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February 16, 2023

City of Steamboat Springs Planning & Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Narrative for Lot 1 Indian Meadows Hotels Preliminary Plat  
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this narrative for the Lot 1 Indian Meadows Hotels Preliminary Plat. The project consists of subdividing Lot 1 Indian Meadows Filing No. 3 Parcel into two separate lots of equal size for two proposed hotel developments. On behalf of the Owner, Greystone, LLC, Four Points Surveying and Engineering (FPSE) is pleased to provide this application for a preliminary plat.

The project meets the preliminary plat standards listed in Section 602 as follows;

The preliminary plat as submitted meets the Community Development Code for approval under Section 713, Preliminary Plat. A Preliminary Plat shall be approved upon a finding that the following criteria are met:

1. *The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district. The preliminary plat is for the subdivision of an existing undeveloped commercial services zoned parcel into two lots. The Preliminary Plat substantially conforms to all applicable requirements of this CDC for the CC zone district. The proposed use is conditional for CC zoning.*
2. *Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards. The proposed lots will be fully developable with access, drainage, and utilities infrastructure and all appropriate easements dedicated. Below is a summary of an analysis of the development standards as outlined in the CDC Article 602 (General Standards).*

602.C Lot Shape: The proposed lots generally meet the criteria 1-5 of this section. Item 6 is achieved to the extent possible based on land uses for the proposed development and the phasing plan.

602.D Usable Lot Area. The project meets the criteria for usable lot area.

602.E Blocks: There are no blocks proposed for this preliminary plat.

602.F Circulation: There is an existing access to Lot 5, Indian Meadows Filing No. 2 along the west side of the property that will remain unchanged. The project proposes to create a secondary access on the east side of the property to Lot 5 Indian Meadows per the CDOT access plan which will provide future access to Ingles

Lane. Construction of the access to serve Lot 2 is included in the improvements associated with this plat. A pedestrian, non-motorized trail is proposed as part of the subdivision improvements along the northern property boundary to connect the sidewalk along the US40 frontage to the northeast property corner. This will tie into the connection that the city intends to build to the Walton Creek secondary trail in 2023. Horizontal and vertical alignment has been coordinated with the city for design of this connection.

602.G Vegetation and Site Grading: The proposed site improvements that require grading are part of the development plans.

602.H Drainage: Drainage conveyance from the proposed lots associated with construction of the access road on the western property boundary are included in the subdivision improvements. Additional drainage improvements are part of the development plans for the hotel project.

602.I Easements and Dedications. There are proposed easements for trail, utilities and access on the preliminary plat that will provide the required easements for future development of the lots created by this plat. Easements associated with development plan improvements will be dedicated via separate instrument as part of the final approval process for infrastructure specific to the hotel development.

602.J Utilities. Water and Sewer are immediately available to both Lot 1 and Lot 2 to the west and east of the lots respectively. As such, connections are not proposed as part of the subdivision improvements. Proposed water and sewer connections will be proposed as part of the development plan set.

602.K Postal Facilities. Postal facilities are not included as the proposed land use is hotel.

602.L Open Space, Parks and Amenity Space. The west side of the project along the US 40 corridor will be an open space parcel.

602.P Phasing. There is no phasing proposed for the required infrastructure to serve the proposed subdivision. The plat and the development plan are intended to be complimentary yet function as standalone proposals. The owner intends to provide surety for the infrastructure associated with the subdivision at time of final plat and construct those improvements during the construction of the Holiday Inn Express (see concurrent development plan submittal). The concurrently submitted development plan project is proposed in two phases. The schedule is to construct the overlot grading and begin a foundation for the south hotel in the summer of 2023, pending the development application.

602.Q Flood Damage Prevention. A Hydrology and Hydraulics report is part of the development application and will be submitted with the development application.

604.D Standards for Commercial and Industrial Subdivisions: Circulation: All commercial lots shall abut a public street or private street. Both of the proposed lots abut US Highway 40 and the south lot abuts Stone Lane. Private access circulation serves both commercial lots.

3. *The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property. The Preliminary Plat conforms to all other applicable requirements as outlined above. There are no pre-existing agreements, capital improvements plans, or currently planned developments associated with Lot 1 Indian Meadows Filing No. 3.*

4. *The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area. The subdivision will*

create separate lots for each of the proposed hotels. The development is in line with the development pattern in the vicinity and will not adversely affect the future development of the surrounding area. Existing developments in the vicinity include Homewood Suites to the south and Storm Peak Apartments to the north. Storm Peak Apartments was formerly the Fairfield Inn and Suites until it was converted into workforce housing.

5. *The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential. The land is physically suitable for development when considering the topography, existing natural wetlands, and the presence of a FEMA regulatory floodplain. The relatively low-lying elevation of the lot and flooding potential necessitates raising the grade for a large majority of the lot for the hotels, parking lots, and access road. By raising grades within the parcel as is allowed by the city's floodplain development criteria, flooding potential is mitigated, and development suitability is provided. An extensive floodplain analysis is being submitted with the development application.*

Existing wetlands are located along the east and west property lines of Lot 1. The westerly wetlands will not be altered. The easterly wetlands that border the property line will be altered some, but riparian enhancement is proposed to lead to higher value wetlands and stream health. Wetland mitigation and plantings is detailed in the Landscaping Plan. Less than 1/10th of an acre of wetlands will be disturbed and nationwide permit from the Army Corps has been approved for the proposed wetland removal.

The lots will be outfitted with all necessary critical infrastructure including access from the right of way, drainage infrastructure, and access to all associated utilities including water, sewer, electrical, gas, and telecommunications services will be or is already provided.

#### **Mail Facilities**

Mail shall be delivered directly to each hotel. This is the same as Homewood Suites which the Owner of Lot 1 also operates.

#### **Traffic Contribution**

As this is a commercially zoned property, Engineering Standards defer traffic contributions to the development approval process wherein programming and trip generation can inform needs. See concurrently submitted development plan for traffic study and assignment of traffic contribution needs as part of condition of approval for that submittal.

#### **Stormwater Quality Treatment Facility Easement Dedication**

Drainage easements associated with allowance for installation of conveyance infrastructure are included in the necessary dedications with this plat. The project team proposes that easements associated with stormwater treatment facilities be dedicated at time of final approval of those improvements based on as-built information as part of a condition of approval associated with the concurrently submitted and/or future development plan process. As such, those easements are not included in the preliminary plat and the design team proposes that those easements not be included in the subsequent final plat.

#### **Conclusions**

We look forward to approval of the preliminary plat and working with City planning and engineering staff to approve this project. Please feel free to contact Four Points with any questions, comments, or concerns.

Sincerely,

Walter Magill, PE

## Four Points Surveying and Engineering