

Stagecoach Mountain Ranch



Project History & Overview

SMR is a master-planned community that brings the 2017 Stagecoach Community Plan to life by integrating: A revitalized ski mountain, an expanded community trail network, a marketplace and commercial hub to serve local needs.

“The neighborhood node could offer uses and services such as a community retail market, office space, gas station, and daycare center that would support the community as it grows.”
— 2017 Stagecoach Community Plan, p. 28

For over 45 years, the Wittemyer family has owned and operated the private ski area under an existing Routt County Special Use Permit.

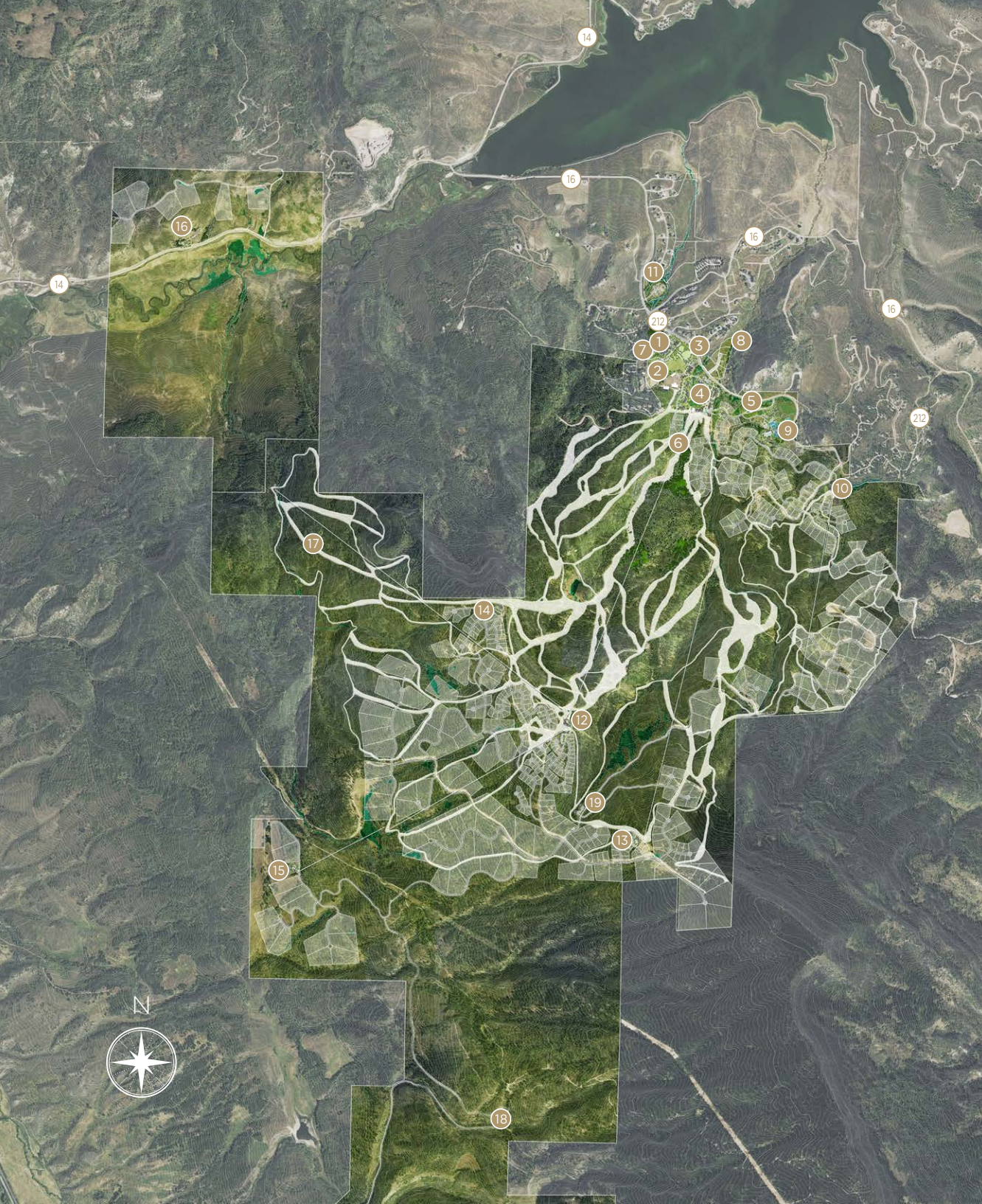
In 2023, SMR paused its application to align with the new Unified Development Code (UDC)—a modern framework emphasizing public benefit, workforce housing, and sustainability adopted by Routt County in 2024.

Key Project Components

- 613 single-family homes on 1,300 acres of a 6,100-acre site
- 88% of land (5,318.6 acres) is preserved as functional open space (passive + skiing + portions of homesites that will not be developed)
- 100% UDC-compliant application submitted in 2024 with NO variances
- Together, these elements realize long-term community objectives while honoring the region’s character and protecting its environmental integrity.



Master Plan

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- 1 Community Market
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 - 17 Raspberry Creek Skiing
 - 18 Emergency Access Road
 - 19 Trash Collection/Residential Services
-
- 14 County Road 14
 - 16 County Road 16
 - 212 County Road 212

We are investing in community.

Building connections, fostering growth, and creating a stronger future together.



Stagecoach Mountain Ranch will offer unprecedented benefits to our local community and the beautiful Yampa Valley. We look forward to sharing in the positive impacts this groundbreaking initiative will bring.

Community Benefits Include:

- Tax Revenues
- Cell Tower
- Community Marketplace
- 14 Acre Community Park
- Public Trails
- Jobs
- Infrastructure Improvements
- Secondary Emergency Route
- Workforce Housing
- Historic Restoration of Stetson Ranch
- Open Space and Habitat Protection
- Contributions to Stagecoach State Park

Infrastructure for the Stagecoach Community

Water and Sewer

Contributions to the Morrison Creek Metro Water and Sanitation District Improvement Fund to upgrade facilities.

Communications

Installation of a new cell-tower designed to fit the natural environment to improve both emergency services and improve community broadband services.

Emergency Services

Contributions to the Oak Creek Fire District to improve the Stagecoach station. Provide a secondary means of emergency access to Hwy 131.

Roads

We will make significant financial contributions to the Routt County Road Improvement Fund, to improve and enhance RCR 14.



Stagecoach Community Marketplace & Park

SMR will create a mixed-use, walkable community marketplace tailored to the needs of the Stagecoach community. Featuring amenities such as a community retail market, office space, a gas station, and a daycare center, adjacent to a 14-acre community park. Additionally, public parking will be provided for a potential future regional ride-share program or shuttle service, which aligns with the recommendations of the 2017 Stagecoach Community Plan.



- | | |
|-------------------------------|---|
| 1 Amphitheater | 10 Turn Around |
| 2 Stage | 11 Gas Station |
| 3 Spine Connector | 12 Marketplace |
| 4 Open Lawn | 13 Workforce Housing |
| 5 Tiered Seating | 14 Open Meadow/
Informal Sledding Hill |
| 6 Adventure Play | |
| 7 Entry Road | |
| 8 Plaza | |
| 9 Elevator to
Market Space | |





Community Trail System




Stagecoach's trail networks lie at the heart of its outdoor culture, seamlessly connecting residents to the area's breathtaking landscapes. With miles of trails already in place, further expanding these networks is key to deepening the community experience.

- SMR proposes to construct a multi-use trail along County Roads 16 and 212, connecting the reservoir with the Eagles Watch neighborhood as well as to existing trails throughout Stagecoach, consistent with the SPOA Trails Master Plan.
- In addition, SMR will establish a new trail linking the Stagecoach Community Marketplace to a 735-acre, landlocked parcel managed by the Bureau of Land Management.





Trails

-  Proposed by SMR
-  Existing
-  Proposed by Others



Transportation

Transit

Shuttles will be provided for our amazing employees to and from the Steamboat and Oak Creek areas, providing convenient alternatives to private vehicles.

Additionally, public parking will be available at the Stagecoach Community Marketplace for future regional transportation alternatives being planned for Routt County.

Trip Reduction

SMR is dedicated to enhancing bike and pedestrian access along RCR 212 from the Eagles Watch neighborhood to the Reservoir trail and integrating with existing Stagecoach trails. Additionally, for employees who choose to walk, bike and shuttle to work, an internal shuttle will then transport them within SMR.

Traffic Management

SMR is developing a construction traffic management plan that includes shuttles for laborers, truck schedules, and delivery staging sites. These initiatives and plans are currently in progress.

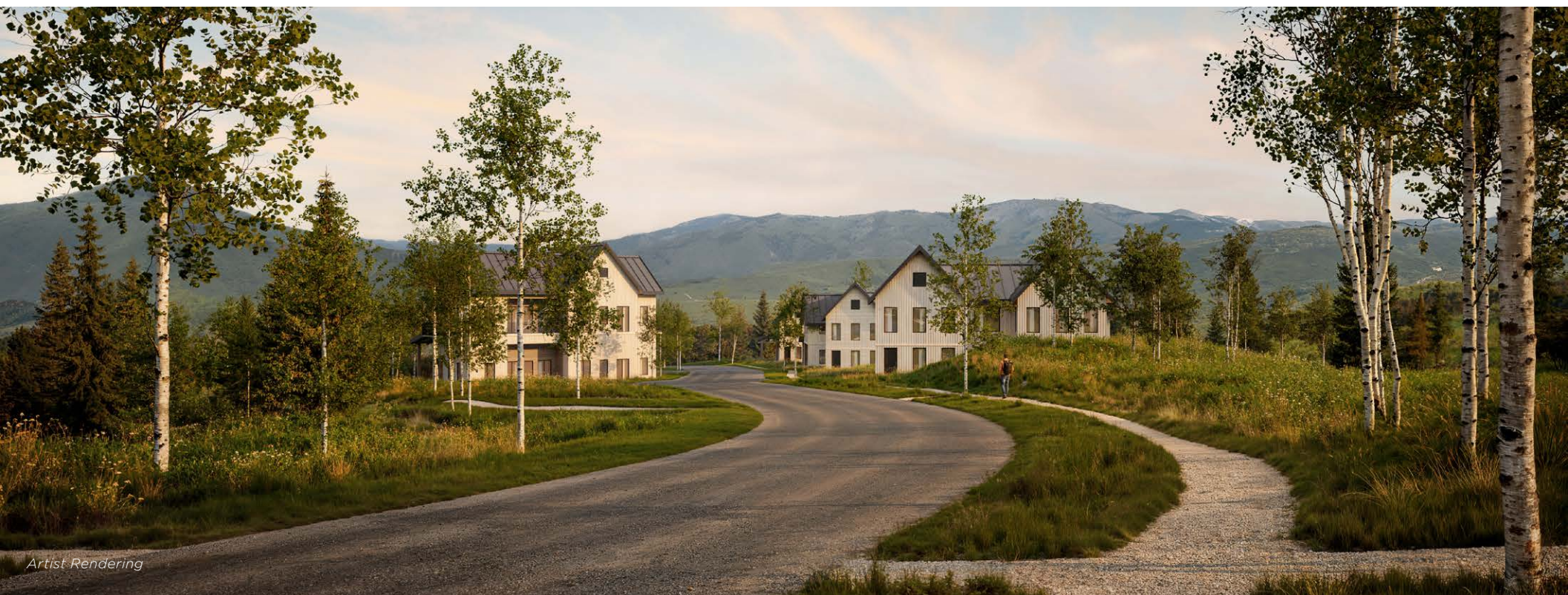
Workforce Housing

SMR will construct 95 essential housing units and 42 employee housing units; housing 90 employees, as part of the development of the project as defined by Routt County.

There will be a mix of building types on three parcels, to include studios, one-, two-, and three-bedroom apartments, as well as two-, three-bedroom town-homes, and four-bedroom single-family homes.

This will allow the Project to accommodate a variety of households from a single person to families. All units will be for rent, deed-restricted and permanently affordable for renters earning up to 120% of the AMI.

- ① Middle Creek Meadows
(25 Townhomes)
- ② Stagecoach Marketplace Apartments
(94 Units)
- ③ Double Creek
(9 Single Family Houses with 9 ADUs)



Economic Benefit

Setting Our Community Up for a Strong Future

SMR PROPERTY TAX COLLECTIONS - CALCULATIONS DETAIL		Y1	Y5	Y10	BUILDOUT
Phase 1 Single Family Residential		\$114,030,998	\$151,847,701	\$111,756,480	\$119,991,480
Phase 2 Single Family Residential				\$34,548,615	\$25,671,840
Phase 3 Single Family Residential				\$85,904,487	\$64,463,940
Phase 4 Single Family Residential					\$18,279,000
Attached Residential			\$11,958,528	\$54,820,752	\$70,743,792
Employee & Workforce Housing			\$1,169,856	\$6,677,928	\$6,677,928
Commercial Property			\$2,008,800	\$2,008,800	\$2,008,800
Agricultural Property		\$38,418	\$29,140	\$13,067	
Total SMR Taxable (Assessed) Property Value		\$114,069,416	\$167,014,025	\$295,730,129	\$307,836,780

ROUTT COUNTY FUND - ANNUAL PROPERTY TAX COLLECTIONS	2023 Millage Rate	Y1	Y5	Y10	BUILDOUT
General Fund - Routt County Government	13.522	\$1,542,447	\$2,258,364	\$3,998,863	\$4,162,569
School District - South Routt School District	39.303	\$4,483,270	\$6,564,152	\$11,623,081	\$12,098,909
Library District - South Routt Library District	1.125	\$128,328	\$187,891	\$332,696	\$346,316
Fire - Oak Creek Fire Protection District	13.938	\$1,589,900	\$2,327,841	\$4,121,887	\$4,290,629
Water & Sanitation - Morrison Creek Metro Water & Sanitation District	20.000	\$2,281,388	\$3,340,280	\$5,914,603	\$6,156,736
Hospital- South Routt Medical Center Health Service District	4.095	\$467,114	\$683,922	\$1,211,015	\$1,260,592
Cemetery - Oak Creek Cemetery	0.206	\$23,498	\$34,405	\$60,920	\$63,414
Colorado River Water Conservation District	0.500	\$57,035	\$83,507	\$147,865	\$153,918
Upper Yampa Water Conservation District	1.820	\$207,606	\$303,966	\$538,229	\$560,263
Total SMR Property Tax Revenues	94.509	\$10,780,586	\$15,784,328	\$27,949,159	\$29,093,346

Sustainability

Purpose Statement

SMR aims to establish a new standard for sustainable development in Routt County, harmonizing an exceptional lifestyle with environmental quality and community benefits. Rooted in the Yampa Valley's rich history and natural resources, SMR is committed to preserving the region while fostering family-friendly environments. Our planning emphasizes low-impact development, community resilience, and vibrant local partnerships.

Core Values

1. **Inspire Sustainable Living:** A network of trails promotes walking and biking, while EV charging and shuttle services reduce vehicle reliance.
2. **Foster Community:** SMR enhances local quality of life through parks, trails, and infrastructure improvements, becoming a long-term partner in the Stagecoach community.
3. **Improve Environmental Impact:** Our infrastructure prioritizes electrification and integrates sustainable practices like dark sky lighting and composting.
4. **Restore Nature:** We protect wildlife corridors and invest in river restoration, reflecting our commitment to biodiversity and ecological health.

Priority Sustainability Commitments

- **Workforce Housing:** High-quality, energy-efficient housing supports a vibrant, year-round community.
- **Renewable Energy:** We explore geothermal and solar options, aligning with YVEA's low-carbon programs.
- **Conservation & Restoration:** We restore ecosystems, protect wildlife corridors, and implement wildfire resilience strategies.
- **Community Benefits:** SMR will deliver public infrastructure, create local jobs, preserve history, and generate \$29 million in tax revenue.



Wildfire Resilience & Water Innovation

- Collaborating with local agencies for fuels reduction and forest management.
- Partnering to reuse treated water for irrigation, enhancing water quality.
- Implementing a Stormwater Management Plan with strategies to protect downstream water quality.

Wildlife Protection & Ecological Restoration

- Maintaining an elk migration corridor and implementing wildlife-friendly measures.
- Prioritizing native species and biodiversity in development plans.
- Enhancing Yampa River health through restoration efforts.

SMR is dedicated to long-term land stewardship and proactive resource management across its 6,100-acre landscape.



Discovery Land Company

Our Why, Mission, Vision, and Values

As with every project, Discovery Land Company will integrate Stagecoach Mountain Ranch with its core vision to improve the world, one life, one family, and one location at a time. We use our talent, passion, and resources to benefit each project we touch through the relationships we foster, the experiences we create, and the opportunities we provide. To achieve this vision, we create rare, one-of-a-kind environments that provide individuals and families with the freedom and security to learn, grow, and play in some of the world's most beautiful locations. With every destination we create, we are guided by the following principles:

People are our priority.

At Discovery Land Company, we believe that our greatest asset is our people. You are at the heart of everything we do, and we are dedicated to enhancing the lives of our staff, partners, members, and surrounding communities.

We do the right thing.

We are committed to doing the right thing, and that means actively listening and being responsive to our environment and the needs of those around us. Your voice matters, and we want to ensure that everyone feels heard and valued.

We respect people, places, and cultures.

We hold a deep respect for the people, places, and cultures that make this area unique. Our love for this beautiful region drives us to protect and preserve the charm of the Stagecoach we all cherish.

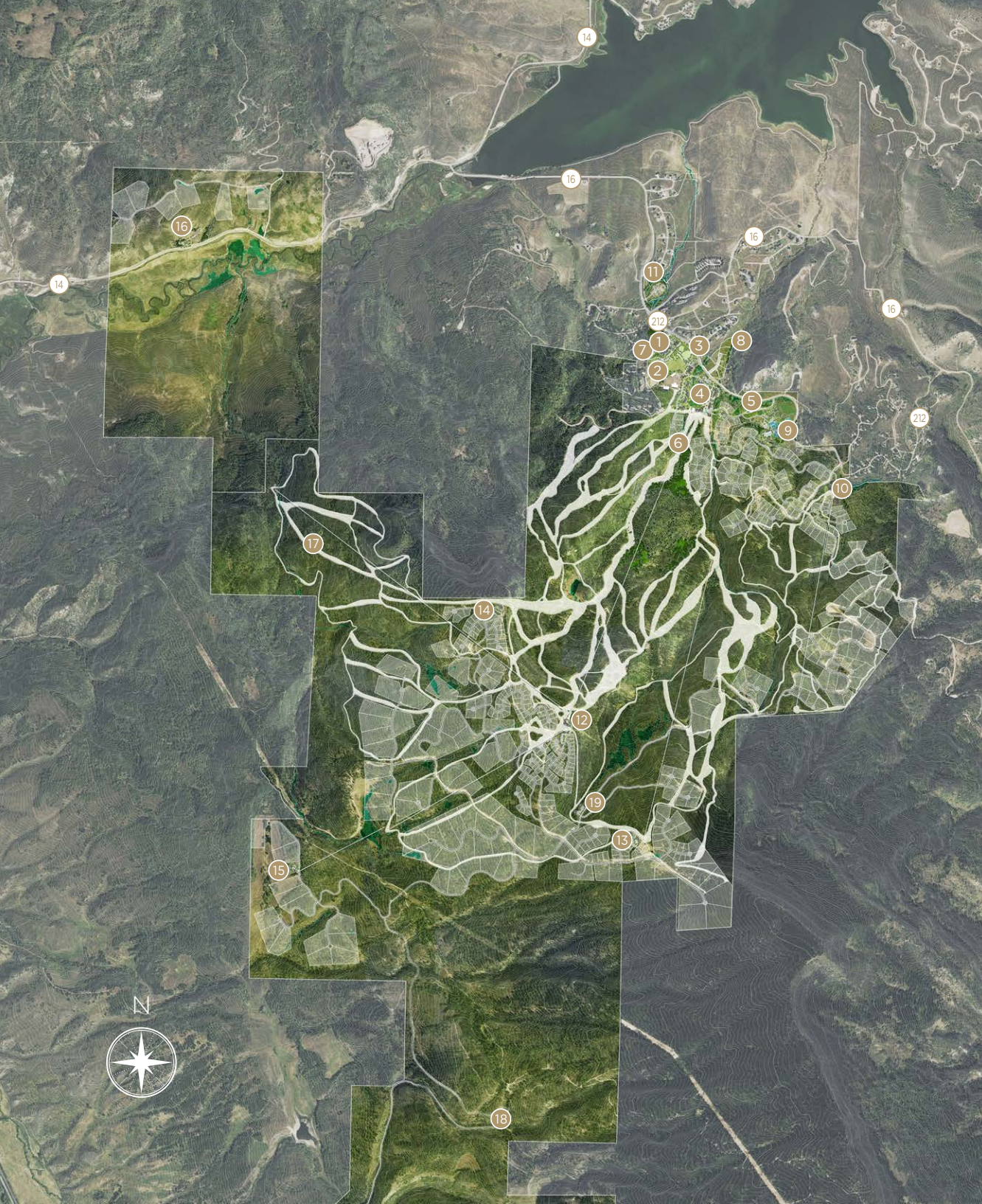
We believe in having fun.

We believe that having fun is essential. It's through joy and connection that we can truly engage with one another and serve our community better. Our principles reflect our hopes and dreams for life and work, and we carry these aspirations into every community we touch.

At Stagecoach, we are excited to embrace these values across all aspects of our development, operations, service, sales, and marketing. Together, let's create a positive impact that resonates with everyone involved.



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Discovery
LAND COMPANY