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January 4, 2021

Routt County Planning
136 6th Street
Steamboat Springs, Colorado

RE: Land Surveying, Civil Engineering and Design Services
Parcel C, North Routt Preschool Subdivision Exemption
Four Points Job No. 2025-002

Dear Routt County Planning;

Four Points Surveying and Engineering (Four Points) is pleased to provide this narrative for the 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 north of County Road 62.

As proposed on the submitted plans, the north parcel will remain an Agricultural / Forestry parcel of 43.51 acres, a right-of-way will be dedicated to Routt County for RCR 62 of 1.20 acres, and a south parcel will contain both the open space area and the Clark Store PUD area containing 18.59 acres.

The Clark Store has served as a community hub of Clark, Colorado for many decades. 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.

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

Therefore, we are taking the first step through this planning application for a PUD to expand the 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 converted shipping container.
- 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 shipping container) - a tavern application has been submitted and is pending review.
- 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 and constructing two new duplexes on the south portion of the PUD parcel.

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.

Additionally, the PUD proposes allowance for two duplexes to be used for employee / manager housing on a building envelope in the south portion of the property. The request for the two duplexes in the south portion of the property is based on the need for employee housing in Routt County and the current housing crisis. The owners propose to construct two duplexes that will be used for employees of the Clark Store, the North Routt Charter School, or other positions in North Routt County. The properties can be served from existing wells on the property, an upgraded onsite wastewater treatment system (e.g., leach fields) will be required for the wastewater.

We believe the combination of expansion of the community hub for North Routt, the preservation of the existing residential housing units on the site and establishment of four additional units 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

Routt County Building Department Preliminary Comments:

We have reviewed your planning application, and simply are providing informative comments at this point.

1. Shipping container buildings will require a building permit application to be submitted, and they must meet all code requirements regardless if they are seasonal or not, Snow Bowl is a great example of a permitted bar container. The shipping containers will need a structural engineer to be involved in the design process.
2. Please remember all public spaces outdoors should be ADA accessible, we can discuss alternative forms of a hard trail packed surface to certain areas if needed, please reach out during the design process.
3. Building Permits will be needed for all other structures and buildings mentioned in this PUD application, including any alteration work on existing buildings as well.