

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. BOA-2024-04

A RESOLUTION APPROVING MAJOR ADJUSTMENT PL20240014, FOR STEAMBOAT RESORT SIGNS, 2305 MT WERNER CIRCLE.

WHEREAS, on January 22, 2024, Corey Adams, Steamboat Ski & Resort Corp., ("Applicant") submitted a complete application for Major Adjustment PL20240014 ("Application") for twelve requests to adjust the sign code for Window sign area, number of Free Form signs, size of Free Form signs, and Wall sign area for a secondary frontage ("Project") on the property located at 2305 Mt. Werner Circle and more particularly described as Gondola Square Condos Common Area; and

WHEREAS, the Board of Adjustment held a public hearing on the Application on September, 19, 2024 to consider testimony from the Applicant, staff, and the general public regarding the application; and

WHEREAS, the public hearing was duly noticed in accordance with Section 703 of the City of Steamboat Springs Community Development Code ("CDC") by posting, publication, and mailing to surrounding property owners and to the owners of mineral rights, if any; and

WHEREAS, CDC criteria for approval of the Project are set forth in CDC Section 718.F; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on September, 19, 2024, the Board of Adjustment hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated September, 3, 2024 that the following criteria have been met:

1. The Major Adjustment is the least modification possible to accomplish the purpose of the standard.
2. The Major Adjustment will not constitute an unfair advantage inconsistent with limitations upon other properties in the vicinity and applicable context area.
3. The Major Adjustment is necessary due to special circumstances relating to the size, shape, topography, location, surroundings, or other feature of the subject property, building, or project area and to provide it with rights and privileges permitted to other properties in the vicinity and in the applicable context area.
4. The Major Adjustment will not injure or adversely impact legal conforming uses or signage of adjacent property, or the applicant has accurately assessed the impacts of the proposed Major Adjustment and has agreed to mitigate those impacts.

5. When considering the amount of variation requested, any existing nonconformity will be considered part of the overall Major Adjustment request. For example, an existing nonconforming sign is five square feet larger than the total sign area allowed and the applicant is requesting a Major Adjustment for an additional five square feet of sign area. The Major Adjustment request shall be for ten additional square feet of sign area.

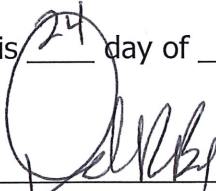
NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the Board of Adjustment.

SECTION 2. The Board of Adjustment hereby approves the Application subject to the following conditions:

1. All signs included in this application are approved with the specific dimensions or other information as indicated and shall be placed in the specific locations as shown in project materials. Signs shall not be modified or moved without additional review and approval.
2. All signs approved in this adjustment require a sign permit.
3. MA-1, 2: A maximum of two window banks may be covered at any time.
4. MA-5: Signs for this adjustment are only allowed for the current STARS use. If the use leaves this location the signs shall be removed, this approval will not apply to future uses.
5. MA-6: No more than 3 of 14 windows associated with the use shall be 100% covered by signage.
6. MA-7 and 12: A maximum of two gondola wrap signs in the locations as shown are included with this approval.
7. MA-8, 9, 10: A maximum of three Free Form signs in the locations as shown are included with this approval.

PASSED, ADOPTED, AND APPROVED this 24 day of September, 2024.



David Box, Vice Chair
Board of Adjustment

ATTEST:

Julie Franklin, CMC, City Clerk