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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

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December 15, 2021

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

RE: Conceptual Plan - Detailed Narrative for Lot 1 Indian Meadows Hotels  
Lot 1 Indian Meadows PIN 307800001  
FPSE Job No. 1448-005

Dear Planning Department,

Please accept this conceptual plan narrative for the Lot 1 Indian Meadows Project. This letter will serve as the conceptual plan Project narrative for a commercial hotel development for the currently vacant parcel north of Stone Lane on the east side of US Highway 40 with a legal description of: LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is proposing the development of two hotels consisting of a Holiday Inn Express with 72 rooms and another franchise hotel with 80 rooms. The development proposal will include all associated infrastructure including but not limited to parking, removal of the existing access to Fairfield Inn and a new thru access, sidewalks, landscaping, water quality, water, and sewer infrastructure. The Project is located within the Mount Werner Water District.

We are seeking a conceptual plan approval and feedback from staff on the vacation of a portion of the existing access drive, emergency service vehicle access easement and utility easement on the west side of Lot 1. The easement was dedicated by the Indian Meadows Filing No. 3 final plat and is currently used as the main access to what was formerly the Fairfield Inn aka Storm Peak Apartments. Four Points has coordinated with the owners of the Storm Peak Apartments to provide an equal access on the east of the building as shown on the attached plans. Four Points originally submitted an easement vacation request for vacation of the easement and staff suggested the conceptual review to allow a full departmental review.

Prior to moving forward with the development plans, we are requesting a definitive answer if a portion of the easement can be vacated and then a new easement dedicated to provide an equal and equivalent access for emergency vehicles and residents of the Storm Peak Apartments as shown on the attached plans. The new easement can be dedicated prior to approval of the development permit if staff requests.

Phasing Plan for Existing Fairfield Inn Access Removal and New Shared Cross Access Construction

1. Establish new 24-foot wide paved access to the Fairfield Inn from Stone Lane.
  - a. The access road shall be raised above base flood elevation and at the necessary elevation to match the proposed parking lot finished grade.
  - b. Align the cross access with the existing secondary access to Homewood Suites.
  - c. Install 2" of asphalt as a temporary hard surface for access to Fairfield Inn during construction of the hotel project.
  - d. Install a stop sign on the thru access at the intersection with Stone Lane.

2. The existing asphalt turnaround at the end of Stone Lane shall be maintained until the bridge connection with Stone Lane on the opposite side of Walton Creek is established.
3. Once the hard surface access and associated infrastructure to Fairfield Inn is established, the old access shall be closed. This shall be done to limit degradation of the newly installed pavement at the proposed cross access by construction traffic.
4. The hotels and parking areas shall be installed in two phases. The Holiday Inn express and associated parking shall be constructed first and the other hotel constructed second.
5. Upon completion of the hotels and parking lot, a final 2" surface of asphalt shall be applied to the shared access road and a 8-foot wide sidewalk connector shall be installed at the old Fairfield Inn access intersection with Stone Lane. Pavement striping and signage shall follow.

#### CDC Section 708.C Conceptual Development Plan Criteria for Approval

1. *The Conceptual Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*  
The plan is consistent with the character of the immediate vicinity and enhances the mixture of uses and activities present in the immediate vicinity which primarily includes short term lodging, multi-family development, and open space. The proposed removal of the existing Fairfield Inn access and new shared cross access is consistent with the Colorado Department of Transportation and Steamboat Springs East Access Study and the City of Steamboat Springs Street Standards engineering criteria. The closing of the existing access and location of the new access will be in better alignment with driveway offsets for collector roadways. The proposed hotel building placement after the proposed access and utility easement vacation and subsequent removal of the existing Fairfield Inn access is consistent with CC Zone building placement standards. The CC Zone standards strive to move buildings closer to the US 40 right of way and vacation of the easement will permit the buildings to shift westerly twenty-four feet. The proposed Core Trail connection and sidewalks will enhance and improve pedestrian mobility in the vicinity.
2. *The Conceptual Development Plan will minimize any adverse impacts on surrounding properties and will not cause a nuisance, considering factors such as the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.*  
The Plan and proposed use does not cause any adverse impacts on surrounding properties and will not create any nuisances. A floodplain study of Walton Creek is underway in order to better define the FEMA regulatory floodway and base flood elevations for Lot 1 and within the surrounding area and will be submitted with the future development plans. The proposed development will follow the CDC and shall not cause an increase in base flood elevation nor will it create hazards for downstream properties.
3. *The Conceptual Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*  
The Plan minimizes impacts to existing wetlands along the east property line and shall mitigate stormwater runoff from the proposed parking lot by means of engineered permanent water quality treatment facilities.
4. *The Conceptual Development Plan complies with all applicable requirements of the CDC.*  
The Conceptual Development Plan to date complies with all applicable requirements of the CDC.

Four Points looks forward to working with City Staff and bringing this Project to the community. Please don't hesitate to call with any questions, comments, or concerns.

Sincerely,

Joe Wiedemeier, PE  
Four Points Surveying and Engineering

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