

1/8/26

Application PL20250363, IN 308800001

Holiday Inn Express – Lot 1 Indian Meadows

Dear Ms. Stauffer:

I respectfully request that the request for reconsideration of approval of the temporary occupancy certificate not be granted for the following reasons.

### **BACKGROUND**

- The developer, Robert Amin of Gray Stone LLC is in the trade or business of developing hotels.
- This is not Greystone LLC's "first rodeo" in Steamboat and granting an exclusion to required plans runs the risk that these required conditions will never be completed.
  - Per a verbal statement by former City Engineer Bean Beall (who is now a consultant to Greystone LLC), when he held a neighborhood meeting at the end of Stone Lane regarding the hotels permitting process) Greystone chose to sell its interest in Fairfield Inn around 2017 (around the same time as the permitting process for the Homewood Suites was being reviewed) because Greystone did not want to spend the money to bring the property up to current Marriott standards. This meeting took place in approximately spring 2023.
  - Greystone LLC sold its interest in the Fairfield Inn and closed that hotel in approximately 2017 and that hotel was closed and has been various iterations of apartments or temporary housing since then.
  - Around the same time, Greystone LLC began developing Homewood Suites which opened for business in June 2019. Homewood Suites had significant flooding issues which I had raised at the planning meetings but my concerns were not considered at all. Article in Steamboat Pilot June 24, 2019.
    - I submitted a letter to Tyler Gibbs on 4/3/2017 expressing severe concerns about the potential flooding of the Homewood Suites. However the permit was granted and the hotel was allowed to be built. I also expressed these concerns at the planning meeting, but the concerns were

NOT considered at all. Bean Beall, the City Engineer at the time, and the Developer's engineer signed off on the study and said flooding would not occur. How wrong they were.

- Homewood Suites was allowed to be built and opened in June 2019 with significant flooding issues. That property has been permitted to make major modifications to keep their property dry since then. This area historically was covered in water during spring run off. That water now flows back into Walton Creek and there is a large sump pump that empties from the hotel into Walton Creek.
  - As a side note my sump pump has been running nonstop this year during the winter which has never happened since 1999.
- Furthermore, Homewood Suites has been allowed to create significant light pollution with its exterior roof rim lights and the four floors of hallway window lights at the end of each floor that shine uphill to the east. See Picture.
- As to Holiday Inn Express development, per Walter McGill during one of the meetings regarding the original permitting process, Greyston plans to sell the hotel after development is completed.

- CONCERN

- **If the occupancy is granted before the hotel is completely completed, and the hotel is sold to another owner in the interim, what guarantee is there that these required conditions will ever be installed?**

- ONGOING FLOODING CONCERNS

- I have expressed major concern to the City about the three properties (Homewood Suites and the two Indian Meadows lots owned by Greystone LLC. Greystone LLC ) regarding the fact that this developer has been allowed to alter the normal Walton Creek spring flood runoff to push the water back into Walton Creek (eastward) rather than allowing that water to run over their property (which was the historical westward course), such that their three properties are completely dry and our properties experienced increased flooding. (Letter and pictures to City Council in June 2024.) In fact both hotels brought in massive amounts of dirt to raise the first floor in the early construction process.

- As neighbors on the eastern slope of Walton Creek and across the stream from these hotels, we must have assurance that all drainage and construction requirements have been properly installed BEFORE the hotel is allowed to open.
  - As you will recall, the Homewood Suites was allowed to open and then they had to bus their guests to the front door because the hotel was completely flooded around the building.
- Holiday Inn Express broke ground before the snow had even melted in March 2024.
  - Construction noise and backup beeps has been non-stop and over two summers with constant noise from 6:45 AM to 7:00 PM every single day.
  - The retaining pond pump that was allowed to be installed to push the water back into Walton Creek runs frequently during the spring run off season, particularly at night (it vibrates and sounds like a low buzz in my house).
  - The developer has had two full summers plus a very long mild fall through mid-Dec. 2025 to install the required drainage systems (the plans which were included in the original planning documents including Four Points Drainage Study dated 12/2/22. PL20230055 and others.

In summary, this hotel needs to follow the original plans submitted to the City and approved in the permit and the developer should not be granted a variance to open the hotel for business before all required construction has been completed. This is this developer's third construction project at this site and he knows the "lay of the land". Because of the historical issues with flood mitigation, we need to have assurance that all required construction and storm drainage and water mitigation have been installed before this hotel opens for business.

#### Side Note

I would also request that Planning review the signage installed on the east side of the Holiday Inn Express building. This sign is approximately 8 feet long and two feet wide and is lit up all night with very bright white lights. This sign serves no purpose and creates more light pollution (in addition to the massive number of hallway lights currently on 24/7 that shine uphill and were raised at the 11/18/2025 City Council meeting. This sign cannot be seen by the general public from Highway 40, and is only visible once a guest drives into the parking lot (which is behind the building from the Highway 40 entrance). WHY is this signage allowed. It is bright white lighting.

Thank you

Debbie Spyker

1225 Meadowood Court

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