



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
NOVEMBER 14, 2023
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person as well as via Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88018358238?pwd=ejlnSS9Ea29Zb0t5d05iLzdzdjBLQT09>

Passcode: 177366

Or Dial (for higher quality, dial a number based on your current location):

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

2 Roll Call

3 Conflicts of Interest

4 Receipt of the Minutes

5 Comments from citizens appearing for items not on the agenda

6 New Items

- A. Planning File 49-23, Sign Variance 402 7th Street

7 Commissioner Comments

8 Director Comments

9 Adjournment



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
September 26 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

1) Roll Call

Present: Commissioners: Amy Connerton, Carolyn Cipperly, Peter Waller, Chair George Shaver, Joy White, and John Houghton.

Also Present: Director of Community and Economic Development Hannah Klausman, Assistant City Attorney Richard Peterson Cremer, Long Range Principal Planner Jim Hardcastle, Planner II Emery Ellingson, and City Engineer Ryan Gordon.

Chair Shaver asked for a motion to seat alternates Commissioners Cowan and Houghton, Commissioner Shaver motioned to seat them and Commissioner Waller seconded the motion.

2) Conflicts of interest: None

3) Receipt of the Draft Minutes for July 27 2023:

- a. July 27, 2023: Commissioner Waller

4) Comments from citizens appearing for items not on the agenda:

No Comments were made

5) New Items

a. Traffic and Circulation Review 8th and Cowdin Street Update

City Engineer Ryan Gordon provided Commission with a presentation on traffic and circulation updates for possible improvements in vicinity of 8th & Cowdin.

Commissioner questions included the following:

- Did Housing Commissions specify what kinds of tools limiting teardowns would be appropriate?
- Would lot requirements would still need to be met?
- .

Public comment included:

Gary Vick pointed out the parking requirements for new development and stated he felt it is too low.

b. Planning File #76-20 Dimension Variances for 703 & 709 9th Street

Long Range Principal Planner Jim Hardcastle presented planning file #76-20.

Commissioner comments and questions included:

- A variety of locations and types of adjacent uses
- If variances requested, how would these non-conforming uses exist in the future, and what would happen if they were not approved?
- Discussion over the uses when new building permits are submitted in allowable areas and those covered in the specific area within the variance requests
- If the lots can be combined as one parcel though no more than one single family dwelling unit is allowed on a lot and to avoid variance
- benefits to clean title for individual sale
- The number of original town homesite lots
- Specific clarification within the motion for approval of variances to be applied to the structures only for the setback requests as the area of non-conformance, the lot size variances apply to full lots
- Clarification on connection between the variance requests and the Minor Subdivision lot line adjustment.

No public comment was offered

Commissioner Cipperly made motion to approve Action Item #1 to allow applicant to establish a front lot setback below the required distance minimum of 20' on existing residential lots at 703 & 707 9th Street, as limited by Section 070.020.060(b) Table 020.8: Minimum Setbacks, Front (from other streets) (ft) 20. seconded by Commissioner Connerton. Motion passed unanimously 6-0.

Commissioner Cipperly made motion to approve Action Item #2 with to allow applicant to allow applicant to establish a front lot setback below the required distance minimum of 20' on existing residential lots at 703 & 707 9th Street, as limited by Section 070.020.060(b) Table 020.8: Minimum Setbacks, Front (from other streets) (ft) 20', regard to existing residential structures, seconded by Commissioner White. Motion passed unanimously 6-0.

Commissioner Cipperly made motion to approve Action Item #3, to allow applicant to establish a side lot setback below the required distance minimum of 5' on an existing residential lot at 707 9th Street, as limited by Section 070.020.060(b) Table 020.8: Minimum Setbacks, Side (ft) 5', with regard to existing residential structures, seconded by Commissioner Connerton. Motion passed unanimously 6-0.

Commissioner Cipperly made motion to approve Action Item #4, to allow applicant to establish a rear lot setback below the required distance minimum of 10' on an existing residential lot at 707 9th Street, as limited by Section 070.020.060(b) Table 020.8: Minimum Setbacks, Rear (ft) 10', with regard to existing residential structures, seconded by Commissioner Connerton. Motion passed unanimously 6-0.

c. Planning File 46-23 Variance for a Garage Setback 1019 Bennett Avenue

Planner II Emery Ellingson presented Planning File #46-23 requesting a variance to construct a garage in the rear setback of property at 1019 Bennett Avenue.

Commissioner questions included the following:

- If the attached garage was subject to requirements of required rear yard coverage or if that only applied to accessory structures
- Questions about purpose of required rear yard coverage
- If the property would still have enough parking for the existing use as a duplex
- If there were other accessory structures in the rear setback on this lot
- Questions about setting a precedence with approval
- If any existing structures in the alley had been damaged

Staff response to Commissioner questions:

- Would need to confirm if attached garage was subject to required rear yard coverage
- Would need to confirm parking as duplex
- Staff confirmed there was only one other accessory structure
- Staff confirmed that a previous variance had been approved via appeal to City Council in 2020 following Planning & Zoning Commission denial.

Commissioner comments included:

- Mention of previous discussions to reduce rear setbacks and possible need for further examination of setbacks.
- Observation that there are many non-conforming structures in town within the rear setback
- Undue hardships could include safety issues associated with ice during winter
- Possible alternative of a carport design

No public comment was offered

Commissioner Waller made motion to continue item to next regularly scheduled meeting, seconded by Commissioner Connerton. Motion passed unanimously 5-0.

d. Request to continue to next regular meeting. Planning File 49-23, Sign Variance 402 7th Street

Commissioner Waller made motion to continue item to next regularly scheduled meeting, seconded by Commissioner White. Motion passed unanimously 5-0.

e. CONTINUED TO OCTOBER 3, 2023 Special Meeting. Code Amendment to Title 070 regarding density bonus and zoning use standards

6) Commissioner Comments

Commissioner questions, comments, and staff responses included the following:

7) Director Comments

Community Development Director Hannah Klausman shared the following:

-

8) Adjournment

Meeting adjourned at 8:40pm.



MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Special Meeting
October 3, 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

1) Roll Call

Present: Commissioners Amy Connerton, Carolyn Cipperly, Peter Waller, Chair George Shaver, Joy White, and Gregory Cowan.

Also Present: Director of Community and Economic Development Hannah Klausman, City Attorney Karl Hanlon, Long Range Principal Planner Jim Hardcastle, Senior Planner Watkins Fulk-Gray, and building technician Melinda Benis.

Commissioner Shaver motioned to seat alternate Commissioner Gregory Cowan to the vacant seat. Commissioner Cipperly seconded the motion. Motion passed by a vote of 5-0.

2) Comments from citizens appearing for items not on the agenda

No comments were made.

3) New Items

a. Planning Item #37-23 Design Variance for Cherry's Moving

Senior Planner Watkins Fulk-Gray presented the request from Eric Cherry for a design variance that would allow him to waive the code's requirement for 30% of the east elevation to be glazed windows and doors. Staff is recommending approval of the variance with the findings that it meets all criteria of approval in Section A and criteria #1, 3, 5, and 6 from Section B.

Commissioner comments included:

- Is the vegetation forming a buffer on Mr. Cherry's lot or the neighboring lot?
Mr. Cherry replied that it is on both lots.
- Will the buffering vegetation stay?
Mr. Cherry replied that it will and that the vegetation will be added to because of the required landscaping.

Commissioner White motioned to approve with the findings and conditions listed in the packet. Commissioner Waller seconded the motion. Motion passes unanimously with a vote of 7-0.

b. Code Amendments to Title 070 regarding allowed uses, minimum lot standards, and density bonus

Senior Planner Watkins Fulk-Gray presented background to the proposed code changes, detailed information about the code changes, the criteria for approval of code changes, and the P&Z's options.

Commissioner questions included:

- Clarification about recommendation #6 in the density bonus section.
- What is the difference between ADUs and a duplex? Staff response: ADUs are subordinate to a single-family house, whereas duplexes are two units that are often the same or close to the same size.
- What should P&Z use to base its decisions on for this item? Staff response: The Comprehensive Plan and other planning documents should be used. Commissioners should also consider public input.
- Explanation of what "theoretically unlimited site flexibility" means. Staff response: no parameters are currently given for the site flexibility available in the code under 070.45, so applicants can request whatever they want. However, applicants would risk a denial by asking for too much site flexibility.
- What kind of deed restrictions should be required to achieve a density bonus? Staff response: 100% AMI with the work local requirements.
- What would be the rules if someone wanted to build a triplex under the proposals? Staff response: all the rules that the City currently has, such as parking and design requirements, would be in play.
- Clarification about parking requirements.
- Clarification about parcel data.
- Clarification about what is proposed for changes to the RL zone district. Staff response: Staff proposes allowing duplexes as a use-by-right in the RL zone and not allowing triplexes.
- How would three unattached units on one lot be considered? Staff response: Staff would consider those not a triplex but three single-family homes.
- What is the school population currently? Staff response: Staff does not know.
- How does the City assess its infrastructure needs, such as number of police officers? Staff response: There are different ways to determine police needs, which often focus on number of service calls. The City is also engaging in evacuation and large-scale events planning. Having a larger share of the City's working population live in the city also makes it more possible for people to walk, ride bikes, or take transit within Glenwood.
- In states that have adopted laws requiring cities to allow more housing development besides single-family homes, are there examples of these states showing deference to localities that have already made these changes? Staff response: Staff is not aware of any specific examples, but depending what is done at the State level, Glenwood may not have to make any changes if the proposed changes are adopted. Most of what is likely to happen in Colorado is to incentivize and recognize what has been done here.

- Are there examples or data to show or forecast effects on home prices? Staff response: Home prices have been rising significantly.
- Are there incentives for the City to adopt changes like those proposed? Staff response: A grant the City received from the State requires the City to make a genuine effort to adopt one or more strategies from a list, which includes changes like these.
- What would the proposed changes do to nonconforming duplexes or triplexes? Staff response: The changes could legalize duplexes or triplexes, but it is possible there could still be nonconforming site elements, such as parking.
- Clarification about form of duplexes and triplexes that are allowed.
- Clarification about short-term rental regulations.
- Has Minneapolis's upzoning been effective for them? What were their goals? Staff response: Part of Minneapolis's goals were about equity. Reporting has suggested that not impactful changes have occurred there. The City's goals with these changes are to provide property owners more choices, provide a greater variety of housing choices, and to increase the supply of housing.
- Can single-family homes be converted to a duplex? Staff response: yes.
- Is there a safeguard against future duplexes and triplexes being in disrepair and impactful to neighbors? Staff response: a question one could ask in response is how different a duplex or triplex is from a single-family home. The City does not generally get involved with owners of properties in disrepair until a situation becomes egregious.
- How were these recommendations in the packet formed? Staff response: The recommendations were made based on information and recommendations from other experts, such as consultants for the West Mountain Regional Housing Coalition and the Strategic Housing Plan Update.

Public comment:

Linda Holloway criticized the bills that have been considered and may be considered by the State legislature. She expressed concern for the impact on residents that the proposed changes might have, and stated that this will not fix the housing problem. Geographic constraints mean more housing is not possible. She expressed doubt about expanding property owner rights and stated that the survey is biased.

Andy Mueller thanked and commended the P&Z for their work. He stated that no survey is perfect. He noted it is much cheaper to build attached products than detached homes. He said that he has lived in single-family predominant neighborhoods but next to multifamily developments, and that those tenants can be amazing neighbors and that the situation worked fine.

Commissioner comments:

- Based on the data about survey respondents, it appears there is a constituency of the city's population that is not being reached and who could benefit from the proposed changes.
- Incentivizing homeownership is a good thing.
- The character of the city is also an important consideration.

- It would be nice to see some incentivizing of preserving older homes from demolition.

Commissioner Connerton motioned to approve the item according to the Staff recommendation and recommended findings. Commissioner White seconded the motion. After lengthy discussion and straw polling, the motion to change the municipal code according to the Staff recommendations was amended. The amended motion included the following:

1. Change Section 070.30.020(e) of the Municipal Code to allow duplexes as a use-by-right in the RR, RL, and RM1 zone districts, so long as one unit is deed restricted for Resident Occupancy;
2. Allow triplexes as a use-by-right in the RM1 zone so long as at least two of the units are deed restricted for Resident Occupancy;
3. Change Section 070.20 according to the Staff recommendation;
4. Change Section 070.45.080 according to the Staff recommendation, with the following exceptions:
 - a. For recommended change #1 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - b. For recommended change #2 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - c. For recommended change #3 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold;
 - d. For recommended change #4 to density bonuses, change the applicability of projects qualifying for a density bonus to projects between four units and the inclusionary zoning threshold, increase the bonus units available to two, and allow up to 12 additional feet in height;
 - e. For recommended change #5 to density bonuses, increase the bonus free market units to 10% of the project's total unit count.

Motion passes unanimously with a vote of 7-0.

4) Commissioner Comments

Commissioner Cipperly stated she hopes the recommended changes that were just voted on do not cause negative effects to historic neighborhoods, but stated she sees potential for helping people out.

Commissioner White said she did not understand how much land disturbance there would be during construction of the project north of Red Mountain. Director Klausman said that the limits of disturbance were noted in the application, but that staff can highlight this more in the future.

Commissioner Houghton said that their discussion today is progressive and hopefully on the cutting edge, rather than the bleeding edge.

Commissioner Connerton thanked Staff for their work.

Chair Shaver thanked Staff for doing the survey.

5) Director Comments

Director Klausman thanked the P&Z for their effort tonight. They will have a full agenda for the regular October meeting later in the month.

6) Adjournment

Meeting adjourned at 9:17pm.

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MINUTES
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
OCTOBER 24, 2023
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners April Davey, Matthew Simms, Carolyn Cipperly, Chair George Shaver, Vice Chair Peter Waller, Joy White, and Amy Connerton.

Also present: Director of Community Development Hannah Klausman, Assistant City Attorney Richard Peterson-Cremer, Senior Planner Watkins Fulk-Gray, Planner II Emery Ellingson, and Long Range Principal Planner Jim Hardcastle.

2. Receipt of the Minutes

Director Klausman explained that the Minutes were not ready at time of Commission Packet and will be reviewed at the next regular meeting.

3. Conflicts of Interest

None

4. Comments from citizens appearing for items not on the agenda

- David Hauter, Glenwood Springs
 - Comments regarding 8th and Midland Habitat development.
- Gary Vick
 - Emails and materials regarding 8th and Midland Habitat development

5. Continued Items

A. Planning File 46-23, Variance for Rear Seback 1019 Bennett Avenue

Planner II Emery Ellingson presented Planning File #46-23 Garage Setback for 1019 Bennett Avenue which was continued from the September 26, 2023 meeting. Staff provided updated information which confirmed the proposed garage site plan would provide sufficient off-street parking for duplex use and that the proposal was not subject to limits of required rear yard coverage since it is not a detached accessory structure.

Commissioner questions included the following:

- Clarifications about variance criteria and findings
- Any proposed changes from the last hearing?
- Role of existing storage shed in decision?

- Which utilities existed in the alley?
- If hardships could be perceived as slipping hazard or safety
- Question about how lot coverage applied to the lot and was calculated
- Clarification about applicant's perceived hardship

Staff responses were:

- Staff confirmed no changes to application had been made.
- Staff confirmed that utilities present in the alley were overhead electric and underground sewer.
- Staff provided Code definition of a hardship
- Staff clarified how lot coverage was applied and how the proposal was within limits

No public comment was offered for this item.

Commissioner Connerton motions to approve with findings and conditions as listed on page 8 of the staff report, seconded by Commissioner Waller. Motion passed unanimously 7-0.

6. New Items

A. **Request to continue to the next regular meeting. Planning File 49-23, Sign Variance 402 7th Street**

Commissioner Waller Motion to continue the item, seconded by Commissioner Simms. Motion passes unanimously.

B. **Planning File 52-33 Preliminary Plat 3381 S Grand Avenue**

Planner II Emery Ellingson presented Planning File #52-23 Preliminary Plat 3381 South Grand Avenue. Staff explained that Commission is recommending body and that City Council would make final decision for approval. Staff also explained River Commission would be considering the fisherman's easement at their November 1 meeting.

Commissioner questions included the following:

- If the preliminary plat actually was for five lots as opposed to four as indicated in the staff report
- Clarification about building envelopes and land in common ownership

- If the fisherman's easement were to be signed and general process of those easements
- If the existing duplex would be remodeled
- If parking in this area was an issue
- Clarification about preliminary plat process

Staff responses were:

- Would confirm if preliminary plat was creating four or five lots which would be corrected prior to City Council consideration of the preliminary plat
- Clarification that the lots shown were not the exact footprints of the building
- Information on process of fisherman's easement and explanation of how they work and that they are typically not signed
- Clarification on preliminary plat review and associated administrative review of the pending site and architectural plan.

No public comment was offered for the item.

Commissioner Cipperly Motioned to approve Planning file #52-33 Preliminary Plat with findings and conditions on pages 5 and 6 of the staff report. Seconded by Commissioner White. Motion passes unanimously (7-0).

C. Planning File: #56-23 - Location & Extent Review for 2317 Wulfsohn Rd

Long Range Principal Planner, Jim Hardcastle presented Planning File 56-23 for a Location & Extent Review for City of Glenwood Springs. The City's Public Works Department is seeking to add a proposed 1,375sf municipal modular office building to house Water/Wastewater Treatment Field Operations. This would allow greater administrative and operations office capacity for the teams on site.

The application meets the goals of the Comprehensive Plan and other City Policies, is consistent with the general purpose and intent of the Code, and is found to minimize adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding area and the city.

Staff recommends that the Planning and Zoning Commission **approve** the Location & Extent Review application **with findings and conditions on page 7 of the staff report.**

Commissioner questions included the following:

- How is this application able to be considered as the use is not included as a permitted use by right in the I1-Light Industrial zone district?
- The height gain on the elevation shows a flatter roof and doesn't seem to be conforming.
- Can there be a projection over the double doors to break it up visually?
- Are there requirements for exterior lighting at doorways?
- Is the facility at full buildout now? What is the threshold for the need to plan for plant expansion?

Applicant Responses were:

- The building roof design was meant to complement and be close to those of the existing buildings on site which have flat roofs, with the need for a slight pitch to aid drainage but keep a low profile from the few vantage points around the City.
- You will be able to see the building from limited locations high up in west GWS but impact is limited as the proposed building is adjacent to the site at the railroad tracks where there is a 12' rise above and the trees and tracks limit exposure.
- It is a prefabricated building that does not generally allow architectural element modifications at initial construction prior to delivery.
- There is general lighting around the building in the complex and there will be downcast lighting at doorways set on timers to go on at 10pm and turn off at 6am.
- Plant functional capacity exceeds the needs of the City at this time and has the ability to assume a greater production role.
- Entire needs of field operations on site will be met with this administrative building expansion as staff have been working for several years in packed quarters that were not designed for so many staff members. These plans have been in the works for a few years now and will also allow for additional staff to be added as needed in the future.

- Once 75% of plant capacity is met then you need to make plans to expand as per state code.

Staff Responses were:

- Staff explained this additional use fits with existing uses which were allowed under a previous code.

No public comment was offered for the item.

Commissioner Connerton Motioned to approve Planning file 52-33 Preliminary Plat.

Seconded by Commissioner Simms. Motion passes unanimously.

D. Planning File 57-23: Location & Extent Review for 811 Airport Rd

Senior Planner Watkins Fulk-Gray detailed the proposal for the City's Public Works Property located adjacent to the Glenwood Springs Airport at 811 Airport Road. The City's Public Works Department is seeking to add a covered storage building, a five-bay garage/storage building, two lean-to sheds, and a fueling station. The new structures proposed floor area is approximately 16,450 square feet. Mr. Fulk-Gray further explained that a preliminary finding from the FAA indicates that the City will need to file a "notice of construction or alteration" to determine compliance with Part 77 of Title 14 of the Code of Federal Regulations. A recommended condition of approval has therefore been included requiring the City to do its due diligence with the FAA prior to construction.

Staff finds that the proposal is consistent with the Comprehensive Plan and other City plans and policies; the proposal is consistent with the general purpose and intent of this Code; and the proposal minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Staff recommends that the Planning and Zoning Commission **approve** the Location & Extent Review application **with findings and conditions on page 5 of the staff report.**

Commissioner questions included the following:

- How will lighting be regulated?
- With no water for irrigation on site landscaping is impractical to help screen from public view, but with the great length of fence can slats be applied or other

measures to create a visual barrier from the general public on HWY 82 or others out there?

- Regarding the fueling bay, what containment measures are in place to manage fuel spills.
- Why are the buildings loaded up to the fence and so close to Airport Road, and is there precedent for them to be set so close, can they be set back?
- Are we expecting longevity on the site as we dress up our entrance into town if and when South Bridge is built?

Applicant responses were:

- Lighting will be toned down as it exists now, 50% of lights could be shut off overnight, and we will work with the Jackson Family Ranch to minimize negative impacts to them.
- The state regulates fuel bays, this one is above ground, and does have primary and secondary spill containment measures built in for the full volume capacity of the tanks as per state requirements.
- The geology has presented problems, existing fill material of the slope is questionable and this has dictated the building locations are best set away from the edge of the slope. We also wanted to avoid repetitive building placements, and give the use a better character element compared to surrounding uses.
- The site is narrow and large vehicles are best stored to the east side leaving the buildings to be placed closer to Airport road which allows for daily operations movements and more efficient snow storage.
- The City maintains the road and plows in the winter.

Staff responses were:

- The new structure will be setback 10' from the fence will be in line with the existing structures which are also set to be readjusted and pulled back slightly.
- Entrance into town at South Bridge is a bigger issue to be had at another time.

Reviewing Agencies:

- Fire Department – requested a secondary access to the facility.

Public comment was received for the item.

- Several requests for information were received.
- One set of comments from the Jackson Family Ranch in unincorporated Garfield County on the east side of the river included concerns about light industrial uses has diminished the value of the open space in rural areas, and light pollution and the loss of dark nighttime skies, they believe City employees will continue to maintain an organized site.

Commissioner Simms Motioned to approve Planning file 52-33 Preliminary Plat.

Seconded by Commissioner White. Motion passes unanimously.

7. Commissioner Comments
8. Director Comments -November 14th next meeting and December 12th.
9. Adjournment

Planning and Zoning Commission Report

Date: November 14, 2023
To: Planning & Zoning Commission
From: Emery Ellingson, Planner II
Subject: Planning File 49-23 Variance 402 7th Street Signage

REQUEST	Consideration of variances to allow more than one wall, roof, or projecting sign per use in a multi-tenant building and to exceed maximum sign area for the 7 th Street frontage.
APPLICANT	Roaring Fork Sign & Lighting Company
OWNER	Terrapin Investments
LOCATION	402 7 th Street (2185-094-04-001)
ZONE	M2 Mixed Use Central Core
SURROUNDING LAND USES	North: Transit station South: Commercial/residential East: Commercial/residential West: Commercial/residential
LOT SIZE	25,900 square feet

ACTION ITEM

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the deciding body for Variance Requests. The proposed request is relief from Section 070.040.110(i)(2) to exceed number of signs allowed per tenant in a multi-tenant building and to exceed maximum sign area allowed for 7th Street frontage.

Action 1 – Variance Request – to allow applicant to exceed limit of one wall, projecting, or roof sign per tenant or use in a multi-tenant building as limited by Section 070.040.110(i)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8 & 9.*

Action 2 – Variance Request – to allow applicant to exceed maximum sign area on the 7th Street frontage as limited by Section 070.040.110(i)(2)

Staff recommendation: *Staff recommends **denial** of the Variance Request with the findings and conditions on page 8 & 9.*

BACKGROUND

Project Summary

Roaring Fork Sign & Lighting applied on behalf of property owner Terrapin Investments. The application proposes replacement of three existing wall signs and a new projecting sign on the corner of the building. Code limits multi-tenant buildings to one wall, projecting, or roof sign per tenant. The hotel already has multiple signs and replacing them requires a variance.

Existing signage on 7th Street exceeds maximum sign area. The proposed signage would reduce this amount however it still exceeds limit of 380 square feet with 382.1 square feet proposed, requiring a variance.

LOCATION AND BACKGROUND

The property is located at 402 7th Street in the M2 Mixed Use Central Core Zoning District and is legally described as Lots 1-8 and Lot A and Lot B of Block 45 of the Original Townsite Glenwood.

Variances and Administrative Adjustments

For reference, previous variances and administrative adjustments issued for the property are as follows:

- **1991 Variance**
Allowed for a larger sign than Code allowed. This defunct sign was for a Hotel Denver sign on 7th Street in the approximate location of the existing Brewpub sign.
- **1993 Variance, Planning File 60-93**
Allowed for creation of a second signable area totaling 19.65 square feet for a restaurant use on northwest corner of the building. This sign no longer exists.
- **1995 Variance, Planning File 75-95**
Amended the 1993 variance to increase the allowed signable area from 19.65 square feet to 150 square feet. This variance allows for up to 150 square foot sign in the specific location of existing "Hotel" sign on the northwest corner of the building. This variance did not increase the maximum sign area allowed on 7th Street.
- **2015 Administrative Adjustment**
Suspended Hotel Denver sign located on the awning above the 7th Street entrance was approved with an administrative adjustment for being slightly larger than Code allowed. This would be removed as part of this sign proposal.

PROJECT ANALYSIS

Analysis of requested variance items as follows.

Sign Design Item	Code Compliant?
<i>Number of Signs</i>	<i>NO</i>
<i>Total Sign Area</i>	<i>NO</i>
Illumination Style	YES
Individual Sign Area	YES
Sign Locations	YES

Maximum Number of Signs

Code limits a each tenant in multi-tenant building to one wall, projecting, or roof sign per tenant or use of a building. The variance request proposes three total wall signs and one projecting sign which exceeds the limit of one.

Total Maximum Signage Area

Code allows maximum signage area for wall/roof/projecting signs for a multi-tenant building at the rate of two square feet of signage per linear foot of building frontage. The table below summarizes the existing sign area and allowable sign area for both the 7th Street and Cooper Avenue frontages.

<i>Frontage</i>	<i>Total Linear Frontage</i>	<i>Allowed Signage Area</i>	<i>Existing Signage Area</i>	<i>Proposed Signage Area</i>
7 th Street (N)	190'	380 square feet	411.19 square feet	382.1 square feet
Cooper Ave (W)	110'	220 square feet	164.64 square feet	132.8 square feet

Proposed 7th Avenue signage area results in a smaller signage area but still exceeds maximum allowed which requires a variance. Proposed Cooper Avenue signage results in a smaller signage area which conforms to Code.

Projecting Sign Calculation

The total sign area for the projecting sign on the corner of the building with total sign area of 9.79 square feet has been allocated to both Cooper and 7th frontage, with half going to each frontage. That area is included in proposed signage area described in table above. If the sign were completely parallel to a specific frontage it would be wholly allocated to that frontage. For example, if entirely allocated to Cooper which has signage area available, that would eliminate need for variance item #2.

Individual Sign Area

No individual sign may exceed the largest linear frontage of one individual tenant. The largest sign on 7th Street could be 80.5 square feet and the largest individual sign on Cooper could be 110 square feet. The existing "Hotel" and "Denver" signs are non-conforming for individual sign area and the proposed signage would be smaller and conforming.

Illumination

Code prohibits interior illuminated signs within the Downtown Core unless they are neon signs. The proposed “Maxwell”, “Anderson” and “Hotel” signs would be illuminated would be neon which complies with Code.

Secondary Entrances/Corner Buildings

Code allows buildings with a secondary public entrance on an alley or public walkway an additional sign at a secondary entrance at the rate of 1/5 of a square foot of sign area per linear building frontage. This allowance is per building, not tenant. Both the brewpub and the hotel already have secondary signs on the Cooper Avenue frontage which exceeds the one sign allowed per building.

VARIANCE CRITERIA

There are seven criteria for variance approval, all of which must be met. Staff finds that this application meets one of the seven criteria which is why staff has recommended denial. Analysis of the criteria below.

VARIANCE CRITERIA ACTION ITEM 1: Exceed limit of one wall, roof, or projecting sign per use in a multi-tenant building	
	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. There are other multi-tenant buildings on corners with two frontages within the M2 Mixed Use Central Core Zone District.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the Code standards does not produce undue hardship. Being limited to only one wall/projecting/roof sign is not an undue hardship. Allowance of one wall/roof/projecting sign may not enable applicant to advertise to the degree they wish but it does not prohibit signage. Code also makes allowances for buildings with secondary entrances to have extra signage, which this applicant already utilizes. There are also other signage options which do not count toward the number of wall/roof/projecting signs such as window signage and suspended signage.

3. The applicant did not create the hardship by his/her own actions

The applicant did not create the existing signage areas. However, by seeking to modify the existing signage they are required to meet Code so the hardship in exceeding number of allowed signs has been created by their own actions.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

The variance requested does not harm the public. The proposed signage would also eliminate a non-conforming aspect of existing signage by reduction the total amount. However, it does impair the intent or purposes of this Code by exceeding the specific limit for number of signs for a single tenant in a multi-tenant building. One purpose of Sign Code, per Section 070.040.110(a)(2)(c) Purpose is to provide for signs within reasonable limitations and Code has reasonably limited each tenant in a multi-tenant building to one sign.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. Being limited to only one wall/projecting/roof sign is not an undue hardship. One wall/roof/projecting sign allows a tenant to advertise and is not a prohibition.

6. The variance request will not violate building or fire code requirements

The requested variances would not violate building or fire code requirements. Sign installation would require approval via a sign permit.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is not the minimum variance that would afford relief of the subject standards of the Code. Code limits this use to one wall/roof/projecting sign and the request for four total signs is not the minimum variance that would afford relief. Staff would consider two signs the minimum variance that would afford relief.

VARIANCE CRITERIA ACTION ITEM 2: exceed maximum sign area on the 7th Street frontage as limited by Section 070.040.110(i)(2)	
	The Subject property has exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district
	The strict application of the Code standards for which a variance is sought would produce undue hardship
	The applicant did not create the hardship by his/her own actions
	The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought
	The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden
✓	The variance request will not violate building or fire code requirements
✓	The variance is the minimum variance that will afford relief of the subject standards of the Code.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. There are other multi-tenant buildings on corners with two frontages within the M2 Mixed Use Central Core Zone District.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

Strict application of the Code standards does not produce undue hardship. Being limited to a certain amount of sign area may inconvenience a business from advertising to the degree they wish however it is not a prohibition of signage.

3. The applicant did not create the hardship by his/her own actions

The applicant did not create the existing signage areas. However, by seeking to modify the existing signage they are required to meet Code so the hardship in exceeding maximum sign area was created by their own actions.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

The variance requested does not harm the public. However, it does impair the intent or purposes of this Code by exceeding the limit for maximum sign area. One purpose of Sign Code, per Section 070.040.110(a)(2)(c) Purpose is to provide for signs within reasonable

limitations and Code has reasonably limited multi-tenant buildings to 2 feet of total signage area per linear foot of building frontage.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden as Code limits signage, rather than prohibits it.

6. The variance request will not violate building or fire code requirements

The requested variances would not violate building or fire code requirements. Sign installation would require approval via a sign permit.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance is the minimum variance that would afford relief of the subject standards of the Code. The amount of signage on 7th would be reduced from existing and only slightly exceeds the maximum amount allowed.

REVIEWING AGENCY COMMENTS

The following agencies have provided these comments:

Public Works Department, Engineering Department: No comment

Fire Department: Proposed signage would not inhibit emergency response

PUBLIC COMMENT

No public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Action 1 – Variance Request – to allow applicant to exceed limit of one wall, projecting, or roof sign per tenant or use in a multi-tenant building as limited by Section 070.040.110(i)(2)

Staff Recommendation

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not produce undue hardship.
3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does not harm the public and does impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested impairs the intent of the specific regulation for which the variance is sought, which is a required setback to provide space for utility installation and maintenance.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request will not violate building or fire code requirements.
7. The variance is not the minimum variance that will afford relief of the subject standards of the code.

Action 2 – Variance Request – to allow applicant to exceed maximum sign area on the 7th Street frontage as limited by Section 070.040.110(i)(2)

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not

produce undue hardship.

3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does not harm the public and does impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought. Specifically, the variance requested impairs the intent of the specific regulation for which the variance is sought, which is a required setback to provide space for utility installation and maintenance.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request will not violate building or fire code requirements.
7. The variance is the minimum variance that will afford relief of the subject standards of the code.

Alternative Motion

*** If the Planning and Zoning Commission finds this application to meet all seven criteria for variance approval, an alternative motion for approval shall be based on the application meeting all seven of the variance criteria. An approval motion must be supported with information supporting how the application meets all the criteria. An example motion shown below:

MOTION TO APPROVE

Action 1:

Consideration of code amendments, I move to **APPROVE** finding that -

1. The subject property **does have** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought **would** produce undue hardship.
3. The applicant has **not** had a part in the creation of the hardship by their own actions.
4. The variance requested **does not** harm the public and **does not** impair the intent or purposes of this Code, goals, and policies including the specific regulation for which the variance is sought.
5. The variance request **does demonstrate** exceptional hardship not related to purposes or convenience or financial burden.
6. The variance request **will not** violate building or fire code requirements; and
7. The variance **is** the minimum variance that will afford relief of the subject standards of the Code.



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning		Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
		☐	Location & Extent
Subdivisions			Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☐	Preliminary Plat	☐	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☐	Variance
		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating		

Applicant/Property Owner Information:			
Applicant		Owner	
Relationship to Owner		Owner	
Applicant Address		Owner Address	
Phone	Email Address	Phone	Email Address

Property Information:	
Address	Parcel Number
Subdivision	Lot and Block Number
Zone District	Existing Land Use

General Project Description:

Signatures:			
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the		<i>Greg Post</i>	
	Applicant		Date
	Owner		Date

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner	Date



LAND TITLE GUARANTEE COMPANY
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO 81601
Phone: (970) 930-9815
Fax: (800) 318-8206

"PURCHASERS"
STATEMENT OF
SETTLEMENT

PROPERTY ADDRESS: 420 7TH STREET (AS TO PARCELS A AND D), 702 BLAKE AVENUE (AS TO PARCEL B), 712 BLAKE AVENUE (AS TO PARCEL E) AND VACANT LAND (AS TO PARCEL C), GLENWOOD SPRINGS, CO 81601

SELLER(S): DENVERCENTRE LLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AS TO PARCEL A AND RIVER FRONT CENTRE LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO PARCEL B AND GLENWOOD SPRINGS INVESTORS LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY AS TO PARCELS C AND D AND ST. JAMES INN, LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO PARCEL E

BUYER(S): TERRAPIN GLENWOOD BOUTIQUE HOTEL LLC, A COLORADO LIMITED LIABILITY COMPANY (AS TO PARCELS A AND D) AND TERRAPIN GLENWOOD LAND INVESTOR LLC, A COLORADO LIMITED LIABILITY COMPANY (AS TO PARCELS B, C AND E)

SETTLEMENT DATE: November 09, 2021

DATE OF PRORATION: November 09, 2021

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price	15,075,000.00	
Earnest Money from LTGC - Earnest Money		725,000.00
Title Fees - Land Title Guarantee Company		
Total for Endorsements (100.00, DELETION, ALTA8.2, ALTA17, ALTA17.2, ALTA35.1, ALTA37)	4,688.00	
Title Insurance ALTA Loan Policy	250.00	
Closing Fees - Land Title Guarantee Company		
Loan Closing Fee to Land Title Guarantee Company	350.00	
Closing Fee to Land Title Guarantee Company	500.00	
Recording Fees - Land Title Guarantee Company		
Record Deed of Trust to Land Title Guarantee Company	131.00	
Record Statement of Authority	26.00	
RECORD ASSIGNMENT OF RENTS	38.00	
Water & Sewer Charges - CITY OF GLENWOOD SPRINGS		
TRANSFER FEE to CITY OF GLENWOOD SPRINGS	60.00	
New Loan - ALPINE BANK		
New Loan Amount from ALPINE BANK		12,300,000.00
Loan Origination Fee to ALPINE BANK	30,750.00	
PROPERTY CONDITIONS ASSESSMENT/REPORT	2,750.00	
APPRAISAL/VALUATION FEE	12,000.00	
Tax Service Fee to ALPINE BANK	84.00	
FLOOD DETERMINATION - LIFE OF LOAN	50.00	
ADVANCED RELEASE FEE	56.00	
RECORDING - UCC FILING FEE	24.00	
LOAN FUNDS HELD AT ALPINE BANK FOR FUTURE USE	2,500,000.00	
ATTORNEY REVIEW FEE	5,500.00	
Rents and Security Deposits Unit BREWPUB		
Prorated Rents 11/09/2021 to 12/01/2021 @ \$345.7860/day		7,607.29
Rents and Security Deposits Unit ALPINE BANK		
Prorated Rents 11/09/2021 to 12/01/2021 @ \$144.5643/day		3,180.41
Rents and Security Deposits Unit 4TH DIMENSION		
Prorated Rents 11/09/2021 to 12/01/2021 @ \$31.0000/day		682.00
Security Deposits		1,000.00
Rents and Security Deposits Unit SALON		
Prorated Rents 11/09/2021 to 12/01/2021 @ \$59.8333/day		1,316.33
Security Deposits		1,475.00
Rents and Security Deposits Unit MONA LISA		
Prorated Rents 11/09/2021 to 12/01/2021 @ \$35.6667/day		784.67
Security Deposits		600.00
Rents and Security Deposits Unit COFFEE HOUSE		



Prorated Rents 11/09/2021 to 12/01/2021 @ \$71.9157/day	1,582.15
Security Deposits	2,500.00
Rents and Security Deposits Unit KTB	
Prorated Rents 11/09/2021 to 12/01/2021 @ \$138.1737/day	3,039.82
Security Deposits	5,000.00
Real Estate Tax - GARFIELD COUNTY TREASURER	
Current Year Property Taxes R320111 01/01/2021 to 11/09/2021 @ \$127.4558/day	39,766.21
Real Estate Tax - GARFIELD COUNTY TREASURER	
Current Year Property Taxes R320109 01/01/2021 to 11/09/2021 @ \$9.5681/day	2,985.25
Real Estate Tax - GARFIELD COUNTY TREASURER	
Current Year Property Taxes R320047 01/01/2021 to 11/09/2021 @ \$13.7191/day	4,280.36
Real Estate Tax - GARFIELD COUNTY TREASURER	
Current Year Property Taxes R320115 01/01/2021 to 11/09/2021 @ \$47.4192/day	14,794.79
Real Estate Tax - GARFIELD COUNTY TREASURER	
Current Year Property Taxes R320053 01/01/2021 to 11/09/2021 @ \$3.4480/day	1,075.78
Miscellaneous Charges	
ATTORNEY FEE to VICK CHAUHAN, ESQ.	15,000.00
NON-REFUNDABLE DEPOSIT PAID	25,000.00
MISC PRORATIONS PER CONTRACT	4,612.13
REPAIRS CREDIT AS AGREED BETWEEN BUYER & SELLER	50,000.00
SubTotals	17,647,257.00 13,196,282.19
Due from Buyer/Borrower	4,450,974.81
Totals	17,647,257.00 17,647,257.00

The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED

PURCHASER(S)

TERRAPIN GLENWOOD BOUTIQUE HOTEL LLC, A
COLORADO LIMITED LIABILITY COMPANY

By:

ANTHONY SHERMAN, AUTHORIZED SIGNATORY

TERRAPIN GLENWOOD LAND INVESTOR LLC, A
COLORADO LIMITED LIABILITY COMPANY

By:

ANTHONY SHERMAN, AUTHORIZED SIGNATORY

LAND TITLE CLOSING AGENT:

Jessica Reed

Jessica Reed

HOTEL DENVER NEW WALL SIGNS
JULY 25th, 2023

PROJECT DESCRIPTION

Overview:

We will be rebranding the Hotel Denver to its new brand “Maxwell Anderson.” All of the existing Hotel Denver signs will be removed and new signs with the hotel's new branding will replace them.

On the south facing facade we will be replacing the existing letter set with a non-illuminated letter set to read "Maxwell Anderson Hotel." This sign is located over the main entrance of the hotel and its purpose is to identify the hotel as well as identify the main entrance for first responders, pedestrians, and people in automobiles at the street level on 7th street.

A second sign will replace the existing channel letter sign located on the south and west facing facades. This sign will be an illuminated open faced neon letter set. The location of this sign will be the same sign band where the current channel letter sign is located. It will wrap around the building in the same way the current sign does with each word on a different facade. This sign will be used as business identification for first responders, pedestrians, and people in automobiles from further down 7th street in the Grand Avenue direction, for motorists on I70 and the pedestrian bridge.

Objective:

Our objective is to rebrand the building with the hotel's new name in a manner that meets the aesthetics of the downtown design standards and at the same time provide adequate signage for public safety as well as building identification.

Timeline:

To start with the removal of the “Hotel Denver” signs, it is projected to take two days to complete. After removal of current signage, the installation of the new signs, “Maxwell Anderson,” and “Maxwell Anderson Hotel” are projected to take another two days to finish. In total, it is a four day removal and installation process overall.

Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.
2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet all the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted.

Variance type

Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.

Request relief from Section 070.040.110(i)(2) Summary of Permanent Sign Standards
Table to allow a single tenant in a multi-tenant building to exceed one wall, projecting,
or roof sign per tenant or use of a building

Variance Criteria

1. **Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.**
Because of the height of the building and the building location one sign can not
be utilized for business identification for both the local traffic, pedestrians, first
responders, and vendors on 7th street and at the same time be seen by motorists,
pedestrians, first responders, and vendors who are either on Interstate 70, the
pedestrian bridge or looking down the street from Grand Avenue. This hotel currently
utilizes two signs in the same locations on the building for this reason.
2. **Explain how the strict application of the Code standards for the variance you are seeking produces undue hardship.**
Only being permitted to have one sign on the building will not make it possible for
pedestrians and or motorists to identify the building and or the entrance to the building.
Guests will struggle to locate the hotel, leading to frustration and potentially deterring them
from staying there. Not only creating undue hardship for the hotel but also other businesses
located within the hotel that rely on it to bring potential customers to their stores.

3. Explain how you did not create the hardship by your own actions. _____
The building was built and has been used for the same purpose prior to the
current sign code which is now only allowing one sign because it is a multi tenant building.
The current sign code does not take into account the size of the building.

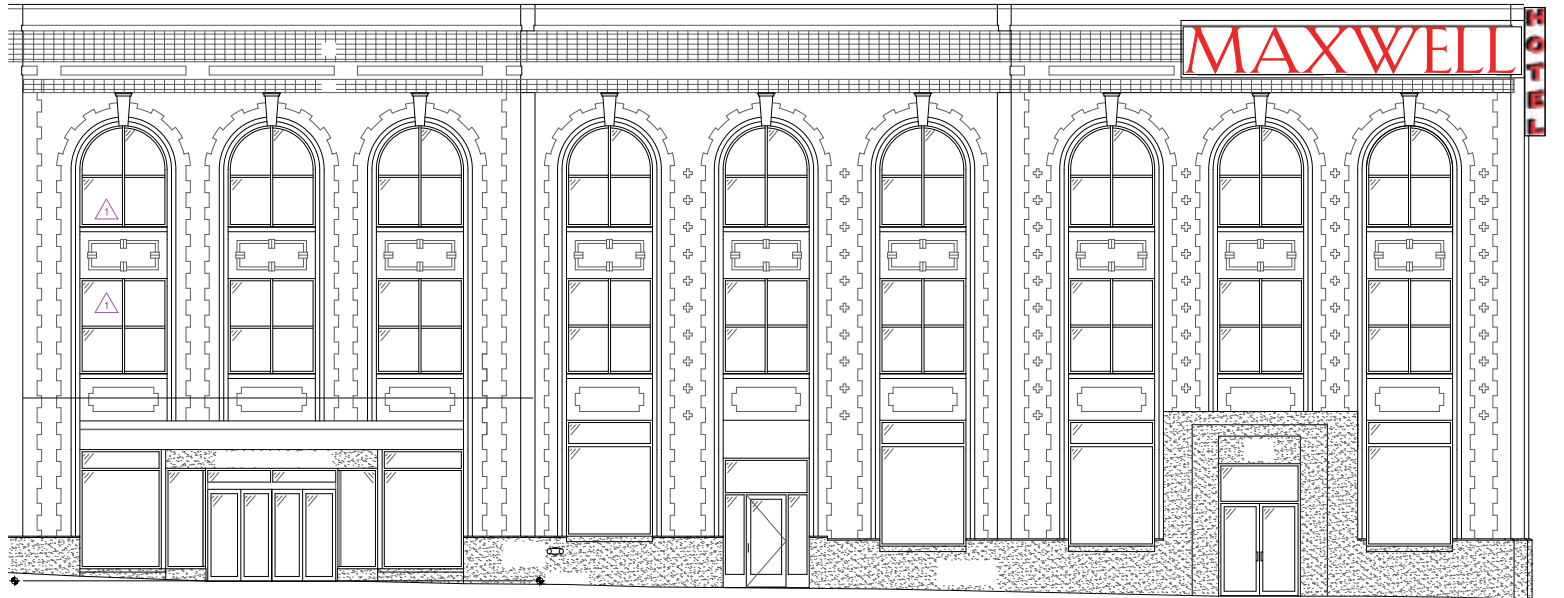
4. Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question. _____
The requested variance will not harm the public in anyway. The new signs
will not change the current conditions. The new signs will be in compliance with the
current sign code which doesn't allow channel letters with plastic faces which is the
type of sign currently being used.

5. Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden. _____
This variance request is for purpose of insuring customers, first responders and
vendors are able to properly identifying the hotel. Having two signs is a greater
financial burden and is no more convenient then having one sign.

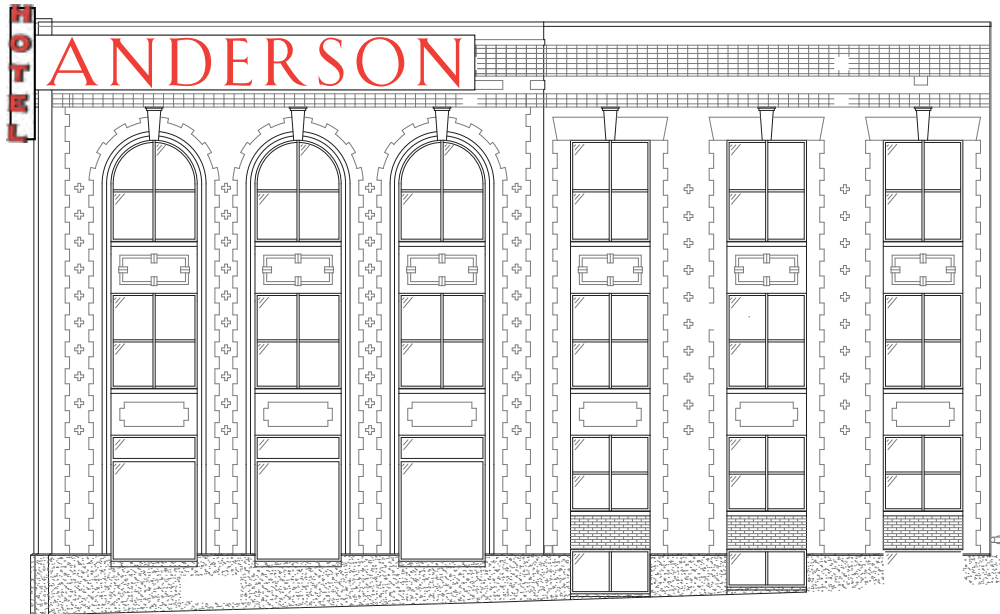
6. Explain how the variance request will not violate building or fire code requirements. _____
We are not requesting a variance for any building or fire code requirements.

7. Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code. _____ This will allow the hotel to have two signs.

Raceway to be painted to match building



Raceway to be painted to match building



Customer Name:
Maxwell Anderson

Project:
Neon Sign



455 Buggy Circle, Unit A
Carbondale, CO 81623
rfsigncompany.com
970-963-8190

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Packet Page 34

Manager / Designer:
Greg

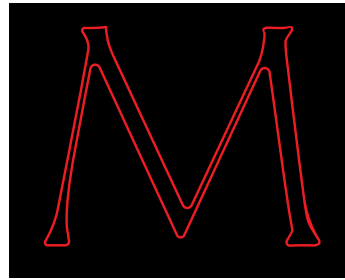
Date:
11/2/23

Version:
05

Sheet:
1 of 4



Day



Night

MAXWELL



242"

60.5 Sq Ft

7th St:
60.5 Sq. Ft. in total

94"

H
O
T
E
L



15"

9.79 Sq Ft

ANDERSON



313"

78.25 Sq Ft

Cooper St:
88.04 Sq. Ft. in total

36"

Customer Name:
Maxwell Anderson

Project:
Neon Sign



455 Buggy Circle, Unit A
Carbondale, CO 81623
rfsigncompany.com
970-963-8190

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Manager / Designer:
Greg

Packet Page 35

Date:
11/2/23

Version:
05

Sheet:
2 of 4

FRONT ENTRANCE SIGN

Cast aluminum letter set



19.5 Sq. Ft. in total

Cast aluminum letter set, mounted to the wall using studs. .25" Stand off from wall.



Customer Name:
Maxwell Anderson

Project:
Entrance Sign

455 Buggy Circle, Unit A
Carbondale, CO 81623
rfsigncompany.com
970-963-8190

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Manager / Designer:
Greg

Date:
11/2/23

Version:
05

Sheet:
3 of 4

FRONT ENTRANCE SIGN

Cast aluminum letter set



Customer Name:
Maxwell Anderson

Project:
Entrance Sign

455 Buggy Circle, Unit A
Carbondale, CO 81623
rfsigncompany.com
970-963-8190

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Manager / Designer:
Greg

Packet Page 37

Date:
11/2/23

Version:
05

Sheet:
4 of 4

EXISTING SIGNAGE

ATTACHED SIGNS	TYPE	SQUARE FOOTAGE	TENANT
SIGN A	WALL	281 square feet	Brewpub
SIGN B	PROJECTING	10.19 square feet	Brewpub
SIGN C	WALL	24 square feet	Hotel
SIGN D	WALL	90 square feet	Hotel
SIGN E	PROJECTING	6 square feet	Boutique
SIGN F	SUSPENDED	4.31 square feet* Does not count toward total	Hotel

Sign A

Installed 1996 per Code req.
Legal, non-conforming for:

- Size

Sign D

Installed 1996 w variance
allowing up to 135 sign
area

Sign B

Installed 2002

Sign C

Installed unknown

Sign F

- Installed 2015 with administrative adjustment for sign area
- Neon sign

Sign E

Installed 1999

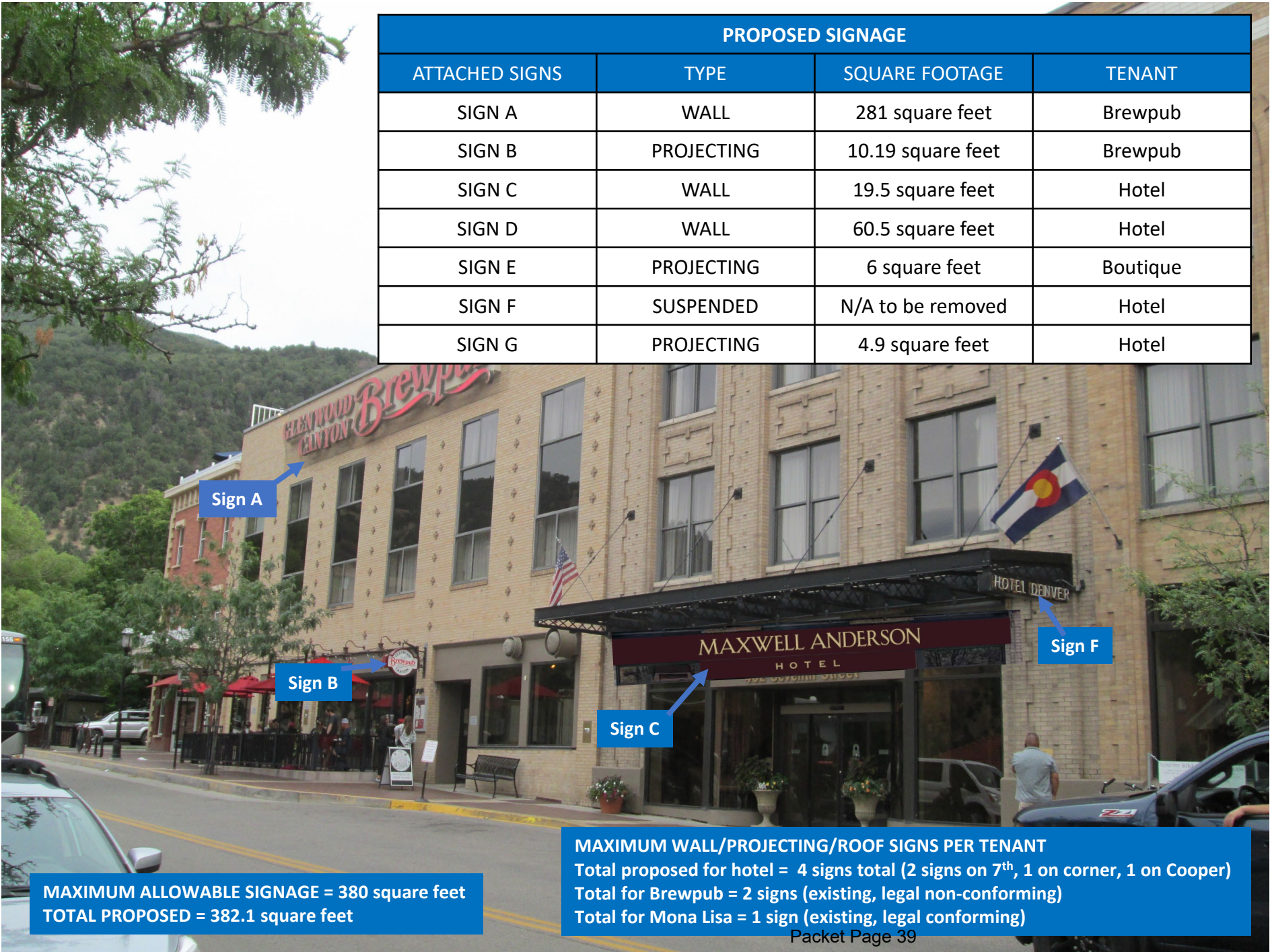
MAXIMUM ALLOWABLE SIGNAGE PER CURRENT CODE = 380 square feet
TOTAL EXISTING = 411.19 square feet

MAXIMUM WALL/PROJECTING/ROOF SIGNS FOR EACH TENANT PER CODE = 1 sign
Total existing for hotel = 4 signs (legal non-conforming amount)
Total existing for brewpub = 3 signs (legal non-conforming amount)
Total existing for boutique = 1 sign

PROPOSED SIGNAGE			
ATTACHED SIGNS	TYPE	SQUARE FOOTAGE	TENANT
SIGN A	WALL	281 square feet	Brewpub
SIGN B	PROJECTING	10.19 square feet	Brewpub
SIGN C	WALL	19.5 square feet	Hotel
SIGN D	WALL	60.5 square feet	Hotel
SIGN E	PROJECTING	6 square feet	Boutique
SIGN F	SUSPENDED	N/A to be removed	Hotel
SIGN G	PROJECTING	4.9 square feet	Hotel

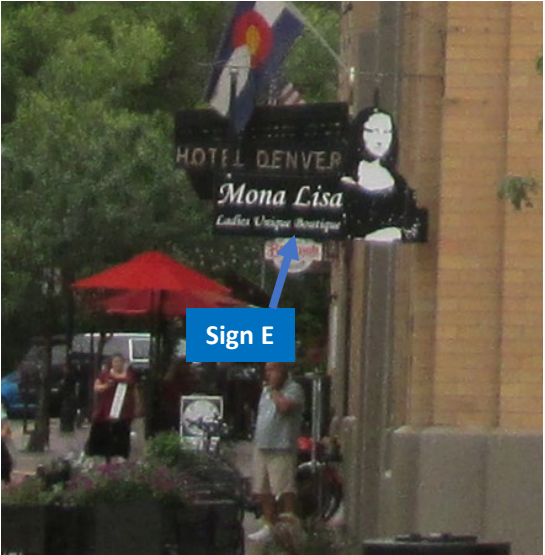


*1/2 of Sign G area counted for 7th Street frontage



MAXIMUM ALLOWABLE SIGNAGE = 380 square feet
TOTAL PROPOSED = 382.1 square feet

MAXIMUM WALL/PROJECTING/ROOF SIGNS PER TENANT
Total proposed for hotel = 4 signs total (2 signs on 7th, 1 on corner, 1 on Cooper)
Total for Brewpub = 2 signs (existing, legal non-conforming)
Total for Mona Lisa = 1 sign (existing, legal conforming)



MAXIMUM ALLOWABLE SIGNAGE PER CURRENT CODE = 220 square feet
TOTAL EXISTING = 164.64 square feet



ATTACHED SIGNS	TYPE	SQUARE FOOTAGE	TENANT
SIGN A	WALL	115 square feet	Hotel
SIGN B	WALL	49.64 square feet	Brewpub

PROPOSED SIGNAGE			
ATTACHED SIGNS	TYPE	SQUARE FOOTAGE	TENANT
SIGN A	WALL	78.25 square feet	Hotel
SIGN B	PROJECTING	4.9 square feet	Hotel
SIGN C	WALL	49.64 square feet	Brewpub



SIGN B*

SIGN A

*1/2 of Sign B area counted for Cooper Street Frontage



MAXIMUM ALLOWABLE SIGNAGE = 220 square feet
 TOTAL PROPOSED = 132.79 square feet

PROOF OF PUBLICATION
GLENWOOD SPRINGS POST INDEPENDENT

STATE OF COLORADO } SS
COUNTY OF GARFIELD }

See Proof on Next Page

I, Peter Baumann, do solemnly swear that I am Publisher of , says: The Glenwood Springs Post Independent, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 2 insertions; and that the first publication of said notice was in the issue of said newspaper dated 13 Sep 2023, 20 Sep 2023 in the issue of said newspaper.

Total cost for publication: **\$76.56**

That said newspaper was regularly issued and circulated on those dates.



Publisher

Subscribed to and sworn to me this 20th day of September, 2023



Notary Public, Garfield County, Colorado

My commission expires: February, 22, 2026



Advertiser:

Swift Communications
200 Lindbergh Drive
Gypsum, CO 81637
970.777.3126

PUBLIC NOTICE
August 28th, 2023

Please take notice that the Glenwood Springs Planning and Zoning Commission will conduct a public hearing to consider an application for the name change of Hotel Denver by replacing the two existing signs. The application includes the following variances: variance (1) request relief from Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to allow a single tenant in a multi-tenant building to exceed one wall, projecting, or roof sign per tenant or use of a building and variance (2) request relief from Section 070.040.110(i)(2) Summary of Permanent Sign Standards Table to exceed two square feet per linear foot of building frontage for maximum signage.

The property is located at 402 7th St, Glenwood Springs, CO 81601, Lot 1 through Lot 8 of Original Townsite Subdivision located in the M2 Mixed Use Central Core Zoning District. The application is submitted by Roaring Fork Sign and Lighting and the property is owned by Terrapin Investments.

The public hearing will be held on September 26th, 2023, at 6:15 p.m. in the Council Chambers, Glenwood Springs City Hall, 101 W. 8th Street, Glenwood Springs, Colorado. Additional information on the application is available for review at the Community Development Department at City Hall, or by calling 970-384-6450.

Greg Post
Roaring Fork Sign and Lighting

**PUBLISHED IN THE GLENWOOD SPRINGS
POST INDEPENDENT ON WEDNESDAY,
SEPTEMBER 13, 2023 AND WEDNESDAY,
SEPTEMBER 20, 2023.**