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Questions or Comments

Please select the department(s) you want to contact: City Council

Please leave your comments or questions below. Dear City Councilors

I am writing regarding the proposed hotel development on the south side of Steamboat at Stone Lane and Highway 40. Concerns include environmental issues such as loss of wildlife habitat and migration corridors, preservation of the watershed and light pollution, limited notification for public feedback, camouflaged funding mechanisms, neighborhood integrity, utilizing traffic studies and prioritizing development over neighborhoods.

Development so close to Walton Creek and the flood plain threatens the Yampa River and its watershed. The light pollution from the current hotels already disturbs the surrounding neighborhoods from Whistler Park to Walton Creek Road and this proposal adds illumination from two additional multi-story hotels.

Further, the city has failed to notify surrounding neighborhoods of this impending development proposal outside from a last-minute notice to a handful of houses.

Closer examination of the development proposal reveals funding for a public bridge.

-Why is City Planning insisting there is not a connection between their planned bridge and the hotel proposal when over 465,000 dollars are designated for bridge design?

-What are the impacts of this bridge to the floodplain, wetlands and Yampa River?

Clustering hotels near the highway is desirable if it shields Steamboat neighborhoods from the impacts of short-term visitors. However, connecting three hotels to a major ski resort through thirty-year-old neighborhoods completely defeats that purpose.

-How does it serve your voters and residents to route traffic from a major highway through a neighborhood to a major ski resort?

Major projects cannot and should not ever be justified based on their appearance in a 25-year-old plan. The City of Steamboat's growth patterns have changed. The city must use its resources to address traffic in downtown and west Steamboat where growth regularly clogs intersections.

As such, making Stone Lane and Whistler Road through streets is contraindicated by the city's traffic studies. Increased lengths for turn arrows on Hwy 40 is recommended (2023 Indian Meadows traffic impact study) and sounds incredibly affordable compared to a bridge from highway and hotels into a neighborhood.

All in all, this development proposal is irresponsible and raises many questions about how our city and its growth is being managed.