



SPECIAL USE PERMIT
Routt County
Planning Commission

Permit No.: PP2006-005

Owner: Stagecoach Ski Corporation

Address: PO Box 4575, Boulder, CO 80306-4575

Type of Use: Special Use Permit for Stagecoach Ski Area – Recreational Resort
Incorporates and Amends Special Use Permit #94-223

Location/Legal Description: Sections 12 and 13, Township 3 North, Range 85 West and Sections 7, 8, 9, 16, 17 and 18, Township 3 North, Range 84 West, less and excepting any portion of The Meadows at Stagecoach, A Land Preservation Subdivision Exemption (Meadows) recorded in the official records of the Routt County Clerk/Recorder, Routt County, Colorado, at Reception No. 531675, File No. 12891, with the exception of the ski trails as shown on said Meadows plat, less and excepting any portion of the Stagecoach Marketplace, A Planned Unit Development recorded in the official records of the Routt County Clerk/Recorder, Routt County, Colorado, at Reception No. 641786, File No. 13634.

Period of Permit: Effective August 16, 2000 for the Life of Use, so long as the use has not been discontinued for a period in excess of one year and provided it is acted upon within 3 years of approval.

Board Approval Date: July 25th, 2006

Conditions of Approval:

Standard Conditions:

1. All conditions of Special Use Permit #94-223 shall remain in effect.
2. The Special Use Permit is limited to uses and facilities presented in the application for final Special Use Permit. Any additional uses or facilities must be applied for in a new or amended application, or will be subject to additional triggers for review as per the

conditions approved for the Special Use Permit and Site Plan. Routt County review of the lift relocation, permanent warming hut, and additional parking facilities shall be required. Logging operations, including those to create new roads, trails, ski slopes or gladed areas to be used as recreational facilities, in excess of the proposed roads, trails, ski slopes and gladed areas shown on the Stagecoach Ski Area Site Plan shall be subject to review as an amendment of the Special Use Permit. "Glading" means the removal of deadfall and slash, and thinning which does not involve removal of more than 25% of the live trees in any gladed area.

3. Any complaints or concerns, which may arise from this operation, may be cause for review of the Special Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if appropriate.
4. The operator shall prevent the spread of weeds to surrounding lands, and comply with the Undesirable Plant Management Act, adopted in 1990.
5. The permittee shall be responsible for any court and attorney fees if Routt County deems it necessary to enforce any of the conditions of the Special Use Permit and is successful in such court action.
6. No junk, trash, or inoperative vehicles shall be stored or allowed to remain on the property. Equipment and materials necessary for future use of the ski area is allowed provided it is stored in a confined and screened location, as approved by Planning Commission.
7. The Special Use Permit shall remain valid so long as the Special Use is not discontinued for a period in excess of one year, and provided it is acted upon within three years of approval.
8. The operation will be reviewed every three (3) years by planning staff. If circumstances have changed, or if there are violations of the Special Use Permit, the matter will be forwarded to Planning Commission and the Board of County Commissioners for further review.
9. The permittee shall provide evidence of liability insurance, in the amount of no less than \$600,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
10. All applicable standards set forth by the Colorado Department of Health and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws.
11. Fuel, flammable materials, or hazardous materials shall be kept in a safe area as approved by the Chief Building Inspector and Department of Environmental Health. A list of hazardous and flammable materials and their location on site shall be provided to the

Fire District Chief, Building Department, Environmental Health, and Planning Department prior to issuance of any building permits.

12. The permittee shall notify the Planning Department staff of the date of commencement of operation, at least one month prior to commencement, to ensure that any conditions of this approval, which must be met prior to commencement of activity on the site, have been complied with.

Specific Conditions:

Transportation, Traffic, Parking, and Roads:

1. A Development Agreement will be prepared by the permittee and submitted to the Planning Commission for review and approval, with at least six weeks lead time for review and comment, and shall be forwarded to the Board of County Commissioners for signature. The Development Agreement shall address the following:
 - a. The permittee will participate in meetings, and will provide appropriate levels of consultant funding that are roughly proportionate to the permittee's impacts, to create an overall Master Transportation Plan for the Stagecoach area. The plan shall address all internal roads of the development and major access points to the project from the north, including RCRs 14 and 16. This master plan will address overall function, role, and character of the street system as well as costs, appropriate funding mechanisms, and responsibilities for design and construction of any necessary improvements. This study shall commence within one year of initiation of operations of the ski area. The permittee shall be obligated to pay for the costs of any road improvements as specified in the Master Plan that are attributed in the Master Plan to the permittee's operations in excess of that operation which can be accommodated by the initial 248 vehicle parking lot. Parking requirements are to be included as a part of the Transportation Plan. Contingency plans to be implemented when the demand for parking exceeds the existing capacity of 248 vehicles for 3 days in a season shall be included as part of this plan.
 - b. The permittee will improve the section of RCR 212 from Schussmark Trail to the base lodge during Phase 1. Roads must be brought up to County Specifications with the exception of paving during Phase 1. For the first year, chemical dust suppression will be permitted. During the second year of operation, the County Engineer will review traffic levels to determine if paving is necessary. Chemical dust suppression is permitted to continue during the second year. Paving will occur after the second year, or as directed by the Routt County Engineer.
 - c. The permittee will ensure that all parking can be accommodated at the Base Lodge. No parking along County Roads is allowed for the ski area.

- d. The permittee shall be responsible for maintenance and snowplowing of RCR 212 from Schussmark Trail to the base lodge entrance. The operator will not obstruct RCR 212 for purposes of emergency vehicle access.

Water and Air Quality, Noise Impacts, and Wildlife Issues:

2. Water quality will be monitored by the applicant, with reasonable monitoring sites, frequency and parameters chosen by the Routt County Environmental Health Department. If water quality at the ski area violates stream standards, all remedies required by the Colorado Department of Public Health and Environment Water Quality Control Division shall be implemented to resolve the violations. If violations continue, the operation of the ski area shall be ceased until said violations are mitigated to acceptable levels.
3. The applicant will follow State of Montana Best Management Practices, Colorado Department of Transportation erosion control Best Management Practices and/or Colorado Department of Public Health and Environment Water Quality Control Division Best Management Practices guidelines as approved by the Routt County Environmental Health Department during logging, glading, and construction of roads and trails and as permanent Best Management Practices for water quality control.
4. Vehicular access shall not be permitted from the ski area to surrounding public lands, unless such access is approved by the public land entity in ownership. Any access approval shall be reviewed by the local Colorado Division of Wildlife officer for wildlife impacts.
5. All areas disturbed by construction of the ski area runs, roads, trails, and by the construction of the base lodge shall be revegetated to match natural conditions, and the areas shall be monitored and reseeded as necessary to establish ground cover.
6. Geologic hazards shall be mitigated by methods set forth in the recommendations of the Chen and Associates study of Morningside Subdivision in 1973, or by other methods acceptable to a certified soils engineer. Permanent structures shall not be constructed within the landslide area as identified on the US Geological Survey maps for the area.
7. If elk calving areas are identified, or if raptor nests are located at the ski area, reasonable buffer areas shall be established as recommended by the Division of Wildlife Office. Maintenance and recreational activities on the ski area containing identified calving grounds shall be curtailed during elk calving season. The petitioner shall contribute to physical solutions regarding increased road kill on a proportional basis, to include signage and fencing.
8. Disturbance of wetlands may occur only as provided by the Army Corps of Engineers (ACOE) regulations. Appropriate ACOE permits shall be obtained prior to any disturbance of wetland areas.

9. Lifts and/or snow making equipment (when approved) shall be electrically powered or shall have noise suppression on power units.
10. Snowcats and snowmobiles shall have noise suppression equipment.
11. Only snowmobiles used by the ski area personnel shall be allowed at the ski area. The Special Use Permit includes snowmobile use by personnel to bring skiers or equipment up the mountain, however, commercial snowmobile tours and rental (for sightseeing, trail riding, or free-wheeling) shall be issued a separate permit as is standard for all other such operations in the county.
12. Slash burning shall be conducted pursuant to Routt County Environmental Health Department permit, at times when there is adequate snow cover to eliminate fire danger.
13. The permittee shall identify locations of snow making on the site plan, prior to any installation of snow making equipment. Adjustments to locations will be reviewed by the Planning Administrator, with approval by the Planning Commission.
14. Night skiing shall not be permitted under this permit.
15. The location of the port-a-johns and other sanitary facilities shall be reviewed and approved by the Routt County Environmental Health Department.

Services:

16. Temporary storage of one fire truck shall be provided by the applicant in the proposed base lodge until a new Stagecoach fire station is constructed. Adequate water for fire fighting purposes will continue to be provided at the base lodge.
17. The permittee has offered to dedicate a 10± acre site to the South Routt School District. If the offer is accepted, such site shall be reviewed and approved by the County, and all subdivision requirements shall be complied with prior to development of the site.

Neighborhood and Surrounding Impacts:

18. The permittee shall create a Master Development Plan for his properties in the Stagecoach area, and shall submit the plan to Planning Department staff within one year of the initiation of operation of the Ski area.
19. Employee housing shall be in compliance with Routt County regulations on employee housing when they are adopted.
20. For the first two years, the petitioner will provide monthly reporting to the Routt County Planning Staff as to the maximum daily visits and the maximum daily vehicles, and the applicant will provide an appropriate certification of the number of seasonal employees.

21. Public use of the ski trails on a fee basis for Nordic skiing or other non-motorized recreational use deemed appropriate by the trail system operator will not be precluded as long as the SUP remains in effect.

Base Lodge:

22. The lighting plan as approved shall be adhered to by the operator.

23. Snow storage areas shall include sediment traps if they discharge into wetlands. Signage shall be reviewed under the Sign Code in the Routt County Zoning Resolution. Landscaping plans shall be submitted to the Planning Administrator for review and approval prior to submittal for a building permit.

24. The structural stability of the existing framework to withstand additional loading by the proposed improvements shall be certified by a structural engineer, to meet requirements of the Routt County Building Inspector.

25. The underground gas tanks shall be set in accordance with requirements of the Routt County Building Inspector, South Routt Fire Chief, and the Environmental Protection Agency.

26. The owner or operator shall be responsible to irrigate and provide upkeep of landscaping as planned around the base lodge.

27. Outside storage of equipment related to the ski area shall be identified on the site plan, to be reviewed and approved by Planning Commission. No outdoor storage of boats or other vehicles is authorized by this site plan approval.

Warming Hut:

28. The placement of the portable warming hut shall be evaluated by a soils engineer to determine if its location will be subject to geologic hazard areas, or if it will impact water quality, slopes, or other environmental resources.

29. The approval of the placement of the portable warming hut at this location does not imply approval of a permanent facility at this site or at any other site on the ski area. The petitioner shall return to the County for a review of the permanent mountain top facility. If the portable structure is moved to another location at the ski area, such site shall be reviewed by the County, and shall comply with Planning, Building, and Environmental Health Department requirements.

Special Use Permit PP2006-005
Stagecoach Ski Area – Recreational Resort
July 25th, 2006
Page 7 of 7

Permit Issued by the Routt County Board of County Commissioners:

Nancy J. Stahovick
~~Daniel R. Ellison, Chairman Pro-Tem~~
NANCY J. STAHOVIK

4/13/07
Date

ATTEST:

Kay Weinland
Kay Weinland, Clerk and Recorder

4/16/07
Date



ACCEPTED:

Ch. WAJ
Permittee

1-1-07
Date