

# MWW Village Drive Booster Station Setback Variance



May 21, 2024

Landmark Job No. 1406-020

City of Steamboat Springs  
Planning Department  
PO Box 775088  
Steamboat Springs, CO 80477

RE: Setback Application Narrative  
MWW Village Drive Booster Station

To Whom it May Concern:

On behalf of Mount Werner Water and Sanitation District, (Applicant), we are submitting a Development Plan application to request a Side Setback Variance for an accessory structure at the MWW Village Drive Booster Station Project.

Landmark Consultants, Inc. (Landmark) prepared this narrative to demonstrate compliance with the City of Steamboat Springs (City) development criteria included in section 719-D of the Community Development Code.

## **Specific Design Introduction:**

The Applicant is proposing to construct a new Booster Station in place of the one that currently exists on the site. The existing Booster Station is located within an easement on the Lodge at Steamboat Condos' property. The new building will be constructed within this same easement.

The current booster station was designed and built in 1973 and is nearing the end of its useful life. This facility is critical to the ability of MWW to deliver water throughout its system and to the City of Steamboat Springs Utility Department.

The existing building is located on the lot line.

The existing building is 641-sf. The new building is approximately 545-sf feet. The facility will be completely built, plumbed, and wired offsite. It will include three municipal pumps and pressure reducing valves. It will be delivered to the site on a steel beam frame and placed on a poured in place concrete foundation.

The applicant is requesting a Side Setback Variance for the Proposed Booster Station. The CDC requires the Side Setback for an Accessory Structure to be 15-ft minimum from the property line. The proposed booster station must be constructed within the existing easement, which is 45-ft long (along the Northern Property Line) and 24-ft wide. The proposed booster station is 10-ft from the Northern property line, which requires a side setback variance. The existing structure is right along the Northern property line and even encroaches into the neighboring property. The new building will be a smaller footprint and will also be buffered by the proposed landscaping (see Landscape Plan), which minimizes any adverse visual affect from the neighboring properties and the community.



# MWW Village Drive Booster Station Setback Variance



Specifically, the project is requesting a side setback for accessory building of 10-ft.

We have organized this narrative to generally coincide with CDC Section 719-D – General Criteria for Approval

Thank you in advance for your time and careful consideration of this application.

## **Development Plan Criteria for Approval:**

### ***719-D: General Criteria for Approval***

**The following general criteria for approval shall apply to all Variance applications that are not reviewed in accordance with the alternative criteria for waterbody setback variances in Section 719.E. When these general criteria for approval are applicable, Variances may be approved upon a finding that the following criteria are met:**

***719-D.1: The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.***

The variance will accommodate a proposed accessory structure that is less invasive and visually obstructing than the existing structure, which will ultimately improve the character and visual appearance of the site from adjacent properties. The proposed booster station does not injure or adversely impact legal conforming uses of any of the adjacent properties.

***719-D.2: The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.***

The variance is necessary to construct the proposed booster station which is more consistent in character and visual appearance with the RR-1 Zone District than the existing structure. The minor modification also includes landscaping similar to the surrounding area's landscape which serves to buffer the booster station from the adjacent properties and improve the visual appearance of the building to match the existing buildings on the property.

***719-D.3: The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:***

#### **a. Unnecessary Hardship or Practical Difficulty**

**I. Major Variance The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.**

The Booster Station is restricted by the side setback, and the fact that it must be constructed within the Booster Station Building Easement (Rec. No. 8825). The easement was established prior to the adoption of the City's current zoning and setback criteria.

## MWW Village Drive Booster Station Setback Variance

---



The Proposed Booster Station is as close as possible to the South end of said Easement, however, there simply isn't enough space within the Easement AND within the side setback to construct a structure that will serve the needs of Mount Werner Water. The Proposed Booster Station is a massive improvement from the existing structure and will better serve the purposes of the zone district (RR-1) and will decrease any adverse visual impacts from adjacent properties and the community.

The Applicant understands that the City's development standards apply to this project, and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

We are happy to answer any questions you may have during your review. Thank you in advance for your time and careful consideration.

On behalf of the Applicant,

Sincerely,  
Landmark Consultants, Inc.

Ryan Spaustat, PE