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February 5, 2026

City of Steamboat Springs Engineering Department  
137 10<sup>th</sup> Street  
Steamboat Springs, CO 80477  
Phone: (970)-871-8207

RE: Ski Area SSWSC Training Facility  
34120 Forest Road 321  
Steamboat Springs, CO 80487

Dear Public Works;

This narrative is for the request of an engineering variance for an internal private access for a training facility development on Voo Doo trail of Steamboat Ski Resort. Current legal description: PT LOT 1 GREEN HORN RANCH (TA 25 = 169.88ACS) TOTAL 173.88 ACS. Four Points and the property owner are submitting a Development Plan – Public Hearing, Major Variance, and Conditional Use to the planning department under a separate application. The engineering variance request is for surfacing of the internal private access.

#### **1. Standards to be Varied – 4.5.2.5 Surface**

The proposed internal private access is 271-ft long with a T-turnaround at the end. The connection point is on Shortcut trail; a private gravel road. It is subject to City Engineering Standards per Chapter 4 Street Standards, 4.5 Driveway Standards. Specifically, the requirements entail:

- Section 4.5.2.3 – *Driveways, driveway approaches, circulating drive aisles and parking areas shall be surfaced with a permanent dust free pavement.*

#### **Summary of Variances Proposed**

This variance request proposes the driveway be allowed to be constructed entirely out of gravels.

#### **Technical Reasoning & Sources**

##### Practicality

Access to this private facility will be limited to fewer than 10 trips per day during summer and fall operations and inaccessible by cars or traditional passenger vehicles for the majority of the year.

##### Dust Suppression

Dense vegetation surrounding the driveway acts as a wind block and a natural barrier to airborne spread of dust from driveway surfacing.

##### Consistency with Surrounding Development

None of the existing private access roads within the ski area boundary are paved with asphalt or concrete. This development is located nearly one mile from the nearest paved access connection.

**Site Specific Constraints**

The area proposed for development is less than one acre of a 169.88 acre parcel. Access to the site requires use of existing gravel roads. No commercial or residential developments will be serviced by this internal private access.

**Impact Considerations**

A new gravel access in this location does not negatively impact the public right of way or the adjacent properties.

**Mitigation Measures**

The internal private access can be treated with magnesium chloride once a year. This would improve the cohesion of the gravel surface, reducing erosion and dust.

**Conclusion**

A gravel roadway design is sufficient for the needs of the proposed development. There will be no constraints or adverse impacts to the public right of way or the neighboring properties. We look forward to your review and approval of the engineering variance request.

Please call or reply with any questions.

Sincerely;

Walter Magill, PE, PLS  
Four Points Surveying and Engineering

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