

November 04, 2022

Todd Carr
Building Official
Routt County Regional Building Dept.
136 6th Street/POB 773840
Steamboat Springs, Colorado. 80477



In Reference to Projects:

Fitness Building and Lodge at the Home Ranch
Address: 27315 Home Ranch Road. Clark, CO.
Ref #: PRAD221473 AND PRFO210132

Mr. Carr,

In response to the plan review comments for the 'Fitness Building' addition, and to address the Lodge more broadly:

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As approved by the Planning Commission on January 17, 2022, the Lodge (and Fitness Building addition) will be used as the property owner's primary residence. Much of the year, this building will be occupied solely by the ranch owners, and the greater property will be operated as a private ranch. Infrequently, and for short periods, one bedroom (Home Ranch Suite) may be rented out to paying guests. These guests will have access to the 'Fitness Building' area of the owner's residence.

Therefore, we contend the Lodge/Fitness Building is best described as an 'Owner-Occupied Lodging House' with five or fewer guest rooms (see 'Vacation Home Rental Policy...' handout dated January 1, 2021) and may be built in accordance with the International Residential Code. The building will house fewer than 10 guests overnight, and these guests will stay considerably less than 30 consecutive days. The building is not more than 3 stories above grade plane and separate means of egress will be provided in the Home Ranch Suite.

BUILDING USE and LARGE EVENTS

The Lodge/Fitness Building (henceforth referred to as the 'Owners Residence') is not designed, nor intended to be used for 'Large Events'; generally defined as events attracting guests that would outnumber the sleeping capacity of the P.U.D area. These events will necessitate temporary sanitary and catering services.

However, there is the potential for occasions when the 'Owners Residence' is temporarily occupied by (although not housing overnight) more than 10 paying guests at one single time. We plan for the 'Owners Residence' to be able to support short-term events (such as group meals) for no more than the number of people that can be housed overnight on the P.U.D. We calculated this to be approximately 30 persons.

A typical example of when this might occur: At a large wedding, the ceremony and reception would be held elsewhere on the property, but the guests staying overnight on the ranch may gather for a meal and/or rehearsal in the 'Great Hall' of the 'Owners Residence'. Also, some of the on-ranch guests may use the exercise equipment in the 'Fitness Area' or get a massage in the 'Massage Room'.

A different type of large event scenario would be horsemanship/roping events, where guests are not staying overnight on the ranch. These would also trigger the need for temporary, supplemental facilities such as food trucks and Port-o-Lets. At these, and other kinds of day events, the 'Owners Residence' would not be open to guests. Generally, this building is not intended to be available to every guest that attends any event on the ranch.

GREATER P.U.D. CONTEXT

The Home Ranch project has been difficult to clearly define. As elucidated by the Intent of Planned Unit Development Zoning:

"The PUD process, by allowing greater flexibility, will be able to accommodate imaginative ideas and development in site design without being restricted to customary "standard" regulations while maintaining the goal and policies of the Master Plan."

Although this passage may not overtly apply to building standards, we submit the spirit of the P.U.D. is applicable here. The Home Ranch owners wish to embody the traditions of living a rural, agricultural lifestyle, while occasionally opening their home for guests to share this experience. Due to the scale of the P.U.D. area, when the owner's do open their home to guests, it potentially creates a situation when more than 10 (but less than 30) visitors temporarily gather. Because these circumstances will be infrequent, and because all the guests will not be sleeping in the 'Owners Residence', we ask for minor flexibility in the interpretation of "'standard' regulations". By categorizing this building as a 'Owner-Occupied Lodging House' and constructing in accordance with the International Residential Code, the property owners will be able to achieve a more home-like feeling in what will be used, the vast majority of the time, as their primary residence.

SPECIFIC MEASURES

Because we anticipate the 'Great Hall' in the Lodge to be the most likely area to attract larger numbers of people, we have increased the Live Load on the floor to 100psf. This area also has numerous, readily available egress routes.

Thank you for your consideration in this matter.

Joe Patrick Robbins, AIA

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