

## **Narrative for Stagecoach Mountain Ranch Project**

February 1, 2023

Stagecoach Mountain Ventures, LLC, (the “Developer”) requests an Advisory Resources Team meeting for preliminary technical review and feedback on plans to be submitted for the development of property in the Stagecoach area of Routt County. The development proposal is a master plan for development on a portion of approximately 6620 acres of privately owned property in Stagecoach. The primary component of the development is a private recreation-based residential community and club known as Stagecoach Mountain Ranch (SMR) anticipated to include approximately 800 residential properties and extensive recreational activities. In addition to SMR, the plan anticipates development of public amenities and services for the Stagecoach area including a public commercial center, recreational trails and parks, housing, and upgrades to roads and infrastructure. Implementing this plan for this property is expected to be a major contributor to the economic development 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 uses and directives of the Stagecoach Community Plan and Routt County Master Plan and provides an economically viable framework for the Stagecoach community to become a Tier 2 growth area within Routt County. Stagecoach Mountain Ranch is a legacy for the Developer, a fifth generation Colorado family who have raised kids in the Yampa Valley and have spent more than 45 years assembling the lands that make up this project. We understand the qualities that make Routt County unique and the imperative need to steward the land and natural resources of this development with integrity and long-term vision. Building a project of the highest quality that will endure and sustain for generations to come is the overarching goal and will require implementing leading edge water and energy conservation practices, adhering to strict design and construction standards, and setting the bar for future development.

### **Stagecoach Mountain Ranch: A Low Impact, Low Density, High Quality, High Tax Paying Community.**

SMR is envisioned to be a place of exceptional quality set within the natural beauty of Stagecoach. The proposed design is anticipated to utilize, build upon, and improve existing infrastructure while being appropriate to the natural land forms of the Stagecoach area. SMR will require sustainability in design and use of materials, respect natural landscape and indoor/outdoor living qualities, and pay particular attention to shade and shadow in community design. The aesthetic goal is to respect and relate to the core elements of Steamboat’s western heritage, while embracing state of the art technologies and current design trends.

SMR will be created on two separate properties in the Stagecoach area. The ski mountain property, generally referred to as the Stagecoach Ski Area includes approximately 6,230 acres on the northwest end of Green Ridge. The golf course property, referred to in the Stagecoach Community Plan as the Golf Course / Marina property, includes approximately 390 acres fronting Stagecoach State Park on the south side of Stagecoach Reservoir for approximately 2.5 miles. Together the ski mountain property and the golf course property include parcels currently zoned

and platted Commercial, Planned Unit Development (PUD), High Density Residential (HDR), and Agricultural / Forestry (AF). Three parcels on the mountain property total approximately 17 acres of commercially zoned or PUD property. There are more than 400 acres of property zoned HDR between the ski mountain and golf course properties, a zoning category allowing for more than 5,800 residential units based upon minimum lot size of 3000 sq. ft. per residential unit. The balance of the properties, approximately 6200 acres, are zoned Agricultural / Forestry, including 690 acres subject to a conservation easement held by the Colorado Cattlemen's Agricultural Land Trust. Anticipated to have 800 residential units SMR represents a substantially lower density than allowed and will have a lower impact including less traffic, less impact on infrastructure, and less impact on County services including schools, fire, police, etc. than permitted under the current zoning. In addition, the very high-quality residences with high appraised values will generate significant tax revenues for the County.

### **Residential Development.**

The residential development plan for Stagecoach Mountain Ranch seeks to rezone and redistribute zoning in a comprehensive master plan to include 50 – 100 large tract lots (Land Preservation Subdivision and / or 35+ acre lots) , 200 – 400 single family lots to be located within the boundaries of, and served by, the Morrison Creek Metropolitan Water and Sanitation District (MCMWSD), and the balance of units in multi-family properties including townhomes and condominiums (also to be served by MCMWSD). Approximately 80% of the residential development is anticipated to be located in the mountain property and 20% on the lake front property. Except for the large tract single family lots, all residences on the ski mountain are anticipated to be located within approximately 350 acres situated within ½ mile of County Road 212. All of the residential units to be served by MCMWSD will be located within the current boundaries and service area of MCMWSD. The development plan seeks to create a forward-thinking model for recreational resort development with focus on sustainability, conservation, wildlife protection, and protection of sky lines and night skies.

### **Recreational Amenities.**

SMR will offer a variety of recreational activities to members that will be operated as a private club. The activities are expected to include Nordic and Alpine skiing and snowboarding, golf, fishing, boats and water craft for use on Stagecoach Reservoir, trails for hiking, biking, and horseback riding, hunting and shooting sports, racquet sports, a fitness center with swimming pool, ice skating, sledding, wellness programing, kids activities, and other recreational endeavors. SMR will also continue to maintain agricultural operations on a large portion of the mountain property with equestrian and participation in ranching activities as part of recreational programming.

A golf course and ski mountain are the two primary recreational features requiring significant infrastructure and investment. Currently, the ski mountain is operated under Special Use Permit (SUP) 94-228. The size of the mountain property has more than doubled since the SUP was first permitted and the Developer will seek to amend the SUP to provide for additional chairlifts, terrain, snowmaking, and on mountain facilities and activities.

The Developer will also seek a SUP, and any needed zoning amendments for the golf course and other recreational activities requiring such permitting. Situated between existing development at Stagecoach and the Stagecoach Reservoir and State Park, the golf course property is a major view corridor in the Stagecoach area which will largely be protected by development of a golf course and a reduction in residential development on this property by more than 97% of the zoned residential density. SMR will work with the appropriate entities/ MCMWSD to explore the ability to partially reclaim treated wastewater for use as golf irrigation water in contrast to solely relying upon the freshwater resources.

### **Private Commercial Development.**

Private commercial development at SMR is planned for both the ski mountain and golf course properties. Private commercial development at the ski mountain includes base area and on mountain ski lodges with indoor and outdoor gathering areas, locker and gear rooms, restaurants, fitness, wellness and spa facilities, office and retail space, storage and staff locker rooms. A number of cabins for member use are also planned for the ski mountain property for day and overnight use. Maintenance and storage facilities for snowcats, snow machines, and heavy equipment for construction and road maintenance will be planned and located around the ski mountain to minimize impacts.

Private commercial development at the golf course property includes a clubhouse and activity center for the golf course and lake activities with pro shop, offices, and retail space, fitness and wellness center with locker rooms, swimming pool, bar and restaurant facilities, and racquet sports facility. Maintenance and storage facilities for equipment, boats, and golf carts will also be located on the golf course property.

### **Public Development.**

Development of public amenities at Stagecoach for community benefit is planned as part of the project. These amenities will include a public commercial center or district with retail and office space, outdoor and indoor community gathering areas, public recreational trails and parks. The commercial district or center will be located to be central to existing residential development in the north (lake) end of the Stagecoach community. Non-motorized public recreational trails for hiking and biking are planned to provide public access to 720 acres of property owned by the Bureau of Land Management (BLM) that currently does not have public access and is located approximately ¼ mile west of the Stagecoach Townhomes and the Meadowgreen area. Other trails will connect to the existing trail system through the Neighborhoods at Youngs Peak and connect to the State Park trail that runs around Stagecoach Reservoir. The intent of the trail system is to create a cohesive trail system connecting neighborhoods and existing trails with additional public lands in the north (lake) portion of Stagecoach. In addition to trails, the plan contemplates the creation and dedication of a public park on the south side of Stagecoach Reservoir abutting the State Park. The park is envisioned as a community gathering place on the south side of the lake with parking, open space, firepits and bbq grills, playgrounds, and other facilities for public social and recreational activity and gatherings. A commercial site for a bar / restaurant may be adjacent to or a feature of the public lake front park. Other public amenities

may include a site for a sledding hill, recreation center and / or recreational fields next to the commercial district.

### **Workforce Housing.**

Development of SMR will create hundreds/ thousands of permanent jobs for the Stagecoach area and South Routt County. Additionally, SMR anticipates the creation of many ancillary jobs via supportive services such as construction. While many residents of Stagecoach presently commute to Steamboat Springs for work and live in Stagecoach because of affordability, the Developer anticipates residents of Stagecoach will end up having a choice of being able to work in Stagecoach because of SMR and the jobs it will create. However, the Developer also understands workforce housing is an encompassing need throughout Routt County and will develop work force housing as a component of the project. The amount of, and location for, workforce housing is expected to be further refined through the entitlement process for the project.

### **Water.**

The Developer acknowledges that water is a critical element of any new development project. The Developer presently has some adjudicated water rights that are for the use and benefit of the project. Additional water for golf course irrigation, snowmaking, and residential and commercial use is expected to be procured through long term water delivery leases from the Upper Yampa Water Conservancy District. Because of the impending closure of power plants at Hayden and Craig Station, the operator of those power plants has recently surrendered leases for over 7000-acre feet of water in Stagecoach Reservoir. The Developer plans to lease water sufficient to support the development plan in addition to further development of its existing water rights for the project. As previously mentioned, the Developer will work to create effective water conservation strategies and will aggressively seek to minimize issues associated with runoff, erosion, and water contamination.

### **Morrison Creek Metropolitan Water and Sanitation District.**

Most of the residential and commercial development at SMR will occur within the geographical service boundary of MCMWSD. The Developer understands the need to work with MCMWSD and has had preliminary discussions with the manager of MCMWSD relative to new development within the District, as well as some of the needs and desires of the District for future development. The Developer anticipates being able to work with MCMWSD to utilize and improve District facilities and financial stability.

### **Routt County.**

Routt County is the governing authority for Stagecoach and SMR. The Developer understands that development of SMR requires approval from Routt County through its Planning Commission and Board of County Commissioners. In seeking approval for this project, the Developer understands and expects the project will need to be in the best interests of the County. The Developer plans to address development impacts to the County including issues such as improvement of County Road 14 and other roads, the need for workforce housing, the needs and

requirements of the South Routt School District and other governmental agencies, amongst other requirements.

**Fiscal and Economic Impacts.**

The development of approximately 800 residential units plus sitework and amenities as part of the proposed Stagecoach Mountain Ranch Project would generate positive impacts for the local Routt County economy. During an approximate 10-year construction period, the project would support over 2,000 direct and indirect full time equivalent construction jobs with an associated approximate \$1.4 billion in labor income. Upon project completion, the community’s residents would also generate positive economic impacts through household spending on local goods and services.

From a fiscal impact perspective, the project would generate tax revenues for the State and County both during the construction period and over the long-term. During the construction period, the project would generate a positive fiscal benefit to the State general fund. The County general fund would also realize a one-time positive fiscal impact from building permit fees during the construction period. In addition, the Developer will pay impact fees required as terms of development approvals.

Additionally, and perhaps most significantly, the Project will provide long-term fiscal benefits associated with the operational phase of the project, including annual new property tax revenues. The below table is to provide a rough example of such benefits based upon early simplistic projections and hypothetical numbers using current mill levies and rough assessed valuation ratios.

Using a ten-year horizon and a conservative perspective, the estimated annual property tax impact associated with the project could be:

<u>Product Type</u>	<u>Number of Units</u>	<u>Est. Avg. Valuation/ Unit</u>	<u>Assessed Valuation</u>	<u>Annual Tax Impact</u>
Residential Homes	250	\$8 million	\$140 million	\$13.5 million
Commercial (Lifts, golf, lodges)	N/A	\$200 million	\$56 million	\$5.4 million
Vacant Lots	550	\$1 million	\$140 million	\$13.5 million
<b>Total</b>			<b>\$336 million</b>	<b>\$32.4 million</b>

The above estimates represent more than triple the current tax revenue for the school district and a tenfold increase in the tax revenue for the Morrison Creek Water and Sewer District.

As a further example, at full buildout, with 800 built residential units and completion of all anticipated infrastructure, the estimated annual property tax impact would be as outlined below:

<u>Product Type</u>	<u>Number of Units</u>	<u>Est. Avg. Valuation/ Unit</u>	<u>Assessed Valuation</u>	<u>Annual Tax Impact at Present Mill Levy</u>
Residential Units	800	\$8 million	\$448 million	\$43.25 million
Commercial (Lifts, golf, lodges)	N/A	\$500 million	\$145 million	\$14 million
<b>Total</b>			<b>\$593 million</b>	<b>\$57 million (+)</b>

The important point is that the Project will provide very meaningful fiscal and economic benefits for Routt County. When we move forward with the Preliminary Application, we will commission a detailed and professional fiscal and economic study to support the estimated valuation of benefits.