

# Stagecoach Mountain Ranch





# Project History & Overview

- The SMR property is privately owned and has been managed by the Whitemeyer family for the last 40 years, the private ski area operates under an existing special use permit (SUP) from Routt County.
- SMR paused application submission in 2023 to wait for the county to adopt the new Unified Development Code (UDC)—a modern framework emphasizing public benefit, workforce housing, and sustainability, ultimately adopted by Routt County in 2024.
- SMR Submitted a **100% UDC-compliant** Subdivision Application December 4, 2024, with **NO variances**.
- The SMR application brings the 2017 Stagecoach Community Plan to life by integrating recommendations directly from the plan such as: an enhanced trail system and a Community Marketplace.

*“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

## Key Project Components

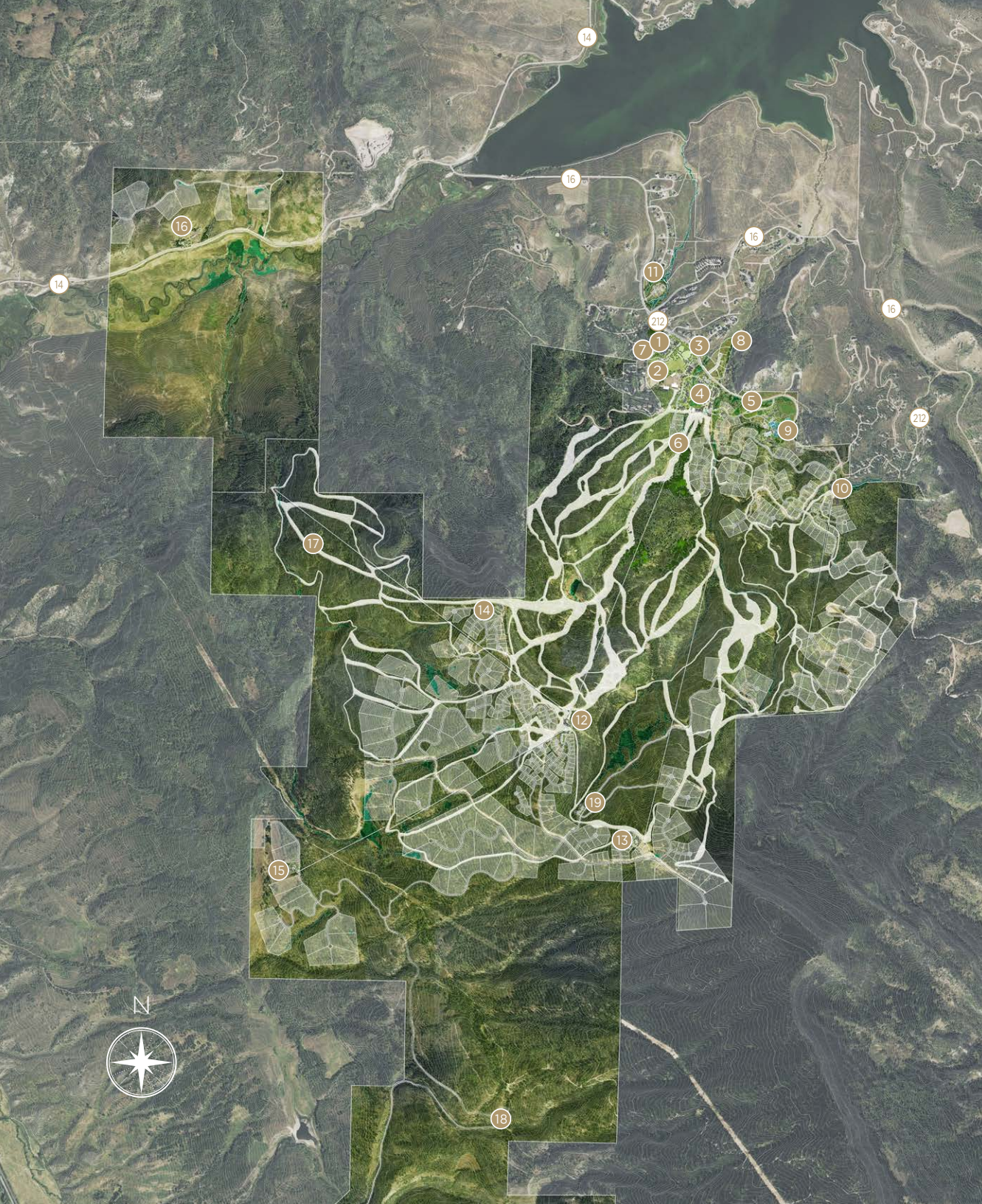
- 613 residential units on 1,300 acres of a 6,100-acre site. (Units include Condos, Duplexes, Cabins and Single-Family Homes)
- **88%** of land (5,318.6 acres) is **preserved** as functional open space (passive + skiing + portions of homesites that will not be developed) **only developing 12% of this private property**.

Together, these elements realize long-term community objectives while honoring the region’s character and protecting its environmental integrity.





# Master Plan

- 
- 1 Community Market
  - 2 Civic Park
  - 3 Amphitheater
  - 4 Base Village
  - 5 Gate House
  - 6 Gondola
  - 7 Market Place Housing
  - 8 Double Creek Housing
  - 9 Sports Courts & Farms
  - 10 Mid-Mountain Village
  - 11 Middle Creek Meadows
  - 12 Day Lodge - A
  - 13 Day Lodge - B
  - 14 Day Lodge - C
  - 15 Day Lodge - D
  - 16 Stetson Ranch
  - 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 Required by the UDC:

- Secondary Emergency Route
- Workforce Housing
- Historic Restoration of Stetson Ranch
- Open Space and Habitat Protection

### Recommendations from the 2017 Stagecoach Community Plan:

- Community Marketplace
- 14-Acre Community Park
- Public Trails

### Additional Community Benefits of the Project:

- Tax Revenues
- Cell Tower
- Jobs
- Infrastructure Improvements
- Contributions to Stagecoach State Park
- Future community contributions

## Key Policies & Plans Supported

- SMR's development aligns with the County Climate Action Plan, Unified Development Code, and Stagecoach Community Plan, which prioritize compact, sustainable development and improved local infrastructure.
- SMR has incorporated an extensive Wildlife Mitigation Plan, Wildfire Protection Plan and an Energy Master Plan, ensuring a responsible approach to land use and our future.

# 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/<br>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

## Summary of Projected Property Tax Revenues by Entity and Tax Area at Buildout

	TAX AREA 50	TAX AREA 53	TAX AREA 55	TAX AREA 60	TOTAL
Colorado River Water Conservation District	\$68,506	\$4,986	\$86,795	\$19,303	<b>\$179,590</b>
Oak Creek Cemetery District	\$28,168	\$2,050	\$35,688	\$-	<b>\$65,907</b>
Oak Creek Fire Protection District	\$1,905,870	\$-	\$2,414,672	\$-	<b>\$4,320,541</b>
Routt County Government	\$1,902,451	\$138,461	\$2,410,340	\$536,041	<b>\$4,987,293</b>
So. Routt Medical Center Health Service District	\$559,947	\$40,753	\$709,433	\$157,772	<b>\$1,467,905</b>
South Routt Library District	\$153,831	\$11,196	\$194,899	\$43,344	<b>\$403,271</b>
South Routt School District (Re-3)	\$5,499,647	\$400,265	\$6,967,864	\$1,549,599	<b>\$14,417,375</b>
Upper Yampa Water Conservation District	\$248,865	\$18,112	\$315,304	\$70,121	<b>\$652,402</b>
Yampa Fire Protection District	\$-	\$79,615	\$-	\$308,225	<b>\$387,840</b>
Morrison Creek Metro Water & Sanitation District	\$-	\$-	\$2,203,487	\$-	<b>\$2,203,487</b>
South Routt Cemetery	\$-	\$-	\$-	\$17,453	<b>\$17,453</b>
<b>TOTAL</b>	<b>\$10,367,286</b>	<b>\$695,439</b>	<b>\$15,338,483</b>	<b>\$2,701,858</b>	<b>\$29,103,065</b>



# 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.





# Wildlife Mitigation Plan

The goal is to avoid, minimize, and/or mitigate the impact of the development on all wildlife species using the property. Recognizing that one of the attributes of the SMR is the wildlife that occupies the area, the development of the property has been designed to avoid impacts to wildlife habitat and to minimize disturbances to wildlife.

## SMR Objectives

- Avoid disturbance to nesting golden eagles.
- Avoid or minimize impacts to elk production range, winter concentration area, and severe winter range where practicable.
- Avoid or minimize impacts to Columbian sharp-tailed grouse production range, winter range, and lek sites where practicable.
- Minimize the wildlife habitat impacts of homeowners' amenities that include a trail system and ski area.
- Minimize human/wildlife conflicts by implementing homeowner occupancy and use restrictions.
- Minimize recreational disturbance to elk during winter and calving seasons.
- Mitigate the impact of development on elk, Columbian sharp-tailed grouse, and other wildlife species.

Avoidance, minimization, and mitigation measures will be memorialized in the Master Declaration of Covenants, Conditions and Restrictions for Stagecoach Mountain Ranch.



## Wildlife Impact Avoidance Measures

**No New Development within one-half mile of the Golden Eagle Nest**  
Prior to discovery of the golden eagle nest site, 22 home sites with access roads and a ski trail were located within one-half mile of the nest. In response to the discovery of the nest, the developer has removed any proposed new development from within the one-half mile radius of the nest.

### Designated Open Space

	ACRES	% OF LAND
Developed Area	781.4	33%
Passive Open Space	3,610.3	67%
Active Open Space ( <i>passive + skiing</i> )	4,036.3	74.9%
Functional Open Space ( <i>passive + skiing + portions of homesites that will not be developed</i> )	5,318.6	88%
<b>TOTAL LAND</b>	<b>6,100.0</b>	<b>100%</b>





## Wildlife Impact Minimization Measures

### Elk Production Range

- CPW HPH Mapping shows 1,520.00 acres of Elk Production Range located within SMR.
- 288.40 acres would be impacted by residential and ski area development (19% of the mapped elk production range).
- These impacts have been avoided by placing the preserved areas in designated open space and shall restrict pedestrian, skier, biker, equestrian, and vehicle trail usage as appropriate to minimize disturbance to wildlife during critical periods such as:
  - 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.
  - Ski Trail and Chairlift Construction will be avoided during the calving season from May 15 through June 30.

### SMR will implement measures to avoid conflicts with Mountain Lions, Black Bears, and Gray Wolves

- No curbside trash or recycling pickup, SMR will designate 7 trash and recycling areas throughout the development, all located within enclosed, bear-resistant buildings to be handled by Property Managers.
- People are prohibited from chasing, scaring, frightening, disturbing or otherwise harassing wildlife. Harassment of wildlife is illegal at all times pursuant to Colorado Revised Statute § 33-6-128.
- SMR will enforce Pet Control Restrictions such as leash rules, dog fencing, and interaction awareness and avoidance measures.
- All SMR residents will have a copy of CPW's *Living with Wolves* publication.
- Weed Control: the Owner or Occupant of each Lot shall be responsible for maintaining healthy vegetation free of infestations of noxious weeds. If the Owner or Occupant does not correct the weed infestation within 10 days, the HOA may contract for the corrective work to be performed by a third party.
- Residential Landscaped Areas-Planting native and naturalized flowers, shrubs, and trees, as well as controlling noxious weeds which can also benefit wildlife.
- SMR will take measures to ensure the dark sky conditions are maintained.







# Wildfire Protection Plan

SMR will contribute 1.5 million dollars to Oak Creek Fire District for facility and equipment upgrades.

## Protective and Mitigation Measures

- SMR established and secondary emergency route for residents of all of Stagecoach and the greater community to improve evacuation and emergency access.
- SMR will install \$1.5 million Gallons of water storage to be used for system redundancy and fire protection.
- Establish shaded fuel breaks along roads and development perimeters.
- Create defensible space, adjust defensible zone distances based on slope.
- Carry out hand thinning and adhere to riparian area mitigation requirements.
- Apply prescribed fire treatments, such as pile burning.
- Incorporate ignition-resistant construction in all filings.
- Expand hydrant and static water supply infrastructure in coordination with Oak Creek FPD.
- Implement and achieve the Firewise USA designation with programs and community outreach to enhance preparedness and decrease ignitions.
- Consider deploying wildfire camera detection systems and developing early warning protocols for high-risk zones.
- Monitor vegetative health changes annually and adjust treatments based on emerging conditions and threats.
- Implement strict Building and Structural Requirements to use fire rated materials and design.
- SMR will continue collaborating with local agencies and the Oak Creek Fire District for fuels reduction and forest management.
- SMR will continue to work with the Colorado State Forest Service to lower fire risks on adjacent public lands by facilitating access to high-priority areas for timber harvesting.

Oak Creek Fire Protection District supports the use of ski runs and glading as strategic fuel treatments that serve both wildfire mitigation and ecological enhancement objectives. This approach is grounded in wildfire science, landscape ecology, and real-world examples from western ski areas.



# Water Supply & Demand

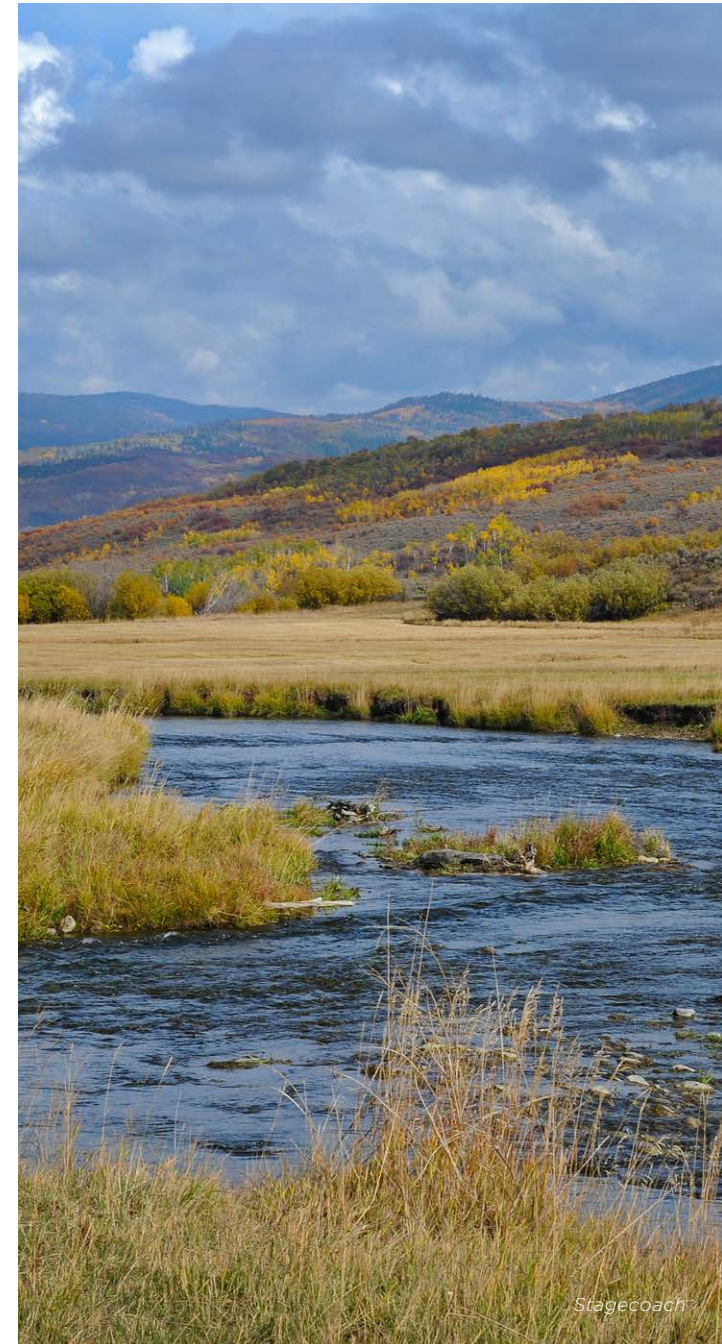
## Water Supply

### Potable Water Supply

- The water supply for Stagecoach Mountain Ranch (SMR) will be provided by the Morrison Creek Metropolitan Water and Sanitation District (MCMWSD)
- MCMWSD's primary water supply source is from the Brown's Park Formation bedrock aquifer
  - The aquifer is estimated to contain between 1 and 2 million acre-feet of water storage with an annual recharge rate of 2,000 to 3,000 acre feet/yr.
- The existing MCMWSD water system infrastructure includes:
  - 11 groundwater wells
  - Two 500,000-gallon storage tanks
  - 70,000 linear feet of water lines
  - MCMWSD has right to 30 additional wells for an annual volumetric limit of 1,534 acre-ft.
- MCMWSD also has additional surface water rights for 9.0 cubic feet per second (cfs) from Stagecoach Reservoir which holds 36,000 acre ft
- As part of the inclusion petition, SMR is giving all water rights on the property to MCMWSD.

### Non-Potable Water Supply

- SMR has a lease agreement with Upper Yampa Water Conservation District (UYWCD) who owns the water and the land of Stagecoach Reservoir
- The State Park leases the land from UYWCD
- The reservoir has 36,460 acre-feet of storage capacity
- Tristate- operates the powerplants and recently relinquished a 10,000 acre-feet lease of water rights from Stagecoach reservoir that were pulled out downstream from the Yampa River





# Water Demand

## Potable Water Demand

- Indoor potable water demand for SMR: 334 acre-feet per year.
- Irrigation supplied by the potable water system: 365 acre-ft per year.

Fire Safety Infrastructure: 2 new water storage tanks of 500,000-gallon and 1,000,000-gallon; will provide fire protection for SMR and the greater Stagecoach area.

## Non-Potable Water Demand

Snowmaking: SMR estimates to use 275 acre-feet for snowmaking annually. In the future SMR hopes to use the treated effluent water that is currently directly discharged into the Morrison cove of Stagecoach Reservoir for snowmaking

## Water demand assumptions:

- SMR is anticipated to consist of secondary homeowners assumed occupancy is 20 to 25 days annually.
- Based on similar developments around the Country, the anticipated maximum occupancy rate on any given day is less than 50%.
- Water demand calculations used a very conservative 50% occupancy rate.

*Water Conservation measures are incorporated into the SMR Design Guidelines, which consist of the use of water-efficient irrigation systems, drought-resistant and native plantings, and the use of permeable surfaces and integrated stormwater management techniques.*





# Water Quality Protection and Mitigation

*"Land use and water development shall not significantly degrade the health of the affected watershed(s). Mitigation of adverse impacts to the watershed are the responsibility of the developer." — Routt County UDC, p.1*

## Understanding the Stagecoach Reservoir Water Quality is Important

- Nitrogen and Phosphorus levels are the main contributors to the algae blooms seen during the summer.
- Currently MCMWSD
  - treats 92,000 gallons per day and
  - discharges 4.1 pounds of phosphorus and 26 pounds of nitrogen daily into Stagecoach Reservoir
- Naturally occurring surface water runoff from the entire Upper Yampa River Basin (watershed) contributes: 57 pounds of phosphorus and 390 pounds of nitrogen.
- The watershed total area is 195,000 acres.
  - SMR spans across the watershed boundary: 2,184 acres within and 3,885 acres outside.
  - SMR is 1.2% of the watershed contributing to the Stagecoach Reservoir.



## Improvements to the Reservoir Water Quality Will Be Done in Two Ways

1. Upgrades to the MCMWSD Wastewater Treatment Facility
  - Upgrades in nutrient removal technology will reduce 0.6 pounds/day of Phosphorus and 13.6 pounds/day Nitrogen
  - SMR will pay for all infrastructure upgrades related to the project and the facilities.
  - SMR will contribute through Property Tax revenues to MCMWSD estimated in the first year at 1 \$1.64M and \$5.45M per year at full buildout.
2. Stormwater Best Management Practices (BMPs): to control surface water flow and improve nutrient levels prior to reaching the reservoir.
  - Stormwater BMPs SMR will use: bioretention areas, infiltration trenches, and pocket wetlands will be incorporated to treat stormwater.
  - These practices achieve **up to 95% removal efficiency for sediments and nutrients, ensuring clean runoff.**
  - **Stormwater Nutrient loading** will be significantly reduced through BMP's, **cutting Phosphorus by 50-70% and Nitrogen by 55%**
  - Water Quality Management and Monitoring Plan will track water quality during and after construction.





Stagecoach

## Sewer System Facts

### Existing System and Capacity

- The sewer system serves 390 EQR currently plus additional 121 EQR from sewage vaults.
- Equivalent Residential Unit (EQR) is defined as (on average) a single-family property <2500 sq ft, 3 bedrooms & 2 baths.
- The current capacity is 91,980 gallons per day with the recent updates to a Sequencing Batch Reactor (SBR) system.

### Sewer Projection

- Full buildout of SMR will generate a conservative estimate of total daily sanitary flow of 268,172.55 gallons per day.

### Wastewater Treatment Expansion

- MCMWSD has limited the available capacity to SMR before the expansion to ensure that all currently plated lots within the MCMWSD service area can develop and obtain sewer services.
- The wastewater treatment facility will need to be expanded to support the full buildout of SMR, and upgrades will include enhanced treatment processes to comply with regulatory requirements and needed capacity.

### Year-Round Monitoring

- Year-round monitoring of sanitary sewer flows and treatment efficiency is required by state law to ensure regulatory compliance pursuant to the WWTF discharge permit.



# 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.**

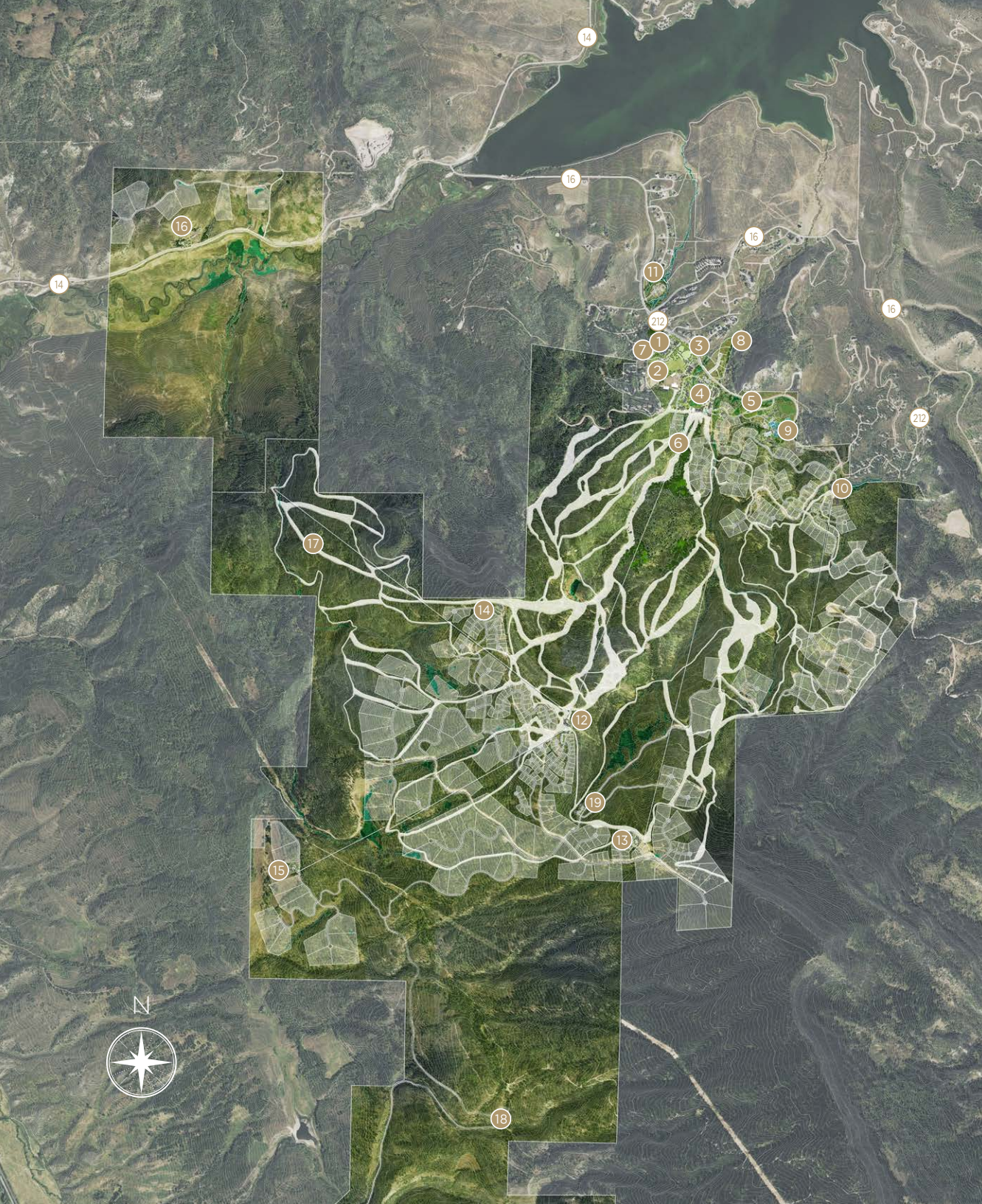
We believe that having fun is essential. It's through joy and connection that we can truly engage with one another and serve our community better. Our principles reflect our hopes and dreams for life and work, and we carry these aspirations into every community we touch.

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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