

**MINUTES OF THE SPECIAL MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES**

FEBRUARY 24, 2022

WORK SESSION - Continued Discussion Regarding Regulation of Short-term Rental (STR) Units within the corporate limits of the Town of Fairplay, Colorado. Specifically, review of application checklist and proposed fee structure.

A Work Session was held at 5:30 PM to review a proposed application form, checklist and proposed fee structure for use in the regulation of Short-term Rental Units with the Town. Several changes were discussed and the Board and Staff generally agreed on the overall form of the documents. Time expired prior to any discussion could be held on fees and it was determined to hold another Work Session to further review the forms as well as the next version of the draft ordinance.

CALL TO ORDER

A Special Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Thursday, February 24, 2022 at 6:06 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Records law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Just proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustee Eve Stapp, Mayor Pro Tem Scott Dodge, Mayor Frank Just and Trustees Josh Voorhis and Peter Lynn. Staff in attendance were Town Administrator / Town Clerk Janell Sciacca, Town Planner Scot Hunn and Town Attorney Nina Williams.

APPROVAL OF AGENDA

Motion #1 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, that the agenda be adopted as written. A roll call vote was taken: Stapp – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

PUBLIC HEARINGS

A. Should the Board approve an application from Summit Habitat for Humanity to subdivide and replat .49 acres of land at 521 Castello Avenue into eight (8) lots for the purpose of constructing eight (8) single-family homes.

Mayor Just announced the Public Hearing and Town Administrator Sciacca acknowledged the presence of Town Planner Scot Hunn and Town Attorney Nina Hunn online via Zoom. Town Planner Hunn presented the Staff Report and summarized the Staff's findings advising the Final Plat substantially conforms to the Preliminary Plat previously approved by the Town Board, conforms with the Town's Comprehensive Plan, and meets a preponderance of the Town's Subdivision criteria. Hunn then stated Staff was recommending approval with two (2) conditions as listed in the Staff report:

1. The Town Attorney is directed to draft the appropriate Subdivision Improvements and Development Agreement associated with this approval to secure the construction and installation of required public improvements.
2. As a demonstration of the Town of Fairplay's vesting in the completion of this important community housing project, the Board of Trustees hereby waives all / or a portion of planning (Hunn Planning & Policy, LLC) engineering (SGM) and legal (Wilson Williams, LLP) consultant review fees as requested by the applicant in the amount of \$_____.

Town Attorney Williams advised that she reviewed the Staff Report and found it to be in order and it made sense for the Board to allow her to work on the Subdivision and Developments Improvement Agreement. Mayor Just read the opening statement for the Public Hearing into the record and reviewed the jurisdiction of the Board to conduct the hearing, the purpose, form and procedure. There were not objections to the jurisdiction or procedures. Just requested any member of the Board to disclose any ex parte communication regarding the matter. There were no disclosures made.

Mayor Just then invited the applicant to present. April-Dawn Knudsen, 239 Placer Drive, Alma, and Executive Director of Summit Habitat expressed her excitement for the project. She reported housing in general was a crisis in Colorado and development was needed to provide options. She advised the team moved from duplexes to single-family homes because autonomy of homeownership is so important. She advised that two homeowners already selected to receive units were present and then introduced Board President Natalie Donovan-Flores and Team lead Tom Begley was grateful to put the project forward and thanked the Board for making it possible. Mayor just invited the to-be homeowners to address the Board. Kiersten Krauss, 275 Chisholm Way, Alma, has been renting for over 7 years with uncertainty from year to year. She Stated that rent went up almost 35% on December 1 so to be able to own something in Town close to school and have security for her family will be wonderful. Russ Ron, 305 Fourth Street, stated this was a once-in-a-lifetime chance and he and his 7-year-old daughter were very excited.

Mayor Just opened the floor to comments in favor of the project. Paul Mattson, 155 Foxtail Lane, and Chief of South Park Ambulance District, stated the vast majority of employees come from somewhere else and he was most excited that the project will set a precedent to be replicated throughout the County. Maria Mitchell, 585 Iron Mountain Road, stated this was incredibly exciting and will help 1757 Sheila Waite, 1757 County Road 1, School Board & South Park Chamber President, stated that this is amazing and she thanked the Town for doing this project and she encourage the County to look at this and make it happen a couple more times. Charles Schultz, 227 Baldy Drive, stated the El Pomar Foundation provided \$50,000 seed money for affordable housing in Fairplay. Tom Eisenman, Park County Administrator, stated this was a long time coming and he appreciated the Town and Summit Habitat's efforts. Mayor Just stated he was indirectly involved for some time and promoted it and seeing it come to this point was a gift to his heart and it opened up an opportunity for people to be a permanent part of the community. He complimented April-Dawn for taking this on and putting it on track to get it done and thanked anyone in the room who helped, no matter how small the input. Town Administrator Sciacca noted a letter from Reverend Shaw submitted a letter of support stating this project would be a positive impact for the community. Mayor Just then opened the floor to comments opposed to the project. There were no comments in opposition.

Motion #2 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to move out of Planning & Zoning hearing and back into Regular Session. A roll call vote was taken: Stapp – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Town Administrator Sciacca stated it was a privilege working with the group and she was proud to be part of the process. She acknowledged Park County's generosity in donating the property. She also acknowledged Town Planner Scot Hunn and SGM Engineer Deron Dirksen for all their hard work. Town Planner Scot Hunn stated this was near and dear to his heart and he was waiving his fees for the project. Discussion followed by the Board regarding waiver of the Town's fees and Nina Williams also waived her firm's fees for the project. The Board then generally agreed to continue with the past practice of waiving up to \$10,000 in fees.


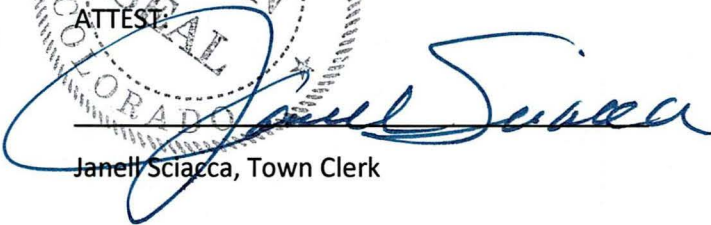
Motion #3 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to waive Town-related fees up to \$10,000. A roll call vote was taken: Stapp – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Motion #4 by Mayor Pro Tem Dodge, seconded by Trustee Lynn, to approve the application from Summit Habitat for Humanity to subdivide and replat .49 acres of land at 521 Castello Avenue into eight (8) lots for the purpose of constructing eight (8) single-family homes subject to the two (2) conditions listed in the Staff Report and direct Staff to bring back a resolution to the Board formalizing the action. A roll call vote was taken: Stapp – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

Tom Begley reported Habitat was working on excavation and foundation numbers and also with Fading West Development in Buena Vista for the homes to find an opening in their schedule. Mayor Just inquired about the schedule of completion and Begley replied they had to be completed by the end of 2024. Discussion ensued regarding options, incentives, partnership and additional Habitat projects. The Town also noted the Short-term Rental regulations Fairplay was hoping to use to incentivize developers to dedicate new affordable homes in exchange for Short-term Rental licenses.

ADJOURNMENT

There being no further business before the Board, Mayor Just declared that the Regular Meeting adjourned at 6:51 p.m.

 ATTEST

Janell Sciacca, Town Clerk

BOARD OF TRUSTEES, FAIRPLAY, COLORADO


Frank Just, Mayor