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May 17, 2023

City of Steamboat Springs Planning
137 10th St
Steamboat Springs, CO 80487

RE: Lot 1 Indian Meadows Filing No. 4 Preliminary Plat
Work Force Housing Conditional Use
Holiday Inn Express - Development Plan at 307800001, PL20230055
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this letter as a conditional use approval request from the City of Steamboat Springs Community Development Code (CDC) for the Lot 1, Indian Meadows Filing No.4 preliminary plat. The project consists of the subdivision of the parcel into two separate lots which will remain the current Community Commercial (CC) zoning. The Owner, Gray Stone, LLC, is submitting a concurrent application for a development permit on the proposed south lot.

Conditional Use Approval:

The Holiday Inn Express requires a conditional use for the work force units within the hotel project. The applicant is proposing nine employee dedicated rooms to be constructed within the hotel. The rooms / units will be dedicated as restricted workforce units for employees of the hotel. The work force units are conditional use in the CC Zoning district. The approval for work force units will result in a reduction of the required parking for the nine rooms from fourteen to nine spaces.

Work Force Housing Use: The development of Work force housing as on a portion of the project is a limited use per table 300-1 of the Community Development Code (CDC). Section 707.C of the CDC states; *“Conditional uses shall be approved upon a finding that the following criteria are met:*

1. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. The proposed townhomes housing project is compatible with the goals, policies, and strategies of the Steamboat Springs Area Community Plan.*
 - a. Goal LU-2: Our community supports infill and redevelopment in core areas
 - b. Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
 - c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
 - d. Policy LU-5.1: Develop appropriate land use densities to support transit
 - e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
 - f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.

- g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- h. Policy CD-1.4: Encourage high quality site planning and design
- i. Goal H-1: Our community will continue to increase its supply of affordable home ownership and rental units for moderate and median-income households.
- j. Policy H-1.3: Integrate housing in mixed-use areas
- k. Goal H-3: The Steamboat Springs community will have a mix of housing types and styles that can accommodate the people who work in the community

The owner and operator of the new hotel plans to construct employee housing within the project to provide housing for employees on-site. The concept of on-site employee housing is supported in the community plan. The employees will have access to transit and the new trail system being completed by the City of Steamboat Springs

2. *The proposed use is consistent with the purpose of the zone district.*
 - a. The proposed development of residential within the planned hotel is consistent with the purposes of the CC Zone District to accommodate community-wide commercial and multi-family residential uses. The proposed housing is necessary due to the challenging housing market in Steamboat Springs.
3. *The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.*
 - a. The use of a multi-family living at this site will have very limited negative impacts to surrounding properties and the community. The housing uses will appear very similar to the hotel guests and no additional noise or trash will be generated compared to a hotel guest.
4. *The proposed use complies with all other applicable requirements of this CDC.*
 - a. The proposed use complies with other applicable requirements of the CDC.

Our goal is to complete the entitlement process and obtain City Planning Commission approval by July 2023 so the first phase of foundation construction can begin in the fall of 2023.

In conclusion, we request the City of Steamboat Springs Planning Department consider the variances as outlined herein acceptable for Preliminary Plat. Four Points Surveying and Engineering and the Owner feel that acceptance of the requested variances will provide potential for two developments on the existing lots and vacated right of ways that currently exist on the property.

Thank you for your review of the conditional use and we look forward to approval.

Sincerely;

Walter Magill, P.E.
Four Points Surveying and Engineering