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July 21, 2023

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

RE: Lot 1 Indian Meadows Filing No. 3 Preliminary Plat
Holiday Inn Express - Development Plan at 307800001, PL20230055
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this letter as a variance request from the City of Steamboat Springs Community Development Code (CDC) for the Lot 1, Indian Meadows Filing No.3 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.

As stated in the Community Development Code Section 719 Variance, the CDC sets forth a united regulatory program for development but it is understood that no standard can anticipate all possible circumstances, alternative approaches and unanticipated consequences of its application.

Variance #1: Section 602.F.2i and 602.F.2j –

- i. Any street that provides access to more than two lots or four units shall be a public street.
- j. Access easements shall not serve more than two lots and shall not exceed 100 feet in length.

Background: The proposed easterly access roadway which provides access to the Storm Peak Apartments, the formally Fairfield Inn, is proposed as a 24+ foot wide paved private access roadway. This roadway is necessary to fulfill access requirements between properties as required per the CDOT access plan. The easterly private roadway will be the main entry point to both the future hotels and provide emergency access connection points with the Fairfield Inn and Indian Meadows. The proposed easements for the site are shown on the preliminary plat as cross easements to meet the requirements of the approved CDOT Access plan.

Section 719.D – General Criteria for Approval.

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.
The easterly roadway as a private street was requested by the public works department and emergency services since the roadway is located on a private property and does not connect to another public street. The variance for a private roadway will not injure or adversely impact legal conforming uses of adjacent properties.
2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
The variance request is compatible with the preferred direction and policies outlined in the City of Steamboat Springs Community Plan from 2004 as listed below

Policy LU-1.1: Create an integrated and compatible mix of land uses.

Goal UL-2: Our community supports infill and redevelopment of core areas.

Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the City.

Policy CD-1.5: Infill and redevelopment project shall be compatible with the context of existing neighborhoods and development.

The proposed variance allows for the project to meet the goals and policies as listed above. Allowance for the private roadway with a public access easement will allow for the development of a noted infill property along the US 40 entry corridor in accordance with the City of Steamboat Springs Community Plan and fulfill the CDOT access requirements for the community.

3. The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative.

The variance request meets the criteria for an acceptable alternative under criteria (I) The alternative results that is equal or better than code standard being sought. If strict application of the code standard for easterly access roadway were to be enforced in this scenario, the applicant would need to dedicate a public right of way to the City of Steamboat Springs. The dedication of the right way will require the roadway to be maintained by the City of Steamboat Springs Public Works and costs for maintenance be added to the City budget. Allowance for the parking lot access roadway to remain a private access results in providing a larger lot area for development of commercial projects. The commercial projects are planned as hotels which will generate substantial accommodations and taxes for the City of Steamboat Springs. Additionally, allowance for the private access easement and roadway will still achieve the purpose and intent of the circulation and access standards by providing safe and efficient multi-modal circulation. In conclusion, the easterly private roadway will provide the necessary access for the public by easements and creation of a public right of way in this area will not achieve a benefit to the City of Steamboat Springs by becoming a public roadway.

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 variances and we look forward to continued discussion.

Sincerely;

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