamboat Springs.





















## 4.2.a Geologic Hazards and Soil Characteristics

During the study of the geologic condition of the property, the project's geotechnical engineering consultant, Langan, mapped and analyzed the geologic hazards including steep slopes, landslide deposits, rockfall, seismicity, fault rupture, and flooding. Based on the findings from a preliminary borings study, no additional geologic hazards were identified. The geologic hazards are generally absent from the flattops of the Stagecoach property and extend downslope towards the proposed base area and Stetson property.

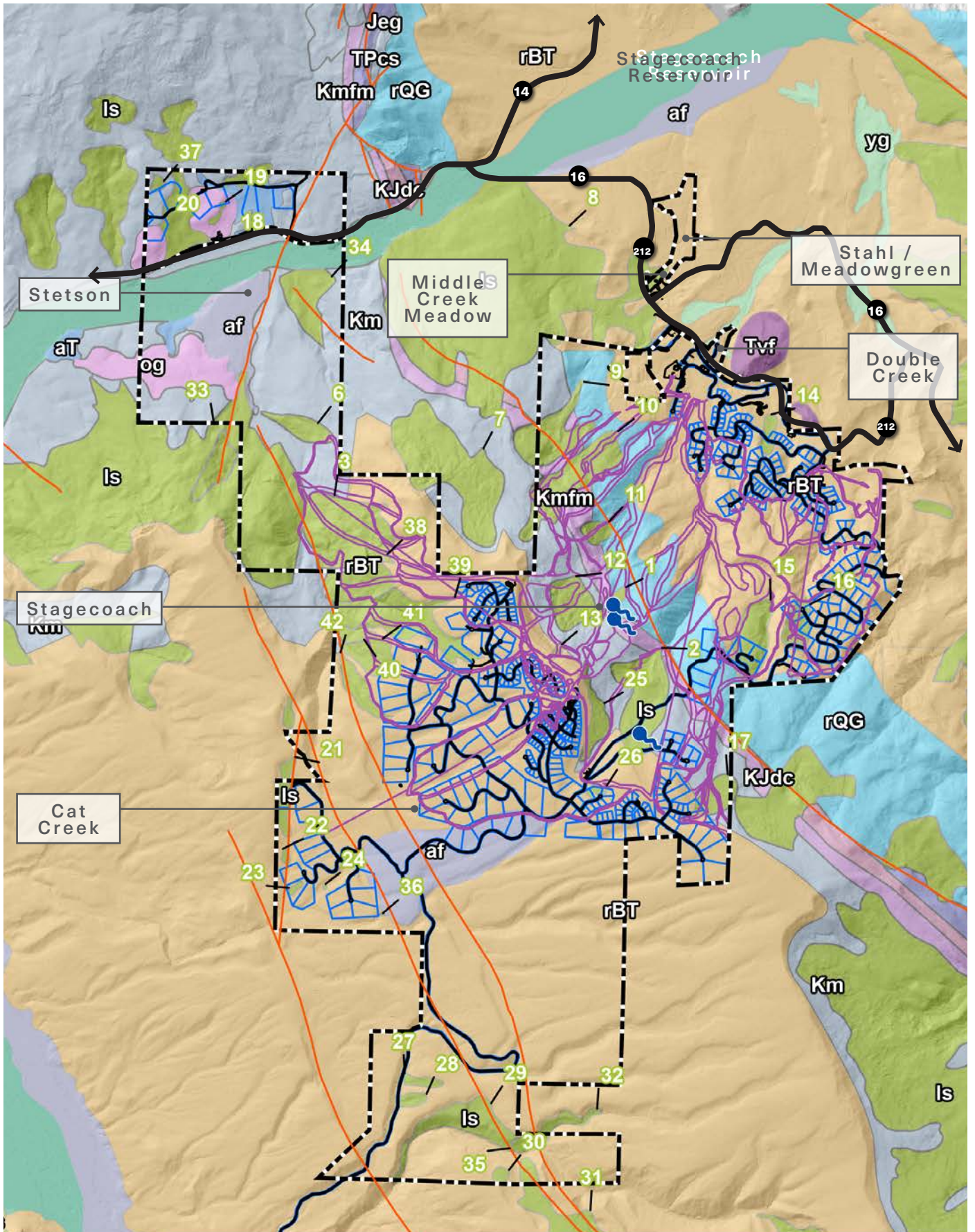
Langan prepared a memorandum titled "Desktop Review and Geologic Study" for Stagecoach Mountain Resort dated October 11, 2024. Langan's memorandum includes descriptions of site investigations, findings, and preliminary geologic recommendations for the site in accordance with the Routt County Unified Development Code (UDC) adopted June 2024. Langan mapped landslide (ls) units and steep slopes (>30% grade) within the project site. Mapped landslides and steep slopes may be related to slope failure complexes (SFC) and potentially unstable slopes (PUS) identified by Routt County. In Langan's memorandum, it is recommended that the development avoid mapped landslide deposits and steep slopes where possible. The proposed plan avoids geologic hazards where feasible. Where mapped landslides or steep slopes may not be avoided, a detailed geologic study will be completed to determine the measures required for global and local slope stability. Geologic hazard mitigation measures may include, but are not limited to, shallowing slopes, reinforcing slopes, constructing retaining walls or earthen buttresses, and/or installing drainage. The developer will mitigate geologic hazards as necessary and as recommended by a licensed Professional Engineer.

Further study to investigate the mitigation measures needed to develop in areas where geologic hazards are present is needed. Refer to Appendix X. for additional technical detail on the boring findings.

### LEGEND

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





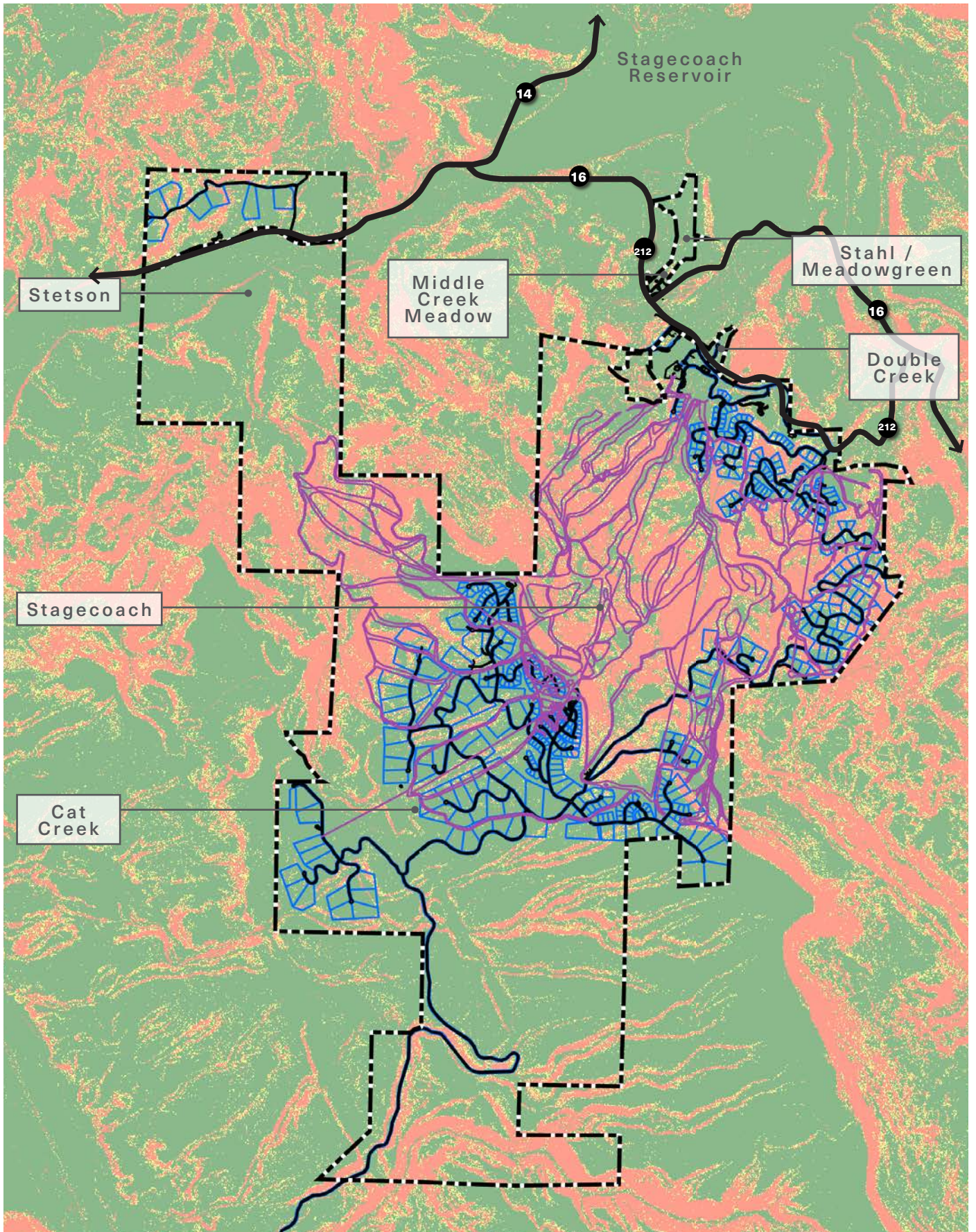
## 4.2.b Steep Slopes

Topography and steep slopes were mapped to inform the preliminary plan. Steep slopes are utilized for the ski area trails and open space. Proposed development avoids slopes greater than 30%.

### LEGEND







## 4.2.c Waterbodies

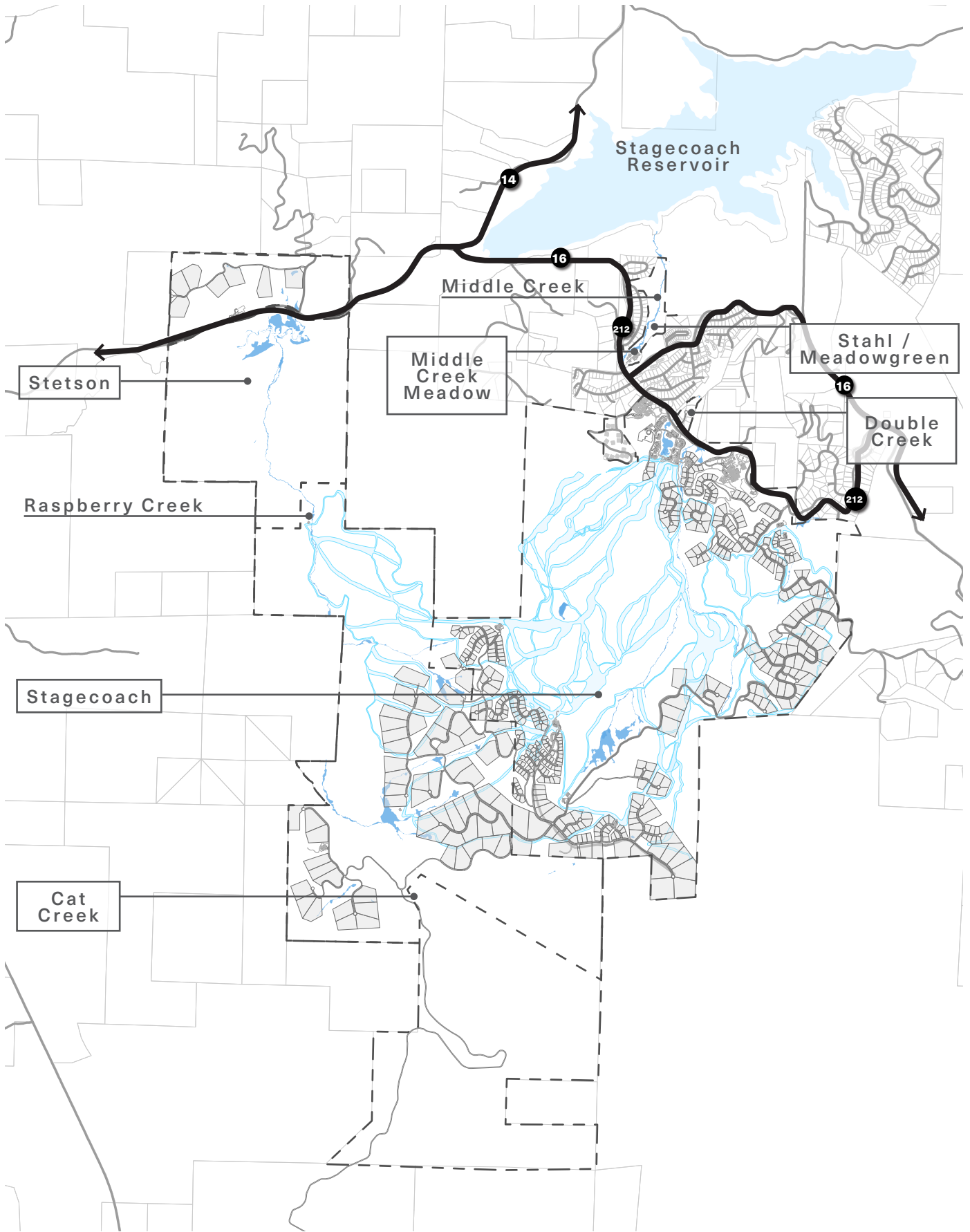
The headwaters of six perennial streams originate on Stagecoach Mountain. Raspberry Creek flows north generally along the western parcel boundary and through the Stetson parcel where it joins the Yampa River above Stagecoach Reservoir. Youngs Creek headwaters, Middle Creek Headwaters, and an unnamed ephemeral tributary to Little Morrison Creek drain the eastern portion of the Stagecoach parcel to the north as well, where they are tributary to Stagecoach Reservoir and the Yampa River. Jack Creek drains the northern portion of the Stetson parcel to the Yampa River, and Whipple Creek drains a portion of the Cat Creek parcel. These creeks are all flanked by palustrine shrub wetlands dominated by willows and alders. Fen wetlands are located along portions of the upper Raspberry Creek headwaters upstream of a large willow carr, and in the uppermost reaches of Youngs Creek.

In accordance with §3.31. D. of the UDC the applicable waterbodies setback shall be provided from these waterbodies to limit the potential impacts on water quality and environment health as illustrated on the landscape plans in Section 7.0, Sheets L1-01 and L0-03, of this document.

### LEGEND

 Wetland Delineation (Stagecoach)





## 4.2.d Vegetation

Raspberry and Young's Creeks are flanked by palustrine shrub wetlands dominated by willows and alders. Fen wetlands are located along portions of the upper Raspberry Creek headwaters upstream of a large willow carr.

Beyond the limits of the Creekside riparian areas, dominant vegetation consists of mixed conifer stands, aspen stands, aspen stands with a significant conifer component, conifer stands with a significant aspen component, mountain shrublands, and mountain grasslands. Their relative distribution across the property is as follows:

Wetland: 70 acres

Mixed Conifer: 1,543 acres

Aspen: 1,649 acres

Mountain Shrub: 580 acres

Sagebrush: 512 acres

Sanitation/Salvage Harvest: 959 acres

Willow Riparian Upland: 19 acres









Grassland/Roads: 707 acres

Total: 6,039

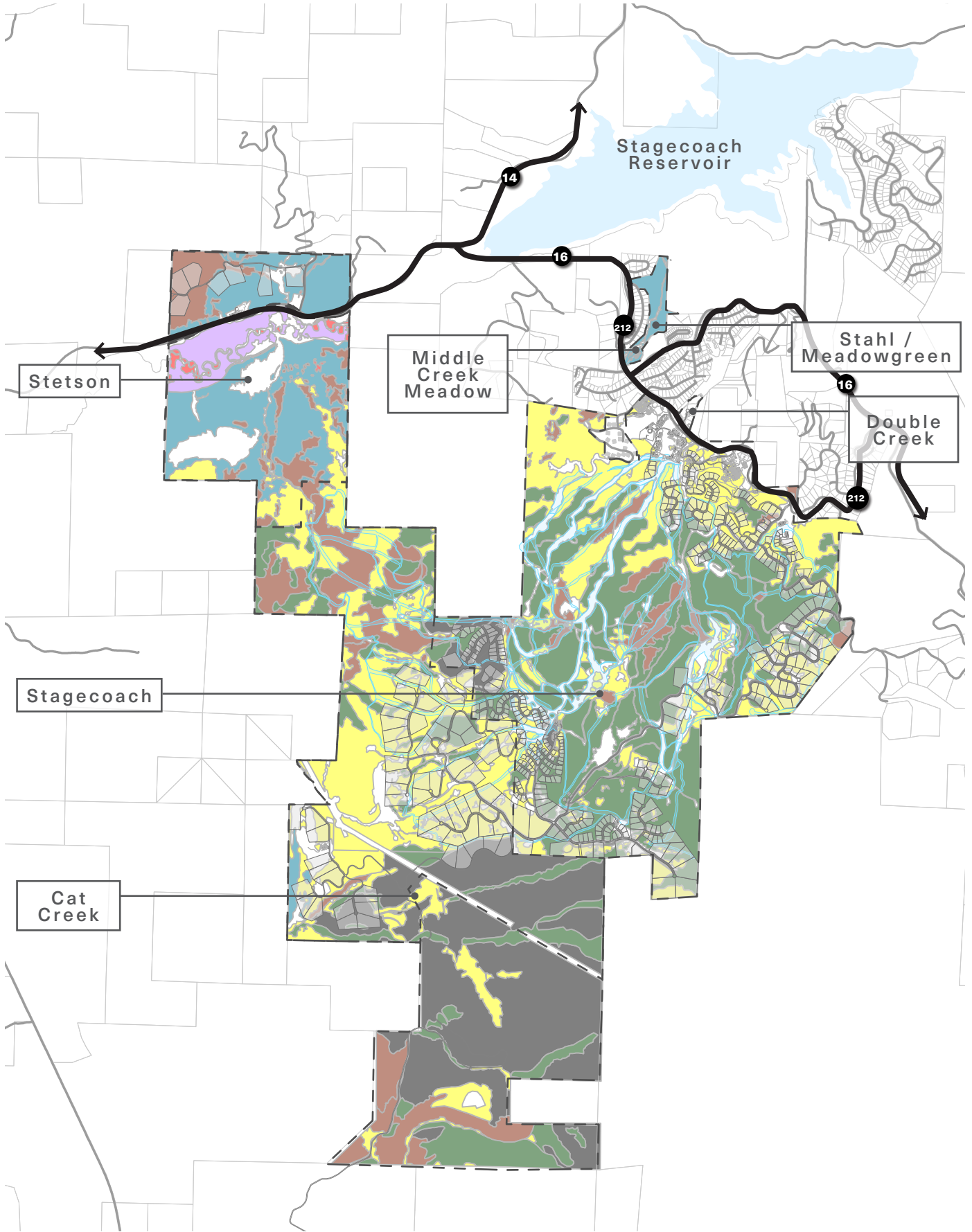
Refer to Appendix P. Wildlife Mitigation Strategy (Section 2: Vegetation) for classification of each dominant vegetation type and their typical characteristics.

*a-1 Includes the entire Cat Creek Ranch, 982 acres of which are excluded from the current development proposal.*

### LEGEND

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












## 4.2.e Wildfire Hazards

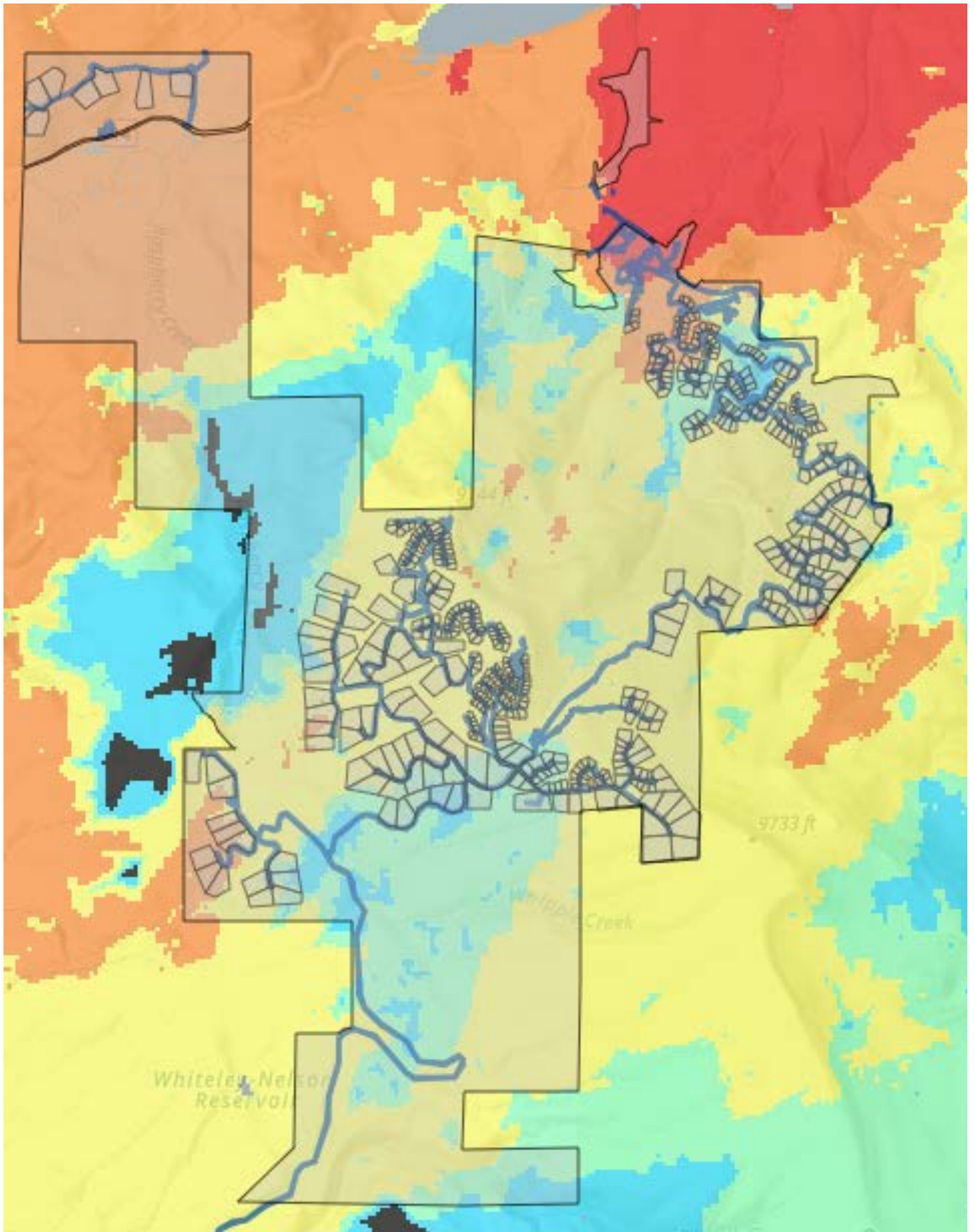
Wildfire risk hazard assessment is a critical process aimed at understanding and mitigating the potential impacts of wildfires on communities and ecosystems. This assessment involves analyzing various factors such as vegetation types, topography, climate conditions, and historical fire data to identify areas at high risk of wildfires.

The associated mapping displays the Wildland Urban Interface (WUI) which represents the density of humans and structures to wildland fuels. The WUI considered for the project is concentrated around existing residential development between the Stagecoach and Stahl properties.

### LEGEND

 Non-burnable	 Lower (20-40% of maximum)	 Highest (80-100% of maximum)
 Burnable but not burned	 Middle (40-60% of maximum)	
 Lowest (0-20% of maximum)	 Higher (60-80% of maximum)	





## 4.2.f Critical Wildlife Habitat

The vegetation patterns present on the property provide habitat for a diverse complement of wildlife species. The most prominent species and those which are most likely to react in some manner to the development of Stagecoach Mountain Ranch are elk, the Columbian sharp-tailed grouse, and black bears. Additional wildlife species likely to use habitat present on Stagecoach Mountain Ranch include dusky (blue) grouse, a broad variety of songbirds, woodpeckers, and corvids, small mammals such as bats, shrews, mice, squirrels, and chipmunks, medium-sized mammals such as cottontail rabbit, porcupine, marten, raccoon, red fox, coyote, and bobcat.

Refer to Appendix P. Wildlife Mitigation Strategy (Section 3: Wildlife) for detail on the typical breeding and migration patterns of the critical wildlife species present across the property.

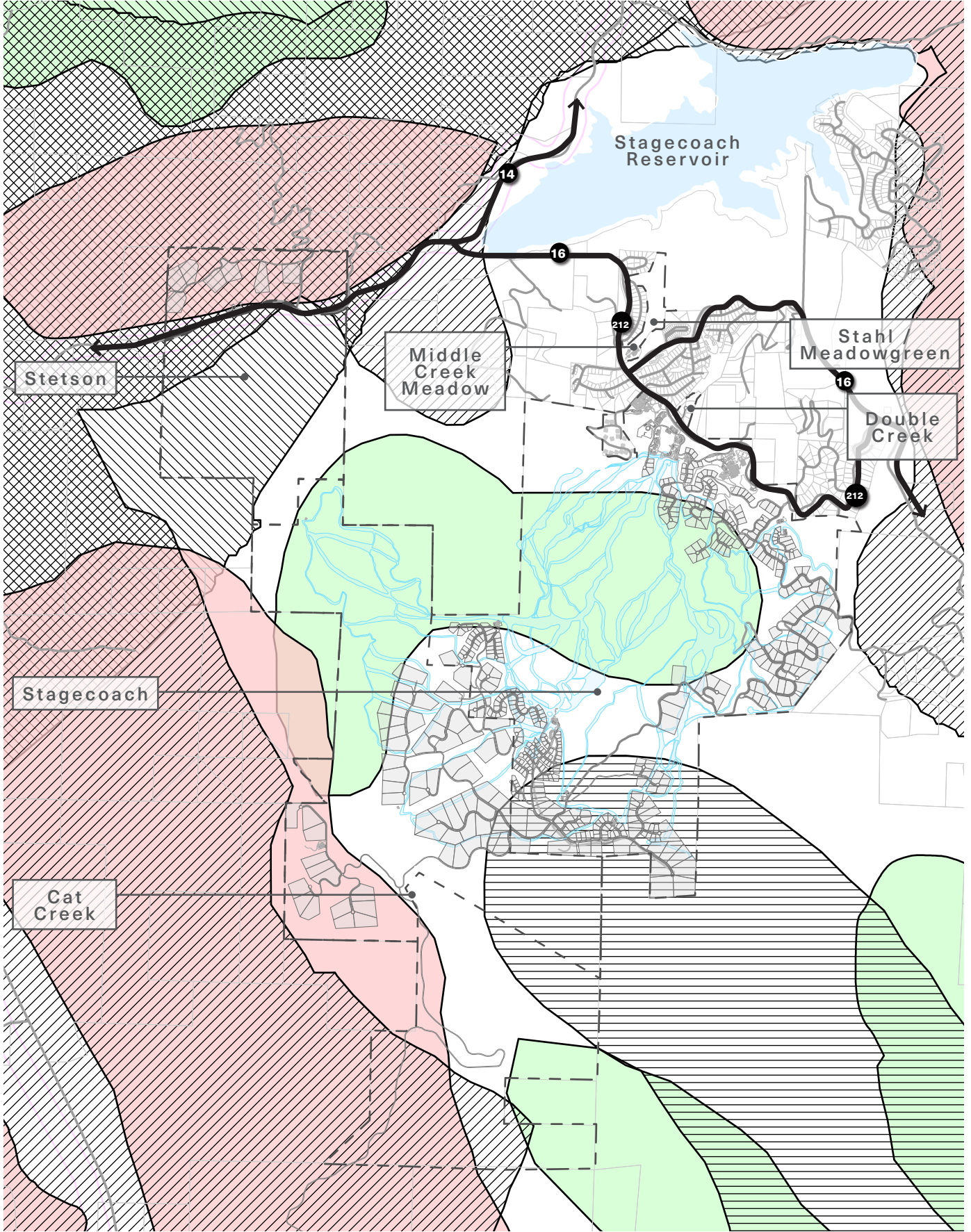
### LEGEND

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



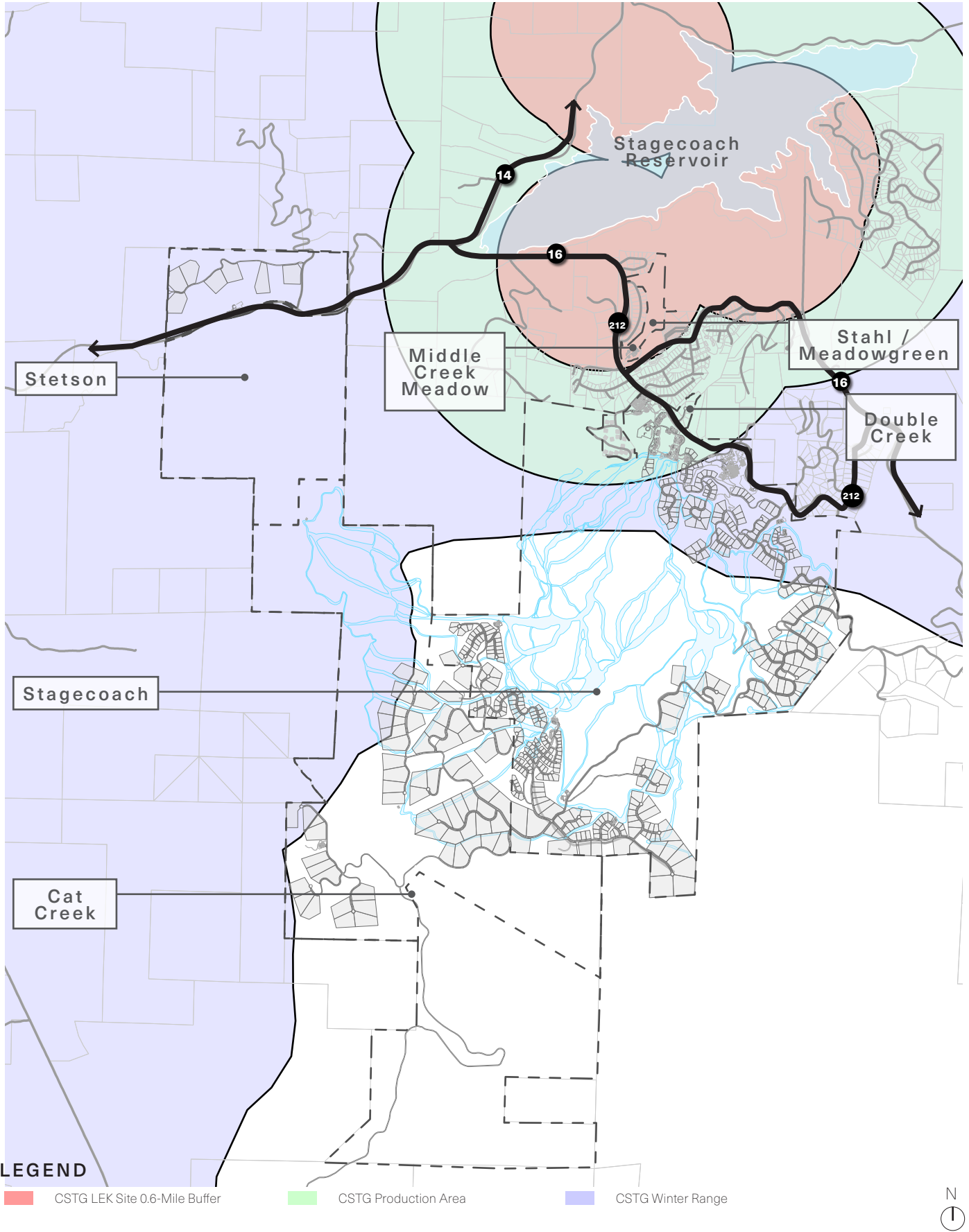


Elk Habitat + Concentration Areas

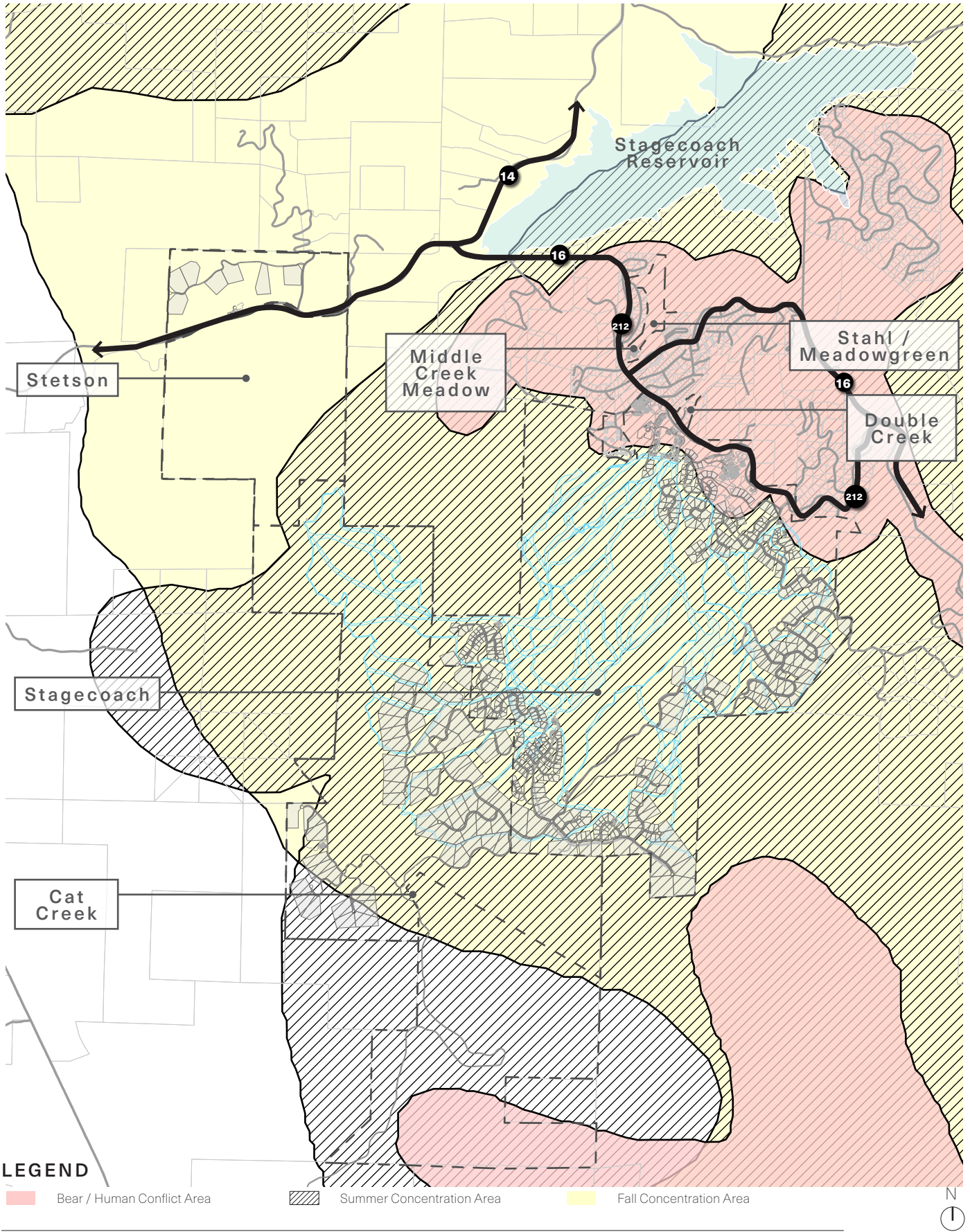


Stagecoach Mountain Ranch - Preliminary Plan Application

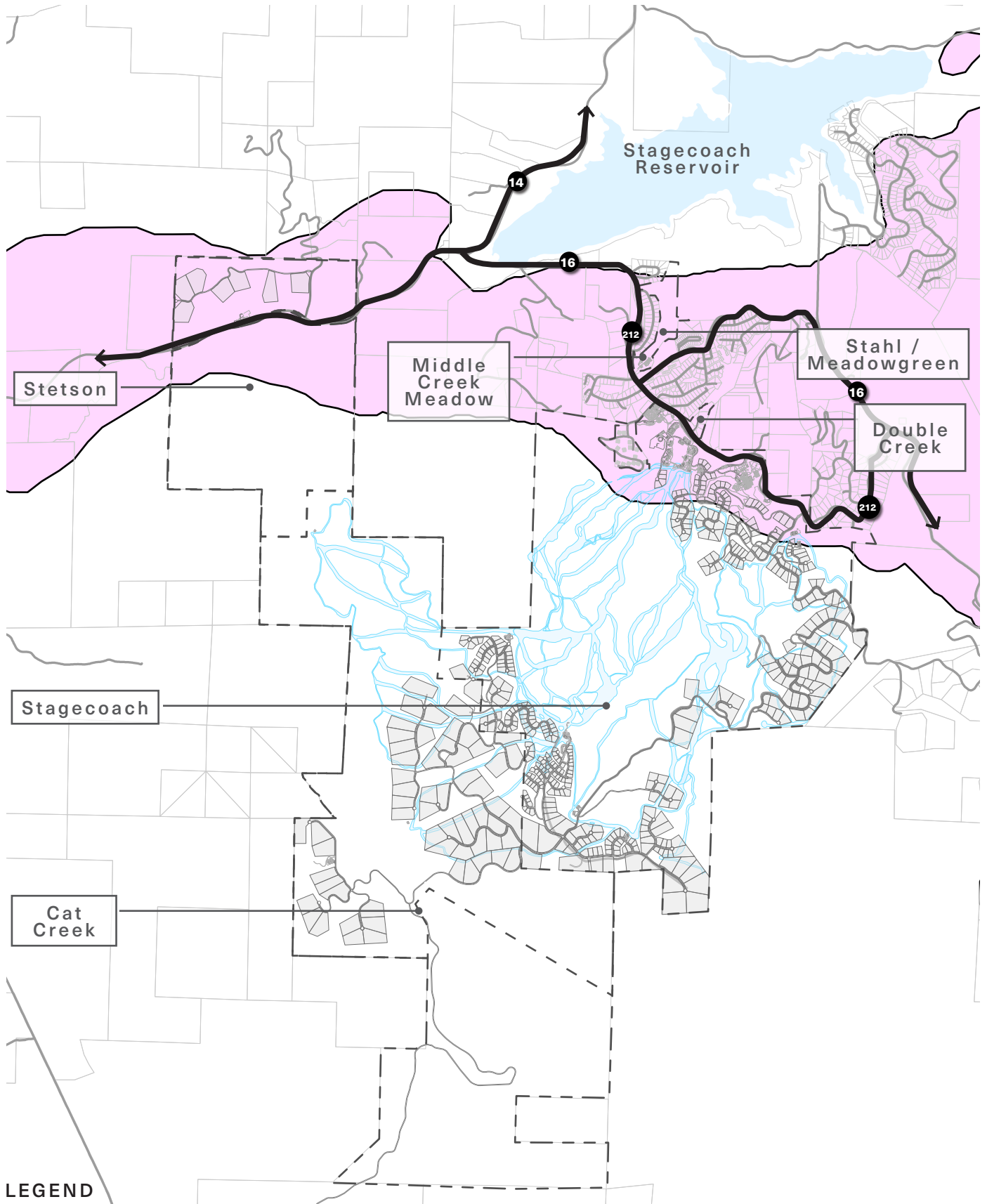
Columbian Sharp-Tailed Grouse Habitat + Concentration Areas



# Black Bear Habitat + Concentration Areas



# Mountain Lion Habitat + Concentration Areas



## LEGEND

Mountain Lion / Human Conflict Area

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Section 5.0

# MASTER PLAN

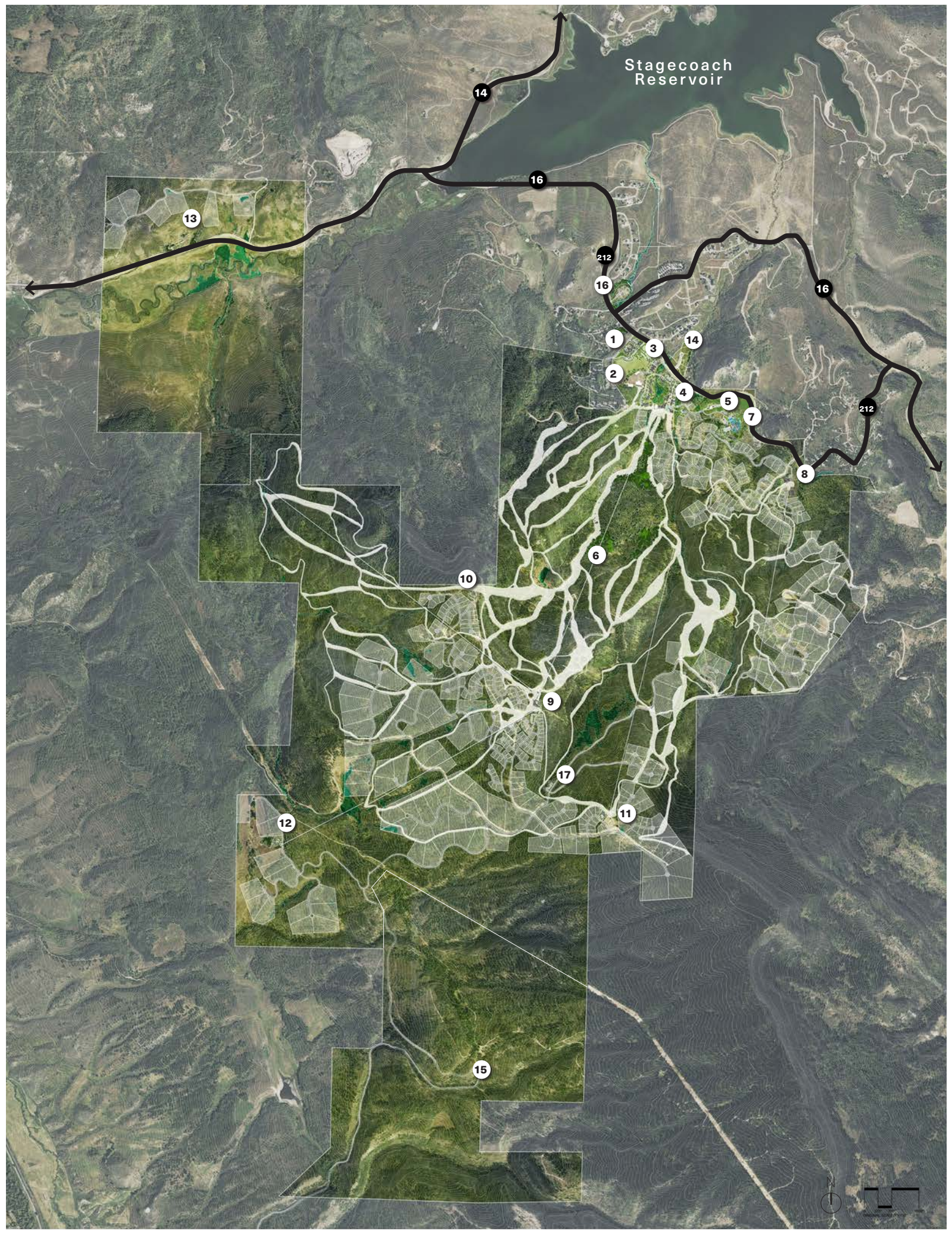
The following section provides illustrative renderings of the proposed amenity areas, and descriptions of proposed development, programming and associated parking.

### LEGEND

- |      |                        |      |                    |      |   |
|------|------------------------|------|--------------------|------|---|
| 01 / | Community Market Place | 08 / | Mid-mountain Lodge | 15 / | Emergency Access Rd                             |
| 02 / | Community Park         | 09 / | Day Lodge A        | 16 / | Middle Creek Meadows                            |
| 03 / | Amphitheater           | 10 / | Day Lodge B        | 17 / | Fire Substation, Trash and Residential services |
| 04 / | Base Area              | 11 / | Day Lodge C        |      |   |
| 05 / | Security Gate          | 12 / | Day Lodge D        |      |   |
| 06 / | Gondola                | 13 / | Stetson Ranch      |      |   |
| 07 / | Sports Courts & Farms  | 14 / | Double Creek       |      |   |



Stagecoach Reservoir



# Community Park, Marketplace, and Housing

## Community Park

The proposed uses of the Community Park include a spine road that connects Schussmark Trail and CR 212 that provides community access to proposed amenities and facilities. The proposed uses in the park include open lawns / flex space, amphitheater, potential play zones and appropriate topography for winter uses such as sledding. Sufficient parking is provided to accommodate all uses as well as a network of pedestrian paths.

Park Breakdown	Area
Amphitheater	1.1 Acres
Stage	2,400 sq ft
Open Lawn	17,000 sq ft

Parking Breakdown	Required	Provided
Parking	78	101
Bike Parking	39	40

### LEGEND

- 01 / Amphitheater
- 02 / Stage
- 03 / Spine connector
- 04 / Flex Lawn
- 05 / Tiered Seating
- 06 / Potential Play Zone
- 07 / Entry Road
- 08 / Plaza
- 09 / Elevator to market space
- 10 / Turn around
- 11 / Gas Station
- 12 / Marketplace
- 13 / Workforce Housing
- 14 / Informal Sledding hill
- 15 / Ski Maintenance & BOH
- 16 / Restrooms







# Community Marketplace

The Community Marketplace located on the southeast corner of Schussmark Trail and CR 212, is proposed to include a mix of uses including a convenience/market store, small gas station, multi-family residences, and surface and structured parking on approximately four acres. The Community Marketplace is adjacent to the 14-acre community park.

The Community Marketplace is a 2-story building that fronts on the corner of Schussmark Trail and County Road 212, and features a 4,000 square foot community retail market on the ground floor with employee apartments on the 2nd floor. In the rear of the community marketplace building, and accessory thereto, a 2-pump gas station is proposed along with an off-street parking facility containing 26 parking stalls (14 parking spaces are required per the UDC).

The Gateway Building has a combination of 2 and 3 stories, with 8,000 square feet of non-residential space on the ground floor, to accommodate a mix of commercial use to service the Stagecoach community, including retail, office, personal services, and eating and drinking establishments. The second story contains 6 employee housing units, and an enclosed pedestrian bridge connects with the Marketplace Building. There are 16 below grade structured parking spaces provided for the residents and guests of the residential units (6 parking spaces are required). There are 20 surface parking spaces provided along the proposed internal roadway that fronts the commercial uses of the building (16 spaces are required).

The Marketplace Apartment Building is a 3-story building containing 80 workforce housing units, and 9,000 square feet of accessory amenity space for its residents. In addition, there is 3,000 square feet for a public day care center. There are 165 below grade structured parking stalls provided for the proposed uses of the building (137 parking spaces are required).

Amenity Breakdown	Retail (sq ft)	Employee Housing
Community Marketplace	4,000	-
Gas Station	-	-
Gateway Building	8,000	6
Marketplace Apartment	-	90
Accessory Amenity Space	9,000	-
Day Care	3,000	-
<b>Totals</b>	<b>24,000</b>	<b>96</b>

Parking Breakdown	Required	Proposed
Community Marketplace	14	26
Gateway (Below Grade)	6	16
Gateway (Surface Parking)	16	20
Marketplace Apartment (Below Grade)	137	165
Bike Parking	24	24
<b>Total</b>	<b>173</b>	<b>227</b>

## LEGEND

- 01 / Marketplace Building
- 02 / Gas Station
- 03 / Gateway Building
- 04 / Marketplace Apartment



KEY PLAN - NOT TO SCALE



# Resort Core

## Base Area

The base area features six, 3-story buildings. Buildings 1 - 4 will include non-residential retail, food & beverage, lockers and storage facilities, fitness facilities and residential services on the ground level with condominiums on levels 2 – 3. Buildings 5 and 6 step down to the north, matching existing grade from the existing structure to be demolished and will provide three levels of condominium units.

Amenity Breakdown	Levels	Retail (sq ft)	Condominium (sq ft)	Condominium Units
Building 1	3	7,250	14,500	1
Building 2	3	19,125	38,250	6
Building 3	3	11,650	23,300	4
Building 4	3	11,150	22,300	4
Building 5	3	-	29,400	6
Building 6	3	-	50,100	9
<b>Totals</b>		<b>49,175</b>	<b>177,850</b>	<b>30</b>

Parking Breakdown	Required	Proposed
Basement Private Parking	60	60
Basement Parking Retail	100	234
Surface Parking	-	63
Bike Parking	50	60
<b>Total</b>	<b>160</b>	<b>359</b>

## LEGEND

- |  |                               |                     |
|--|-------------------------------|---------------------|
| 01 / Ski Services/eating and drinking establishment & condos above | 08 / Fire Truck access        | 15 / Beginner Lift  |
| 02 / Retail, Lockers & condos above                                | 09 / Basement Parking         | 16 / Drop-off entry |
| 03 / Retail & Condominiums above                                   | 10 / Surface parking          | 17 / Plaza          |
| 04 / Retail & Condominiums above                                   | 11 / Bridge to spa & wellness | 18 / Spa & Wellness |
| 05 / Condominiums  | 12 / Wetland                  |                     |
| 06 / Condominiums  | 13 / Ice Skating rink         |                     |
| 07 / Stairs  | 14 / Gondola                  |                     |





## Condominium Plan

The five proposed multi-family buildings will be designed with basement parking and three levels of residential above. On-street parking will be provided for guests of residential owners.

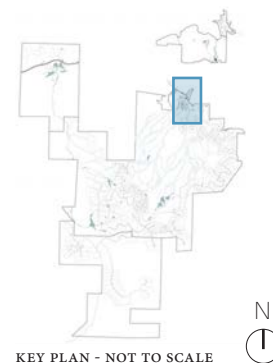
All back of house services and ski maintenance area will be accessed via a private road on CR 212. Three buildings will be dedicated to residential services, storage, deliveries, and staff facilities. 223 employee parking spaces will be provided across CR 212 as well as 30 parking spaces provided within the ski maintenance zone for SMR staff.

The ski maintenance zone includes a primary maintenance and operations building (2 stories; total 22,500 sq ft), snowmaking operations buildings, and covered storage space for equipment.

Condominiums	Levels	Area (sq ft)	Condominium Units	Required Parking	Proposed Parking
Building 1	3	33,000	6	6	6
Building 2	3	33,000	6	6	6
Building 3	3	33,000	6	6	6
Building 4	3	33,000	6	6	6
Building 5	3	33,000	6	6	6
<b>Totals</b>		<b>165,000</b>	<b>30</b>	<b>30</b>	<b>30</b>

### LEGEND

- 01 -05/ Condominium Building
- 06 / Gondola
- 07 / Wetland
- 08 / Pedestrian Bridge





## Spa & Wellness

The Spa & Wellness facility is located 300 feet from the resort core base area. The amenity provides a 15,000 square foot building with a walkout basement and 2nd level above. Private spa rooms step down along the existing topography.

The core building includes wellness rooms, massage and treatment areas, lockers, saunas and wet areas. The facility is designed to sit within the existing trees and utilize existing topography. The spa and wellness facility is designed to be walkable from the core base area to reduce internal vehicular trips, as well as providing an extra 25 surface parking spaces for overflow parking from the base village.

Amenity	Area (sq ft)	
Spa & Wellness Building	15,000	
Private spa buildings	1,300	

Parking	Required	Proposed <sup>1</sup>
Parking	30	25 <sup>2</sup>
Bike Parking	15	16

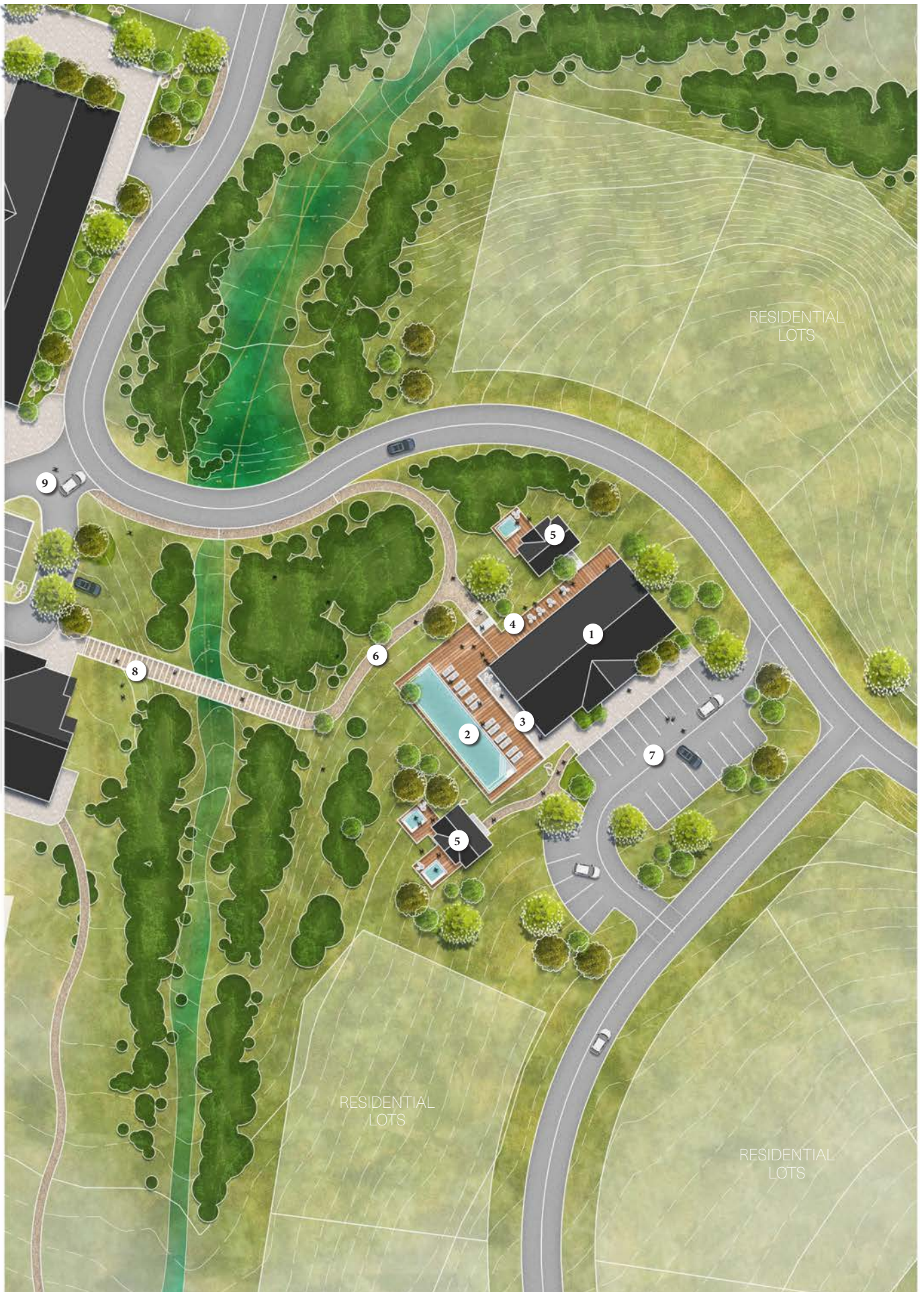
- a-1 Valet parking will be provided to the base area from the amenity area.  
a-2 Proposed overflow parking is included at the base area. [300 feet from the Spa & Wellness]

## LEGEND

01 /	15,000 sq ft building	06 /	Trails
02 /	75 foot lap pool	07 /	Parking
03 /	Deck at entry level	08 /	Bridge to Resort Core
04 /	Walkout level	09 /	Resort Core Drop-off
05 /	Spa treatment rooms		







## Ski Maintenance Area

All back of house services and ski maintenance area will be accessed via a private road off CR 212. Three buildings will be dedicated to residential services, storage, deliveries, and staff facilities. 251 employee parking spaces will be provided within the maintenance zone for SMR staff.

The ski maintenance zone includes a primary maintenance and operations building (2 stories; total 22,500 sq ft), snowmaking operations buildings, and covered storage space for equipment.

Back of House	Levels	Area (sq ft)
Deliveries / Drop-off	1	4,750
Residential Services / Administrative	2	15,000
Covered Storage	1	4,250
Materials Storage	1	6,300

Ski Maintenance	Levels	Area (sq ft)
Maintenance & Operations	2	22,500
Snowmaking Operations & Storage	1	5,600
Snowmaking Cooling Towers	1	2,400
Covered Storage	1	3,800

Parking Breakdown	Required	Provided
Surface Parking	-	41
Structured Parking (Employee Parking)	-	210
<b>Total</b>	-	<b>251</b>
<b>Total Bike Parking</b>	<b>73</b>	<b>80</b>

## LEGEND

01 / Wetland	07 / Covered Storage
02 / Existing Trees	08 / Deliveries/drop-off
03 / Ski Maintenance	09 / Structured Parking
04 / Snow-making Operations & Storage	10 / Residential Services / Administrative
05 / Cooling Towers	11 / Community Park
06 / Covered Storage	





# Early Activation Plan

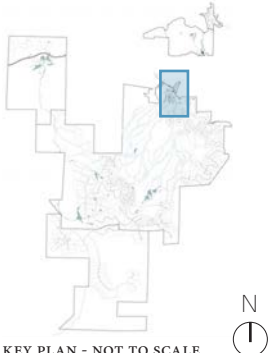
The early activation plan includes six cabins for use by owners and perspective members, a 4,000 sq ft eating and drinking establishment and a 2,500 sf spa and wellness center.

Amenity	Area (sq ft)	Units
Lodging / Cabin Units	2,500 (each)	6
Eating and Drinking Establishment / Lodge	4,000	-
Spa / Fitness Center	5,000	-

Parking Breakdown	Required	Provided
Private Residential Parking	12	12
Eating and Drinking Establishment Parking	8	8
Spa & Fitness Parking	5	5
<b>Total</b>	<b>25</b>	<b>25</b>
<b>Total Bike Parking</b>	<b>13</b>	<b>14</b>

## LEGEND

- 01 / Cabin
- 02 / Eating and Drinking Establishment
- 03 / Spa & Fitness



KEY PLAN - NOT TO SCALE



# Recreation Facilities and Community Farm

## Recreation Facilities

The sports and recreational facilities being offered to the residents of SMR, include both indoor and outdoor recreational facilities. The outdoor facilities consisting of a swimming pool complex, three outdoor tennis courts, two outdoor padel courts and four outdoor pickleball courts. The indoor facilities consist of Field House containing a flex turf area and basketball court, 2 sports court buildings, one housing a tennis court, and the other 2 padel, and 2 pickleball courts. In addition, there are two clubhouses proposed to support this sports complex, one associated with the swimming pool and the other for the sports courts.

All as further detailed in the below table and as illustrate on the conceptual site plan on the following page.

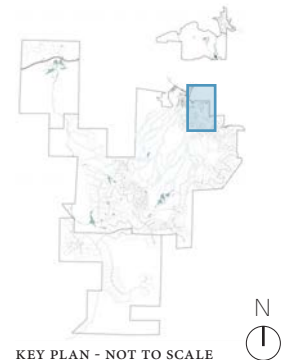
## Community Farming

An additional amenity being offered to residents in SMR is the Community Farm, which offer community gardens, green house, limited food production farming, with products being available to residents as well as for uses at the various on-site eating and drinking establishments, and support equipment storage and maintenance building.

Amenity	Area (sq ft)	No. of amenity
<b>Indoor Recreation</b>		
Pool Clubhouse	6,000	-
Indoor Basketball and turf fields	10,000	-
Indoor Pickleball and Padel Courts	14,200	-
Sports Courts Clubhouse	8,300	-
Tennis Court		1
Padel Court		2
Pickleball Court		2
<b>Outdoor Recreation</b>		
Open Lawn	-	1
Flex Field (baseball + soccer)		1
Tennis Courts	-	4
Padel Courts	-	5
Pickleball courts	-	6
<b>Community Farm Facilities</b>		
Farm to Table Eating Venue	3,000	-
Greenhouse building	1,500	-
Maintenance building	2,500	-
<b>Parking</b>		
Parking	43	76
Bike Parking	22	84

## LEGEND

01 / Pool Clubhouse	09 / Pickleball Courts	16 / Flex Baseball & Sports Field
02 / Swimming Pool	10 / Padel Courts	17 / Orchard
03 / Slides and kids pool	11 / Open lawn	18 / Mixed Farming
04 / Proposed trail connection	12 / Sports Courts Clubhouse	19 / Maintenance Access
05 / Indoor turf and Basketball	13 / Farm to Table Eating and Drinking Establishment	20 / Parking
06 / Indoor Pickleball and Padel courts	14 / Greenhouse	21 / Stagecoach main access
07 / Tennis Courts	15 / Maintenance Facility	22 / Barn
08 / Pool Terrace		23 / Gate House





# Mid Mountain Lodge

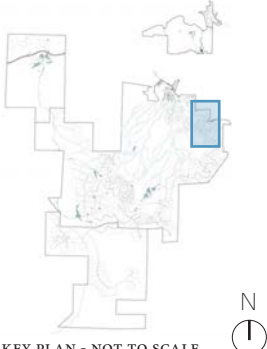
The Mid Mountain Lodge proposes a combined 15,000 sq ft of building space. Amenity includes food and beverage service, lockers/bathrooms, fitness opportunity and ice skating/lawn amenity in the plaza. 34 parking stalls are provided on the approaching street and within the drop off zone.

Amenity	Area (sq ft)
Lodge Building	11,000
Secondary Lodge Building	5,000

Parking	Required	Provided
Parking	32	34
Bike Parking	16	16

## LEGEND

- 01 / Lodge Building
- 02 / Secondary Lodge Building
- 03 / Plaza
- 04 / Drop Off
- 05 / Ski Lift H







# Guest Skier Services

## Day Lodge A

At the top of the Stagecoach Mountain sits the existing Stagecoach Cabin, the top gondola terminal, and the Flat-Top Lodge. Both gondola terminal and the lodge are located to the south of the existing cabin and placed back from the top of the ridgeline so as to avoid skyline views. Cars will approach the arrival of the lodge, accessed under the adjacent skier bridge, that provides drop-off parking, provided by the lot to the south of the amenity.

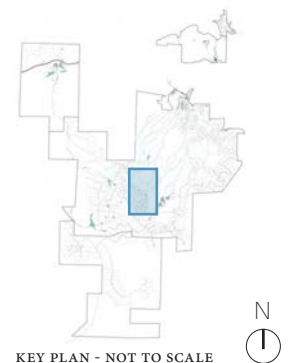
The day lodge is proposed to include an eating and drinking establishment, fitness center with lockers and bathrooms, remote working spaces, as well as spa and wellness facilities. The lodge provides a walkout basement level accommodating the existing grade sloping to the west. The lodge is not visible to the north.

Amenity	Area (sq ft)	Levels
Lodge Building	42,000	2 + basement
Gondola Storage	7,000	Basement

Parking	Required	Provided
Parking	84	84
Bike Parking	42	42

### LEGEND

- |                             |                                |                        |
|-----------------------------|--------------------------------|------------------------|
| 01 / Gondola                | 06 / Lodge Deck                | 11 / Foot path / trail |
| 02 / Grip Bay               | 07 / Parking                   |                        |
| 03 / Drop-off               | 08 / Existing Stagecoach Cabin |                        |
| 04 / Lodge Building         | 09 / Skier Bridge              |                        |
| 05 / Walkout basement level | 10 / Proposed Ski Lifts        |                        |





# Day Lodge B

The Day Lodge B is located near the top of the old lift terminal. The skiers will use a tow rope from the run below to access the lodge. The proposed lodge has a 6,000 sq ft building footprint to include basic amenities such as lockers, bathrooms, and food and beverage. 15 parking spaces are provided for this facility.

Amenity	Area (sq ft)
Lodge Building	6,000

Parking	Required	Provided
Parking	12	15
Bike Parking	6	6

## LEGEND

- 01 / Tow Rope
- 02 / Turn Around
- 03 / Drop-off
- 04 / Lodge Building
- 05 / Deck and Amenity space
- 06 / Lawn Space
- 07 / Parking





# Day Lodge C

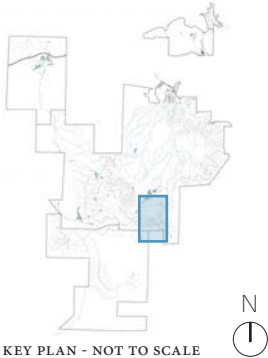
The Lodge C is located at the top of Lift A which extends to the mid-mountain. This location allows skiers to circulate north and west down to the resort core. The proposed lodge has a 6,000 sq ft footprint to include basic amenities such as lockers, bathrooms, and food and beverage. 26 parking spots are provided for this facility.

Amenity	Area (sq ft)
Lodge Building	6,000

Parking	Required	Provided
Parking	12	26
Bike Parking	6	6

## LEGEND

- 01 / Proposed Ski Lift
- 02 / Lodge Building
- 03 / Drop-off
- 04 / Proposed Parking
- 05 / Deck and Amenity space
- 06 / Lawn Space





# Day Lodge D

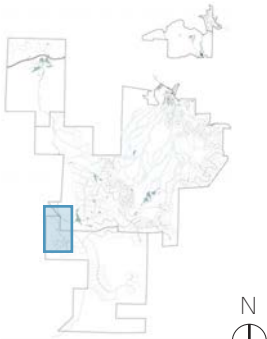
Lodge D is located southwest of the Flat Top Village along the emergency access route. A pulse gondola sits adjacent to the day lodge that creates a connection to the ski runs creating access to the remainder of the mountain, allowing residents of Cat Creek to access the terrain on the mountain. The proposed lodge has a 6,000 sq ft building footprint to include amenities such as an eating and drinking establishment, food and beverage, and bathrooms.

Amenity	Area (sq ft)
Lodge Building	6,000

Parking	Required	Provided
Parking	12	19
Bike Parking	6	6

## LEGEND

- 01 / Pulse Gondola
- 02 / Lodge Building
- 03 / Drop-off
- 04 / Parking
- 05 / Deck and Amenity space
- 06 / Lawn Space
- 07 / Proposed Trails
- 08 / Existing Vegetation







# Stetson Ranch

## Equestrian Facility

Stetson Ranch is located on both sides of CR 14, approximately 1.5 miles west of the Stagecoach Reservoir. One of the original Stetson homestead buildings on the north side of the road is proposed to be restored. These buildings may be utilized as a ranch and fishing amenity building with bathrooms, fishing and ranch gear, food and beverage, and lockers. The existing cottage to the west will also be preserved and upgraded.

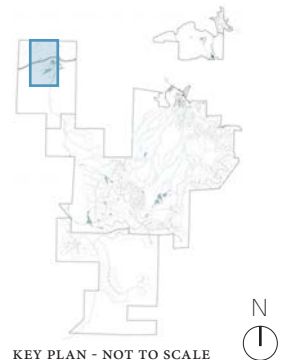
Stetson Ranch will provide equestrian facilities and a horse stable/barn.

Amenity	Area (sq ft)
Ranch Clubhouse	5,000
Existing Cottage	1,500
Equestrian Facility	5,000
Maintenance building	1,500

Parking	Required	Provided
Parking	20	21
Bike Parking	11	11

### LEGEND

- |                          |                           |                 |
|--------------------------|---------------------------|-----------------|
| 01 / Ranch Clubhouse     | 04 / Maintenance Building | 07 / Equestrian |
| 02 / Existing Cottage    | 05 / Fishing Cabin Access |                 |
| 03 / Equestrian Facility | 06 / Parking              |                 |





Section 6.0

# PRELIMINARY SUBDIVISION PLAN



Section 7.0

# LANDSCAPE PLANS

The following section documents the proposed development at a preliminary plan level.

All future landscape design will be completed at the Final Plan Review and will comply with all requirements outlined in Section 3.9 of the UDC. All improvements will be consistent with the rural character of the County



Section 8.0

# ENGINEERING PLANS





# APPENDICES

- A. Hours of Operation
- B. Anticipated Number of Employees
- C. Type of Equipment and Vehicles
- D. Stagecoach Mountain Ranch Traffic Impact Study
- E. Survey Plats (Property Legal Descriptions)
- F. Title Commitments
- G. Adjacent Property Owners List
- H. Plan Policies and Recommendations
- I. Draft Declaration Covenants, Conditions, and Restrictions
- J. Double Creek Conceptual Site Plan
- K. Middle Creek Meadow Conceptual Site Plan
- L. Skyline Study
- M. SMR Road Improvement Study
- N. Yampa Valley Electric Association (YVEA) Letter
- O. Stagecoach Mountain Ranch Water and Sanitary Sewer Master Plan
- P. Wildfire Protection Plan
- Q. Wildlife Mitigation Plan
- R. Water Quality Management and Monitoring Plan
- S. Nutrient Loading Report for Stagecoach Mountain Ranch
- T. Drainage Report
- U. Weed Management Plan
- V. Revegetation Plan
- W. Proposed Zoning Map
- X. Geologic Mapping and Preliminary Geologic Hazards Memorandum
- Y. Stagecoach Mountain Overall Plan (Ski Plan)
- Z. Morrison Creek Metropolitan Water & Sanitation District Will Serve Letter
- AA. Upper Yampa Water Conservancy District Will Serve Letter
- BB. Preliminary Stormwater Management Plan (SWMP)
- CC. Sustainability Plan Policies and Recommendations
- DD. Fiscal Analysis Report
- EE. Phasing Plan
- FF. Trails Plan
- GG. Noise Impact Memorandum and Decibel Data



December 2024



**DISCOVERY**  
LAND COMPANY