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May 27, 2024

Routt County Planning
136 6th Street
Steamboat Springs, Colorado

RE: Clark Store at 54715 County Road 129
November 15, 2022 Planning Review Reply
Four Points Job No. 2025-002

Dear Routt County Planning;

Four Points Surveying and Engineering (Four Points) is pleased to provide this updated narrative for the final plan application for a planned unit development (PUD) of the Clark Store, also known as Parcel C, North Routt Preschool Subdivision Exemption. Four Points is working with the ownership group of the parcel in proposing a PUD for the site to separate the Clark Store from the portion of the property both north and south of County Road 62.

As proposed on the submitted plans, a right-of-way will be dedicated to Routt County for RCR 62 of 1.29 acres. Additionally, a south parcel (Lot 1, PUD) will contain an open space area and the Clark Store PUD, for a total of 5.00 acres. The Lot 2 parcel, with segments on both the north and south sides of RCR 62, will contain the remaining parcel area, 57.05 acres.

The Clark Store has served as a community hub of Clark, Colorado for approximately fifty years. The property has included employee housing and rental housing in the barn structure. Aside from offering groceries, deli and grill services, it also houses the Clark Post office. Through the years, the store has become a mainstay for summer travelers on their way to Steamboat Lake State Park, Hahns Peak Lake, Pearl Lake State Park and innumerable forest and wilderness destinations of North Routt County. Currently the large unpaved parking lot at the Clark Store can accommodate 32 cars and trucks. The stone house and apartments have parking areas that can park 12 vehicles. Summer use of the parking lot at the Clark Store has room for RVs, trailers and other large vehicles. For the last few decades parking has not been an issue since larger vehicles tend to stop at the Steamboat Roadhouse or other areas which provide gas. There are trailers with boats that come to the store but they tend to park on the outside of the parking lot. We have added an overflow parking area of 15,000 square feet at the north end of the property which can be graded to provide additional parking if the need arises with the PUD property. The expanded uses may trigger the need for the parking but the owners would like to wait and review impacts prior to undertaking the grading.

There are two signs for the Clark Store located on the property, one adjacent to County Road 129 (approx 4'x8') and one on the front of the building which are letters on the front of the building (approx 3'x29').

The property does not have any developed trails for public or private use.

In recent years traffic to North Routt has steadily increased and owners have felt that pressure on the services at the Clark Store.

Therefore, we are submitting this Final PUD to expand the existing business to include a seasonal, outdoor dining program that will help meet the needs of this increasing density of travelers to North Routt County while also reducing pressure on the interior of our store. Most importantly the expansion of services and

food options will maintain a functional balance between the needs of the seasonal guests and those or year-round, local community.

In the summer of 2020, the Clark Store successfully managed to keep the staff, community and customers healthy despite the abrupt and necessary challenge of meeting Covid-19 restrictions. From that experience we also realized that a seasonal outdoor dining program would help us maintain a viable and robust presence to the community that the Clark Store serves.

Therefore, the proposed PUD will permit the expansion of the store operations to include seasonal, outdoor food preparation services along the south and west boundaries of the store.

Expanded services to include:

- Community outdoor space: we are already a hub of the community, and with additional landscaping and added services we think we can provide additional green space for benefit of the community. Whether it is a safe space for school kids to gather while waiting for their parents after school, or a local gathering spot for the local ranchers to have coffee and eggs; we want to expand in a manner that enhances our role to the North Routt community.
- Outdoor food and beverage area that will improve the usable space to the south and west for the Clark Store. We see this as an additive improvement to both customers and the community as they will be able to enjoy the seasonal warmth and sun of the Clark Store, taking in the beautiful sunset views of Sand Mountain.
- Smoked meats and BBQ - prepped and served from a new converted Conex or custom-built shed style structure.
- Clyde's Pies Pizza - Clyde's Pies has been serving wood fired pizzas from the store for three summers now and we'd like to make this a more permanent fixture.
- Outdoor beer and wine service from a converted Conex, custom build shed style, or converted Grain Bin structure.
- Hours for the outdoor dining will be approximately 3-9PM
- We anticipate 3-4 extra employees for the program.
- Improving and upgrading the existing apartments on the property.
- Increased area for seating, yard games, and picnicking.

The PUD is proposing to create the building envelope areas around the existing Clark Store, the Stone House building, and the Barn Living Quarters. The creation of the proposed building envelope for the Clark Store will permit the proposed expansion of the existing commercial operation and contain the limits of the expansion. The building envelopes for the existing Stone House and Barn Living Quarters will permit the upgrading or improvements to the two units in the Stone House and four existing apartments in the barn area in the future.

Summary of uses -Existing Uses

The Clark store currently operates as a retail, convenience, liquor store, post office, library, deli, ice cream store, and coffee shop. There are also two buildings used as rental properties with a total of six units on the property.

Proposed Uses:

The goal of PUD is to have the existing uses approved for the parcel. Approval of the PUD will permit the Clark store to continue with all of the uses and upgrade the uses as noted above. The only new buildings are plans to install three Conex containers and/or custom-built shed structures to be used for food and drink services (2 total) and seasonal storage (1 total). The owners would like to fix buildings and upgrade the facilities to provide better service to the community. The different uses of the property split the required parking into retail store and restaurant/tavern categories. The Clark store has a footprint of 3250 sq. ft., for this analysis we will classify the store as retail, which equates to 11 required spaces. The proposed seasonal outdoor dining will occupy 2,800 sq. based on a restaurant tavern parking of 1 space per 150 sq. ft., the area will require 19 spaces; for a total of 30 spaces. The 30 spaces are close to the maximum the parking lot can accommodate but the expectation is many people at the restaurant areas will also be customers at the store and vice-versa. We have added an overflow parking area of 15,000 square feet at the north end of the property which can be

graded to provide additional parking if the need arises with the PUD property. The expanded uses may trigger the need for the parking but the owners would like to wait and review impacts prior to undertaking the grading.

The proposed open space area will be undeveloped and be devoted to open air recreation as permitted by the PUD standards. The area is currently level and used for hay production. Future uses may be an events field for soccer, horse shoes, and other games.

The properties can be served by a spring and pipeline using an existing water right and a new water right enlargement as outlined below, an upgraded onsite wastewater treatment system (e.g., leach fields) will be required for the wastewater treatment if the PUD is approved. The owners have designated an easement area on the adjacent parcel. The existing dry hydrant will be repaired and replaced and connected to the water system.

Utilities

- Currently the Clark Store and the Clark Store residential buildings are served by the Bush Spring and Pipeline, Priority #15. There is no well on the site but there is a monitoring well. In addition to the store, there are six dwellings served by the spring. We are providing records from the pump operator, Scott Smith from 2021 - 2022. The records show the average usage to be around 1,000 to 2,000 gallons/day, depending on the season. Mr. Smith says the spring produces a lot of water, including substantial overflow from the overflow pipe into Greenville Creek. The Division of Water Resources notes the spring is adjudicated for 0.011 cfs. Based on the limited water rights for the property; the owners are submitting a revised water plan with an augmentation plan.

OWTS Summary

In the Fall of 2023 The OWTS was inspected by both Nordic Pumping and Western Slope GeoTech (WSG). While the septic tanks were confirmed to be operating in good condition, the STA mound (leach field) showed signs of surfacing effluent (hence, possible failure) and additional site-degradation due to livestock activity.

The WSG report also made the following recommendations:

- placement of additional 4-5' soil coverage on west side of seepage bed to address the immediate concern of effluent - *completed in fall 2023*
- Restrict livestock and human activity in that area - *completed/ongoing 2023/24*
- Conduct a redesign of the OWTS Septic and STA systems - *completed Winter 2023/24*
- Install newly designed OWTS in Summer 2024 - *We are contracted and scheduled with local excavator and installer to complete this work this summer/fall (2024)*

Adequacy of Water Supply Summary - as quoted from LRE/Water Report:

- *As mentioned, the existing potable demand at the Clark Store, Stone House, and Barn is supplied by the Bush Spring and Pipeline diversion system. This potable water supply system consists of a shallow infiltration gallery, spring collection box, concrete storage tank, and treatment facility. The infiltration gallery diverts water supplies from a tributary of the Elk River through a perforated 4 inch diameter pipe that is buried upgradient from the spring collection box. The spring collection box is a 3 foot diameter pipe that is vertically oriented and rises approximately 4 feet above the ground surface. It has a sloped roof that drains rain and snow away from the collection box, and it provides short term storage and overflow. From the collection box, water supplies are delivered to a cast-in-place concrete storage tank that holds approximately 6,100 gallons, and from there, water is treated and delivered to the Clark Store, Stone House, and Barn. LRE Water was on-site at the Bush Spring and Pipeline diversion system on September 19, 2023, and similar to how a pump test for a groundwater well is conducted, LRE Water quantified the inflow supply from the spring collection box to the concrete storage tank by monitoring how quickly water levels in the storage tank recovered after a period of pumping. The existing pump was and discharged away from the tank. Then, prior to turning the pump on, the distance from the top of the storage tank to the water surface level was measured. This point of reference was used as a baseline to monitor the recovery of storage supplies. The pump was then turned on and operated for 1 ó hours, and a second depth measurement was taken when the pump was turned off. Based on the difference between the two depth measurements, LRE Water estimated that approximately 193 gallons had been pumped from storage. It took approximately 43 minutes for the water surface level to recover to the referenced starting depth, which equates to an inflow rate of 4.5 gpm (193 gallons / 43 minutes). This measurement was taken in late September and is therefore by the annual snowpack, wherein flows increase during the^d spring snowmelt, and typically peak by mid-summer before representative of streamflow levels at or near baseflow con itions. In the Elk River basin, streamflow hydrology is driven*

receding back to baseflow conditions. As a result, the available diversion supply from the Bush Spring and Pipeline is likely more than 4.5 gpm in the spring and summer, when demands for the Clark Store PUD are highest. Moreover, the ability to store up to 6,100 gallons allows the Bush Spring and Pipeline diversion system to meet a peak day demand at a higher rate than the inflow supply. As such, the physically available water supply is sufficient to meet the projected demands for the Clark Store PUD.

LRE/Water's full report recommends and include details for the following actions:

- Augmentation Plan with the Upper Yampa Water Conservation District (UYCD) - *in process Summer 2024*
- Application for new conditional water right in Bush Spring and Pipeline with the Division 6 Water Court - *in process summer 2024*

We believe the combination of expansion of the community hub for North Routt and the preservation of the existing residential housing units on the site will allow the Clark Store to continue to serve the North Routt Community for the next fifty years.

Please process this application as soon as possible and we look forward to the review and future planning hearings on the project. Please do not hesitate to call or reply with any questions.

Sincerely;

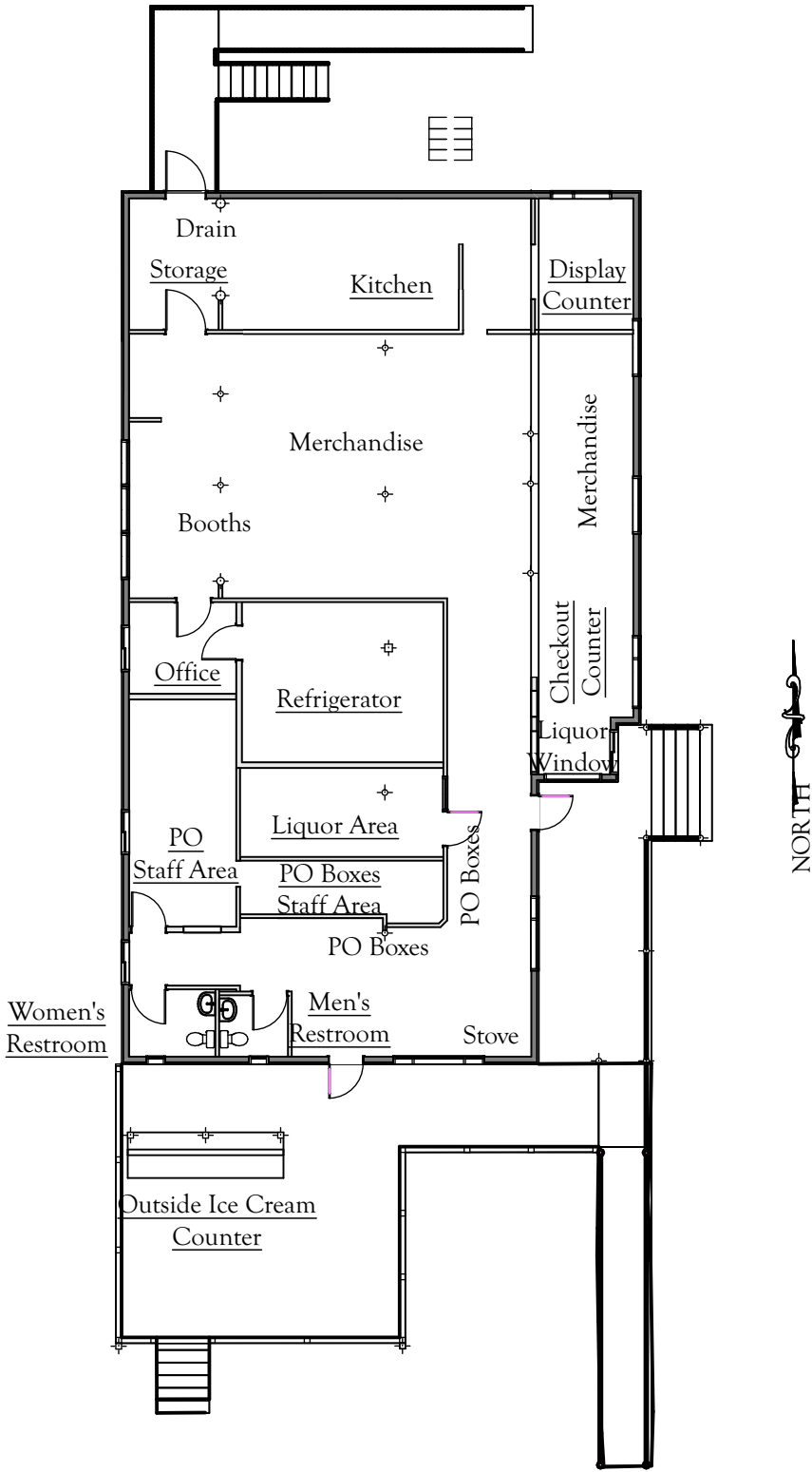
Walter N. Magill, PE-PLS
Four Points Surveying and Engineering



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Main Level

SCALE: 1/16" = 1'-0"



Clark Store Main Level Plan

The Clark Store

54173 County Road 129
Steamboat Springs, CO 80428

A1.0



10/27/2020 Issue for: Tavern Application