

### Toby Stauffer

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**From:** Sara Boyle [REDACTED]  
**Sent:** Thursday, August 3, 2023 11:00 AM  
**To:** Toby Stauffer  
**Cc:** [REDACTED]  
**Subject:** Development plan for hotels behind Indian Meadows- application PL20230056

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To: Toby Stauffer

From: Sara Boyle, John Miller, Jared and Jessica Terrio, and Lacey Slifer - Indian Meadows F building owners

Dear Mr. Stauffer-

We received a flyer about the addition of the two hotels intended for behind the F building of Indian Meadows Townhomes, application number PL20230056. We feel like this addition will negatively effect our building and backyard environments. To negate some of the negative effects, the homeowners have gathered together to brainstorm some things that we feel should be included in the hotel build.

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- The outdoor hotel and surrounding area new lights should have to be downward facing only,
- otherwise the night sky will be completely lit up. The Homewood Suites hotel already lights up the night sky too much with its bright lights.
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- Trees and fencing lining the eastern side of the hotel property to block our view of
- the hotels and to keep people from walking into our private property, which will be in very close proximity to these two new hotels.
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- Bear-proof dumpsters- bears frequently visit this area and the F building residents have

- spent quite a lot of time collecting over 30 large trash bags of trash already this spring due to the current nearby hotels/apartment buildings. The new hotels will back up to the Walton Creek overflow area, and any trash in the area flows downstream and
- become litter/pollution.
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Please let us know how to continue to advocate for our property with regard to these new hotels. Our building will be hugely effected and we would like to feel like we can advocate for our building and privacy.

Thank you,  
Sara Boyle  
John Miller  
Jared Terrio  
Jessica Terrio  
Lacey Slifer

## Kelly Douglas

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**To:** Toby Stauffer; Jessi Hagerman  
**Subject:** RE: Comments on development plan for Indian Meadows F4 lot - P120230055 & P120230056

From: Rachel Oidtman [REDACTED]  
Date: 8/8/23 3:11 PM (GMT-06:00)  
To: Toby Stauffer <[tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net)>  
Cc: Darby Kenyon <[dkenyon@steamboatsprings.net](mailto:dkenyon@steamboatsprings.net)>, Rebecca Bessey <[rbessey@steamboatsprings.net](mailto:rbessey@steamboatsprings.net)>  
Subject: Comments on development plan for Indian Meadows F4 lot - P120230055 & P120230056

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Hi Toby (I'm cc-ing Rebecca and Darby here as I believe you're OOO),

My name is Rachel Oidtman and I'm a resident of Indian Meadows (3180 Ingles Lane D1). We have several concerns related to the development of the wetlands on Walton Creek into hotels (application: P120230056 & P120230055).

The main issues we have are related to 1) noise and trespassing related to the two new hotels, 2) additional flooding related to development and channelization of Walton Creek flood plains, 3) safety of wildlife with high concentration of additional tourists in small area, 4) blocked views related to construction of hotels, and 5) construction of hotels in STR red zone.

**Noise and trespassing:** with the current hotels near Indian Meadows, there is an utter lack of respect in regards to noise violations. People are in the parking lots and balconies at all hours, especially on weekends. How does the city plan to remediate this? Additionally, people trespass with no regard onto the Indian Meadows property and let their dogs run onto our property. Lastly, people get lost and speed down Ingles Lane. In fact last week the police were called because someone was drunk and then mistakenly came down Ingles Lane, realized it was a dead end, and started cussing out residents. There were toddlers playing outside when this happened. With two new hotels, this could nearly double these issues.

**Additional flooding due to development of wetland:** currently Walton Creek floods at least during May and June, wherein backyards, paths, parking lots, etc are flooding and impassable. Constructing two additional hotels in the Walton Creek floodplain will only worsen this issue. Has the city looked into how the construction of these two hotels could affect flooding? Is there a wetland restoration plan? Is there a flooding mediation plan? Will residents that are impacted by worsening floods be compensated? The city of Steamboat adopted the Climate Action Plan, which highlights the need for flooding remediation, the protection of wetlands, and the avoidance of human-wildlife conflict as some of their priorities. How does the development of a wetland into hotels fall within the scope of the Climate Action Plan?

**Safety of wildlife:** there are several moose, beavers, bears, and other animals that live in the Walton Creek floodplain. Tourists, in particular, can be clueless when interacting with wildlife. As you're aware, a moose jumped off a parking structure to avoid humans. How does the city plan to reconcile the construction of two additional hotels in an area with ample wildlife? Last year a moose was scared off from the Holiday Inn parking lot onto 40 as people were trying to take its picture. Has Steamboat considered requiring the hotels to build a wildlife overpass corridor over 40 to remediate some of these issues?

**Construction and hotels blocking Mountain Views:** many people purchased their homes in Indian Meadows for the tranquility of Walton Creek and Mountain Views of the resort and all the way to the flat tops. Building 2 new hotels will change this dramatically. What is the proposed height and occupancy of the hotels? How will this interfere with views?

**Indian Meadows in STR red zone:** in 2022 city council passed a bill declaring Indian Meadows was red zoned from STR and in fact this entire area was a STR red zone. Many of the issues with condos and townhouses being STRs is long term residents being worried about noise, transient people, and tourists partying, to name a few. Steamboat simultaneously deciding that our neighborhood 1) cannot obtain supplementary income from STRs because it is considered local housing, and 2) doubling the number of hotels surrounding our “local housing” is contradictory and problematic. Has the city considered changing Ingles Lane into a yellow or green zone given the construction of two new hotels as our direct neighbors?? How does the city reconcile claiming that this neighborhood is allowed no STRs but is also allowed to be surrounded by new hotels, which are by definition STRs? It is insane.

As a resident, it is extraordinarily frustrating to see that with enough money, a developer can purchase a wetland in what the city has declared as a rental red zone, develop the hotels for tourists, all the while residents take the brunt of suffering from flooding, noise, trespassing, and lack of income from not even being able to STR our houses.

We plan to attend the hearing on Aug 10. I am sorry this email is so long and rambling and puts the blame onto the city, and I do appreciate that you have to wade through (presumably) so strongly worded many emails. Thank you for fielding all of these emails. It is just difficult to figure out what can even be done. And the contradictions with the prohibition of STRs while building new hotels directly next to us is just so insane and makes it much more problematic.

Thank you,  
Rachel Oidtman