

Sent via email

March 04, 2025

Steamboat Sponsor, LLC  
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Steamboat Springs, CO 80477  
[rcorette@discoverylandco.com](mailto:rcorette@discoverylandco.com)

Re: PL20250023, Stagecoach Mountain Ranch - 1041 Permit Level of Review

The Planning Department has completed an initial review of the materials submitted on February 20, 2025 for the required 1041 Permit for the above-cited project. In an attempt to provide immediate feedback, please find below the deficiencies noted. The application is incomplete. Please submit the requested additional information for our review.

**Missing Submittal Requirements:**

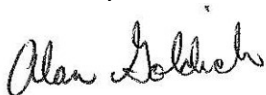
- Detailed plans for the project, as they specifically relate to the major expansion of the water and sewer system.
- Consent of the Morrison Creek Water and Sanitation.
- Section 5.1: This section references 613 homes, which does not include employee and essential housing. In your response to Policy 4 of the 208 plan, 700 units are indicated. Page 18 indicated that there will be more than 613 units and section 11.8 is entirely devoted to essential and employee housing. Please revise so that the entire project is accurately represented throughout the submittal.
- Section 5.2: Attachment D – Detailed Schedule.
- Section 7.0: Attachment E – Alternatives.
- Section 9.0: Appendix C – Sustainability Plan. The narrative indicates that it is part of Preliminary Plan Application. Appendix C submitted with Preliminary Plan is Type of Equipment and Vehicles.
- Section 10.0: Land Use Table does not include the employee/essential housing units.
- Section 11.0: The UDC requires that the submittal address the “existing capacity and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, housing, law enforcement, and other services necessary to accommodate development, and the impacts the project is likely to have on said services.” The information submitted does not detail the existing capacity and demand for these services. It only provides what the proposal is. Law Enforcement not even addressed. Please revise to include an

analysis of capacity and demand for the services listed above.

- Section 12.2:
  - It appears that you have not had direct consultation with CPW. Is this correct?
  - The letter from the USFWS does not detail what they are responding to. Please provide all correspondence so staff can confirm they are responding to the current application.
- Section 13.0: This section references section 7.4.A.8 UDC. This section was found to be duplicative and therefore removed from the UDC in the amendments that occurred in December 2024. This necessarily changes the section numbers throughout the rest of section 7.4.A. Please revise to reference the correct UDC sections.
- Section 15.2 – Groundwater:
  - “There are no current or historic surface-water, groundwater, or springs mapped by USGS within the Project.” What does this mean? There is surface water within the project.
  - “The potential for surface contaminants to infiltrate to groundwater is extremely low because there will be no storage or use of volatile organic compounds that could potentially be released and impact groundwater quality.” What about fuel and other hazardous materials used in the maintenance of the ski area?
- Section 15.3:
  - Cumulative impacts to water quality must be addressed.
  - Community Facilities and Services – There is a statement in this sections that states there will be “net positive impact for natural resources.” What does this mean?

Upon receipt of these materials, the Planning Department will conduct further review of this submittal. Once the submittal is deemed complete, a determination of the level of review will take place. Upon determination of the level of review, additional items may be required to be submitted. A submittal checklist for a 1041 Level 2 review is attached for reference. Only after the Planning Department determines a complete 1041 application has been submitted will we schedule a hearing as required by the Unified Development Code. In the meantime, staff will continue to review the other (non- 1041) materials that have been submitted.

Sincerely,



Alan Goldich, Senior Planner  
Routt County Planning Department