



COLORADO

Parks and Wildlife

Department of Natural Resources

Steamboat Springs (Area 10) Service Center
PO Box 775777 | 925 Weiss Drive
Steamboat Springs, Colorado 80487
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April 12, 2023

City of Steamboat Springs
Toby Stauffer, AICP
124 10th Street
Steamboat Springs, CO 80477-5088

RE: Application Number PL 2023056, Holiday Inn Express – Development Plan

Ms. Stauffer,

Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado. This responsibility is embraced through our mission to perpetuate the wildlife resources of Colorado and provide sustainable outdoor recreation opportunities that educate and inspire future generations. CPW fulfills this mission by responding to requests for comments on wildlife impact reports, land use proposals, and consultations through public-private partnerships.

Colorado Parks and Wildlife (CPW) has reviewed the request regarding requirements for a 3.88-acre Hotel development East of Highway 40 on the Indian Meadows land development and evaluated the site for potential wildlife-related issues regarding the development of the hotels. CPW requests that the City of Steamboat Springs and the project proponent incorporate these recommendations into the proposal. CPW prefers to work proactively with project proponents to avoid negative impacts on wildlife and to avoid human-wildlife conflicts.

High Priority Habitat:

CPW utilizes [High Priority Habitats](#) (HPH), for which CPW has sound spatial data and scientifically-backed recommendations when conducting reviews of land use proposals. CPW has identified Aquatic Sportsfish Management Waters HPH that the proposed action could impact, and CPW recommends implementing the following best management practices to avoid those impacts;

- Avoid any development or construction within 300 feet of the Ordinary High Water Mark of Walton Creek.
- Avoid direct discharge from the development or construction activities to the wetland. Any discharge must be non-channelized, non-concentrated, and treated by the site's sediment and erosion control structures.
- Remove sediment collected within the storm water system from the site.
- Avoid dust suppression activities within 300 feet of the ordinary high-water mark of any reservoir, lake, wetland, or natural perennial or seasonally flowing stream or river (USACE jurisdictional or not).



- Grading, outfalls, or runoff points should avoid direct input to the wetlands.
- Snow storage areas should be located on landscaped areas and have a concave grade with a clean-out to contain the snowmelt, sediment, and trash.
- Snow storage areas should be vegetated with native, snow-tolerant plants and incorporate a surrounding berm to prevent runoff.

Human-wildlife Conflicts:

Inform future guests of this development that wildlife frequents the proposed area and has adapted to living in mountain-urban environments. While wildlife is most commonly in the area looking for food or cover, it is common that surprised or curious animals will counter aggressively to humans or dogs.

Common wildlife species that utilize the area within the proposed development include:

- Black bear overall range and black-bear human conflict zone (anticipated to expand to encompass this development).
- Mountain lion overall range.
- Moose concentration area, summer range, and winter range.
- Mule deer overall range.
- Elk overall range.
- Smaller wildlife such as Foxes, Coyotes, Raccoons, and Skunks
- Raptors and other migratory birds

CPW recommends proper education and precautions to reduce unnecessary conflicts between people, pets, and wildlife. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations:

- All outdoor garbage should be secured in IGBC-certified bear-resistant canisters, if possible, or stored in a structure that prevents black bear access. Trash should not be outside unsecured, such as in bags or standard canisters.
- Maintaining and moving the enclosure around the Fairfield Inn dumpster instead of removing it as outlined by the construction plan.
- Landscaping fabrics or erosion control materials should be natural materials and pose a low risk of entrapment or damage by wildlife.
- Avoid installing fencing, which could prohibit wildlife passage. Where fencing is necessary, adhere to the guidelines within [CPW's Fencing with Wildlife in Mind Document](#).
- Develop a native landscaping plan incorporating native shrubs and forbs while avoiding fruit-bearing trees or any toxic or dangerous species.
- Avoid amenities such as dumpsters, trails, benches, picnic tables, or other amenities that draw people toward the riparian area.
- Limit construction on the East end of the property, which infringes on wetland, riparian area, and Walton Creek, after July 15 and before September 1 to reduce the potential conflicts with calving animals for the safety of the working staff, as well as wildlife.

- Prohibit workers and contractors from bringing dogs on-site during the construction period. CPW has had problems with workers' pets harassing wildlife in the past. This project is in known moose and elk habitats

Colorado Parks and Wildlife appreciates the opportunity to comment on this project and would appreciate further coordination regarding mitigating impacts to wildlife on the proposed bridge crossing on Stone Lane. If there are any questions or need additional information, don't hesitate to contact District Wildlife Manager David Rehak Suma at (970) 819-5718, david.rehaksuma@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read "K Middledorf". The signature is fluid and cursive, with the first letter "K" being large and prominent.

Kris Middledorf,
Area Wildlife Manager

Cc.

David J. Rehak Suma, District Wildlife Manager
Molly West, Land Use Specialist
Jeanette Sawa, Administrative Assistant Area 10