

STEAMBOAT SPRINGS BOARD OF ADJUSTMENT MINUTES
August 16, 2018

The special meeting of the Steamboat Springs Board of Adjustment was called to order at approximately 5:02 p.m. on Thursday, August 16, 2018, in Room 113-114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Board of Adjustment members in attendance were:
Chair Jim Moylan, Vice-Chair Theo Dexter, Tom Effinger, David Levine and Ryan Spaustat
Absent: Peter Arnold
Staff members present were planning technician Michael Fitz and staff planner Kelly Douglas.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

#1: MAA-18-01, Yampa Valley Medical Center, Lot 1

STAFF PRESENTATION

Michael Fitz: We are here to talk about the applicants desire to get a major adjustment for a sign. The location of this proposed sign is at the southeast corner of Pine Grove Road and Central Park Drive. There is no address on this parcel. Zoning is MF3. They are requesting a 12-foot-tall, 40 square foot off-premise wall sign. This is a variance to three standards from the CDC Sign section. One is that the sign is off premise; it is 40 square feet where the code states 20 square feet; the code restricts wall signs to 9 feet tall.

Staff is supporting this variance for the following reasons:Off-Premise: This sign increases community safety by directing people seeking medical attention to the hospital. It is out of view of the intersection and cannot be seen from Pine Grove Road. Size: The Department finds that it is covered based on the speed of traffic. The height does not obstruct scenery and will improve sign performance on a snowy day.

QUESTIONS FOR STAFF

None.

Spaustat mentioned that his firm performed the survey in 2006 but said he did not think that would affect his ability to judge this adjustment. Moylan said he serves on the board of the YVMC Foundation and also did not believe that would affect his ability to be impartial on this item.

Dexter disclosed that he has made signs for the hospital and the medical office building for many years. Asked by Moylan, he said he did not believe that would have an impact on his ability to be impartial.

There were no concerns from the board regarding these matters.

APPLICANT PRESENTATION Sonia Fidler, Chief Operating Officer, Yampa Valley Medical Center:

I think Michael did a good job presenting what we are asking for as far as reducing confusion and improving our directional opportunities for our patients to find where the hospital is located. Back in January we did request these variances and worked closely with the city in order to address these variances and look for opportunities to change that and meet code as best as possible. When we built the hospital years ago, we did comply with a lot of the line of sight from the vantage points. We worked hard to not impact the line of sight for the views, but we're hidden. We're hidden above that hill, and we have locals as well as visitors who often have told our providers that we're challenging to find. So we are proposing to put a sign as part of our Master Plan Signage – which does have the intent to improve how people find us. This one is one that is at the bottom of the hill that we wanted to focus on first and foremost because that is where we believe that we'll see more traffic and help people find us.

As far as the sign size, we did engage with the US Department of Transportation and looked at their requirements on that. Based on the speed limit on that road, we felt that we did have to stick to the 12-foot sign, but we did stick to the 4-inch lettering instead of the 6-inch that they often recommend for a rural setting on a major road. We felt that we met that in the middle.

In our initial proposal, we also discussed that patients coming in who are in an emergency situation are already stressed out; we do have the blue Hospital signs that help direct them. But ultimately we need something at that intersection that really tells them and shows that emergency sign so that they don't have any difficulties getting there.

We do plan to wire the power to this sign by a solar panel because of not having direct access to a current line.

QUESTIONS FOR APPLICANT

Effinger: Is there a blue sign at this intersection?

Fidler: A little bit further out. When you turn on Pine Grove Road from Highway 40, there's one previous to it. On the other side there's one right before where we're proposing this sign.

Effinger confirmed that the purpose of this sign is to more clearly identify the emergency room.

Dexter: What parts of the sign are going to be illuminated?

Fidler: It would be all the lettering.

Dexter: I imagine that as you have development you might use the other parts available in the future?

Fidler: Yes.

Levine asked if the wording shown is the actual wording that will be on the sign.

Fidler: I think the one change is going to be where it says "Sports Med Pediatric Therapy." We're looking at relocating that currently, so that might be eliminated from the sign.

BOARD MEMBER DELIBERATION/MOTION

Board Member Dexter moved to approve MAA-18-01, major adjustment for a 12-foot-tall off-premise, 40-square-foot wall sign at Yampa Valley Medical Center Lot 1 with the following conditions: Owner shall update the master sign plan prior to approval of a sign permit. An approved revocable license is required prior to approval of sign permit. An approved sign permit is required prior to construction of a sign.

Board Member Spaustat seconded the motion. The motion carried unanimously.

#2: MAA-18-08

STAFF PRESENTATION

Kelly Douglas:

The application before you tonight is a major adjustment. This is a request to adjust the average plate height for a new construction one-family residence. The property is zoned RN1. We have received some inquiries on the project but no support or opposition to it. Staff is recommending approval.

APPLICANT PRESENTATION

Karen Mielkey, Steamboat Engineering, Applicant Representative:

From the front it's really a two-story building by the time you build up the grade for the driveway and access to the site. It turns into a walk-out basement on the back side. I don't see this as any special preference to this residence; it's a pretty typical size residence with height. The only difference is that with this maximum plate height, because they're utilizing shed roofs to try and gain more light and views, it raises the average plate height when it's measured to that existing grade. And because of the topography with this steeper site, it's limiting.

This was designed by an architect last year. He tried to create visual interests on the back so it didn't look like a box. One thing Planning is trying to avoid with that standard of average plate height is just making really tall buildings and flat roofs so it doesn't look like a big, tall, boxy wall. That's what we were trying to achieve while still giving them no more than three stories.

Since it was designed last year, in the beginning of 2018 the CDC was rewritten and that Code definition was standardized, whereas before there were some misconceptions between the Planning Department and designers around town. The architect had no trouble with those designs not meeting the Code before, but now with this refined interpretation of the Code, we ran into a hiccup.

BOARD MEMBER QUESTIONS

Levine: What's the difference of overall versus plate height?

Mielkey: The overall height is to the top of the building; the plate height is defined as to where the plate ends. If you have a truss or gable end roof, it's where that plate stops. It's higher on a shed roof than it would be for a gable end roof. The plate height in this zone district was 28 feet. I had a hard time figuring out what the intention of the Code was other than to regulate the number of stories and having really tall walls and flat roofs.

Douglas: The average plate height is measuring from the existing grade; that's an important detail with this property. It's very steep; it falls away from Clubhouse Drive. I think it's a 40-foot difference between the front property line and back property line in grade change. For the average plate height, we're measuring to the top of the highest wall that is bearing a roof structure. Because of the way the

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grade drops away as it does and the way they are filling the site in order to make the house, another important aspect is that it has to meet the driveway standards. They have to come off the road and have safe access to this home. In order to meet those standards, this is the least impactful standard they could vary in order to meet the driveway grades. We take two measurements on each façade and average them.

As the grades drop away, we take a big and small measurement and average each façade. That's what's being varied here.

Effinger: They're adding so much fill that it's going to make it look like a normal house in the long run, but you can't meet plate height because you have to go off existing grade. That's the killer.

Mielkey: And the driveway.

BOARD MEMBER DELIBERATION/MOTION

Board Member Spaustat moved to approve MAA-18-09, a major adjustment for average plate height at 2488 Clubhouse Drive.

Board Member Effinger seconded the motion.

The motion carried unanimously.

Approval of Minutes: June 21, 2018

Moylan said he had a few minor corrections but nothing substantive.

Board Member Dexter moved to approve the June 21, 2018 meeting minutes; Board Member Spaustat seconded the motion. The motion carried unanimously.

ADJOURNMENT

Board Member Spaustat moved to adjourn the meeting at 5:24 p.m.

Board Member Effinger seconded the motion. The motion carried unanimously.