

AGENDA

for the Board of Trustees of the Town of Fairplay, Colorado

Monday, May 1, 2017 at 5:00 p.m. at the Fairplay Town Hall Meeting Room

901 Main Street, Fairplay, Colorado

- I. 5:00 P.M. - Site Visits at 411 U S Hwy 285, 1181 Bullet Road and 298 Sixth Street**
- II. CALL TO ORDER REGULAR MEETING @ 6:00 P.M.**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. APPROVAL OF AGENDA**
- VI. CONSENT AGENDA** *(The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. APPROVAL OF MINUTES – April 17, 2017**
 - B. APPROVAL OF EXPENDITURES – Approval of bills of various Town Funds in the amount of \$33,990.24**
- VII. CITIZEN COMMENTS**
- VIII. PUBLIC HEARINGS**
 - A. Should the Board Approve Adoption of Resolution No. 6, 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO GRANTING APPROVAL OF THE APPLICATION FOR A SPECIAL USE PERMIT FOR LINDA PLUE."?**
 - B. Should the Board Approve Adoption of Resolution No. 7, 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO GRANTING APPROVAL OF THE APPLICATION FOR A SPECIAL USE PERMIT FOR 1ST AMERICAN WOODCRAFTERS."?**
 - C. Should the Board Approve Adoption of Resolution No. 8, 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO GRANTING APPROVAL OF THE APPLICATION FOR A VARIANCE FOR SOUTH PARK SENIORS, INC."?**
- IX. UNFINISHED BUSINESS**
 - A. Other Discussion Items**
- X. NEW BUSINESS**
 - A. Discussion/ Direction Regarding Request for Fee Waiver from South Park Seniors, Inc for a Variance**
 - B. Discussion/ Direction Regarding Request for Fee Waiver from South Park Seniors, Inc for a Building Permit**
 - C. Should the Board Approve Adoption of Resolution No. 9, series of 2017, entitled, "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND MAC AND LUJO CHURCHILL FOR THE DEPOT ROOF REPLACEMENT PROJECT."?**
 - D. Other New Business**

This Agenda May Be Amended.

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, April 27, 2017

- XI. MAYOR AND TRUSTEE REPORTS
- XII. STAFF AND COMMITTEE REPORTS
- XIII. ADJOURNMENT

Upcoming Meetings/Important Dates:

Mother's Day Tea @ Hand Hotel w/ Friends of the Fairplay Community	May 7, 2017 @ 2 p.m.
Cemetery Clean-Up	May 20, 2017 @ 9 a.m.
Town Clean-Up	June 2-4, 2017 @ 7:30 a.m. – 6 p.m.
Board of Trustees Meeting	June 5, 2017 @ 7 p.m.
Contin-Tail Fairplay Rock & Gem Show	June 8 – 11, 2017
South Park Trail Marathon & Half Marathon	June 10, 2017
Board of Trustees Meeting	June 19, 2017 @ 7 p.m.
Free Concert on Front Street w/ Split Window, Beach Party & Pig Roast	June 23, 2017 @ 6 p.m.
South Park Settler's Day @ South Park City Museum	June 24, 2017

This Agenda May Be Amended.

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, April 27, 2017

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

April 17, 2017

CALL TO ORDER WORK SESSION REGARDING ROAD AND DRAINAGE MASTER PLAN

A work session of the Board of Trustees for the Town of Fairplay was called to order at 5:00 p.m. at the Fairplay Town Hall, 901 Main Street, by Mayor Gabby Lane. Trustees present were Scott Dodge, Eve Stapp, Ray Douglas and Frank Just. Also in attendance were Town Administrator/ Clerk Tina Darrah, Public Works Director Vaughn Mead, Acting Police Chief Bo Schlunsen, Town Treasurer Kim Wittbrodt, Deputy Town Clerk Claudia Werner and Tom Scott with High Country Engineering.

Public Works Director Mead and Tom Scott presented the Road and Drainage Master Plan prepared by High Country Engineering and reported to the Board on the street repair and drainage priorities that they felt should be scheduled to be completed this year with the money budgeted. Specific areas were discussed throughout the Town limits and the Board directed Public Works Director Mead to develop a spreadsheet, outlining the cost of each street and drainage repair item as well as prioritizing them. This spreadsheet will be a useful tool for budget discussions in the next few years. The Board will approve all expenditures before funds are spent on each item on the proposed spreadsheet.

Following the Road and Drainage Master Plan discussion, Town Administrator/ Clerk Darrah stated that the Park County RE-2 School District has submitted a proposal to change the appearance of the storage container on their property. The Board directed staff to forward color drawings to them once they are provided by the school district.

CALL TO ORDER REGULAR MEETING OF THE BOARD OF TRUSTEES

The regular meeting of the Board of Trustees for the Town of Fairplay was called to order at 6:01 p.m. in the Council Chambers located in the Fairplay Town Hall, 901 Main Street, by Mayor Gabby Lane who proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustees Scott Dodge, Eve Stapp, Ray Douglas and Frank Just. Also in attendance were Town Administrator/ Clerk Tina Darrah, Public Works Director Vaughn Mead, Acting Police Chief Bo Schlunsen, Town Treasurer Kim Wittbrodt, Deputy Town Clerk Claudia Werner and Town Building Inspector Gerrits Kasper. Members of the public present were, Josh Voorhis and his daughter Abby, Jeff Goble, Duane Thompson and Rod McLennan.

AGENDA ADOPTION

Motion #1 by Trustee Just, seconded by Trustee Douglas, that the agenda be adopted as presented. Motion carried unanimously.

CONSENT AGENDA (*The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.*)

A. APPROVAL OF MINUTES – April 3, 2017

B. APPROVAL OF EXPENDITURES – Approval of bills of various Town Funds in the amount of \$34,641.57.

Motion #2 by Trustee Just, seconded by Trustee Stapp, that the consent agenda be adopted as presented. A roll call vote was taken: Dodge- yes, Stapp – yes, Lane – yes, Douglas – yes, Just – yes. Motion carried unanimously.

CITIZEN COMMENTS

Josh Voorhis, who lives at 505 8th Street, inquired about the volleyball court that used to be at Cohen Park. He stated that his daughter enjoys playing volleyball and he'd like to see the Town put in a functional court or use the space for an ice skating rink instead of leaving the area in disrepair.

UNFINISHED BUSINESS

A. Other discussion items

No other discussion items were offered.

NEW BUSINESS

A. Request for Donation from the American Legion for the annual Easter Egg Hunt

Jeff Goble with the American Legion submitted a letter asking for a \$100 donation for the annual Easter Egg Hunt hosted by the Legion. He was present at the meeting and reported that it was a successful event again this year and thanked the Town for their help with preparing South Park City Museum for the event.

Motion #3 by Trustee Just, seconded by Trustee Douglas, that the Board Approve a \$100 donation to the American Legion for the annual Easter Egg hunt. A roll call vote was taken: Dodge- yes, Stapp – yes, Lane – yes, Douglas – yes, Just - yes. Motion carried unanimously.

B. Discussion Regarding Siding Repair at 525 Hathaway Street

Town Building Inspector Kasper presented a proposal to repair the siding at 525 Hathaway Street rather than replacing it with stucco, as was previously discussed. He stated that due to the fact that grant funding was not available for replacing the siding, he researched other alternatives and recommended placing similar colored screws into the face of the siding to eliminate further deterioration. Gerrits estimates that this repair will cost approximately \$2500 and will extend the life of the siding by 10 – 15 years.

Motion #4 by Trustee Just, seconded by Trustee Stapp, that the Board approve the proposal as presented to fix the siding. A roll call vote was taken: Dodge- yes, Stapp – yes, Lane – yes, Douglas – yes, Just - yes. Motion carried unanimously.

C. Other new business

No other new business was offered.

STAFF AND COMMITTEE REPORTS

Town Administrator/ Clerk Darrah shared the invitation from the Park County RE-2 School District to participate in the school superintendant interviews. Tina also updated the Board on Destiny Mine, Whispering Aspens, cost savings on sludge de-watering at the Sanitation Plant, and Health Services Plan.

Deputy Town Clerk Werner updated the Board on upcoming land use cases to be presented at May 1, 2017 Board meeting.

Public Works Director Mead provided a written staff report, which updated the Board on the Waste Water System, the Water System, and the Public Works Work Plan items for 2017. Vaughn stated that the water system SCADA has been a valuable upgrade. He also updated the Board on the FEMA projects.

Trustee Dodge asked if the parking area on the road to the Beach would be prepared for use this summer. He also would like staff to take the skid steer down to the river park area and fill in holes left by gold panners.

Trustee Stapp stated that she likes the new gold pan permitting process and would like staff to bring all of the permit issuers together and instruct them on the new permitting process.

ADJOURNMENT

Mayor Lane, noting that there being no further business before the Board, declared that the meeting be adjourned at 6:28 p.m.

Gabby Lane, Mayor

ATTEST:

Claudia Werner, Deputy Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Kim Wittbrodt, Treasurer
RE: Current Bills & Financial Statement
DATE: 4/27/2017

Agenda Item: Bills

Attached is the list of invoices paid through April 26, 2017.

Total Expenditures: \$33,990.24

Upon motion to approve the consent agenda, the expenditures will be approved.

Please contact me with any questions.

Report Criteria:
Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/20/2017	12562	Colorado Bureau of Investi	blood test	1	04/12/2017	300.00	105475
Total 472:						300.00	
04/26/2017	12577	4 Rivers Equipment	Repairs & Maintenance	1	04/15/2017	107.54	105625
04/26/2017	12577		Repairs & Maintenance	2	04/15/2017	53.77	507170
04/26/2017	12577		Repairs & Maintenance	3	04/15/2017	53.77	617155
04/26/2017	12577		Parts	1	04/18/2017	225.68	105625
04/26/2017	12577		Parts	2	04/18/2017	112.84	507170
04/26/2017	12577		Parts	3	04/18/2017	112.84	617155
04/26/2017	12577		Parts	4	04/18/2017	.01	617155
Total 532:						666.45	
04/26/2017	12588	USABlueBook	flow meters for well pumps	1	04/19/2017	6,231.47	507103
04/26/2017	12588		water maint supplies	1	04/24/2017	235.01	507103
Total 2176:						6,466.48	
04/26/2017	12590	Werner, Claudia	cell phone reimb	1	04/26/2017	50.00	105065
Total 2242:						50.00	
04/20/2017	12568	Newman Planning Inc.	planning	1	03/31/2017	741.25	105105
Total 2315:						741.25	
04/20/2017	12566	Laser Graphics	gold pan permits	1	04/11/2017	193.50	105130
04/20/2017	12566		street maintenance plan	1	04/14/2017	30.00	105670
Total 2437:						223.50	
04/26/2017	12582	Darrah, Tina	Cell Phone	1	04/26/2017	50.00	105065
Total 2462:						50.00	
04/20/2017	12561	CARD SERVICES	office supplies	1	04/03/2017	39.99	105445
04/20/2017	12561		office supplies	2	04/03/2017	19.99	617303
04/20/2017	12561		office supplies	3	04/03/2017	20.00	507303
04/20/2017	12561		office supplies	4	04/03/2017	37.48	105030
04/20/2017	12561		office supplies	5	04/03/2017	48.98	105030
04/20/2017	12561		office supplies	6	04/03/2017	107.88	105027
04/20/2017	12561		office supplies	7	04/03/2017	135.57	105842
04/20/2017	12561		postage	8	04/03/2017	14.22	617310
04/20/2017	12561		office supplies	9	04/03/2017	133.12	105030
04/20/2017	12561		office supplies	10	04/03/2017	100.68	617303
04/20/2017	12561		supplies	11	04/03/2017	22.00	105350
04/20/2017	12561		dues	12	04/03/2017	421.00	105070
04/20/2017	12561		supplies	13	04/03/2017	25.00-	105842
04/20/2017	12561		education	14	04/03/2017	952.60	507050
04/20/2017	12561		education	15	04/03/2017	60.00	617150
04/20/2017	12561		education	16	04/03/2017	60.00	617150
04/20/2017	12561		education	17	04/03/2017	60.00	507050
04/20/2017	12561		education	18	04/03/2017	199.00	105635

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/20/2017	12561		supplies	19	04/03/2017	720.60	105028
04/20/2017	12561		supplies	20	04/03/2017	720.60	105445
04/20/2017	12561		supplies	21	04/03/2017	793.50	105445
04/20/2017	12561		supplies	22	04/03/2017	50.00	105497
04/20/2017	12561		supplies	23	04/03/2017	126.77	105465
04/20/2017	12561		supplies	24	04/03/2017	720.60	105445
04/20/2017	12561		sos fee	25	04/03/2017	10.00	105070
04/20/2017	12561		food for meeting	26	04/03/2017	32.07	105070
04/20/2017	12561		food for meeting	27	04/03/2017	24.48	105070
04/20/2017	12561		supplies	28	04/03/2017	170.60	105070
04/20/2017	12561		gift for 5 yr. anniversary	29	04/03/2017	100.00	105070
04/20/2017	12561		tables for town hall	30	04/03/2017	966.18	105028
04/20/2017	12561		tables for events	31	04/03/2017	705.99	105150
04/20/2017	12561		tables for events	32	04/03/2017	236.00	105171
04/20/2017	12561		tables for events	33	04/03/2017	236.00	105162
04/20/2017	12561		tables for events	34	04/03/2017	236.00	105164
04/20/2017	12561		tables for events	35	04/03/2017	236.00	105172
04/20/2017	12561		web hosting	36	04/03/2017	29.98	105172
04/20/2017	12561		wrist bands	37	04/03/2017	44.85	105150
04/20/2017	12561		wrist bands	38	04/03/2017	14.95	105171
04/20/2017	12561		wrist bands	39	04/03/2017	29.90	105162
Total 2503:						7,171.48	
04/26/2017	12581	Colorado Activities Center	advertising summit city	1	04/10/2017	1,750.00	105130
Total 2606:						1,750.00	
04/26/2017	12592	Wittbrodt, Kim	cell phone reimb	1	04/26/2017	50.00	105065
Total 2655:						50.00	
04/26/2017	12589	Vice, Joel	Cell phone reimburse	1	04/26/2017	50.00	105455
Total 2713:						50.00	
04/20/2017	12563	Colorado Natural Gas, Inc.	natural gas-shop	1	04/04/2017	275.53	507390
04/20/2017	12563		natural gas-shop	2	04/04/2017	275.54	105650
04/20/2017	12563		natural gas	1	04/04/2017	178.50	105023
04/20/2017	12563		525 hathaway	1	04/04/2017	301.12	105190
04/20/2017	12563		san office	1	04/04/2017	183.53	617104
04/20/2017	12563		sewer treatment plant	1	04/04/2017	1,866.79	617104
Total 2728:						3,081.01	
04/26/2017	12586	Mead, Vaughn	cell phone reimb	1	04/26/2017	25.00	105645
04/26/2017	12586		cell phone reimb	2	04/26/2017	12.50	507320
04/26/2017	12586		cell phone reimb	3	04/26/2017	12.50	617320
Total 2739:						50.00	
04/26/2017	12584	Kasper, Gerrits	cell phone reimb	1	04/26/2017	50.00	105645
Total 2747:						50.00	
04/26/2017	12583	Heaven's Best Carpet	carpet cleaning	1	04/22/2017	255.15	105027

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2751:						255.15	
04/20/2017	12560	Breckenridge Crane	crane to set aerators	1	03/28/2017	552.50	617155
Total 2767:						552.50	
04/20/2017	12568	Mobile Record Shredders	record shredding	1	04/12/2017	9.00	105030
Total 2793:						9.00	
04/20/2017	12565	J & M Displays	fireworks	1	04/18/2017	5,800.00	105171
Total 2800:						5,800.00	
04/20/2017	12570	Teller County Waste	roll off for shop cleanup	1	04/14/2017	800.00	105135
04/20/2017	12570		roll off for shop cleanup	1	04/12/2017	800.00	105135
Total 2811:						1,600.00	
04/26/2017	12580	Bullock, Julie	cell phone reimburse	1	04/26/2017	50.00	105085
Total 2812:						50.00	
04/20/2017	12571	Water Technology Group	parts	1	04/11/2017	1,000.00	617155
04/20/2017	12571		parts	1	04/11/2017	700.00	617155
Total 2884:						1,700.00	
04/20/2017	12564	Flagship Publishing Inc.	colo life ad	1	03/29/2017	427.50	105130
Total 2894:						427.50	
04/26/2017	12579	Bramlett, Rebecca	cell phone reimburse	1	04/26/2017	50.00	105455
Total 2896:						50.00	
04/26/2017	12587	Schlunsen, Arthur	cell phone reimburse	1	04/26/2017	50.00	105455
Total 2988:						50.00	
04/26/2017	12591	White, Kathleen	cell phone reimburse	1	04/26/2017	25.00	105645
04/26/2017	12591		cell phone reimburse	2	04/26/2017	12.50	507320
04/26/2017	12591		cell phone reimburse	3	04/26/2017	12.50	617320
Total 3004:						50.00	
04/26/2017	12578	Bramlett, Raymond	cell phone reimburse	1	04/26/2017	25.00	105645
04/26/2017	12578		cell phone reimburse	2	04/26/2017	12.50	507320
04/26/2017	12578		cell phone reimburse	3	04/26/2017	12.50	617320
Total 3005:						50.00	
04/20/2017	12567	Laurence Burnett	piip - garage doors	1	04/20/2017	626.92	105185
Total 3095:						626.92	

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
04/26/2017	12585	Lexipol, LLC	annual subscription	1	01/01/2017	2,069.00	105465
Total 3096:						<u>2,069.00</u>	
Grand Totals:						<u><u>33,990.24</u></u>	

Report Criteria:
Detail report type printed

**MAYOR'S OPENING STATEMENT
SPECIAL USE PERMIT HEARING FOR 411 U S HWY. 285**

MAYOR LANE:

I WILL NOW OPEN THE PUBLIC HEARING ON THE APPLICATION OF LINDA PLUE FOR A SPECIAL USE PERMIT ON THE PROPERTY LOCATED AT 411 U S HWY. 285.

THE FAIRPLAY BOARD OF TRUSTEES, ACTING AS THE LOCAL ZONING AUTHORITY, HAS JURISDICTION TO CONDUCT THIS PUBLIC HEARING UNDER SECTION 31-23-301 OF THE COLORADO REVISED STATUTES AND UDC ARTICLE VI OF THE FAIRPLAY MUNICIPAL CODE. NOTICE OF THIS HEARING HAS BEEN GIVEN BY POSTING, MAILING AND PUBLICATION IN THE MANNER REQUIRED BY SECTION 16-4-10 OF THE FAIRPLAY MUNICIPAL CODE, UDC ARTICLE IV, AND EVIDENCE OF SUCH NOTICE IS HEREBY MADE A PART OF THE RECORD OF THIS PROCEEDING.

THE PURPOSE OF THIS HEARING IS TO CONSIDER THE APPLICATION OF LINDA PLUE FOR A SPECIAL USE PERMIT ON THE SUBJECT PROPERTY. THE APPLICANT SEEKS APPROVAL OF THE SUP TO ALLOW FOR THE CONTINUED USE OF A SHIPPING CONTAINER ON THE COMMERCIAL ZONED PROPERTY.

THE PROCEDURE TO BE FOLLOWED IN THIS CASE WILL BE AS FOLLOWS:

1. STAFF COMMENT WILL BE PRESENTED.
2. THE APPLICANT, OR THE APPLICANT'S LEGAL COUNSEL, MAY GIVE AN OPENING STATEMENT.
3. FOLLOWING THE OPENING STATEMENT, IF ANY, THE APPLICANT AND ANY OTHER PERSONS SUPPORTING THE APPLICATION MAY PRESENT ANY EVIDENCE SUPPORTING THE PROPOSED SPECIAL USE PERMIT ON THE SUBJECT PROPERTY.
4. AT THE CONCLUSION OF THE APPLICANT'S CASE, ANY PERSONS OPPOSING THE PROPOSED SPECIAL USE PERMIT ON THE SUBJECT PROPERTY MAY PRESENT EVIDENCE.
5. THE APPLICANT MAY THEN PRESENT ANY REBUTTAL EVIDENCE.

THIS HEARING IS BEING RECORDED AND I WILL CAUTION ALL WITNESSES AND ATTENDEES THAT THEY MUST IDENTIFY THEMSELVES BEFORE SPEAKING AND THAT THEY MUST SPEAK CLEARLY SO THE RECORDING DEVICE CAN RECORD THEIR COMMENTS. COMMENTS OR INTERRUPTIONS FROM MEMBERS OF THE AUDIENCE DURING TESTIMONY WILL INTERFERE WITH THE PROCEEDING AND WILL NOT BE ALLOWED.

ARE THERE ANY OBJECTIONS TO THE JURISDICTION OF THE BOARD OF TRUSTEES OR TO THE PROCEDURE WHICH I HAVE JUST DESCRIBED?

HEARING NONE, THE APPLICANT WILL NOW PRESENT ITS CASE.

4/27/17
U:\DEPUTY CLERK\BOT\2016\MARCH 21\OPENING.SUP.DOC

**TOWN OF FAIRPLAY, COLORADO
RESOLUTION #6
(Series 2017)**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF
FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION
FOR A SPECIAL USE PERMIT FOR LINDA PLUE**

WHEREAS, on February 1, 2017, Linda Plue (hereinafter referred to as Applicant) submitted an Application to the Town of Fairplay, Colorado, for a Special Use Permit to allow for the continued use of a shipping container on Fairplay Johnson Addition, Block 7, Lots 1 through 9, located at 411 U S Highway 285, Fairplay, Colorado, and

WHEREAS, the Board of Trustees at its May 1, 2017, regularly scheduled meeting did review said application and did discuss and approve of the granting of a Special Use Permit to allow for the continued use of a shipping container at 411 U S Highway 285, and

WHEREAS, the Board of Trustees for the Town of Fairplay, Colorado, finds that notice of the public hearing on Applicant's application was properly and timely published and mailed as per Fairplay Municipal Code UDC Article IV, Section 16-4-10, and

WHEREAS, The Board of Trustees has evaluated the application in accordance with the standards set forth in the Fairplay Municipal Code UDC Article VI and reviewed, and considered recommendations, comments, and arguments of Town staff and the public, and

WHEREAS, the Board of Trustees finds and determines that the proposed special use will not adversely impact the neighborhood or the public safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT;**

1. The applicant's request for a Special Use Permit is hereby granted for the continued use of a shipping container on Fairplay Johnson Addition, Block 7, Lots 1 through 9, located at 411 U S Highway 285, Fairplay, Colorado.
2. The Board hereby determines that this Special Use Permit SHALL run with the land.
3. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety, and welfare of the public and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further

determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

4. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

5. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED AND ADOPTED this 1st day of May, 2017.

Gabby Lane, Mayor

(SEAL)

ATTEST:

Tina Darrah, Town Clerk

**TOWN OF FAIRPLAY
TOWN PLANNER REPORT**

2017-04

**CALAMITY'S CABIN
SPECIAL USE PERMIT**

- **APPLICANT: Linda Plue**
- **PROPERTY LOCATION: 411 Highway 285**
- **FUTURE LAND USE DESIGNATION: Commercial**
- **CURRENT ZONING: Commercial (C)**
- **REQUEST: Special Use Permit to allow continued use of Shipping Container**

SUMMARY OF APPLICATION

The property at 411 Highway 285 consists of a 0.61-acre parcel containing Calamity's Cabin. The property is zoned Commercial (C) and is designated on the Comprehensive Plan as Commercial.

The owner is requesting a Special Use Permit to allow the continued use of one (1) metal shipping container which is used as storage for the business.



Calamity's Cabin Shipping Container

Fairplay Ordinance 2016-4 specifies that "Metal shipping or storage containers, trailers, recreational vehicles and similar devices or facilities are prohibited for use as storage sheds except in the Light Industrial Zone District." The ordinance further stipulates that these devices may be used as temporary construction storage in any zone district and may be used in portions of the Commercial zone district outside of the Town Center upon issuance of a Special Use Permit by the Board of Trustees.

COMPLIANCE WITH FAIRPLAY COMPREHENSIVE PLAN

- The Commercial land use designation is situated on either side of Highway 285, supporting larger, more intensive commercial uses.
- This area emphasizes automobile circulation but still provides excellent accessibility for pedestrians and bicycles.
- Architectural character is more contemporary, but still emphasizes good design, landscaped parking, attractive signage and screened storage.
- Some residential uses are accessory to the business functions and are located on the second story or in the rear of structures. Residential uses primarily serve employees of the business.
- Buildings are set back from Highway 285 to buffer the uses and permits highway side parking.
- Large parking areas incorporate landscaped islands and where possible, parking is located on the side or rear of businesses.
- Exterior lighting and street lighting utilizes downcast shielded fixtures that minimize lighting trespass, glare and is aimed to a target and is only used where necessary to protect the views of Fairplay's night skies.
- Consistent thematic signage invites the traveling public to Fairplay and provides clear information about businesses, services and community landmarks

COMPLIANCE WITH FAIRPLAY UNIFIED DEVELOPMENT CODE

Fairplay Ordinance 2016-4 specifies that a **Metal Shipping or Storage Container** is a **Special Use** in Commercial (C) zoning.

A special use is a use that is not allowed as a matter of right or without restriction in a zone district but may be permitted subject to terms and conditions specified by the Board of Trustees.

A special use permit may be granted by the Board of Trustees only after finding that the proposed special use will not adversely affect the neighborhood or the public safety and welfare. These findings should consider the following factors:

- Ingress and egress to the property for vehicles, pedestrians and emergency vehicles
- The need for and adequacy of off street parking
- Noise, glare and odor of the special use on surrounding properties
- Refuse and service areas
- Utilities, regarding location, availability and compatibility
- Screening and buffering, regarding type, dimensions and character
- Signs
- Proposed exterior lighting
- Required yards and other open spaces
- General compatibility with adjacent property and other property in the neighborhood

PROJECT ANALYSIS

The special use permit application is complete and the public has been notified.

The proposed special use permit for one (1) Metal Shipping Container would allow the applicant, Linda Plue, to continue the use of the container on her commercial property, Calamity's Cabin.

The subject metal shipping containers are known in the industry as intermodal containers. They are standardized shipping containers, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport – from ship to rail to truck – without unloading and reloading their cargo. These containers are a means to bundle cargo and goods into larger loads that can be easily handled, moved, and stacked, and that will pack tightly in a ship or yard.

Intermodal containers have, in recent years, been repurposed and marketed as on-site storage buildings, such as the one on-site at Calamity's Cabin. Mrs. Plue has stated that the container is ideal for storing antique items and other sales items for her store.

In reviewing the application, the Town Planner finds that:

1. Ingress and egress to the property would not be impeded by the continued use of this container.
2. The business is required to have 10.26 parking spaces, based on the UDC requirement of 1 space per 400 square feet of gross floor area. In addition, the residence in the upper floor is required to have 1.5 spaces, for a total of 12 spaces. Although parking is not delineated on the site, parking is sufficient with the existence of the shipping container.
3. The shipping container has no noise, glare or odor associated with its use.
4. Refuse and service areas are not affected by the continued use of the container.
5. The existing container has no painted signage or advertising.
6. There is no exterior lighting associated with the container.
7. The container does not encroach on any required setbacks.
8. The general compatibility with adjacent property and other property in the neighborhood does not appear to be affected.

The proposal appears to be in substantial compliance with the Fairplay Comprehensive Plan.

Prepared by:
Ron Newman
Fairplay Town Planner

copy: Linda Plue, Applicant
Tina Darrah, Town Manager
Lee Phillips, Town Attorney



DEVELOPMENT APPLICATION

TOWN OF FAIRPLAY
PO Box 267
FAIRPLAY, CO 80440
719-836-2622

APPLICATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Architectural Review |

APPLICANT INFORMATION

Applicant: Linda Lee Plue Date: 2-1-17
Applicant's Address: 411 US Hwy 285
Fairplay, Co. 80440
Applicant's Phone: 719-836-0555 Fax: None
Email Address: Calamityscabin@hotmail.com

OWNER INFORMATION

Applicant's Relationship to Owner: SAME
Owner: LINDA L. PLUE
Owner's Address: PO Box 125
Owner's Phone: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 411 US Hwy 285
Parcel #: 1-9 540
Subdivision: JOANSON ADDITION
Lot: 1-9 Block: 7
Existing Zoning: C
Number of Acres: 0.61

PROJECT PROPOSAL

General Description of Project:

I currently have a pretty new container
at my business on 411 US Hwy 285, Fairplay Co.
80448. It is sitting by my dock area &
behind partial retaining wall. I use it
for storage.

SIGNATURES


I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.

Brenda Lee Blue 2-1-17
Owner Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly noticed according to the Fairplay Municipal Code. All submittal requirements must be met and signatures of all owners of the property must appear before the application will be accepted by the Town of Fairplay. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional pages if necessary.)

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the cost of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.


Applicant

FOR TOWN USE ONLY

Application Checklists

- Complete Application.
- Proof of Ownership (deed) for project property
- Written authorization from property owner(s) for agent (if applicable)
- Existing PUD plat/recording information
- Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- List of persons entitled to notice (by name and mailing address)
- Mailing envelopes (stamped and addressed) for persons entitled to notice
- Proposed development improvements agreement (if applicable). (3 copies)
- Fees and/or deposit
- Other _____

Park County Assessor

Property Detail Information

[Tax Information](#) | [Site Characteristics](#) | [Building Information](#) | [Deed Information](#)

[Property Detail](#) | [Value Detail](#) | [Building Detail](#) | [Sales Detail](#) | [Owner Detail](#) | [Mill Levy Revenues Detail](#)

[Assessor Property Search](#) | [Assessor Subset Query](#) | [Assessor Sales Search](#) | [Assessor Home Page](#)

Tax Area	Schedule Number	Account Type
0002	540	Mixed Use- Com

Primary Owner Name and Address

PLUE LINDA L
PO BOX 125
FAIRPLAY, CO 80440-0125

[Additional Owner Detail](#)

Business Name

CALAMITY'S CABIN

Legal Description

T09 R77 S34 SW4
FAIRPLAY JOHNSON ADDITION
BLOCK 7 LOT 01 THRU 9

Physical Address

411 HWY 285 FAIRPLAY

Tax Information

2016 Tax Year

	Actual Value	Assessed Value
Land:	109,792	31,840
Improvements:	250,463	60,520

22/104

82-509/1570

1951

Calamity's Cabin

411 Hwy 285

P.O. Box 179

Barley, CO 80410

Jan 21 1951

\$ 150.⁰⁰

Handwritten: Calamity's Cabin

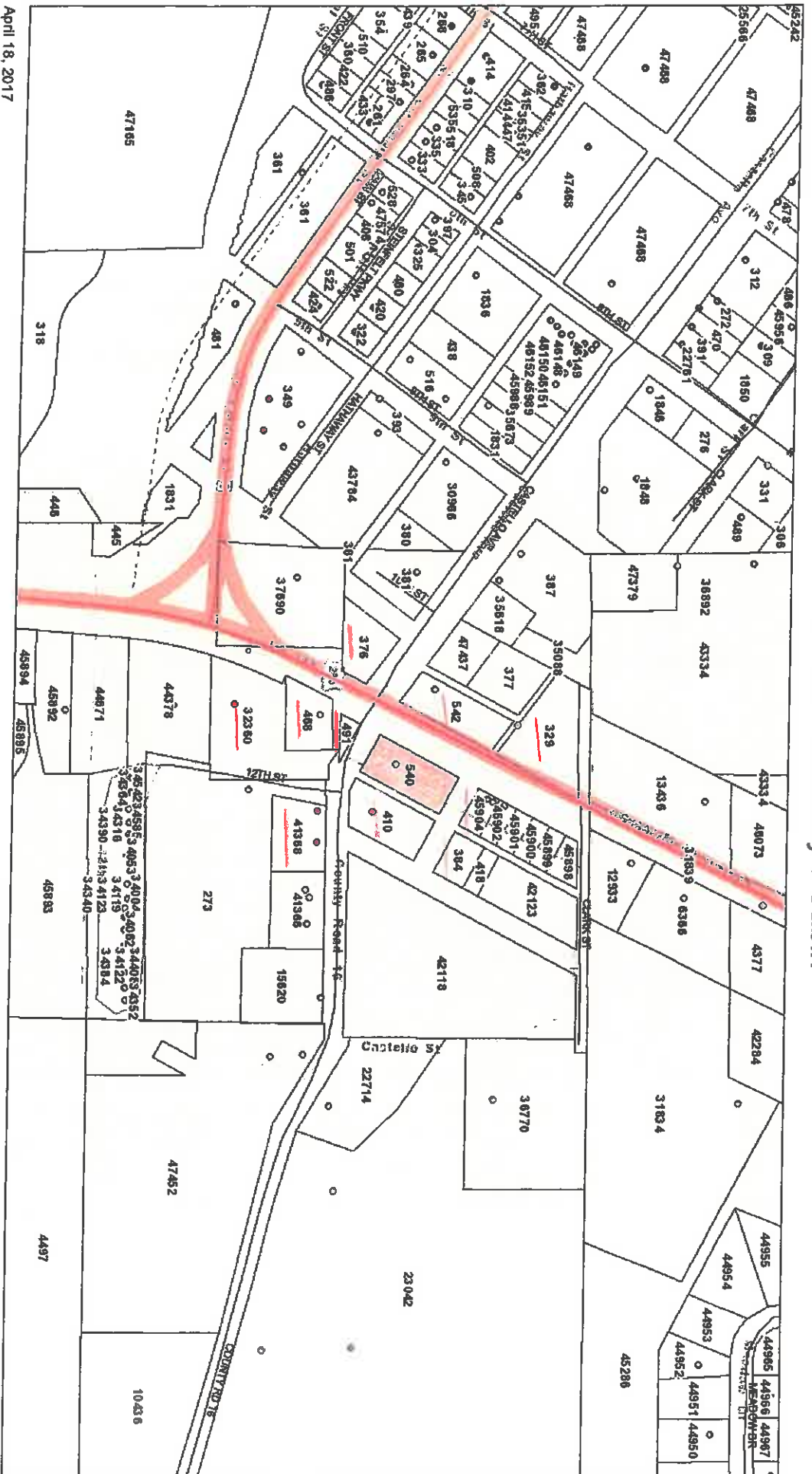
FIRST BANK
www.firstbank.com

Handwritten: Cash on Hand

Handwritten Signature

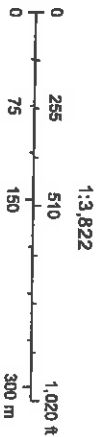
⑆ 10 100501 70 274 555680 50 1951

Linda Plue - Calamity's Cabin



- April 18, 2017
- Primary_Address ParcCounty,DBO_Roads_Update_02072016
- TaxParcel
 - ALLEY
 - COUNTRY RD
 - DRIVEWAY
 - FOREST SERVICE RD
 - LOCAL
 - PRIVATE
 - ST HWY
 - TRAIL
 - UNNAMED STREET
 - US HWY
 - USFS Park County Roads

World Street Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

USFS Forest Service, Park County

**NOTICE OF PUBLIC HEARING
BEFORE THE FAIRPLAY BOARD OF
TRUSTEES
CONCERNING A SPECIAL USE PERMIT
APPLICATION**

A Public Hearing will be held before the Fairplay Board of Trustees at Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on May 1, 2017 at 6:00 p.m. concerning an application for a Special Use Permit (SUP) on the property located at 411 U S Highway 285 in the Town of Fairplay. Applicant seeks to obtain a SUP for the Commercial (C) zoned property to allow for the existing storage container, "Conex", to remain on the property. The applicant for the SUP is Linda Plus. For further information contact the Fairplay Town Hall at 719-836-2622.

As published in the Park County Republican and Fairplay Flume on Apr. 14, 2017.

(NOTICE OF PUBLIC HEARING)



Town of Fairplay
901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

April 18, 2017

Notice of Public Hearing
Regarding the land use application for a Special Use Permit for the property
located at 411 U S Highway 285 in the Town of Fairplay:

This is to advise you that on Monday, May 1, 2017 at 6:00 p.m. the Board of Trustees for the Town of Fairplay will conduct a public hearing at the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, concerning:

A request to approve the proposed special use permit for the property located at 411 U S Highway 285 in the Town of Fairplay. Specifically, the applicant seeks to obtain a special use permit for the Commercial (C) zoned property to allow for the existing storage container, "Conex", to remain on the property.

The applicant is Linda L Plue.

As an adjoining property owner, you may approve or object to the requested land use application. You may appear at the Fairplay Board of Trustees meeting as noted above, or you may address your concerns to the Town of Fairplay, PO Box 267, Fairplay, CO 80440. Please call (719) 836-2622 with any questions.

Certificate of Mailing Attached.

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing Regarding the land use application for a Special Use Permit, located at 411 U S Highway 285 in the Town of Fairplay was placed in the United States mail, postage prepaid, first class, this 18th day of April, 2017, addressed to:

Sch#540
Linda L Plue
P O Box 125
Fairplay, CO 80440

Sch#s32360, 542
351 Hwy 285 LLC
1010 Costello LLC
P O Box 2049
Buena Vista, CO 81211

Sch#329
Anannt Enterprises LLC
P O Box 187
Fairplay, CO 80440

Sch#410
Alfred W & Patricia J Stoinski
Trust Dated 11/04/1994
P O Box 1909
Fairplay, CO 80440

Sch#s491, 468
Blackwell Oil Company Inc
Blackwell Family LLC
P O Box 3333
Idaho Springs, CO 80452

Sch#45904
Todd & Carla Scholl
P O Box 161
Fairplay, CO 80440

Sch#41368
Claudia R & Peter S Werner
P O Box 327
Fairplay, CO 80440

Sch#376
Vincent Leo Smith
P O Box 82
Fairplay, CO 80440

Sch#384
Robert Douglas Tilley
Valerie Jean Tilley
P O Box 396
Fairplay, CO 80440



Claudia Werner – Deputy Town Clerk

AFFIDAVIT

Regarding the Required Posting of Property:
411 U S Hwy 285
Fairplay, CO 80440

I, Kathleen White, hereby certify that I have posted the
property: 411 U S Hwy 285, with the proper notice for:

Public Hearing before the Town of Fairplay on a Special Use Permit Request.

Date of Posting: 4-19-17

Date of Affidavit: 4-19-17

Kathleen White
Town of Fairplay Staff

**MAYOR'S OPENING STATEMENT
SPECIAL USE PERMIT HEARING FOR 1181 BULLET ROAD**

MAYOR LANE:

I WILL NOW OPEN THE PUBLIC HEARING ON THE APPLICATION OF RAYMOND LAPALME FOR 1ST AMERICAN WOODCRAFTERS INC FOR A SPECIAL USE PERMIT ON THE PROPERTY LOCATED AT 1181 BULLET ROAD.

THE FAIRPLAY BOARD OF TRUSTEES, ACTING AS THE LOCAL ZONING AUTHORITY, HAS JURISDICTION TO CONDUCT THIS PUBLIC HEARING UNDER SECTION 31-23-301 OF THE COLORADO REVISED STATUTES AND UDC ARTICLE VI OF THE FAIRPLAY MUNICIPAL CODE. NOTICE OF THIS HEARING HAS BEEN GIVEN BY POSTING, MAILING AND PUBLICATION IN THE MANNER REQUIRED BY SECTION 16-4-10 OF THE FAIRPLAY MUNICIPAL CODE, UDC ARTICLE IV, AND EVIDENCE OF SUCH NOTICE IS HEREBY MADE A PART OF THE RECORD OF THIS PROCEEDING.

THE PURPOSE OF THIS HEARING IS TO CONSIDER THE APPLICATION OF 1ST AMERICAN WOODCRAFTERS INC FOR A SPECIAL USE PERMIT ON THE SUBJECT PROPERTY. THE APPLICANT SEEKS APPROVAL OF THE SUP TO ALLOW FOR THE CONTINUED USE OF A SHIPPING CONTAINER ON THE COMMERCIAL ZONED PROPERTY.

THE PROCEDURE TO BE FOLLOWED IN THIS CASE WILL BE AS FOLLOWS:

1. STAFF COMMENT WILL BE PRESENTED.
2. THE APPLICANT, OR THE APPLICANT'S LEGAL COUNSEL, MAY GIVE AN OPENING STATEMENT.
3. FOLLOWING THE OPENING STATEMENT, IF ANY, THE APPLICANT AND ANY OTHER PERSONS SUPPORTING THE APPLICATION MAY PRESENT ANY EVIDENCE SUPPORTING THE PROPOSED SPECIAL USE PERMIT ON THE SUBJECT PROPERTY.
4. AT THE CONCLUSION OF THE APPLICANT'S CASE, ANY PERSONS OPPOSING THE PROPOSED SPECIAL USE PERMIT ON THE SUBJECT PROPERTY MAY PRESENT EVIDENCE.
5. THE APPLICANT MAY THEN PRESENT ANY REBUTTAL EVIDENCE.

THIS HEARING IS BEING RECORDED AND I WILL CAUTION ALL WITNESSES AND ATTENDEES THAT THEY MUST IDENTIFY THEMSELVES BEFORE SPEAKING AND THAT THEY MUST SPEAK CLEARLY SO THE RECORDING DEVICE CAN RECORD THEIR COMMENTS. COMMENTS OR INTERRUPTIONS FROM MEMBERS OF THE AUDIENCE DURING TESTIMONY WILL INTERFERE WITH THE PROCEEDING AND WILL NOT BE ALLOWED.

ARE THERE ANY OBJECTIONS TO THE JURISDICTION OF THE BOARD OF TRUSTEES OR TO THE PROCEDURE WHICH I HAVE JUST DESCRIBED?

HEARING NONE, THE APPLICANT WILL NOW PRESENT ITS CASE.

4/27/17
U:\DEPUTY CLERK\BOT\2017\MAY 1\PLUE SUP\OPENING.SUP.DOC

**TOWN OF FAIRPLAY, COLORADO
RESOLUTION #7
(Series 2017)**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF
FAIRPLAY, COLORADO, GRANTING APPROVAL OF THE APPLICATION
FOR A SPECIAL USE PERMIT FOR 1ST AMERICAN WOODCRAFTERS INC**

WHEREAS, on April 5, 2017, Raymond Lapalme (hereinafter referred to as Applicant) submitted an Application to the Town of Fairplay, Colorado, for a Special Use Permit to allow for the continued use of a shipping container on Buttermilk Park, Phase 1, Lot C2, located at 1181 Bullet Road, Fairplay, Colorado, and

WHEREAS, the Board of Trustees at its May 1, 2017, regularly scheduled meeting did review said application and did discuss and approve of the granting of a Special Use Permit to allow for the continued use of a shipping container at 1181 Bullet Raod, and

WHEREAS, the Board of Trustees for the Town of Fairplay, Colorado, finds that notice of the public hearing on Applicant's application was properly and timely published and mailed as per Fairplay Municipal Code UDC Article IV, Section 16-4-10, and

WHEREAS, The Board of Trustees has evaluated the application in accordance with the standards set forth in the Fairplay Municipal Code UDC Article VI and reviewed, and considered recommendations, comments, and arguments of Town staff and the public, and

WHEREAS, the Board of Trustees finds and determines that the proposed special use will not adversely impact the neighborhood or the public safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT;**

1. The applicant's request for a Special Use Permit is hereby granted for the continued use of a shipping container on Buttermilk Park, Phase 1, Lot C2, located at 1181 Bullet Road, Fairplay, Colorado.
2. The Board hereby determines that this Special Use Permit SHALL run with the land.
3. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety, and welfare of the public and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further

determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

4. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

5. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED AND ADOPTED this 1st day of May, 2017.

Gabby Lane, Mayor

(SEAL)

ATTEST:

Tina Darrah, Town Clerk

**TOWN OF FAIRPLAY
TOWN PLANNER REPORT**

2017-07

**1ST AMERICAN WOODCRAFTERS
SPECIAL USE PERMIT**

- **APPLICANT:** Raymond Lapalme
- **PROPERTY LOCATION:** 1181 Bullet Road
- **FUTURE LAND USE DESIGNATION:** Commercial
- **CURRENT ZONING:** Commercial (C)
- **REQUEST:** Special Use Permit to allow continued use of a Shipping Container

SUMMARY OF APPLICATION

The property at 1181 Bullet Road consists of a 1.36-acre parcel containing 1st American Woodcrafters. The property is zoned Commercial (C) and is designated on the Comprehensive Plan as Commercial.

The owner is requesting a Special Use Permit to allow the continued use of one (1) metal shipping container which is used as storage for the business.



1st American Woodcrafters Shipping Container

Fairplay Ordinance 2016-4 specifies that "Metal shipping or storage containers, trailers, recreational vehicles and similar devices or facilities are prohibited for use as storage sheds except in the Light Industrial Zone District." The ordinance further stipulates that these devices may be used as temporary construction storage in any zone district and may be used in portions of the Commercial zone district outside of the Town Center upon issuance of a Special Use Permit by the Board of Trustees.

COMPLIANCE WITH FAIRPLAY COMPREHENSIVE PLAN

- The Commercial land use designation is situated on either side of Highway 285, supporting larger, more intensive commercial uses.
- This area emphasizes automobile circulation but still provides excellent accessibility for pedestrians and bicycles.
- Architectural character is more contemporary, but still emphasizes good design, landscaped parking, attractive signage and screened storage.
- Some residential uses are accessory to the business functions and are located on the second story or in the rear of structures. Residential uses primarily serve employees of the business.
- Buildings are set back from Highway 285 to buffer the uses and permits highway side parking.
- Large parking areas incorporate landscaped islands and where possible, parking is located on the side or rear of businesses.
- Exterior lighting and street lighting utilizes downcast shielded fixtures that minimize lighting trespass, glare and is aimed to a target and is only used where necessary to protect the views of Fairplay's night skies.
- Consistent thematic signage invites the traveling public to Fairplay and provides clear information about businesses, services and community landmarks

COMPLIANCE WITH FAIRPLAY UNIFIED DEVELOPMENT CODE

Fairplay Ordinance 2016-4 specifies that a **Metal Shipping or Storage Container** is a **Special Use** in Commercial (C) zoning.

A special use is a use that is not allowed as a matter of right or without restriction in a zone district but may be permitted subject to terms and conditions specified by the Board of Trustees.

A special use permit may be granted by the Board of Trustees only after finding that the proposed special use will not adversely affect the neighborhood or the public safety and welfare. These findings should consider the following factors:

- Ingress and egress to the property for vehicles, pedestrians and emergency vehicles
- The need for and adequacy of off street parking
- Noise, glare and odor of the special use on surrounding properties
- Refuse and service areas
- Utilities, regarding location, availability and compatibility
- Screening and buffering, regarding type, dimensions and character
- Signs
- Proposed exterior lighting
- Required yards and other open spaces
- General compatibility with adjacent property and other property in the neighborhood

PROJECT ANALYSIS

The special use permit application is complete and the public has been notified.

The proposed special use permit for one (1) Metal Shipping Container would allow the applicant, Raymond Lapalme, to continue the use of the container on his commercial property, 1st American Woodcrafters.

The subject metal shipping containers are known in the industry as intermodal containers. They are standardized shipping containers, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport – from ship to rail to truck – without unloading and reloading their cargo. These containers are a means to bundle cargo and goods into larger loads that can be easily handled, moved, and stacked, and that will pack tightly in a ship or yard.

Intermodal containers have, in recent years, been repurposed and marketed as on-site storage buildings, such as the one on-site at 1st American Woodcrafters.

In reviewing the application, the Town Planner finds that:

1. Ingress and egress to the property would not be impeded by the continued use of this container.
2. The business is required to have 4 parking spaces, based on the UDC requirement of 1 space per 1000 square feet of gross floor area for a manufacturing use. Although parking is not delineated on the site, parking is sufficient with the existence of the shipping container.
3. The shipping container has no noise, glare or odor associated with its use.
4. Refuse and service areas are not affected by the continued use of the container.
5. The existing container has painted signage.
6. There is no exterior lighting associated with the container.
7. The container does not encroach on any required setbacks.
8. The general compatibility with adjacent property and other property in the neighborhood does not appear to be affected.

The proposal appears to be in substantial compliance with the Fairplay Comprehensive Plan. The UDC states that signage should be taken under consideration as criteria for approval or denial.

Prepared by:
Ron Newman
Fairplay Town Planner

copy: Ray LePalme, Applicant
Tina Darrah, Town Manager
Lee Phillips, Town Attorney



DEVELOPMENT APPLICATION

TOWN OF FAIRPLAY
PO Box 267
FAIRPLAY, CO 80440
719-836-2622

APPLICATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Architectural Review |

APPLICANT INFORMATION

Applicant: DNNER Date: 4/5/17

Applicant's Address: _____

Applicant's Phone: _____ Fax: _____

Email Address: _____

OWNER INFORMATION

Applicant's Relationship to Owner: SELF

Owner: Raymond E. LARAIN

Owner's Address: PO. Box 1164 700 Cottage Grove Road
Fairplay, Co, 80440

Owner's Phone: 303 808-6948 Fax: _____

Email Address: 1stAMERICANMETALART@skybeam.com

PROPERTY INFORMATION

Address: 1181 Bullet Road Fairplay, CO 80440

Parcel #: 44663

Subdivision: BUTTERMILK PARK Phase I

Lot: C2 Block _____

Existing Zoning: Industrial Zoning

Number of Acres: 1.36

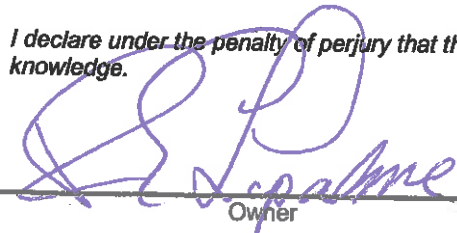
PROJECT PROPOSAL

General Description of Project:

Applicant is requesting Special Use Permitting
for a container at 1131 Bullet Rd, Fairplay

SIGNATURES

I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.

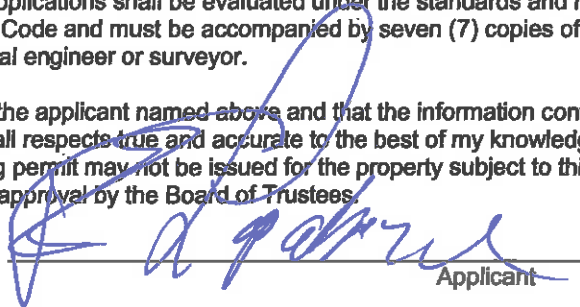

Owner

04/06/2017
Date

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NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the costs of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.


Applicant

FOR TOWN USE ONLY

Application Checklists

- Complete Application.
- Proof of Ownership (deed) for project property
- n/a* Written authorization from property owner(s) for agent (if applicable)
- n/a* Existing PUD plat/recording information
- n/a* Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- List of persons entitled to notice (by name and mailing address)
- Mailing envelopes (stamped and addressed) for persons entitled to notice
- n/a* Proposed development improvements agreement (if applicable). (3 copies)
- Fees and/or deposit
- Other _____

SPECIAL WARRANTY DEED

THIS DEED, Made this 9th day of August, 2010 between

American Bank of Commerce, a Texas state-chartered bank of the County of and State of , grantor(s), and 1st American Woodcrafters Inc., a Colorado Corporation whose legal address is PO Box 1164, Fairplay CO 80440 of the County of Park, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of One Hundred Ten Thousand Dollars and NO/100's (\$110,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever; all the real property together with improvements, if any, situate, lying and being in the County of Park, State of COLORADO, described as follows:

Lot C2, BUTTERMILK PARK, PHASE 1,

County of Park, State of Colorado

Doc Fee \$ 11.00

also known by street and number as 1181 Bullet Rd , Fairplay, CO 80440

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s):

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

American Bank of Commerce, a Texas state-chartered bank

by Melissa Hopson, as Vice President

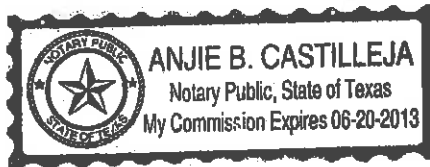
STATE OF TEXAS COUNTY OF Lubbock

ss:

The foregoing instrument was acknowledged before me this 9th day of August, 2010 by Melissa Hopson as Vice President of American Bank of Commerce, a Texas state-chartered bank

Anjie B. Castilleja Notary Public

Witness my hand and official seal. My Commission expires: 06-20-2013



RICHARD W BEAR
ERIK T BEAR
PO BOX 1499
FAIRPLAY CO 80440

1148

#2-157/1021

4/6/17

DATE

TO THE ORDER OF *County of Fairplay*
9000 Wheeler & Jeffrey, Colorado

\$ 150.00

DOLLARS

Colorado *h* FAIRPLAY CO 80440
BANK & TRUST

RWB

FOR

⑆ 10 1101577⑆ 187553660 2⑆

1148

**NOTICE OF PUBLIC HEARING
BEFORE THE FAIRPLAY BOARD OF
TRUSTEES
CONCERNING A SPECIAL USE PERMIT
APPLICATION**

A Public Hearing will be held before the Fairplay Board of Trustees at Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on May 1, 2017 at 6:00 p.m. concerning an application for a Special Use Permit (SUP) on the property located at 1181 Bullet Road in the Town of Fairplay. Applicant seeks to obtain a SUP for the Commercial (C) zoned property to allow for the existing storage container, "Conex", to remain on the property. The applicant for the SUP is Raymond LaPalme for 1st American Woodcrafters Inc. For further information contact the Fairplay Town Hall at 719-836-2622.

As published in the Park County Republican and Fairplay Flume on Apr. 14, 2017.
(NOTICE OF PUBLIC HEARING)

59 Lines



Town of Fairplay
901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

April 18, 2017

Notice of Public Hearing
Regarding the land use application for a Special Use Permit for the property
located at 1181 Bullet Road in the Town of Fairplay:

This is to advise you that on Monday, May 1, 2017 at 6:00 p.m. the Board of Trustees for the Town of Fairplay will conduct a public hearing at the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, concerning:

A request to approve the proposed special use permit for the property located at 1181 Bullet Road in the Town of Fairplay. Specifically, the applicant seeks to obtain a special use permit for the Commercial (C) zoned property to allow for the existing storage container, "Conex", to remain on the property.

The applicant is Raymond Lapalme for 1st American Woodcrafters Inc.

As an adjoining property owner, you may approve or object to the requested land use application. You may appear at the Fairplay Board of Trustees meeting as noted above, or you may address your concerns to the Town of Fairplay, PO Box 267, Fairplay, CO 80440. Please call (719) 836-2622 with any questions.

Certificate of Mailing Attached.

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing Regarding the land use application for a Special Use Permit, located at 1181 Bullet Road in the Town of Fairplay was placed in the United States mail, postage prepaid, first class, this 18th day of April, 2017, addressed to:

Sch #44663
1st American Woodcrafters
Inc
P O Box 1164
Fairplay, CO 80440

Sch #44940
Fairplay Land Company
9101 Harlan St, Ste 300
Westminster, CO 80031

Sch#44489
South Park – Park & Rec
District
P O Box 1485
Fairplay, CO 80440

Sch#44664
South Park Friends of the
Park County Library
P O Box 592
Fairplay, CO 80440

Sch #45107
Fairplay Meadow Drive LLC
7810 Shaffer Pkwy, Ste 120
Littleton, CO 80127

Sch#44939
Blue Sky Global LLC
P O Box 7399, PMB 193
Breckenridge, CO 80424

Sch #44662
Kenton D Christenson
2854 S Fig St
Lakewood, CO 80228



Claudia Werner – Deputy Town Clerk

AFFIDAVIT

Regarding the Required Posting of Property:
1181 Bullet Road
Fairplay, CO 80440

I, Kathleen White, hereby certify that I have posted the
property: 1181 Bullet Road, with the proper notice for:

Public Hearing before the Town of Fairplay on a Special Use Permit Request.

Date of Posting: 4 - 19 - 17

Date of Affidavit: 4 - 19 - 17

Kathleen White
Town of Fairplay Staff

**MAYOR'S OPENING STATEMENT
VARIANCE HEARING FOR 298 SIXTH CASTELLO AVENUE**

MAYOR LANE:

I WILL NOW OPEN THE PUBLIC HEARING ON THE APPLICATION OF LARRY FOSTER FOR SOUTH PARK SENIORS INC FOR A VARIANCE ON THE PROPERTY LOCATED AT 298 SIXTH STREET.

THE FAIRPLAY BOARD OF TRUSTEES, ACTING AS THE BOARD OF ADJUSTMENT, HAS JURISDICTION TO CONDUCT THIS PUBLIC HEARING UNDER SECTION 31-23-301 OF THE COLORADO REVISED STATUTES AND UDC ARTICLE VI OF THE FAIRPLAY MUNICIPAL CODE. NOTICE OF THIS HEARING HAS BEEN GIVEN BY POSTING, MAILING AND PUBLICATION IN THE MANNER REQUIRED BY SECTION 16-4-10 OF THE FAIRPLAY MUNICIPAL CODE, UDC ARTICLE IV, AND EVIDENCE OF SUCH NOTICE IS HEREBY MADE A PART OF THE RECORD OF THIS PROCEEDING.

THE PURPOSE OF THIS HEARING IS TO CONSIDER THE APPLICATION OF LARRY FOSTER FOR A VARIANCE ON THE SUBJECT PROPERTY. THE APPLICANT SEEKS APPROVAL OF THE VARIANCE FROM THE REAR YARD SETBACK AND MAXIMUM LOT COVERAGE ON THE TRANSITIONAL ZONED PROPERTY.

THE PROCEDURE TO BE FOLLOWED IN THIS CASE WILL BE AS FOLLOWS:

1. STAFF COMMENT WILL BE PRESENTED.
2. THE APPLICANT, OR THE APPLICANT'S LEGAL COUNSEL, MAY GIVE AN OPENING STATEMENT.
3. FOLLOWING THE OPENING STATEMENT, IF ANY, THE APPLICANT AND ANY OTHER PERSONS SUPPORTING THE APPLICATION MAY PRESENT ANY EVIDENCE SUPPORTING THE PROPOSED VARIANCE ON THE SUBJECT PROPERTY.
4. AT THE CONCLUSION OF THE APPLICANT'S CASE, ANY PERSONS OPPOSING THE PROPOSED VARIANCE ON THE SUBJECT PROPERTY MAY PRESENT EVIDENCE.
5. THE APPLICANT MAY THEN PRESENT ANY REBUTTAL EVIDENCE.

THIS HEARING IS BEING RECORDED AND I WILL CAUTION ALL WITNESSES AND ATTENDEES THAT THEY MUST IDENTIFY THEMSELVES BEFORE SPEAKING AND THAT THEY MUST SPEAK CLEARLY SO THE RECORDING DEVICE CAN RECORD THEIR COMMENTS. COMMENTS OR INTERRUPTIONS FROM MEMBERS OF THE AUDIENCE DURING TESTIMONY WILL INTERFERE WITH THE PROCEEDING AND WILL NOT BE ALLOWED.

ARE THERE ANY OBJECTIONS TO THE JURISDICTION OF THE BOARD OF TRUSTEES OR TO THE PROCEDURE WHICH I HAVE JUST DESCRIBED?

HEARING NONE, THE APPLICANT WILL NOW PRESENT ITS CASE.

RESOLUTION NO. 8
(Series of 2017)

A RESOLUTION APPROVING THE APPLICATION FOR
A REAR YARD SETBACK AND MAXIMUM LOT
COVERAGE VARIANCE AT CERTAIN REAL
PROPERTY COMMONLY KNOWN AND NUMBERED
AS 298 SIXTH STREET, FAIRPLAY, COLORADO.

WHEREAS, the Applicant, Larry Foster for South Park Seniors Inc. has applied for a rear yard setback and maximum lot coverage variance to allow for a 1' rear yard setback and 55% lot coverage in the Transitional Zone District at the property commonly known and numbered as 298 Sixth Street in Fairplay as is more particularly described in the attached "Exhibit A" which is incorporated into and made a part of this resolution (the "Property"); and

WHEREAS, a public hearing on the application was held before the Board of Trustees of the Town of Fairplay on May 1, 2017, preceded by public notice of such hearing as required by Sec. 16-4-10 of the Fairplay Municipal Code; and

WHEREAS, at the public hearing the Board of Trustees, acting as the Board of Adjustment, heard evidence from interested parties and considered the factors for approval of a variance set forth in Sec. 16-22-70 of the Fairplay Municipal Code;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY;

1. Approval. The application for a rear yard setback and maximum lot coverage variance so as to allow for a 1' rear yard setback and 55% lot coverage in the Transitional Zone District at the location depicted and described in "Exhibit A" is granted and approved for the purpose of constructing an addition to replace a portion of the existing structure within the setback area. The Board finds that the requirements and conditions of Sec. 16-22-70(2) are met.

2. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this Resolution is promulgated under the general police power of the Town of Fairplay, that it is promulgated for the health, safety, and welfare of the public and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that the Resolution bears a rational relation to the proper legislative object sought to be attained.

3. Severability. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

RESOLVED, APPROVED AND ADOPTED by the Board of Trustees of the Town of Fairplay, Colorado, on the 1st day of May, 2017 upon the motion of Board Member _____, the second of Board Member _____, and by a vote of ___ in favor and ___ against.

Gabby Lane, Mayor

ATTEST:

Tina Darrah, Town Clerk

6TH STREET 60' ROW

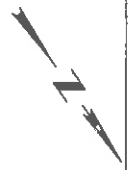
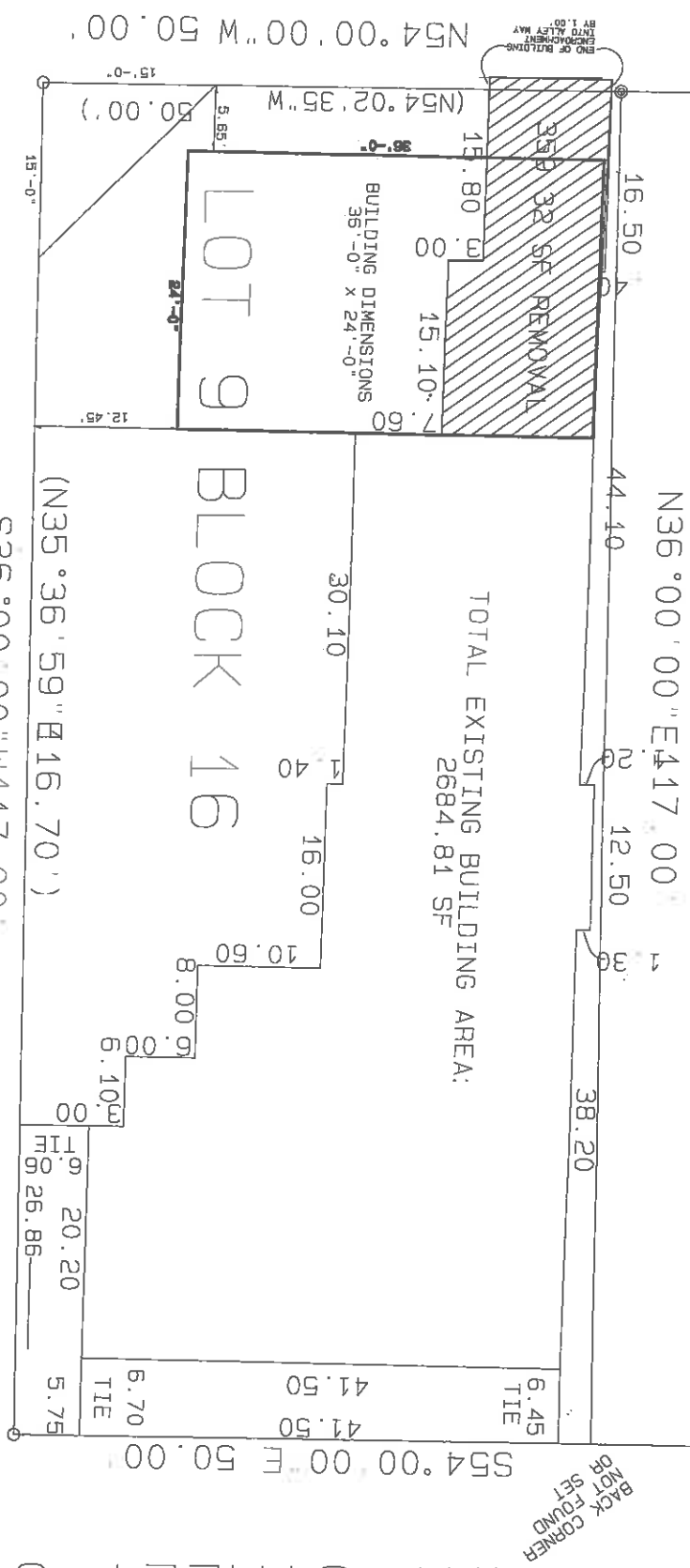
HATWAY STREET 60' ROW

SOUTH PARK SENIOR CENTER ADDITION

289 6th STREET
FAIRPLAY, CO 80440

51/104

SHEET 1 of 1



TOWN OF FAIRPLAY
TOWN PLANNER REPORT

2017-05

**SOUTH PARK SENIORS, INC.
VARIANCE**

- **APPLICANT:** Larry Foster
- **PROPERTY LOCATION:** 298 6th Street
- **FUTURE LAND USE DESIGNATION:** Transitional
- **CURRENT ZONING:** Transitional (T)
- **REQUEST:** Variance to allow a modification to an existing non-conforming structure

SUMMARY OF APPLICATION

The property at 298 6th Street consists of a 0.13-acre lot containing the South Park Senior Center. The property is zoned Transitional (T) and is designated in the Comprehensive Plan as Transitional land use. A Community Center is a Special Use in Transitional zoning and the Senior Center was "grandfathered" in as a Special Use when the UDC was adopted.



South Park Seniors, Inc.

The Senior Center structure consists of an original historic church on the northeastern corner of the lot, fronting on 6th Street, with a series of additions to the original church building. The existing building, including all additions, is a non-conforming structure due to the following:

1. The rear yard does not meet the required 10-foot setback for Transitional zoning
2. The southwestern side yard has a 1 foot existing alley encroachment
3. The maximum lot coverage for structures in Transitional zoning is 50%. The existing building covers approximately 55% of the lot

The owner, South Park Seniors, Inc. is requesting a Variance to allow the removal and replacement of a portion of the existing building. The southeastern wing of the building, which comprises two additions to the church structure (359.32 sq. ft.) will be removed and a new addition (864 sq. ft.) will be added to replace the removed portion. The addition will align with the rear wall of the existing building, so the addition will be encroaching on the rear yard as it currently is, requiring a setback variance. The addition will also increase the maximum lot coverage by approximately 500 square feet, requiring a variance to the maximum lot coverage. The new addition will not encroach on the alley.

COMPLIANCE WITH FAIRPLAY COMPREHENSIVE PLAN

- The Transitional land use designation is a multi-use area encompassing most of the original town site lots.
- The area is small scale with mixed uses which co-exist with residential neighborhoods.
- This area emphasizes the small scale of the original town in terms of lot size and structures and the plan recognizes the fact that parking may be accommodated both on-street and off-street.
- Architectural character reflects the historic features of Fairplay.

COMPLIANCE WITH FAIRPLAY UNIFIED DEVELOPMENT CODE

Article XXII of the Unified Development Code (UDC) creates the Board of Adjustment which is empowered to review and approve or deny variances to the literal interpretation of the UDC. The Board of Trustees may sit as the Board of Adjustment at their discretion.

The Board of Adjustment must determine that an application for a variance would not be contrary to the public interest and that the literal enforcement of the provisions of the UDC would result in an unnecessary hardship, due to exceptional and extraordinary circumstances. A variance shall run with the land and no variance shall be authorized hereunder unless the Board of Adjustment shall find that the following conditions exist:

1. That the variance will not authorize the operation of a use other than those uses specifically permitted within the zone district in which the property is located and for which the variance is sought.
2. One or more of the following special circumstances or conditions exist with respect to the specific property:
 - a. Exceptional narrowness, shallowness, or shape of the property at the time of the enactment of the regulation in question;
 - b. Exceptional topographic conditions of the property;
 - c. Other extraordinary and exceptional situations or conditions of the property.
3. The special circumstances and conditions have not resulted from any act of the applicant.
4. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, or substantially or

- permanently impair the appropriate use or development of adjacent property;
5. The variance, if granted, is the minimum that will grant relief and is the least modification possible of the provisions of the UDC;
 6. That the granting of the requested variance would relieve a peculiar, exceptional and undue hardship on the applicant, without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning regulations as embodied in the UDC.
 7. That the variance, if granted, will not adversely affect the public health, safety and welfare.
 8. As to nonconforming uses and buildings, a variance may authorize an increase in either or both the land area or the floor area of a nonconforming structure, or a structure occupied by a nonconforming use where it would not be contrary to the public interest.

PROJECT ANALYSIS

The variance application is complete and the public has been notified.

The proposal to remove a portion of the Senior Center structure and to add a new wing to the building appears to be in the best interests of the Town of Fairplay and its residents. The Senior Center provides an important service to the community and exists as a non-profit corporation. The lot is the site of a historic church and the new addition appears to be an improvement to the property as well as a functional addition.

The proposal appears to be in substantial compliance with the Fairplay Comprehensive Plan in that it meets the criteria of the Transitional Land Use area.

The variance should be judged by the Board of Trustees following the criteria within the UDC as outlined above.

Prepared by:
Ron Newman
Fairplay Town Planner

copy: Larry Foster, Applicant
Tina Darrah, Town Manager
Lee Phillips, Town Attorney



DEVELOPMENT APPLICATION

TOWN OF FAIRPLAY
PO Box 267
FAIRPLAY, CO 80440
719-836-2622

APPLICATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Architectural Review |

APPLICANT INFORMATION

Applicant: SOUTH PARK SENIORS, INC Date: _____
Applicant's Address: 298 6TH ST
Applicant's Phone: 719-836-7202 Fax: _____
Email Address: FOSTER.LARRY@YAHOO.COM

OWNER INFORMATION

Applicant's Relationship to Owner: SAME
Owner: SOUTH PARK SENIORS, INC
Owner's Address: _____
Owner's Phone: 719-836-1455 Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 298 6TH ST.
Parcel #: 1859
Subdivision: FAIRPLAY
Lot: 9 Block 16
Existing Zoning: TRANSITIONAL
Number of Acres: 0.132 (5850 SF)

PROJECT PROPOSAL

General Description of Project:

(VERBAL DESCRIPTION GIVEN)

This request is for a variance to encroach 8.45' in to the rear setback and to allow 55% lot coverage (rather than the allowed 50%)

SIGNATURES

I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.

R. Jordan - PRESIDENT
Owner

4/7/17
Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly noticed according to the Fairplay Municipal Code. All submittal requirements must be met and signatures of all owners of the property must appear before the application will be accepted by the Town of Fairplay. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional pages if necessary.)

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the cost of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.

R. Jordan PRELIMINARY

Applicant

FOR TOWN USE ONLY

Application Checklists

- Complete Application.
- Proof of Ownership (deed) for project property
- Written authorization from property owner(s) for agent (if applicable)
- Existing PUD plat/recording information
- Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- List of persons entitled to notice (by name and mailing address)
- Mailing envelopes (stamped and addressed) for persons entitled to notice
- Proposed development improvements agreement (if applicable). (3 copies)
- Fees and/or deposit Need letter
- Other _____

WARRANTY DEED

Recorder's Stamp

THIS DEED, Made this 31st day of January 19 97 .
between
South Park Community Church (Presbyterian), a
Colorado non-profit corporation

a corporation duly organized and existing under and by virtue of the laws of the
State of Colorado of the first part, and Park County
Senior Coalition, a Colorado non-profit
corporation

whose legal address is P.O. Box 309, Fairplay, CO 80440

of the County of Park and State of Colorado of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FIFTY THOUSAND AND
NO/100-----

----- DOLLARS, (\$50,000.00).
to the said party of the first part, in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm,
unto the said parties of the second part, their heirs and assigns forever, all the following described lot(s) or parcel(s) of land,
situate, lying and being in the County of Park and State of Colorado, to wit:

Lot 9, Block 16,
TOWN OF FAIRPLAY,
County of Park, State of Colorado

also known by street and number as 298 6th Street, Fairplay, Colorado 80440

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest,
claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises,
with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of
the second part, their heirs and assigns forever. And the said party of the first part, for itself, and its successors and assigns,
does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the
time of the executing and delivery of these presents, it is well seized of the premises above conveyed, as of a good, sure,
perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority
to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former
and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever,
except for taxes for the current year, a lien but not yet due and payable, easements, restrictions, reservations, covenants
and rights-of-way of record, if any.

and the above-bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and
assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, shall and will WARRANT
AND FOREVER DEFEND.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the said party of the first part has caused its corporate name to be hereunto subscribed by its
President, and its corporate seal to be hereunto affixed, attested by its

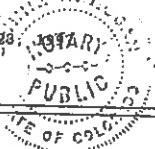
the day and year first above written,
South Park Community Church
(Presbyterian) a Colorado, Non-
Profit Corporation
By: Gerrits J. Kasper
Gerrits J. Kasper, President



STATE OF COLORADO
COUNTY OF PARK

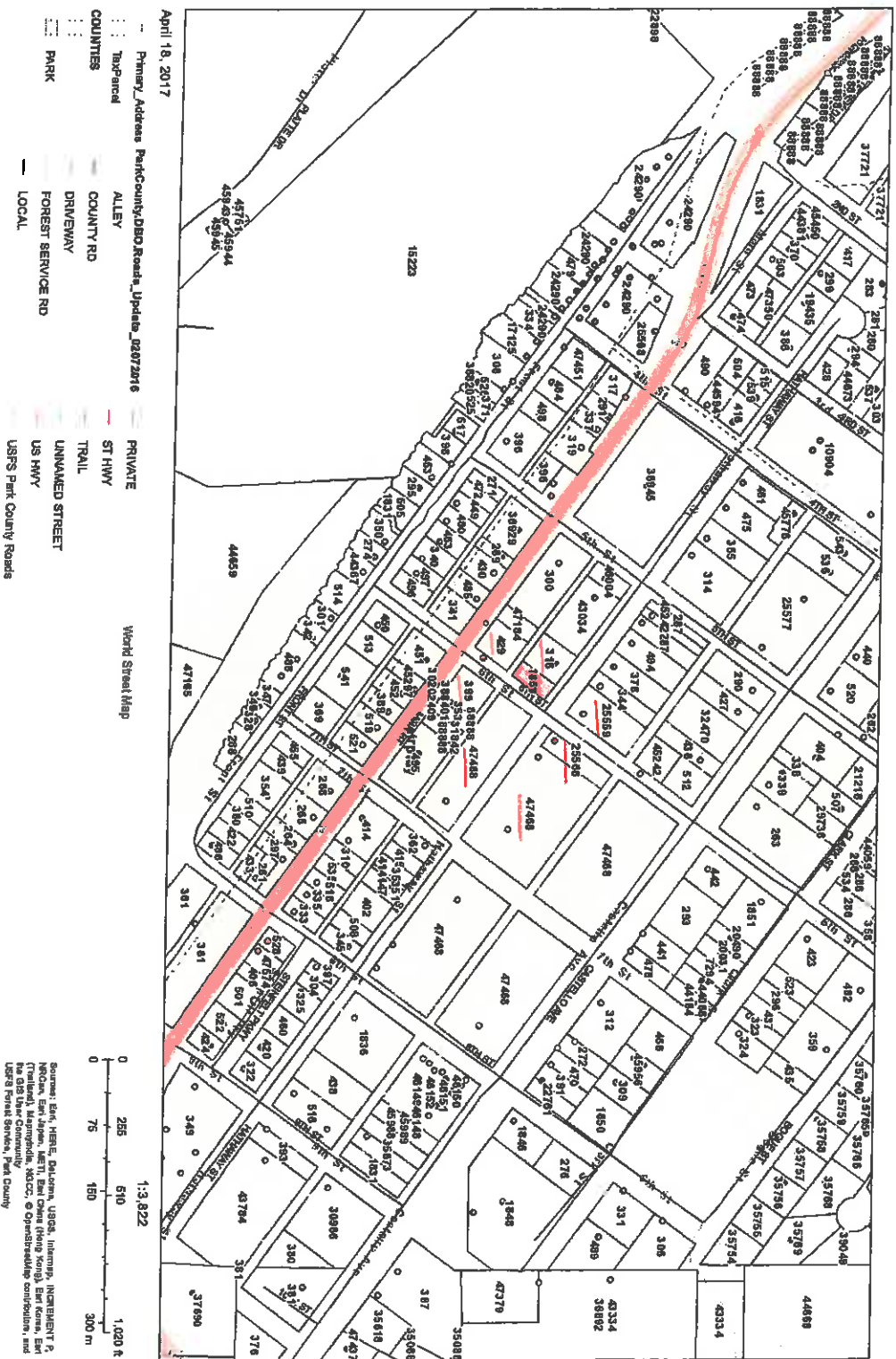
The foregoing instrument was acknowledged before me this 31st day of January 19 97 . by
Gerrits J. Kasper as President of South Park Community Church (Presbyterian)
a Colorado, Non-Profit Corporation.

My Commission expires: August 23,
Witness my hand and official seal.



Bonnie K. Logan
Notary Public
Bonnie K. Logan

South Park Seniors Inc



**NOTICE OF PUBLIC HEARING
BEFORE THE FAIRPLAY BOARD OF
TRUSTEES**

CONCERNING A VARIANCE REQUEST

A public hearing will be held before the Fairplay Board of Trustees in the Council Chambers of Town Hall, 901 Main Street, Fairplay, Colorado, on Monday, May 1, 2017 at 6:00 p.m. concerning a Request for Variance for 298 Sixth Street, Fairplay, CO. Specifically, the applicant is asking for a variance from the minimum rear yard setback and maximum lot coverage requirements in the Transitional Zone District of 10' rear yard and 50% lot coverage as defined in the Fairplay Municipal Code to a 1' rear yard setback and a 55% lot coverage. The applicant for the variance is Larry Foster for South Park Seniors, Inc. For further information, please contact the Fairplay Town Hall at (719)836-2822. As published in the Park County Republican and Fairplay Flume on Apr. 14, 2017.

(NOTICE OF PUBLIC HEARING)

59 Lines



Town of Fairplay
901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

April 18, 2017

Notice of Public Hearing
Regarding the land use application for a Variance for the property located at 298
Sixth Street, in the Town of Fairplay:

This is to advise you that on Monday, May 1, 2017 at 6:00 p.m. the Board of Trustees for the Town of Fairplay will conduct a public hearing at the Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, concerning:

a request for Variance for 298 Sixth Street, Fairplay, CO. Specifically, the applicant is asking for a variance from the minimum rear yard setback and maximum lot coverage requirements in the Transitional Zone District of 10' rear yard and 50% lot coverage as defined in the Fairplay Municipal Code to a 1' rear yard setback and a 55% lot coverage.

The applicant is Larry Foster for South Park Seniors, Inc.

As an adjoining property owner, you may approve or object to the requested land use application. You may appear at the Fairplay Board of Trustees meeting as noted above, or you may address your concerns to the Town of Fairplay, PO Box 267, Fairplay, CO 80440. Please call (719) 836-2622 with any questions.

Certificate of Mailing Attached.

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing Regarding the land use application for a Variance, located at 298 Sixth Street in the Town of Fairplay was placed in the United States mail, postage prepaid, first class, this 18th day of April, 2017, addressed to:

Sch#1859
South Park Seniors Inc
P O Box 1443
Fairplay, CO 80440

Sch#47468
Park County School Dist RE-2
P O Box 188
Fairplay, CO 80440

Sch#399
Ralph A Herzog
P O Box 243
Fairplay, CO 80440

Sch#429
Christopher L Atwell
Elizabeth S Atwell
4658 Mediterranean Cir
Palm Beach Gardens, FL 33418

Sch#316
Town of Fairplay
P O Box 267
Fairplay, CO 80440

Sch#s25559, 25566
South Park Community Church
P O Box 488
Fairplay, CO 80440



Claudia Werner – Deputy Town Clerk

AFFIDAVIT

Regarding the Required Posting of Property:
298 Sixth Street
Fairplay, CO 80440

I, Kathleen White, hereby certify that I have posted the
property: 298 Sixth Street, with the proper notice for:

Public Hearing before the Town of Fairplay on a Variance Request.

Date of Posting: 4-19-17

Date of Affidavit: 4-19-17

Kathleen White
Town of Fairplay Staff



MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Tina Darrah, Town Administrator/Clerk
RE: Discussion/Direction Regarding Request for Fee Waiver from South Park Seniors, Inc. for a Variance
DATE: April 27, 2017

Agenda Item: Discussion/Direction Regarding Request for Fee Waiver from South Park Seniors, Inc. for a Variance

Attached please see a request from Roy Jackson on behalf of the South Park Seniors, Inc. for a fee waiver of the \$100.00 variance fee for the variance request included on this agenda. This could come out of either your donation line item or the board benevolence line item.

Should the Board decide to grant the request, a motion and roll call vote would be necessary.

04/26/2017

To: Mayor and Board of Trustees City of Fairplay,

We are requesting a waiver of fees, for the permits needed to grant variances for construction of a new addition to the South Park Senior Center. Located at 298 Hathaway Street, Fairplay. Thank you for your consideration

Vice President of SPSC

A handwritten signature in cursive script that reads "Roy Jackson".

Roy Jackson



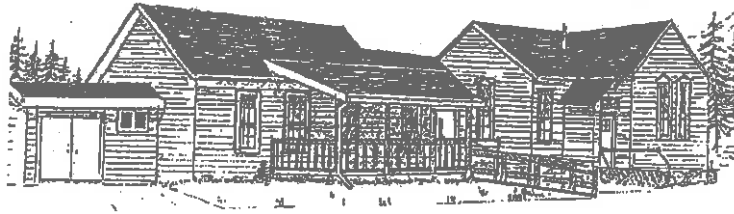
MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Tina Darrah, Town Administrator/Clerk
RE: Discussion/Direction Regarding Request for Fee Waiver from South Park Seniors, Inc. for a Building Permit
DATE: April 27, 2017

Agenda Item: Discussion/Direction Regarding Request for Fee Waiver from South Park Seniors, Inc. for a Building Permit

Attached please see a request from Larry Foster on behalf of the South Park Seniors, Inc. for a fee waiver of the \$712.80 building permit fee for the addition they are proposing to build at the senior center. This could come out of either your donation line item or the board benevolence line item.

Should the Board decide to grant the request, a motion and roll call vote would be necessary.



South Park Senior Center, Inc.

To: The Mayor and Board of Trustees

April 23, 2017

The South Park Seniors, Inc. Board is requesting a wavier on the fees for the Building, Demolition and Evacuation permits at 298 6th Street. We are building a new bldg. at the Senior Center in order to have more sorting, storage and store space. This will help us get the donations outside that are always on the ground and getting wet all the time inside. This new building will help us operate the Senior Center in more efficient manner and help with the outside appearance of the center.

We are a 501-c3 organization in the community that provide a free senior lunch for seniors 62 or older on Weds. and provide affordable shopping for the community and the county and are an asset to the area. We also provide free Wi Fi for everyone in the community or area.

Thank you,

Larry Foster

Prseident



MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Tina Darrah, Town Administrator/Clerk
RE: Resolution Approving PIIP Agreement with Mac and LuJo Churchill
DATE: April 27, 2017

This resolution approves an agreement with Mac and LuJo Churchill for the Depot Roof Replacement Project. Staff has reviewed the application and found it in compliance with the PIIP rules and regulations.

This application is for \$3,214 towards exterior improvements, namely the replacement of the roof, at the property located at 601 Main Street. The property has paid in \$3,214 in property taxes to the Town of Fairplay over the last five years. The application shows the project materials and labor estimated at \$12,500.

You have \$15,000 in your 2017 PIIP line item and this is the first PIIP application we have received this year. Staff recommends approval of this highly visible project.

Approval of this will require a motion, second and roll call vote.

**TOWN OF FAIRPLAY, COLORADO
RESOLUTION NO. 2017-9**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND MAC AND LUJO CHURCHILL FOR THE DEPOT ROOF REPLACEMENT PROJECT.

WHEREAS, the Town Board of the Town of Fairplay specifically finds that entering into this PIIP Agreement will enhance the appearance of the property thereby enhancing the appearance of the Town as a whole; and

WHEREAS, the Town Board finds that enhancing the appearance of the property and the Town promotes the public welfare including the expansion of property tax generating business and expanded employment opportunities; and

WHEREAS, the Board of Trustees has reviewed the PIIP Agreement and finds it to be in compliance with the provisions of Section 4-9-80 of the Fairplay Municipal Code.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that the Mayor is authorized to enter into this agreement between the Town of Fairplay and Mac and LuJo Churchill as described in the agreement, attached hereto as "Exhibit A", and to execute the same on behalf of the Town.

RESOLVED, APPROVED, and ADOPTED this 1st day of May, 2017.

TOWN OF FAIRPLAY, COLORADO

(Seal)

Gabby Lane, Mayor

ATTEST:

Tina Darrah, Town Clerk

**PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT
(Depot Roof Replacement Project)**

THIS PROPERTY IMPROVEMENT INCENTIVE PROGRAM AGREEMENT (Depot Roof Replacement Project) (hereafter referred to as the "Depot Roof Replacement Project PIP Agreement") is made and executed this 1st day of May, 2017, by and between the TOWN OF FAIRPLAY, COLORADO, a Colorado statutory municipal corporation, (hereafter referred to as the "Town"), and Mac and LuJo Churchill, (hereafter referred to as the "Owner").

WITNESSETH

WHEREAS, the Owner is the owner of certain real property in the Town commonly described as 601 Main Street, (the "Property"); and

WHEREAS, the Owner proposes to improve the Property by replacing the current roof, which improvement will enhance the appearance of the Property and of the Town; and

WHEREAS, in entering into this PIP Agreement, the Town Board of the Town specifically finds that the criteria for approval of a PIP Agreement set forth in Section 4-9-80 of the Fairplay Municipal Code are met; and

WHEREAS, the parties hereto wish to set forth in full their agreement as to the nature and extent of the improvements which shall be constructed and installed by the Owner within and upon the Property, and the manner for and extent of the reimbursement to the Owner for a portion of the cost of such construction and installation; and

WHEREAS, the parties wish to memorialize all aspects of their agreement as to the terms and conditions of such reimbursement in this PIP Agreement.

NOW THEREFORE, the parties hereto, for themselves, their successors and assigns (to the extent this PIP Agreement is assignable, as specified hereinafter), in and for the consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, do hereby covenant and agree as follows:

1. **Authority.** This PIP Agreement is entered into in compliance with the provisions of Article 9, Chapter 4 of the Fairplay Municipal Code.

2. **Scope of Work.** The parties hereby mutually agree that Owner shall construct, or cause to be constructed, the improvements to the Property set forth in Exhibit A hereto (the "Work" or the "Project"). Such work shall be completed to the reasonable satisfaction of the Town prior to any reimbursement pursuant to this PIP Agreement. Any change in the Scope of Work shall require the prior written approval of the Town and may result in a decrease in the amount of the reimbursement should the Town reasonably determine that the change diminishes the cost or value of the improvements. The construction or installation of the improvements shall commence no later than September 1, 2017, and shall be completed no later than December 31, 2017. Should the work not commence or not be completed by the dates specified above this PIP Agreement shall terminate and be of no further force or effect and the Town shall have no further obligations hereunder.

4/27/17
PIP AGREEMENT DEPOT.DOC

3. **Cost of Project.** The estimated cost of the Project is Twelve Thousand Five Hundred Dollars (\$12,500).
4. **Contractor.** The work is being performed by AHB Roofing, PO Box 1421, Fairplay, CO 80440.
5. **Property tax rebate and matching funds.** The parties hereby mutually agree that the maximum amount of real property taxes to be rebated to Owner by the Town shall be Three Thousand Two Hundred Fourteen Dollars (\$3,214.00) and that such amount does not exceed the amount of real property taxes paid on the Property to the Town during the preceding five years. Owner shall pay not less than an amount equal to fifty percent (50%) of the total cost of the Project. Should the cost of the Project decrease during the Work the property tax rebate provided by the Town shall be reduced to assure that the Owner contributes at least fifty percent (50%) of the total cost of the Project.
6. **Maintenance of improvements.** Owner shall maintain the improvements in good condition and repair for a period of five years from and after the date of completion. Should Owner not perform this maintenance obligation Owner shall, upon written demand from the Town, refund to the Town all monies rebated to the Owner by the Town pursuant to this PPIP Agreement.
7. **Completion of work and payment of rebate.** Upon completion of the Work, Owner shall notify the Town of such completion and the Town shall perform an inspection of the improvements. If the improvements are completed in a satisfactory and workmanlike manner the Town shall accept same and shall, within thirty (30) day following such acceptance, rebate to the Owner the amount required by Paragraph 5 above.
8. **Annual appropriation.** The parties specifically acknowledge and agree that no undertaking on the part of the Town to rebate property taxes as specified herein constitutes a debt or obligation of the Town within any constitutional or statutory provision. The Town's obligations hereunder shall be subject to annual appropriation by the Town Board unless and until approved by the Town's electors.
9. **Assignment/Third party beneficiaries.** None of the obligations, benefits, and provisions of this PPIP Agreement shall be assigned in whole or in any part without the express written authorization of the Fairplay Town Board. In addition, no third party may rely upon or enforce any provision of this PPIP Agreement, the same being an agreement solely between the Town and the Owner, and which agreement is made for the benefit of no other person or entity.
10. **Successors and assigns.** This PPIP Agreement may be recorded and shall be binding on Owner's successors and assigns.
11. **Amendments.** This PPIP Agreement shall be subject to amendment only by a written instrument executed by each party. Any such amendment shall require the approval by the Town Board of the Town of Fairplay at a regular or special meeting of the Town Board, and execution thereof by the Mayor and attestation by the Town Clerk.
12. **Notices.** Any written notices provided for or required in this PPIP Agreement shall be deemed delivered when either personally delivered or mailed, postage fully prepaid, certified or registered mail, return-receipt requested, to the parties at the following addresses:

To the Town: Town Administrator
Town of Fairplay
PO Box 267
Fairplay, CO 80440

With a copy to: Lee Phillips
PO Box 1046
Fairplay, CO 80440

To the Owner: Mac and LuJo Churchill
c/o Mike Friedrich
PO Box 124
Fairplay, CO 80440

EXECUTED the day and year first above-written.

THE TOWN OF FAIRPLAY, COLORADO

Gabby Lane, Mayor

Tina Darrah, Town Clerk

OWNER:

Mac or LuJo Churchill

TOWN OF FAIRPLAY

Property Improvement Incentive Program (PIIP)

APPLICATION for CONSIDERATION

Name of Applicant (Must be Property Owner): Mac Churchill or Ludo Churchill

Property Address: 601 Main St.

Mailing Address: c/o Mike Friedrich PO Box 124 Fairplay

Phone: 970-485-3836

Email: info@treeline-services@gmail.com

Description of Project (attach photo of current property/project area, description and/or drawings of proposed improvements, estimates/bids, further narrative if needed, etc.):

New Roof
Landscaping

Estimated Cost of Project: ~~\$30,000~~ \$12,500.00

Amount of PIIP Funds Applied for (cannot exceed amount of property tax paid to the Town of Fairplay over the last five years): \$3,214.00

Amount of Matching Funds from Applicant (must be at least 50% of the cost of the project):

\$9,286.00

Upon submission of this completed application a meeting will be scheduled for you to meet with the Town Staff regarding your application and the program.

By signing this application you certify that you have received and read the rules and regulations of the PIIP Program - Ordinance No. 1, 2014.

Applicant signature: Mac Churchill Date: 4/7/17



Pete Ambrose
General Contractor
Licensed and Insured
Park County License 1882

4-25-17

Estimate to re-roof 601 Main St., \$12,500.00

Scope of work to include but not limited to:

- Obtain Town of Fairplay re-roof permit
- Remove existing wood shake shingle roof and dispose of it.
- Re-paper roof to meet current code, (ice and water shield, synthetic tar paper)
- Install Malarkey fifty-year legacy shingles, color to be decided by customer

Please note materials are an estimate, actual price may vary.

Thank You
Pete Ambrose

AHB Roofing
Po Box 1421
Fairplay, CO 80440

(303) 263-0790
www.RoofingAHB.com
ambrosehomebuilders@yahoo.com

4/26/2017

Current Matrix

MLS #: 5390524
Subd/Complex: FAIRPLAY

601 MAIN STREET FAIRPLAY, CO 80440

List Price: \$240,000



Exterior Front.



Exterior Front.

Exterior Front.

Exterior Front.



Exterior Front.

Exterior Front.

Exterior Front.



Exterior Front.

Exterior Front.

Exterior Front.

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Proposed
↙

LEGACY &
LEGACY

Malarkey
Roofing Products
Defining Excellence



BLACK OIL

MONTHLY STAFF REPORT

Water System

Staff continues to maintain a 0.20 chlorine residual at the end of the system as required by the State. We will continue to work on improving our SCADA system through this year. SCADA compatible flow meters for wells arrived this week and I am in the process of scheduling an installation date with Mountain Peak Controls.

Public Works

My original assessment of drainage and road repairs of 3rd and Hathaway will have to be re-evaluated. After meeting with Frank Just on Hathaway Street and finding that the contours of that street would not allow for proper drainage, we determined a different course of action. The 3rd and Hathaway repair section has been surveyed and we will be making adjustments to fix the drainage issues on this section at a later date. What we will do instead is continue the overlay of Castello between 8th and 6th. A street map of our new plan is included. I have also included the most recent CNG map indicating where gas lines are routed throughout town. The area circled in red is 5th Street and indicates no gas lines.

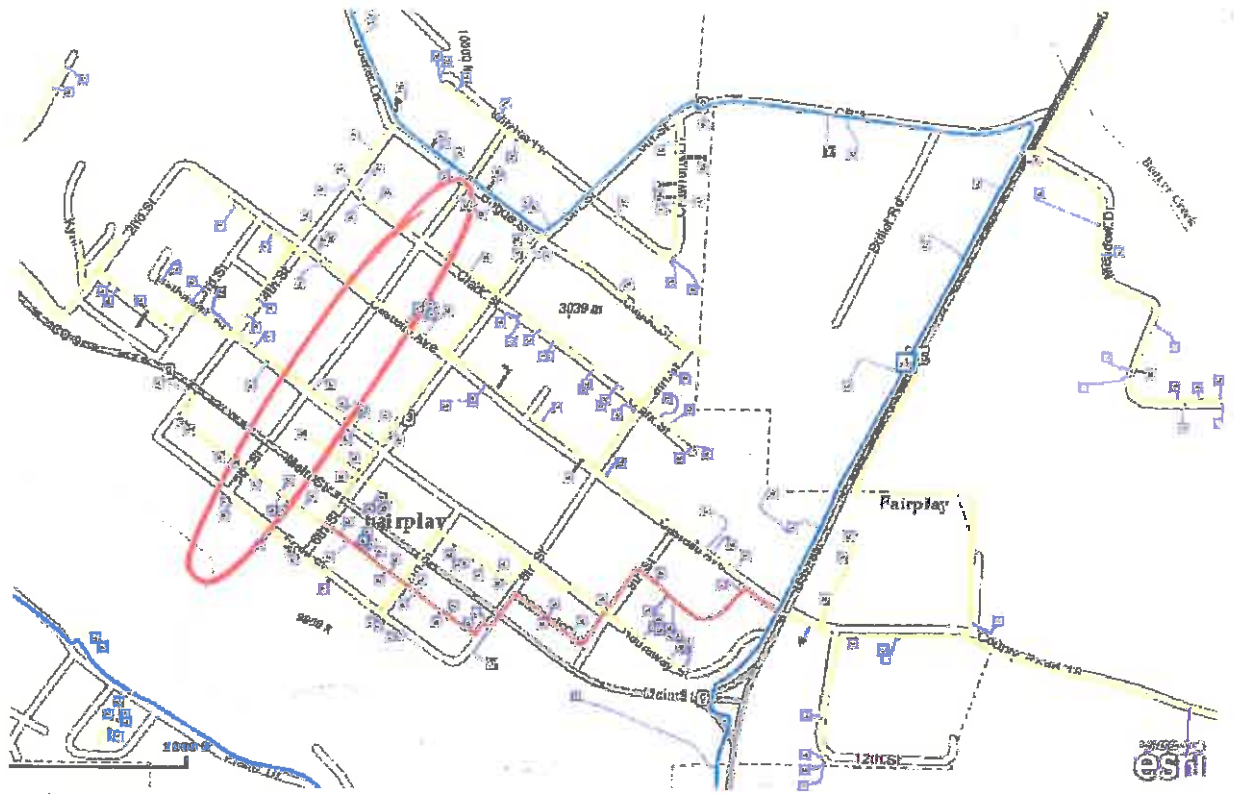
Public Works Special Projects/Work Plan 2017

- Act as project manager for FEMA projects – beach dredging, beach road and the water plant reservoir.
 - ✓ With the help of High Country Engineering and Frank Just our repair plans and estimates have been submitted to the State Office of Emergency Management and are awaiting approval.
- Complete 8th Street Drainage Project.
 - ✓ 8th Street Drainage has been set as a high priority and we hop that work will begin as soon as the winter season is over. We are getting bid process together.
- Continue to work on general clean-up of Town owned properties and rights-of ways.
 - ✓ As soon as we are confident that we won't be plowing anymore this season we will start with our annual street sweeping of town sidewalks and roadways. Cemetery cleanup will be on May 20th. Town cleanup will start on June 2nd and end on June 4th.
- Prepare written job descriptions for PW staff in the approved format. Make recommendation, with appropriate back-up, for any new position/changes to current staffing.
 - ✓ Job Descriptions are complete and give more specific details about each crew member's duties and education and licensing requirements.

- ✓ We have received some applications for a new employ. Deadline for applications is April 21st.
- Begin work on comprehensive public works capital improvement plan to include all town owned buildings and properties, vehicles, and equipment.
- Complete Public Works Manual addressing internal operations as well as creating standards for street, sidewalks, parking lots, parks, etc.
 - ✓ I estimate that I am half finished writing SOP's for all aspects of Public Works duties. This will include our Streets and Drainage Master Plan.
- Keep informed of all developments with the two approved marijuana retail/cultivation facilities within the Sanitation District. Monitor for compliance with applicable sanitation rules and reg's.
 - ✓ Wise Cannabis has not yet finished their grow operation side of the business.
 - ✓ The proposed grow operation at the Fairplay Mobile Home Park has been licensed and zoned but has not been built.
- Contract for and oversee electrical upgrades on 5th Street.
 - ✓ I am awaiting an update from Xcel Energy on start date.
- Install two new fire hydrants per 2016 budget.
 - ✓ I am estimating these to be installed near the end of May.
- Comply with cross-connection/back flow prevention regulations as implemented by CDPHE.
 - ✓ We did start the cross-connection/backflow prevention program.
 - ✓ Kat tested on April 7 and is waiting for results and certification process.
- Work with appropriate agencies regarding the Clinic Building Siding replacement.
 - ✓ Gerrits is working on this project and will be at this board meeting to give us an update on progress.
- Participate in the River Park Planning Process.
- Participate in the Town Hall/Visitor Center Planning Process. Act as Project Manager if Visitor Center Project is approved.
- Schedule training for staff to receive "D" licenses/certificates in water and wastewater in 2017.
 - ✓ Ray will be getting his "D" and "1" licenses for wastewater treatment and collection this testing cycle (May – June). He has been approved and will test on May 23rd.
 - ✓ Kat will be getting her "D" and "1" licenses for water treatment and distribution this test cycle (May – June) She has been approved and will test on June 9th.
- Continue to provide training opportunities for the Building Inspector and monitor licensing levels to keep compliant and up-to-date.
 - ✓ Gerrits has renewed his license.
- Complete SCADA installation at the water plant.

- ✓ I have had a meeting with Joseph Kleffner from CRWA Energy Program. He is working with Xcel Energy to possibly get a 480V transformer near our water plant at no cost to us and rebates on any VFD we install at water plant.
- ✓ SCADA compatible flow meters have been ordered.

- Complete sludge removal.
 - ✓ Sludge removal has been completed for this year.
- Continue ADA Upgrades at Cohen Park.
- Create, in conjunction with High Country Engineering, a Master Plan for Street Maintenance and Drainage.
 - ✓ Master plan has been finalized and we will be discussing it in our work session this coming Monday.
- Obtain Level "C" Wastewater certification.
 - ✓ I will be getting my "C" in wastewater treatment this test cycle (May – June) pending approval of application from OCPO.
- Paint Town Hall Deck
- Build and install remaining thirty four flower basket.
 - ✓ Flower pots are complete and will be installed on street light poles as soon as brackets arrive.



orado Natural Gas Wed Apr 26 2017 04:19:06 PM.





MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Julie Bullock, Special Events Coordinator
RE: Staff Report
DATE: May 1, 2017

Based on several items within my Special Projects/Work Plan 2017, I would like to offer the following staff report as of May 1, 2017.

Marketing/Town Map/Event Poster/Postcard:

- The event postcard was updated, printed and sent out in a bulk mail to box holders in Como, Jefferson, Alma, Hartsel and Fairplay at the end of March. Many businesses have asked to have postcards on hand for their customers/guests. We ordered 4,500 and may need to consider ordering more next year to be able to supply businesses with more postcards to distribute. Larger versions of the event postcard have also been distributed to most of the businesses (thank you Gabby) and three vinyl banners have been ordered to place around town. Those banners were shipped out from Envision Signs on 4/28/17. The 4 x 4 banner that hangs under the Town Hall sign will be double-sided and have air pockets so that it doesn't get so beat up by the wind.
- The 2017 Town map has been updated and redesigned with a new look. I am currently in the final proofing stage with our graphic designer, Susan Dunn. It will go to print the week of 5/1/17. We will print 10,000 copies. This year we are also making tear-off versions of the Town map so that our volunteers are able to mark locations and directions on the map and give to the guest. This will be completed as soon as the final version of the brochure is approved. There will be a little more info on the tear-off map including distances to nearby towns, major hiking areas, auto tours, historic sites, etc.

General Marketing:

- We have contracted with Colorado Activities Center to advertise in their “What’s Happening” Guide for Summit County again. We will have four full pages in the Guide due out in May. This guide is the most widely distributed guide in Summit County that offers an on-line version too. It is also available on I-70 from Summit County to Denver and I-25 to Colorado Springs and at Official Colorado Welcome Centers and DIA. All participants in the guide also receive a presence on coloradoinfo.com. It’s money well-spent.
- We will have a ¼ page ad in the July/August issue of Colorado Life Magazine highlighting our July and August events as well as the Fairplay area. I am considering doing an ad in the Sept/Oct issue as well, highlighting our Plein Air event. I keep seeing this publication around the state and have heard many people talking about it. It’s a beautiful magazine and I would like to keep a presence in it as I believe it is growing in popularity. I met with the Ad rep and Publisher last fall and was quite impressed with their interest in Fairplay. They are looking at highlighting our area in 2018.
- I will continue to communicate with local businesses by visiting them and using email groups. This proved very useful last year and business owners were appreciative of the communication.
- I continue to post on Facebook about events and happenings in Park County, not just Fairplay. I think people appreciate knowing what is going on all around us and helps for planning purposes. I will continue to use the “Community Corner” (free) section of the Flume for events, volunteers, Town and cemetery clean up days, etc. I have also just added an Instagram account for the Town and am working on learning how to use it.
- The Town Newsletter was sent out in February and will go out again before the end of May and in September. I will continue to update the public with event and Town information in the monthly water/sewer bills throughout the year.
- I am currently working with our webmaster, Jean Krak to get our website updated and create a more user-friendly site. We are also looking at creating an app that will allow the public to use our website efficiently with their iPhones and iPads. We will be adding fillable-forms to our website for appropriate Town and event forms. Currently Xpress Bill Pay is evaluating our needs and has copies of several of our forms and should be back with me within the next week to see if we can use their custom form application. Forms that do not need the use of payment options will be added to our website with google docs in the very near future, ie: parade applications, volunteer applications, etc.

- Park County has hired a new company to help them with tourism ideas, marketing and communications. The company is Slate Communications. I met with the Creative Director and Communication Specialist two weeks ago to talk about tourism specific to the Town. They were very receptive to including the Town with their ideas and will be holding a social media training class soon, which I will be attending.

Gold Panning Update:

- After approval of the new gold panning fees by the BOT, a new gold panning application was developed and printed as a two-part form. The “gold panning participant” will fill out the application and staff/volunteers will complete the bottom of the application. One copy will be given to the participant and one copy will be kept for our records. This process is much more streamlined than in previous years and will save staff and volunteers time. Pads of applications were delivered with general instructions to High Alpine Sports, the Hand Hotel and Having Fun Yet who will again be selling permits for us. Having Fun Yet will also be offering gold panning equipment rental at a very reasonable rate. During our visitor center volunteer training at the end of May, I will be offering more information about the process of selling the gold panning permits and where to pan. I will be inviting the three entities that are selling permits for us to join the training.
- Gold Panning signage is being expanded. Six signs have been ordered and were shipped out to us on 4/28/17. This signage will give “gold panners” a better idea of the allowed panning area. I will be ordering two standing kiosks that will contain the panning rules and regulations as well as other Town information. One will be placed at “the beach” and one will be placed at the top of the hill at Town limits off Hwy 9, where visitors tend to just help themselves to the river to pan.

Visitor Information Center:

- We have had a volunteer helping us out in Town Hall on Monday’s and Friday’s throughout the winter. They have been a big help with occasional visitors and projects.
- Our Town Hall visitor center will be staffed with volunteers again this summer. We currently have eight returning volunteers and 4 new volunteers. We are looking for a couple more to help with vacations and time off. Our volunteers will work Monday through Saturday from 9:30am – 3:30pm and later if needed. We could use someone on Sundays. They will begin shifts in early May and run through September. Training is scheduled for the last weekend in May when they have all returned from their winter homes.

Brainstorming Session:

- As the first step to developing a plan for “off-season/winter events,” I held a brainstorming session with the staff in April and we came up with a large list of great ideas to use to expand current events and add new events. I will be researching some of these options and ideas. The next step will be to talk with Town businesses about their ideas.

Time Management Training:

- I attended a Time Management Training seminar in Denver at Mountain States Employment Center on January 24, 2017.

Assertiveness Training:

- I also attended a 2-day Assertiveness Training seminar January 26-27, 2017 at the same location. I found both seminars very interesting and helpful. I don't think you can ever stop learning and sometimes need to be reminded of things you thought you knew!

Events:

I would like to update you on our schedule of events for 2017:

- **Gold Rush Local's Appreciation Party** – (June 9th) this is a last minute addition so details are still being worked out. Freddy Dodge with the Gold Rush show approached us with the offer to pay for and host a local's party. He would like to show their appreciation to the community for having them and will have the miners attend the party. He would also like to make sure that a few of our local non-profit organizations benefit from the event. Boys and Girls Club is on board to serve food and we are going to ask a few others for their help with the event. Location is yet to be determined but looking at the Rocky Top Plaza shopping area since the event will coincide with the Rock & Gem Show. The Town will have a beer & wine tent and many more ideas are being discussed.
- **Contin-Tail Fairplay Rock & Gem Show** – this event will be returning to Fairplay for the third year and using the Middle Fork RV Resort again as their venue. This year we will be sponsoring the event by paying \$1,250 to the RV resort and the show will be paying them \$750. This amount will come out of the miscellaneous event budget.
- **Human Potential Running Series** – this series of three extreme running events will be returning to our area for the third year. The marathon will start at South Park City Museum and end at the Fairplay Beach. The 50-mile race will start and finish at the Fairplay Beach. The 100-mile race will start and finish from Cohen Park. We are sponsoring these events this year by offering \$500 towards their portable toilet needs and allowing them to use Town facilities/venues at no charge. The race director is very supportive of our community and is adopting 11 trails through the USFS for the second year and maintaining and cleaning them up. A portion of his proceeds are also donated to the South Park Schools Foundation.

- **TGIFairplay Concert Series** – Our bands are books and non-profit partners are on board. Prather’s Market has agreed to sponsor the series again for \$7,500. We will be serving South Park Brewing beer again and are currently exploring the possibility of using Continental Divide Winery for our wine.

June – The Band is Split Window and our non-profit partners are the Friends of the Fairplay Community with proceeds going to their building fund and Destination Imagination. They will be hosting a pig roast again for a beach party theme!

July – Ronnie Raygun and the Big Eighties Band are returning for the second time. The community loved this band so it was hard not to have them back! Instead of having a non-profit partner we will again allow the Burro Days food vendors to be open during the concert.

August - The Hazel Miller Band wants to come back and the community wants them back so they will be returning for a third time. Our non-profit partner will be the Boys & Girls Club of the High Rockies.

I am planning to change up the bands in 2018.

- **July 4th Celebration** – This year Deep Water Emergency Services has agreed to be a \$3,000 event sponsor and a \$500 Burro Buster 5k race sponsor. Vertical Runner from Breckenridge and New Balance will be supplying “race schwag” for the 5k runners. The race proceeds will be used to give a scholarship again this year. Last year’s proceeds of \$500 will be given to a 2017 graduate. I will be recruiting local organizations to help us build on the 4th of July events by offering more kid friendly activities during the day between the race and the concert. Tumble Bubbles will be returning as well as the dunk tank, sidewalk chalk contest and of course Strut your Mutt and the parade. I am in search of a color guard for the parade. Our non-profit partners for the 4th are the Boys & Girls Club of South Park, Destination Imagination and the South Park High School Cheerleaders.
- **South Park Throw Down Disc Golf Tournament** – Ryan Stamper and Kelly Stelling will hold this event this year under their 501(c) 3. We are sponsoring this event with a \$325 sponsorship fee and allowing them to make copies at Town Hall. We will also supply a portable toilet at the disc golf course if the attendance warrants it. They have added a few more tournaments throughout the year.
- **Ladies Run** – We have not received a request from Ladies Run to hold the event here this year and they have not paid their 2016 bill.
- **69th Annual Burro Days** – We are expanding our offering of vendor spaces to Vintage Market Vendors this year and have mapped out a specific area for the Vintage Market. I have attended two markets so far seeking vendors and have two more on my schedule before summer. This should bring a new dynamic to the event as Vintage Market vendors tend to be younger and attract younger buyers as well. T-shirts have been ordered and we will be ordering baseball caps this year as well. Several sponsors are already in place for Burro Days and I am seeking more. I am excited to have the 79th Highlands Pipe Band from Denver to act as our color guard for the parade and they will be offering a performance with their drums and bagpipes after the parade at the concert tent.

- **Fairplay's Wearable Art Fest (aka Fairplay Bead and Fiber Show)** – We have re-named this event and are freshening it up a bit. We have opened vendor space up to artists that create handmade “wearable art” from any medium, in hopes of building up the amount of vendors that we have. We are also offering art demos and classes to the public. There will be a beer and wine tent again and food will be available to purchase.
- **8th Annual South Park Arts Celebration & Plein Air Festival** – We sold out of artist spaces by April 1st. I am currently taking a wait list. We have applied for a grant from the South Park National Heritage Area to help with a “ranch experience” paint out this year. The grant decisions have been delayed so locations will be decided on very soon dependent on the outcome. We will of course, be holding our Paint Out and live auction on Front Street.

We have ordered and received 10 new folding outdoor picnic tables to be used at our events. We have also ordered and received 8 new indoor banquet tables in 4', 6' and 8' lengths that will be used only at Town Hall.

3 locations along river

**Gold Panning
In Designated
Areas Only**

*20' below
Footbridge*

**Designated Gold
Panning Area Starts
Here
No Gold Panning
Up Stream**

*Orange
Hwy 283*

**Designated Gold
Panning Area Starts
Here
No Gold Panning
Down Stream**

**NO DOGS
ALLOWED**

For Baseball Fields



*For placement on both sides of Main Street
out 6th St.*

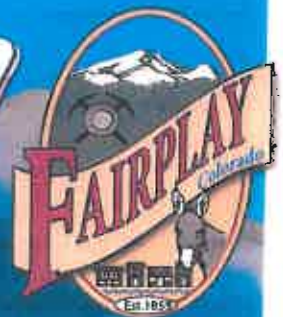
- JUNE 8-11 CONTIN-TAIL FAIRPLAY ROCK & GEM SHOW**
- JUNE 10 SOUTH PARK TRAIL MARATHON & HALF MARATHON**
- JUNE 23 FREE CONCERT ON FRONT STREET** w/ Split Window, Beach Party & Pig Roast
- JUNE 24 SOUTH PARK SETTLER'S DAY** at the South Park City Museum
- JULY 4 FIREWORKS IN FAIRPLAY** - Burro Buster 5K, Parade, Food, Kids' Activities
FREE CONCERT w/ Richie Law
- JULY 8 SHEEP MOUNTAIN 50 MILE ENDURANCE RUN**
- JULY 12-16 PARK COUNTY FAIR** - Vendors, Carnival, Animals & Rodeo
- JULY 22 ANNUAL SOUTH PARK THROW DOWN** - 752A E-1st Disc Golf Tournament
- JULY 28 FREE CONCERT ON 5TH STREET** w/ Ronnie Raygun & the Big Eighties Band
BACK FOR MORE & BIGGER THAN BEFORE!
- JULY 28-30 ANNUAL BURRO DAYS** - Burro, Lamb & Butchadee Races
w/ Vintage Market, Vendors & Parade
- AUG 5-6 SILVERHEELS 100 ENDURANCE RUN**
- AUG 12-13 FAIRPLAY WEARABLE ART FEST** - Ink, Bead & Fiber Show
- AUG 12-13 LIVING HISTORY DAYS** at the South Park City Museum
- AUG 19 ED SHELL MEMORIAL RUN/WALK 10K CHARITY FUNDRAISER**
- AUG 25 FREE CONCERT ON FRONT STREET** w/ Hazel Miller Band
FREE COLORADO PEACHES & ICE CREAM!
- SEPT 5-9 SOUTH PARK ARTS CELEBRATION & PLEIN AIR FESTIVAL**
- SEPT 16 OKTOBERFEST IN FAIRPLAY** at South Park Brewing
- OCT 31 HALLOWEEN SPOOKTACULAR** at the Fairplay Community Center
- DEC 2 A REAL COLORADO CHRISTMAS CELEBRATION**
HOLIDAY VICTORIAN TEA & HOLIDAY BAZAAR
- DEC 9 ANNUAL VICTORIAN & COWBOY BALL** - Food, Dancing & Live Auction

TGI Fairplay!

Where History Meets the High Country

EVENTS
2017

VISITFAIRPLAY.net



FAIRPLAY CONTIN-TAIL

Colorado's Newest Outdoor Gem & Mineral Show!

June 8-11, 2017
Fairplay, CO Middle Fork RV Resort



H U M A N
P O T E N T I A L
R U N N I N G S E R I E S

We want to give all of our sponsors a huge thank you. We love your products/services and would not be able to pull these events together without your support, so thank you!

Human Potential Sponsors



<http://humanpotentialrunning.com/sponsors/>

1/3





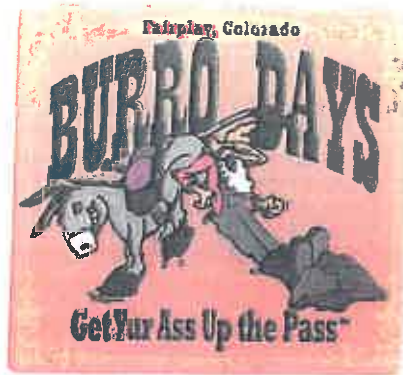
BURRO #2
BUSTER
5K JULY 4, 2017
Fairplay
Colorado



2016 Burro Days Funding

ORGANIZATION	PERSON	PURPOSE	REQUESTED	FUNDED	NOTES
ELEMENTARY					
ETE-PreSchool	Carla Scholl	STEM & Science Materials	\$630.80	\$630.00	Science Materials worn out, lost or outdated. Used by 60+ preschoolers for many years
ETE-Kindergarten	Ferencei/Ambrose	iPad/Kindle covers	\$250.00	-	Need 12 new protective covers for iPads and Kindles
ETE-5th Grade	Laurel Dumas	Keystone Science School	\$1,020.00	\$ 510.00	Scholarships for 2 teachers & 3 chaperones to Keystone Science School in Fall 2017
ETE-K-12 PE	Debbie Davis	ETE Mascot	\$162.00	-	Would like to purchase a "Minor" mascot for the Elementary school for unity & community
ETE-Counselor	Cindy Shane	Create Sensory Room	\$300.00	\$ 300.00	All 3 staff members are working together to try to create a Sensory Room or space for children with special needs to go when they need to calm down. Looking for items such as mini train, tunnel, sit-&spin, bean bag chairs, crash mat, fidget tools, etc.
ETE-Special Education	Erm Ventura	Create Sensory Room	\$0.00	-	
ETE-Occ. Therapist	Elizabeth Bezdek	Create Sensory Room	\$0.00	-	
MIDDLE/HIGH SCHOOL					
MS - Social Studies	Jon Holmer	50 Historical Novels	\$400.00	\$ 400.00	Would like to purchase a set of 50 historical novels on a Native American theme.
MS/HS - English	Lynde Iozzo	Gary Paulsen's Guts	\$271.28	\$ 275.00	Would like to order 47 copies of this book on Amazon at \$5.24 each plus shipping.
MS/HS - Special Educ.	Ron Reyes	Dry Erase Board	\$140.00	\$ 140.00	Would like to purchase a portable dry white erase board for classroom use.
MS/HS-Alternative Ed.	Nancy Bell	Stocking the reward store	\$400.00	\$ 200.00	Anticipated expenses for stocking the "store" in classroom for remainder of the year.
MS/HS-Art	Julie Husher	Art supplies & Plain Air	\$500.00	\$ 500.00	\$250 for art supplies and \$250 for Plain Air scholarships
HS - English	Melonie Eastham	IXL program	\$1,385.00	\$ 545.00	IXL is an interactive K-12 program to measure student achievement. Will be used 9-12.
ADMINISTRATION					
MS/HS - Principal	Jane Newman	Student needs/Pos. Referral	\$200.00	\$ 250.00	Student & family needs and positive referral prizes.
MS/HS - Counselor	Gretchen Penicucci	Exam fees/basic needs	\$500.00	\$ 250.00	Basic living expenses, clean clothes and food for at risk youth and exam fees PSAT, ACT
MS/HS - Secretaries	Burmathe/Weece	Signage inside of school	\$245.00	\$ -	Signage/photogs and inspirational quote around the inside of the school. 5 total
REQUESTS			Requested	Funding	
Elementary			\$ 2,362.80	\$ 1,440.00	
Middle/High School			\$ 3,106.28	\$ 2,060.00	
Administration			\$ 945.00	\$ 500.00	
TOTALS			\$ 6,414.08	\$4,000.00	
Available funds	\$ 4,000.00				
Amount funded	\$ 4,000.00				

Requested check from Kim on 12/22/16 to be made out to Park County School District RE-2. Will get list of funding and letters to school when they return from break 1/3/17.



**69th ANNUAL BURRO DAYS &
World Championship Pack Burro Race
July 29-30, 2017
Fairplay, Colorado**

Outdoor festival in scenic South Park, just 85 miles west of Denver. Enjoy festivities such as burro races, llama races, dog races, outhouse races, parade, kids rides, gold panning, live music, barn dance, pancake breakfast, cowboy church and arts, craft and food vendors.

**NEW this year,
Burro Days VINTAGE MARKET!**

www.burrodays.com, jbullock@fairplayco.us
Town of Fairplay, 719-836-2622, ext. 109

VENDORS Wanted.....

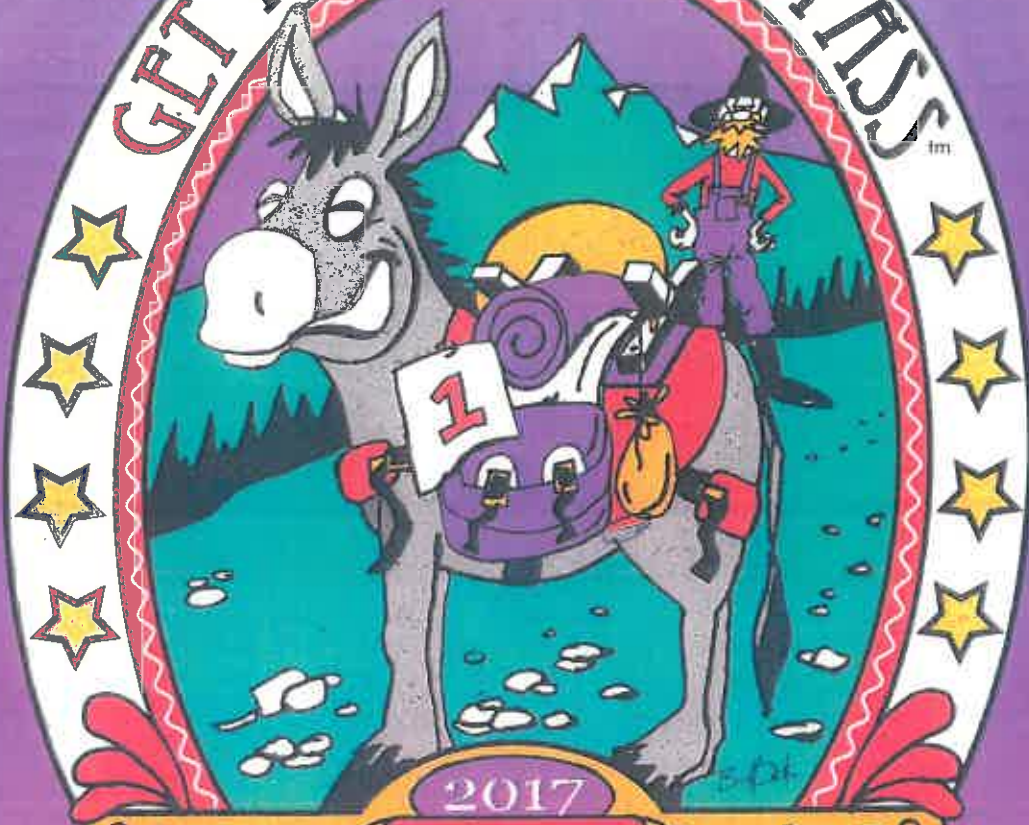
Burro Days Vintage Market

- ◆ Accepting applications for vendors that offer unique vintage, antique, repurposed upcycled and handmade items set up in a booth space that feels like a shop or boutique. Vintage inspired clothing and home décor are also accepted.
- ◆ Outdoor event in the beautiful Rocky Mountains just 85 miles west of Denver
- ◆ Booth sizes are 10' x 15', nice grassy area reserved
- ◆ **SPECIAL FIRST YEAR PRICE, \$125/booth**
- ◆ **Why Should I Participate in this Vintage Market?**
- ◆ It's our 69th Year!! We have been doing this a while & have a great amount of visitors, more than 10,000 throughout the weekend
- ◆ Vintage Markets are new to Colorado mountain towns, get in on the ground floor
- ◆ We advertise throughout the Rocky Mountain region
- ◆ We print 10,000 "Burro Newspapers" that are inserted in Lake, Chaffee and Park county newspapers
- ◆ Quite often Front Range television stations show up to cover our event and we were just featured in a German running magazine and last fall in the New York Times
- ◆ Showcase your Vintage products in a brand new market
- ◆ Working with us is easy and fun!!!

Applications available at www.burrodays.com
Contact Julie Bullock, info on front of card

Postcards used to solicit vendors

GET YUR ASS UP THE PISJS™



2017

69th Annual

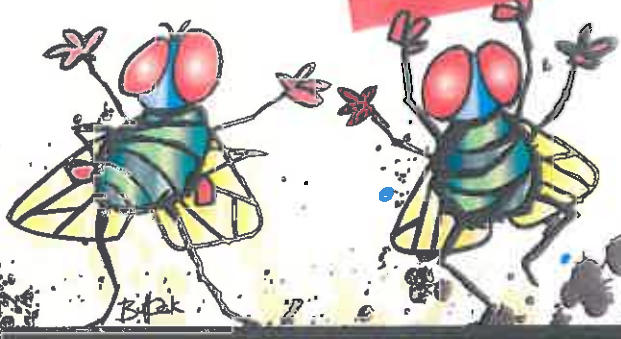
BURRO DAYS

World Championship Pack Burro Race

FAIRPLAY

COLORADO

29.5 miles 9,953 ft to 13,210 ft ...and back!

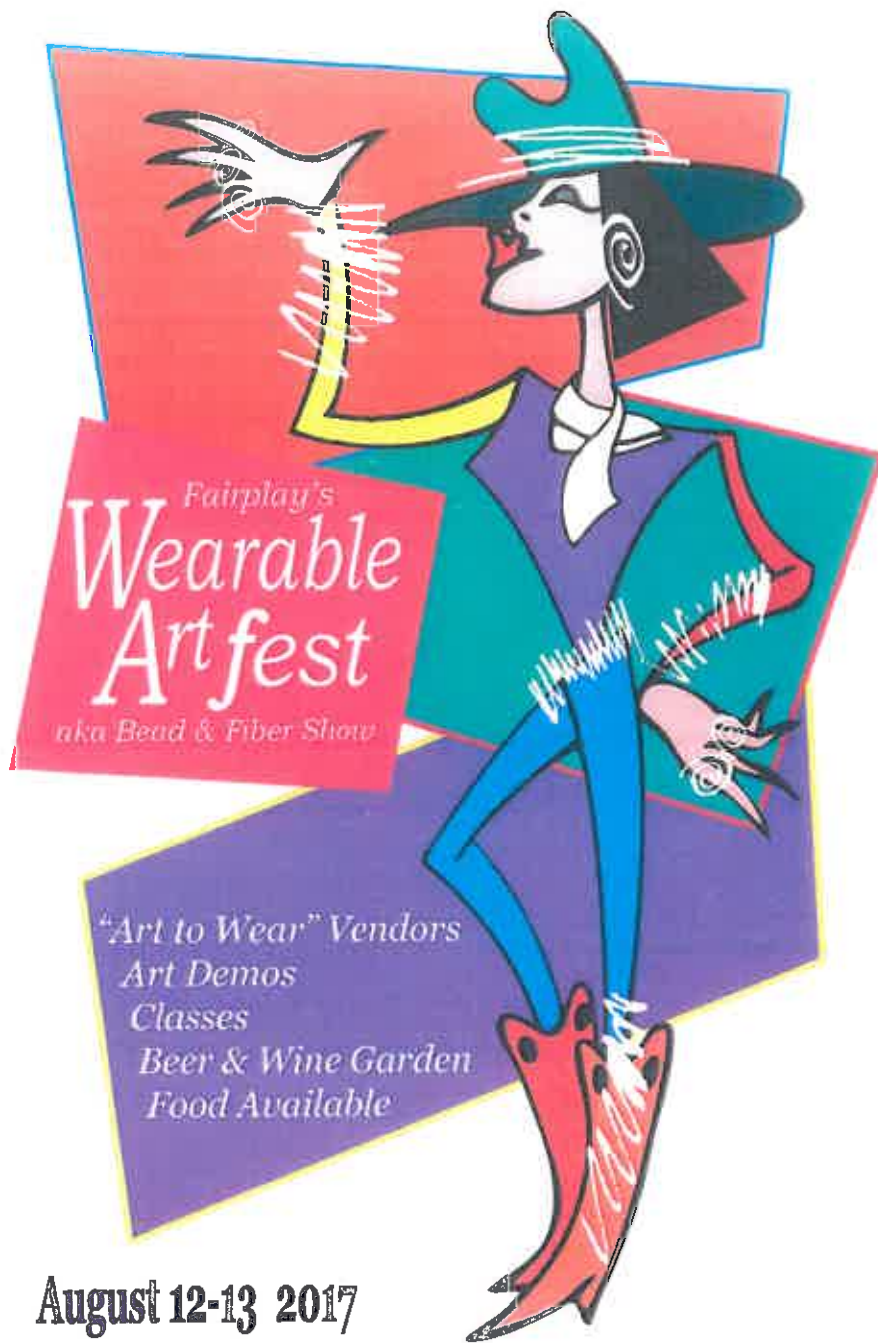


7th Annual
Outouse
RACE

2017 Fairplay, Colorado USA

A Bugra Days Production





Fairplay's
**Wearable
Art fest**

aka Bead & Fiber Show

*"Art to Wear" Vendors
Art Demos
Classes
Beer & Wine Garden
Food Available*

August 12-13 2017

Saturday, 10am - 5pm

Sunday, 10am - 4pm

Fairplay, Colorado

719-836-2622

fairplaywearableartfest.com



August 12-13 2017

Saturday, 10am - 5pm

Sunday, 10am - 4pm

Fairplay, Colorado

719-836-2622

fairplaywearableartfest.com

ARTISTS/VENDORS Wanted.....

For Fairplay's Wearable Art Fest

(aka Bead & Fiber Show)

- ◆ Accepting applications for artists that create handmade "wearable art" from any medium
- ◆ Juried competition available
- ◆ Scheduling demos and classes now
- ◆ Outdoor event in the beautiful Rocky Mountains just 85 miles west of Denver
- ◆ Booth spaces range from \$75-\$125
- ◆ Booth sizes range from 10' x 10' - 10' x 20'

Why Should I Participate in the Wearable Art Fest?

- ◆ 16th year for the event (we are expanding)
- ◆ More art mediums being accepted
- ◆ We are adding classes and more demos to event
- ◆ Complimentary wine and cheese happy hour & a spaghetti dinner for artists/vendors Saturday night
- ◆ Another great way to showcase your art and sell to a new audience
- ◆ Working with us is easy and fun!!

Applications available at fairplaywearableartfest.com

or call Julie Bullock at 719-886-2622, ext. 109 or

email jbullock@fairplayco.us.

Postcards used to solicit vendors.