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February 8, 2023

Routt County Planning  
136 6<sup>th</sup> 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 sketch 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. **Four Points has addressed comments from the November 15, 2022 letter from the planning department in this updated narrative.**

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 issue since larger vehicle tend to stop at the Steamboat Roadhouse or other areas which provide gas. There are trailer 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 (32 square feet) and one on the front of the building which are letters on the front of the building (36 square feet). 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 taking the first step through this planning application for a 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 Airstream structure- 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.
- 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 plan to work with LRE Water and file for new water right on the Bush Spring and Pipeline for Commercial and other uses. The new water right will be junior to the Colorado Water Conservancy Board (CWCBC) instream flow right on the Elk River. As such, at times when the instream flow right is not satisfied (typically late summer, early fall) the junior Bush Spring and Pipeline right would be out-of-priority and must shut off or operate pursuant to a plan for augmentation. To accompany the new water right filing, the owners plan to apply for a contracted under the Upper Yampa Water Conservancy District's Elk River basin wide augmentation plan. The augmentation plan will allow the new junior water right to be able to divert at times when the CWCBC instream flow is not satisfied. The owner and LRE Water will develop a schedule of the monthly demands (diversion supply) and depletions (consumptive use) associated with the new water right. The District would then issue a contract for the amount of water needed to replace depletions plus transit losses from Steamboat Lake to the Clark Store.**
- **Records indicate there may have been a monitoring well on the property but to our knowledge there is not a functioning well for water supply**

## Residential Units -

**The PUD contains 4 residential units within a single structure known as 'The Barn.' The Barn was originally used as staff housing for the Home Ranch, ca. ~ 1990. The Barn Units were refurbished and updated in 2019 before being leased as rental units.**

**The Barn itself we believe to have been built ca. 1965. But we're not exactly sure.**

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

Alan's Comments. Thank you for the additional information. There are a few things that were requested that were not addressed in your revised narrative. These include:

1. Although not specifically requested, are the parking calculations provided based on a standard sized parking space? Does it take into consideration the presence of RVs and trailers (boats, RVs, toy haulers, etc.)? If it does not, these larger vehicles/trailers need to be accounted for to ensure that enough parking space is available to accommodate everything.
2. The size of the signs were not provided.
3. From the Division of Water Resources:
  - a. Please confirm whether there is a well on the property.
  - b. Approximate dates of the residential units.

Please revise your narrative to include this information. I would also like to set up a site visit to see all of the structures that are up there. Please provide some dates/times that you are available for a visit. Please let me know if you have any questions or would like to discuss this further.