



February 13, 2024

Corey Adams
2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487

Re: Steamboat Resort Master Sign Plan Major Adjustment Requests at 211077001

Corey Adams,

This letter shall serve as the Development Review Team letter (DRT) for PL20240014 Submittal #1. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8280 or by email at tstauffer@steamboatsprings.net with any questions or concerns.



Planning Review (Reviewed By: Toby Stauffer, AICP)

1. The following are identified variations from the Sign Code shown in the Sign Plan that have not been included with this application and will not be approved with this application or the Sign Plan application unless they are included as follows:

Existing signs should be included in this Major Adjustment application or information should be provided to indicate when these signs will be modified/removed. Signs will need to be removed/modified to comply with the code before the Adjustment or Sign Plan can be approved.

- A. Timber and Torch wall sign: Sign Plan page D-64
- B. Window Signs, Sign Plan pages: D-20, D-30, D-31, D-51, D-56, D-75, D-76, D-78,
- C. Happy Camp signs: Sign Plan pages D-57,
- D. Freeform/Freestanding sign: Sign Plan page D-63

These future requests should be amended in the sign plan, or included in this Major Adjustment application. If these are not included in the Adjustment application, please include a statement that they will be removed/ amended in the sign plan.

- B. Window Signs, Sign Plan pages: D-15, D-21, D-38, D-42, D-50, D-52, D-54, D-59, D-60, D-77, D-107, D-108
- C. Happy Camp signs: Sign Plan pages D-111
- E. Future Freeform signs: Sign Plan page D-110
- F. Freestanding sign: Sign Plan page D-112
- G. Off-premises sign: Sign Plan page D-115

After the outcome of the Adjustment, the Sign Plan should be updated before the next submittal to include what has changed as a result of this application.

2. MA-6: the adjustment request should be to exceed height for a freestanding sign, instead of increased wall sign allowance- please revise request

3. MA-2-4: do not seem to meet the criteria for least modification possible. Amend the request or provide additional justification for this request.

4. Sign adjustment request MA-15 is for a sign type that is prohibited in Article 5. The Major Adjustment process cannot "adjust" or "vary" a prohibited sign type. In our previous discussions on the Sign Plan we indicated we could consider justification for this sign type to determine if circumstances warranted an interpretation or change to the code that might allow us to vary this standard in advance of a potential text amendment. Based on review of this application we find that we cannot support this request and if the sign remains on site and continues to be included in the request, we will need to recommend denial of the adjustment. We can review these comments in a meeting to provide more information about how this affects the next steps and the rest of the process.

5. Sign adjustment request MA-7 is for a sign type that is prohibited in Article 5. The Major Adjustment process cannot "adjust" or "vary" a prohibited sign type. In our previous discussions on the Sign Plan we indicated we could consider justification for this sign type to determine if circumstances warranted an interpretation or change to the code that might allow us to vary this standard in advance of a potential text amendment. Based on review of this application we find that this sign type is necessary for the transit center use to function and in that regard this sign type is more like an internal sign. This request should be removed from the adjustment application. However, as this is a prohibited sign type, the number of feather flags should not be increased, their use should not be expanded on this property or elsewhere, and the goal should be to remove feather flags from future use coordinated with redevelopment of the Meadows Lot.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

1. All signs included in this application shall be placed in the specific locations as shown and may not be modified or moved without additional review and approval.
2. MA-8-11: A maximum of three window banks may be covered at any time on the windows represented in these requests.
3. MA-12-14: A maximum of three freeform signs in the locations as shown are allowed with this approval.
4. MA-5: Signs for this adjustment are only allowed for the current STARS use. If the use leaves this location the signs should be removed, and future uses would not be able to utilize this adjustment approval.
5. All signs approved in this adjustment require a sign permit

Sincerely,



Toby Stauffer, AICP
Senior Planner