From:	Daniel Stranahan
To:	Alan Goldich
Cc:	Walter Magill; abbot stranahan
Subject:	Re: Clark Store PUD; PL20220026
Date:	Tuesday, October 11, 2022 10:19:40 AM

Alan -
Thanks for your correction on the acreage numbers. Walter and I will straighten these out in the narrative and survey.
I can elaborate on your 2nd question:

- There are three proposed structures:
  - a small <120 sq ft open "Ag shed" to provide shelter for Clyde's Pie's pizza trailer
  - a slightly larger beer and wine structure (either a converted Conex, custom-built shed, or converted Airstream)
  - a larger still food prep/BBQ/Grill structure -either a converted Conex or custom-built structure designed to match the Clyde's Pies shed (and the local Ag vernacular).
- Converted Conex: When I began to sketch this out two years ago, the Conex container was e a convenient starting concept for both an outdoor kitchen and beer and wine service for the "expanded services." That's mostly because I had sourced a few different fabricators who could customize these to suit our needs. They are also easily locked down and winterized for out of season storage.
  - While the Conex might also be used as storage for kitchen, beer and wine related needs, they would not be used as outdoor refrigerated storage of perishable foods, beer and/or wine.
  - I would like to explore (ie, pricing and design) custom-built 'shed-style' structures that would serve the same purpose but, might more closely match to the local building vernacular.
- Airstream Bar: there is also the possibility of using a converted Airstream for beer and wine service - the Airstream would *not* be intended as mobile bar, but a stationary fixture that is more fun (and unique) to walk up to than a shed structure or converted Conex container.
- Here are links to these concepts:
  - https://www.roxboxcontainers.com/gallery/
  - https://coloradocaravan.com/for-sale-2/odessa/
- If custom built, the food prep/BBQ unit would not need to exceed the footprint of a 20x8' Conex
- The aesthetic goal is to create a structured yet also ad-hoc outdoor feel - part camp-vibe, part backyard BBQ, but within a safely enclosed perimeter meeting all of the professional criteria of a commercial kitchen.

Daniel Stranahan
206.794.3656- c
steadydaniel@gmail.com

On Oct 10, 2022, at 12:01 PM, Alan Goldich <agoldich@co.routt.co.us> wrote:

Walter,

Thank you for the additional info. I've still got a few questions.

1. The acreages you listed are still not adding up for me. The total acreage is 63.34 acres. Subtract 5 acres (Lot 1, PUD) and 1.29 acres (CR 62 ROW) and you are left with 57.05 acres. This would be the acreage of Lot 2 (both north and south of CR 62). Your narrative also says that the portion of Lot 2 north of CR will be 43.51 acres and the area to the south will be 13.6 acres. This adds up to 57.11 acres which does not equal the 56.61 acres mention in the narrative. Please revise these numbers. For clarity, please do not separate the acreage north and south of CR 62. If approved, this lot will be described as one lot with no reference to a northern and southern acreage.
2. I'm still a little confused about what the additional structures that are being proposed. In the 'Expanded Services' section it says smoked meats and BBQ will be served from a converted shipping container and beer and wine will be served out of one as well. Under proposed uses it says that three conex containers will be used for storage. Are these containers the same ones that will be used for food and liquor service? And then the third one will be storage only? Are these three structures the ones highlighted below? Please clarify. <image001.jpg>

Thanks,

Alan Goldich
Routt County Planning
970-879-2704
136 6th St., Suite 200
Steamboat Springs, CO 80477
Agoldich@co.routt.co.us

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Routt County COVID-19 website

From: Walter Magill <walterm@fourpointsse.com>
Sent: Thursday, September 29, 2022 11:05 PM
To: Alan Goldich <agoldich@co.routt.co.us>
Cc: abbot stranahan <abbotstranahan@gmail.com>; steadydaniel@gmail.com
Subject: Re: Clark Store PUD; PL20220026

Alan;
The documents are revised and uploaded on the County portal. The revised narrative is attached for reference for Abby and Daniel.
Thank you;
Walter

On Mon, Sep 26, 2022 at 4:50 PM Alan Goldich <agoldich@co.routt.co.us> wrote:

> Hello all. I reviewed the revised documents that were submitted. Please see the attached letter for additional information that needs to be submitted. Let me know if you have any questions.
>
> Have a good day.
>
> *Alan Goldich*
> *Routt County Planning*
> *970-879-2704*
> *136 6th St., Suite 200*
> *Steamboat Springs, CO 80477*
> *Agoldich@co.routt.co.us*
>
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>
> ---
>
> **From:** Alan Goldich
> **Sent:** Monday, September 19, 2022 4:23 PM
> **To:** 'Walter Magill' <walterm@fourpointsse.com>
> **Cc:** abbot stranahan <abbotstranahan@gmail.com>; steadydaniel@gmail.com
> **Subject:** RE: Clark Store PUD; PL20220026
>
> Walter,
>
> What is the status of this re-submittal? Its been a month since we met and this application needs to be moved forward or withdrawn. Please let me know.
>
> Thanks,
>
> *Alan Goldich*
> *Routt County Planning*
> *970-879-2704*
> *136 6th St., Suite 200*

Steamboat Springs, CO 80477
Agoldich@co.routt.co.us

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From: Walter Magill <walterm@fourpointsse.com>
Sent: Saturday, August 20, 2022 3:34 PM
To: Alan Goldich <agoldich@co.routt.co.us>
Cc: abbot stranahan <abbotstranahan@gmail.com>; steadydaniel@gmail.com
Subject: Re: Clark Store PUD; PL20220026

Alan;
Does your schedule still allow for a meeting at 2 on Monday?
Please let the folks copied here know by sending a Teams or Zoom link.
Thank you;
Walter

On Thu, Aug 18, 2022 at 6:51 PM Alan Goldich <agoldich@co.routt.co.us> wrote:

> Certainly. I'm available anytime Monday except for 10:30-12:30. I can do Tuesday morning except for 9:30-10. Let me know what works for you. I've made some comments on your questions below.
>
> *Alan Goldich*
> *Routt County Planning*
> *970-879-2704*
> *136 6th St., Suite 200*
> *Steamboat Springs, CO 80477*
> *Agoldich@co.routt.co.us*
>
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>
> **From:** Walter Magill <walterm@fourpointsse.com>

Sent: Thursday, August 18, 2022 5:30 PM
To: Alan Goldich <agoldich@co.routt.co.us>; abbot stranahan <abbotstranahan@gmail.com>
Cc: steadydaniel@gmail.com
Subject: Re: Clark Store PUD; PL20220026

Alan;
Great timing as we just discussed the project an hour ago. Attached is a draft plan of our revised submittal. We would like to have an in-person / web meeting to discuss three issues and perhaps others.

1. Can we define uses in the existing barn building and then possibly change the use in a few years. The owners would like to be approved for the existing housing and perhaps in the future the building could become a coffee-shop, book store, bike shop or a library. My initial reaction is no. We'd rather look at those uses when they are proposed. Its hard to determine in the present what the possible impacts would be when the conversion to those other uses would take place.
2. To what level must the existing water and sewer be explored and defined at during the review process. It depends on what uses are proposed. I believe the hiccup on the existing application were the additional residential units that were proposed. After I see a narrative, I'll be able to respond to this better.
3. What is the current status on existing uses for the parcel? It is the owners understanding the Clark Store is an existing non-conforming use. Does this also apply to the other structures and uses on the parcel. The only other uses that I'm aware of are residential. The Clark Store and the residential uses are considered grandfathered.

Can we schedule a meeting for Monday or Tuesday next week, August 22 or 23?
Thank you;
Walter

On Thu, Aug 18, 2022 at 4:12 PM Alan Goldich <agoldich@co.routt.co.us> wrote:

> Good afternoon Gentlemen,
>
> Could you please provide an update on this application? I have not heard anything about it since my e-mail on March 30, 2022. Unless a revised application is submitted within the next 30 days, the current application, PL20220026, will be canceled and a new application will have to be submitted. Please let me know.
>
> Thanks,
>
> *Alan Goldich*
> *Routt County Planning*

970-879-2704
136 6th St., Suite 200
Steamboat Springs, CO 80477
Agoldich@co.routt.co.us

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--
Walter Magill, PE & PLS
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P.O. Box 775966
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970-819-1161
walterm@fourpointsse.com

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