

AGENDA

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

Monday, February 5, 2018 at 6:00 p.m. at the Fairplay Town Hall Meeting Room

901 Main Street, Fairplay, Colorado

- I. CALL TO ORDER REGULAR MEETING @ 6:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF AGENDA**
- V. 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** – January 22, 2018
 - B. APPROVAL OF EXPENDITURES** – Approval of bills of various Town Funds in the amount of \$18,113.42
- VI. CITIZEN COMMENTS**
- VII. PUBLIC HEARINGS**
 - A. Continued** - Consideration of a Special Use Permit application as submitted by Stan Kopunec for the property located at 249 U S Hwy 285 to allow manufacturing, fabrication and assembly of log homes and to allow the continued use of the existing shipping container located on the Commercial (C) zoned property.
 - B.** Consideration of a Special Use Permit application as submitted by Stan Kopunec for the property located at 249 U S Hwy 285 to allow two shipping containers for storage of various hotel supplies and materials on the Commercial (C) zoned property.
- VIII. UNFINISHED BUSINESS**
 - A.** Other Discussion Items
- IX. NEW BUSINESS**
 - A.** Request for Letter of Support/ Financial Support for Park County Land and Water Trust Fund Grant Application.
 - B.** Request for Letter of Support from CUSP for Park County Land and Water Trust Fund Grant Application.
 - C.** Request from Brandon Sanders Request to Talk to the Board Regarding Automotive Shop at 420 Front Street
 - D.** Other New Business
- X. STAFF REPORTS**
- XI. MAYOR AND TRUSTEE REPORTS**
- XII. ADJOURNMENT**

Upcoming Meetings/Important Dates:

President's Day – Town Hall Closed	February 19, 2018
Board of Trustees Meeting	March 5, 2018 @ 6p.m.
Pizza Night presented by Friends of the Fairplay Community @ South Park Pub & Grill	March 8, 2018 4:30 – 7p.m.

This Agenda May Be Amended.

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, February 1, 2018

Casino Night presented by South Park Schools Foundation @ American Legion
Board of Trustees Meeting
Fairplay Easter Egg Hunt presented by American Legion @ South Park City Museum
Board of Trustees Meeting
Spud Fest presented by Friends of the Fairplay Community @ Hand Hotel
Board of Trustees Meeting

March 10, 2018 6 – 8:30p.m.
March 19, 2018 @ 6p.m.
April 1, 2018
April 2, 2018 @ 6p.m.
April 13, 2018
April 16, 2018 @ 6p.m.

This Agenda May Be Amended.

Posted at Fairplay Town Hall, Fairplay Public Library, Fairplay Post Office, and Town of Fairplay Website on Thursday, February 1, 2018

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
January 22, 2018**

CALL TO ORDER WORK SESSION REGARDING EVENTS AND MARKETING

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, Town Treasurer Kim Wittbrodt, Assistant to the Town Administrator Mason Green and Special Events Coordinator Julie Bullock.

Town Administrator/ Clerk Darrah shared marketing plan information for 2018 with the Board and Special Events Coordinator Bullock shared information regarding an event brainstorming session held with Town Staff in March of 2017. This resulted in ideas for new events for shoulder seasons and enhancing existing events and invited the Board to offer their input on new and expanded events. A list of events for Fairplay and all of Park County was included, showing scheduled events for each month of the year. In addition, a sample Merchant Survey was presented to the Board for review and comment. The survey for Fairplay businesses would offer business owners the opportunity to give feedback and comment on marketing, events, town incentive programs and a proposed Main Street Program.

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 6:00 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 Attorney Lee Phillips, Town Administrator/ Clerk Tina Darrah, Public Works Director Vaughn Mead, Town Treasurer Kim Wittbrodt, Assistant to the Town Administrator Mason Green, Deputy Town Clerk Claudia Werner and Special Events Coordinator Julie Bullock.

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** – December 4, 2017, December 11, 2017 and January 8, 2018
- B. **APPROVAL OF EXPENDITURES** – Approval of bills of various Town Funds in the amount of \$30,555.67.
- C. Should the Board Approve Adoption of Resolution No. 2, series of 2018, 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 CERTAIN REAL PROPERTY COMMONLY KNOWN AND NUMBERED AS 398 BEAVER CREEK LANE, FAIRPLAY, COLORADO."?

Motion #2 by Trustee Douglas, 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

No citizen comments were offered.

PUBLIC HEARING

- A. Continued – Consideration of a Special Use Permit application as submitted by Stan Kopunec for the property located at 249 U S Hwy 285 to allow manufacturing, fabrication and assembly of log homes and to allow the continued use of the existing shipping container located on the property for the proposed log home business.

The Public Hearing was re-opened by Mayor Lane at 6:03 p.m.

This public hearing was continued from the December 4, 2017 and January 8, 2018, Board of Trustees meetings to allow the applicant, Stan Kopunec, to provide additional information to the Board prior to a motion to approve or deny the application. Town Administrator/ Clerk Darrah reported that staff met with Stan and Derek Kopunec in December and provided a list of items that needed to be addressed prior to bringing this application back to the Board for consideration. Staff met with the Kopunecs after the January 8th Board meeting, at which time the applicants provided some of the information requested from them. The applicant continues to work on the remainder of the list and therefore, Staff requested that the Board continue this Public Hearing to February 5th.

Motion #3 by Trustee Just, seconded by Trustee Douglas, that the Public Hearing for the Kopunec Log Home Manufacturing and Assembly Special Use Permit be continued to February 5, 2018 at 6:00 p.m. Motion carried unanimously.

UNFINISHED BUSINESS

- A. Other discussion items

No other discussion items were offered.

NEW BUSINESS

- A. Discussion/ Approval of River Park RFP

Town Administrator/ Clerk Darrah presented the RFP for design services for a Master Plan for the River Park area. In the document, the Town has asked for conceptual plans, not construction documents, but this should give the Town what's needed to go to granting agencies for each phase of the project. The RFP is broken into six phases including entrance signage and the lot next to Town Hall, which will be integral parts of the overall project.

The Board offered suggestions regarding the scope of the project and Town Attorney Phillips asked that the RFP include a Professional Services Agreement. These items will be incorporated prior to Staff sending out the RFP to select firms.

- B. Other new business

Town Administrator/ Clerk Darrah stated that today was the deadline for election petitions. There are two Mayor candidates; Gabby Land and Frank Just. There are four candidates for the two Trustee positions; Ray Douglas, Eve Stapp, David Michael Smith and Pamela Stone.

MAYOR AND TRUSTEE REPORTS

Mayor Lane expressed his appreciation to Public Works Director Mead and the Public Works Staff for the great job they did on snow removal during the last winter storm.

ADJOURNMENT

Mayor Lane, noting that there being no further business before the Board, declared that the meeting be adjourned at 6:12 p.m.

Gabby Lane, Mayor

ATTEST:

Claudia Werner, Deputy Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Kim Wittbrodt, Treasurer
RE: Paid Bills
DATE: 1/30/2018

Agenda Item: Bills

Attached is the list of invoices paid through January 30, 2018.

Total Expenditures: \$18,113.42

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
01/23/2018	13451	4 Rivers Equipment	Parts	1	01/09/2018	392.06	105670
Total 532:						392.06	
01/23/2018	13462	Thompson, Joshua	cell phone reimburse	1	01/23/2018	12.50	617320
01/23/2018	13462		cell phone reimburse	2	01/23/2018	12.50	507320
01/23/2018	13462		cell phone reimburse	3	01/23/2018	25.00	105645
Total 2108:						50.00	
Multiple	13449	United States Postal Serv	postage for newsletter	1	01/19/2018	.00	105130
			postage for newsletter	2	01/19/2018		105130
01/22/2018	13450		postage for newsletter	1	01/22/2018	133.50	105130
Total 2158:						133.50	
01/23/2018	13463	USABlueBook	supplies	1	01/03/2018	305.81	507103
01/23/2018	13463		supplies	1	01/12/2018	447.32	507103
01/23/2018	13463		supplies	2	01/12/2018	38.95	617103
Total 2176:						793.08	
01/23/2018	13464	Wemer, Claudia	cell phone reimb	1	01/23/2018	50.00	105065
Total 2242:						50.00	
01/23/2018	13467	Xcel Energy	945 quarry road	1	01/16/2018	17.47	507185
Total 2286:						17.47	
01/23/2018	13455	Darrah, Tina	Cell Phone	1	01/23/2018	50.00	105065
Total 2462:						50.00	
01/23/2018	13452	Agent Drain Inc	video and clean line	1	01/02/2018	324.00	105650
Total 2577:						324.00	
01/25/2018	13468	Park County	deposit for meeting room	1	01/25/2018	25.00	105130
Total 2647:						25.00	
01/23/2018	13466	Wittbrodt, Kim	cell phone reimb	1	01/23/2018	50.00	105065
Total 2655:						50.00	
01/23/2018	13458	Mead, Vaughn	cell phone reimb	1	01/23/2018	25.00	105645
01/23/2018	13458		cell phone reimb	2	01/23/2018	12.50	507320
01/23/2018	13458		cell phone reimb	3	01/23/2018	12.50	617320
Total 2739:						50.00	
01/23/2018	13457	Kasper, Gerrits	mileage reimburse	1	01/23/2018	109.77	105174
01/23/2018	13457		cell phone reimb	1	01/23/2018	50.00	105645

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2747:						159.77	
01/23/2018	13459	Mobile Record Shredders	record shredding	†	01/17/2018	9.00	105030
Total 2793:						9.00	
01/23/2018	13453	Bullock, Julie	cell phone reimburse	1	01/23/2018	50.00	105065
Total 2812:						50.00	
01/23/2018	13454	Cleanwater Cleanup Comp	jet line at lift station	1	01/18/2018	835.00	617103
Total 2859:						835.00	
01/23/2018	13460	Mountain Peak Controls, In	scada upgrade	1	01/10/2018	14,798.11	617155
Total 2861:						14,798.11	
01/23/2018	13456	Fairplay Auto Supply	supplies	†	12/31/2017	62.43	105870
Total 2948:						62.43	
01/23/2018	13461	Schlunsen, Arthur	cell phone reimburse	1	01/23/2018	50.00	105455
Total 2988:						50.00	
01/23/2018	13465	White, Kathleen	per diem for training	1	01/17/2018	164.00	507050
01/23/2018	13465		cell phone reimburse	1	01/23/2018	25.00	105845
01/23/2018	13465		cell phone reimburse	2	01/23/2018	12.50	507320
01/23/2018	13465		cell phone reimburse	3	01/23/2018	12.50	617320
Total 3004:						214.00	
Grand Totals:						18,113.42	

Report Criteria:

Detail report type printed



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Tina Darrah, Town Administrator/Clerk

RE: Consideration of Special Use Permit for 249 US Hwy. 285/Kopunec for Log Home Building Business (20-acre parcel)

DATE: January 31, 2018

Mr. Kopunec has applied for a special use permit to allow the operation of a log home building operation and also to keep the container that is currently on the property. This operation and conex container would be located on the 20-acre parcel just north of the Riverside Hotel along the river. This hearing was initially held on December 5, 2017 and continued to allow time for the applicant to address the concerns presented by staff regarding the application.

This hearing will need to be re-opened and referred to staff for comment. The applicant should be allowed to offer comment as well before Board deliberation.

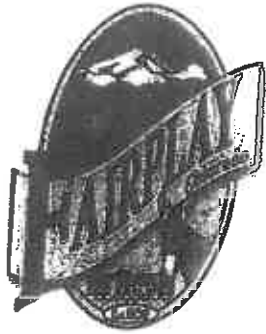
The original items that needed to be addressed, with the updated information provided by the applicant are as follows:

1. There is no site plan/map included in the application.
 - The site plan as prepared by Burnett Land Surveying has been provided and is included in your packet.
2. Ingress/egress to the property – I understand it is off the private access road on the south boundary of the property, this should be shown clearly on a site map and should include a plan for emergency vehicle access.
 - The site plan shows the location of the legal access road to the property. This access is contained solely on the 20-acre parcel. The road is adequate for large vehicle/truck access. For all practical purposes, the access is likely to occur via the access easement adjacent to Hwy. 285. Staff does not have an issue with this as parcels are under the same ownership and there is legal access without crossing any other properties.

3. Noise and aesthetics associated with a log home assembly, manufacturing business. This is highly visible location seen by every car driving through Fairplay on Hwy. 285 and directly across the river from a tourist-oriented RV Park.
 - The applicant provided testimony at the public hearing on December 5, 2017 that the applicant will use a “quiet” generator and that no utilities will be run to the site. The applicant also provided testimony that this business is only assembling “kit homes” and that all materials used are manufactured off-site. The applicant further stated that there would be no permanent structures on-site, and that only a maximum of three structures would be on-site at any given time.
4. The site plan should show the refuse and service areas.
 - The applicant provided an email outlining a simple Business Plan that states that “Utilities, Restrooms, Sanitary and Waste needs will be used at the Riverside Inn Hotel”.
5. I do not see a plan for utilities/sanitation facilities on the site.
 - The applicant provided an email outlining a simple Business Plan that states that “Utilities, Restrooms, Sanitary and Waste needs will be used at the Riverside Inn Hotel”.
6. The site plan needs to show any screening, buffering, signs, exterior lighting, etc.
 - The site plan does not show these items; however, the applicant did address the conex on the lot in the Business Plan, stating “it will be shielded away from public view with display home buildings”. It is staff’s understanding that the applicant is desirous of this site for this business because of the visibility to the general public that it would offer.

In addition to the above, Mr. Kopunec has stated that he would be willing to have a time-frame placed on the special use permit, similar to the special use permit for the sale of the Cumberland Homes on the parcel near the Hotel. Also, the Board may want to consider placing limitations on the hours of operation to address lighting, noise, etc. Potentially allowing operation from 7:00 a.m. – 7:00 p.m.

Should the Board decide to approve the Special Use Permit for this parcel, staff recommends that the site plan, the “Business Plan” and the testimony provided at the initial public hearing in regard to noise and screening of the conex container be made conditions of approval. Additionally, staff recommends that a time-frame of two or three years be placed on the special use permit, thus allowing the Board the opportunity to revisit the permit during a renewal process.



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"/> Special Use Permit |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Architectural Review |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Variance | |

<u>APPLICANT INFORMATION</u>	
Applicant: <u>RIVERSIDE PARCELS</u>	Date: <u>10-23-17</u>
Applicant's Address: <u>249 HWY 285 P.O. BOX 128</u> <u>FAIRPLAY CO. 80440</u>	
Applicant's Phone: <u>719-836-2700</u>	Fax: _____
Email Address: <u>STANSRANON@YAHOO.COM</u>	

<u>OWNER INFORMATION</u>	
Applicant's Relationship to Owner: _____	
Owner: <u>STAN KOPUNEC</u>	
Owner's Address: <u>249 HWY 285 P.O. BOX 128</u> <u>FAIRPLAY CO. 80440</u>	
Owner's Phone: <u>719-836-2700</u>	Fax: _____
Email Address: <u>STANSRANON@YAHOO.COM</u>	

<u>PROPERTY INFORMATION</u>	
Address: <u>249 HWY 285</u>	
Parcel #: <u>B</u>	
Subdivision: <u>RIVERSIDE BUS. PARK</u>	
Lot: _____	Block _____
Existing Zoning: <u>COMMERCIAL</u>	
Number of Acres: <u>20</u>	


PROJECT PROPOSAL

General Description of Project:

SEE ATTACHED PROPOSAL

SIGNATURES

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



Owner

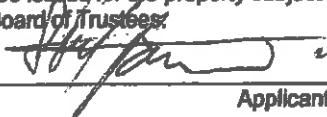
10-23-17

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.


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 _____

PROJECT PROPOSAL

I, Stan Kopunec, request approval of a Special Use Permit on Parcel B of the Fairplay River Business Park, which encompasses 20 acres. I propose the following:

- I propose that the lot be used as Manufacturing, Fabrication and Assembly as a special use in C zoning. The lot will be the site of fabrication and assembly of log homes.
- I am also requesting that the existing shipping container be allowed to remain on the lot and be used as a storage building for the log home business.

Stan Kopunec

Tina Darrah

From: riversideinn <info@riversidefairplay.com>
Sent: Thursday, January 18, 2018 3:37 PM
To: tdarrah@fairplayco.us
Subject: Riverside Business Plan
Attachments: site-plan.pdf

Tina- I wrote up a quick and simple business plan to be reviewed prior to the meeting on Monday.

Please let me know if this will work, if we need to add anything. We will use the following attachment to show the exact location of the proposed activity.

Thanks,
Derek

Riverside Resort LLC

To : Town of Fairplay

RE: Special Use Permit (SUP) – For Log Cabin Buildings - Display , Manufacture, and Sales

Business Plan

Purpose is to assemble small log buildings. These will be kit homes so there will use very little assembly resources.

No utilities will be required , as the site will be self-sufficient with generator power.

Utilities, Restrooms, Sanitary, and waste needs will be used at the Riverside Inn Hotel.

See attached site plan showing ingress/egress to job site.

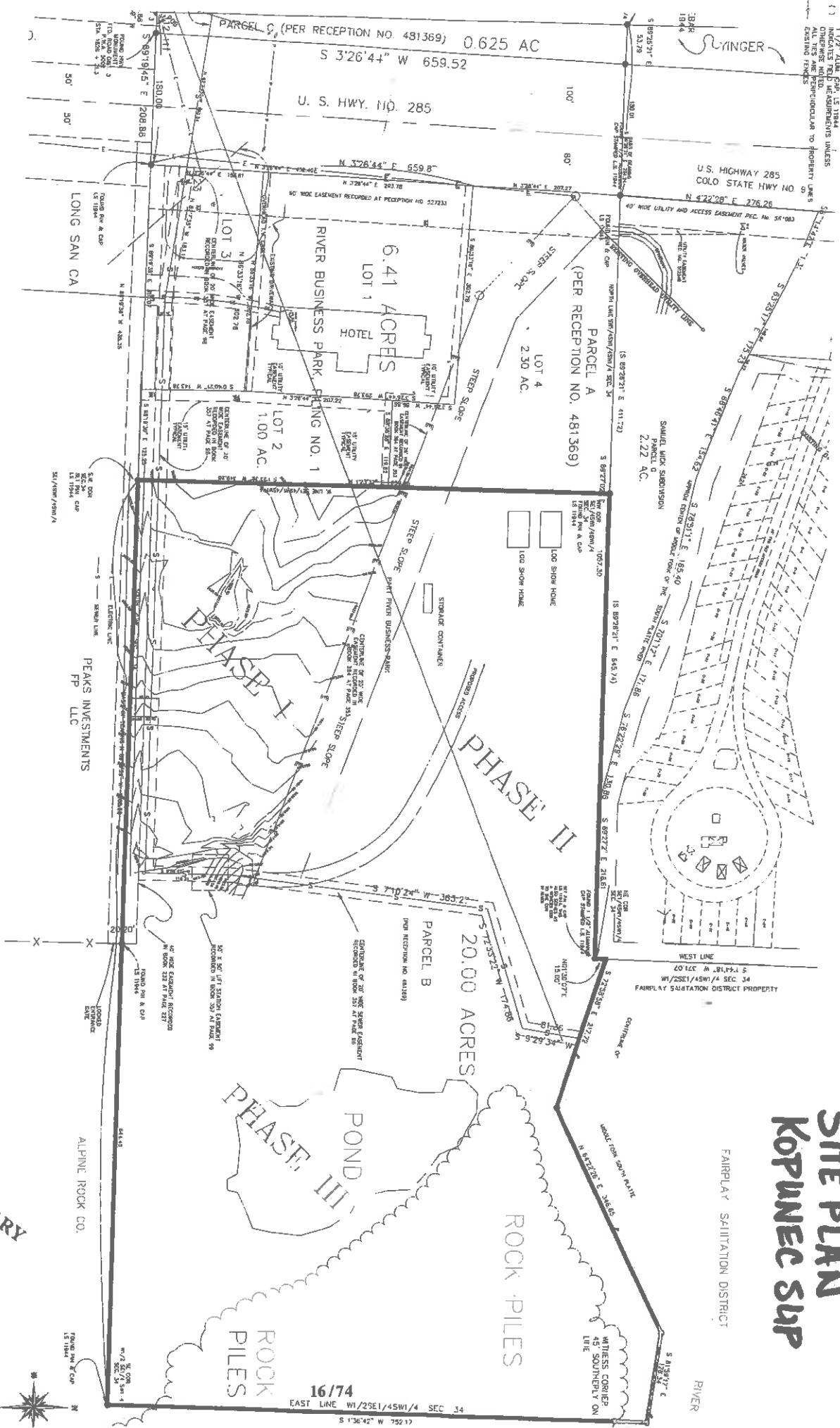
The property will be accessed by the frontage road, located behind the Riverside Inn Hotel.

The Conex Shipping container will be used for storage of building materials. It will be shielded away from public view with display home buildings.

Thanks,
Stan Kopunec

LEGEND

- INDICATES FOUND MOUND OR SIGN
- () 1/2" ALUM. CAP. IS 15" DIA. WITH 1/2" DIA. HOLES. MEASUREMENTS UNLESS OTHERWISE NOTED. ALL TIES ARE PERPENDICULAR TO PROPERTY LINES EXCEPTED THEREAS.



**SITE PLAN
KOPUNEC SUP**

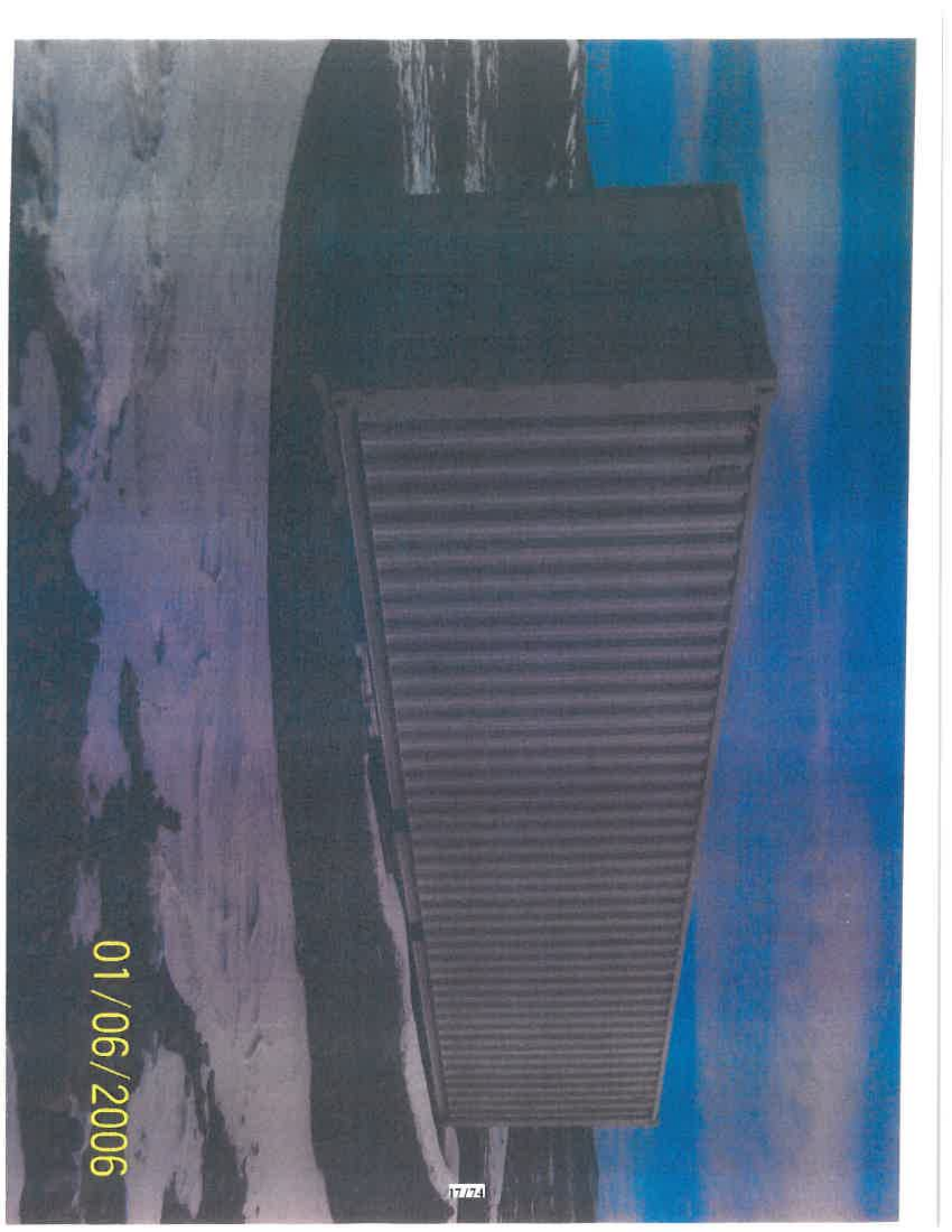
FAIRPLAY SANITATION DISTRICT

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RIVERSIDE RESORT P.U.D.	
PARCEL G, N. SAMUEL NICK SUBDIVISION & PT. OF SW 1/4, T34, R77W, 6th P.M., PARK COUNTY, COLORADO	
PREPARED BY:	DATE:
SHAWNEE ENGINEERING, INC.	MARCH 22, 2011
1000 W. 10th St., Suite 100, Fort Collins, CO 80504	SCALE: 1" = 50'
PROJECT:	PROJECT NO.:
FAIRPLAY SANITATION DISTRICT	16174
APPROVED BY:	DATE:
ALPINE ROCK CO.	MARCH 22, 2011
PROJECT NO.:	PROJECT NAME:
16174	KOPUNEC SUP

16174
EAST LINE W1/2SE1/4SW1/4 SEC. 34



01/06/2006

17121

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

APPLICATION FOR A 2018 FAIRPLAY BUSINESS LICENSE

1. Name of Business: Riverside Resort LLC
2. Owner(s) Name: Stan Kopunec
3. Indicate the type of ownership: ___ Individual ___ Company X LLC
___ Corporation ___ Association/Club ___ Non-Profit ___ Other
4. Place of Business (full address): 249 Highway 285, Fairplay CO. 80440
Parcel B
5. Mailing address (if different from above): PO BOX 128, Fairplay, CO 80440
6. Telephone No.: 719-836-0600
7. E-mail address: Stansranch@yahoo.com
8. Date you began business in Fairplay: 2018
9. State Sales Tax Account Number (if applicable): _____
10. Indicate type of Business: ___ Wholesale X Retail X Service ___ Non-Profit ___ Other
(explain) _____
11. Principal Goods or Service Provided: Sales of small kit home cabins
& Construction
12. Do you have a web-site? _____ If Yes, Would you like us to provide a link to your web-site from the Town of Fairplay site? _____ If so, please provide the website address: N/A

I declare, under the penalty of perjury, that this application has been examined by me; that the statements made herein are made in good faith pursuant to applicable tax laws and regulations, and to the best of my knowledge and belief, are true, correct, and complete.

Signature of Applicant _____ Date: 1-10-2018

Printed Name: Stan Kopunec Title: General Manager

The Fairplay Business License Fee is **\$25.00** per year. **Non-profits are required to have a business license but there is no fee.** Make check payable to the "Town of Fairplay." This is an annual fee payable and due at the beginning of each new year.

Please mail completed application and fee to:

Town of Fairplay
PO Box 267
Fairplay, CO 80440

For Office Use Only
License No. _____
Date received: _____
Date mailed: _____

"Where History Meets the High Country"

**MAYOR'S OPENING STATEMENT
SPECIAL USE PERMIT HEARING FOR 249 U S HWY. 285**

MAYOR LANE:

I WILL NOW OPEN THE PUBLIC HEARING ON THE APPLICATION OF STAN KOPUNEC FOR A SPECIAL USE PERMIT ON THE PROPERTY LOCATED AT 249 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 STAN KOPUNEC FOR A SPECIAL USE PERMIT ON THE SUBJECT PROPERTY. THE APPLICANT SEEKS APPROVAL OF THE SUP TO ALLOW TWO SHIPPING CONTAINERS FOR STORAGE OF VARIOUS HOTEL SUPPLIES AND MATERIALS 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, STAFF WILL NOW PRESENT THE CASE.



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Tina Darrah, Town Administrator/Clerk

RE: Consideration of Special Use Permit for 249 US Hwy. 285/Kopunec for Conex Containers behind the Riverside Hotel (on the Hotel parcel)

DATE: January 31, 2018

Mr. Kopunec has re-applied for a special use permit to allow conex containers on his property at the Riverside Inn Hotel. The application states that it is for three containers, as the application also includes the conex container being considered in a separate SUP for the Log Home Building business on the 20-acre parcel. Staff notes that this application is only for the two containers on the same lot as the Riverside Inn Hotel and located directly behind the hotel building as shown in the included photos.

Mr. Kopunec's original SUP allowing the containers (granted on June 5, 2017 and included in this packet) was revoked by the Board on November 6, 2017, for not meeting the following conditions:

Condition #4 stated that if signage exists on the containers, the units shall be painted, it has been deemed acceptable that if the only signage existing on the containers is the shipping information, then removing these numbers/letters is sufficient. If larger signage exists, then that must be removed as well or the units shall be painted in accordance with the permit.

Condition #5 stated that the units will be screened or moved to a less visible location. This applies only to the units that are on the lot adjacent to the river. It was agreed at the meeting when your permit was originally approved that it would be acceptable for those units to be placed behind the Hotel. You have one container that still needs to be either moved or screened.

After the revocation, Mr. Kopunec received a written summons to Municipal Court because without the SUP, the containers were in violation of the Municipal Code. Since receiving the summons, Mr. Kopunec applied for this SUP and complied with the original condition #4 as stated above and shown in the included photos. Condition #5 applied only to the conex on the 20-acre parcel, again this is being addressed in a separate application.

Another point of concern that arose at the time of granting the original SUP, was the need for the containers to be locked at all times. Bo has confirmed that the containers have locks on them and have in fact been locked during recent site visits.

Should the Board decide to approve the Special Use Permit staff suggests that a motion be made stating such approval and directing staff to draft a resolution for approval to be considered on the next agenda. Further, staff recommends that the conditions as stated in the original SUP be incorporated in to that motion – specifically, that the SUP SHALL NOT run with the land, that the approval is for existing units only, and that the units be locked at all times.



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"/> Special Use Permit <i>Storage Containers</i> |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Architectural Review |
| <input type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Variance | |

APPLICANT INFORMATION

Applicant: Riverside Inn Hotel Date: 1-10-2018
Applicant's Address: 249 HWY. 285
FAIRPLAY CO. 80440
Applicant's Phone: 719-836-2700 Fax: 719-836-0600
Email Address: STANBRACH@YAHOO.COM
Derek@BwFairplay.com

OWNER INFORMATION

Applicant's Relationship to Owner: _____
Owner: STAN KOPUNEC
Owner's Address: 249 HWY 285
FAIRPLAY CO. 80440
Owner's Phone: 719-836-2700 Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 249 HWY 285, LOT 1
Parcel #: _____
Subdivision: RIVERSIDE BUS. PARK
Lot: _____ Block: _____
Existing Zoning: COMMERCIAL
Number of Acres: 2.05
6.41 acres

PROJECT PROPOSAL

General Description of Project:

Storage Containers located behind
Riverside Inn Hotel

Used for various hotel supplies,
and materials.

Total of 3 Shipping Containers. Two are
located directly behind hotel.

Third located north of hotel.

* See Attached Map.

SIGNATURES

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


Owner

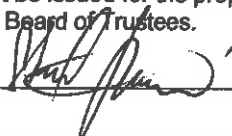
1-10-2018

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.

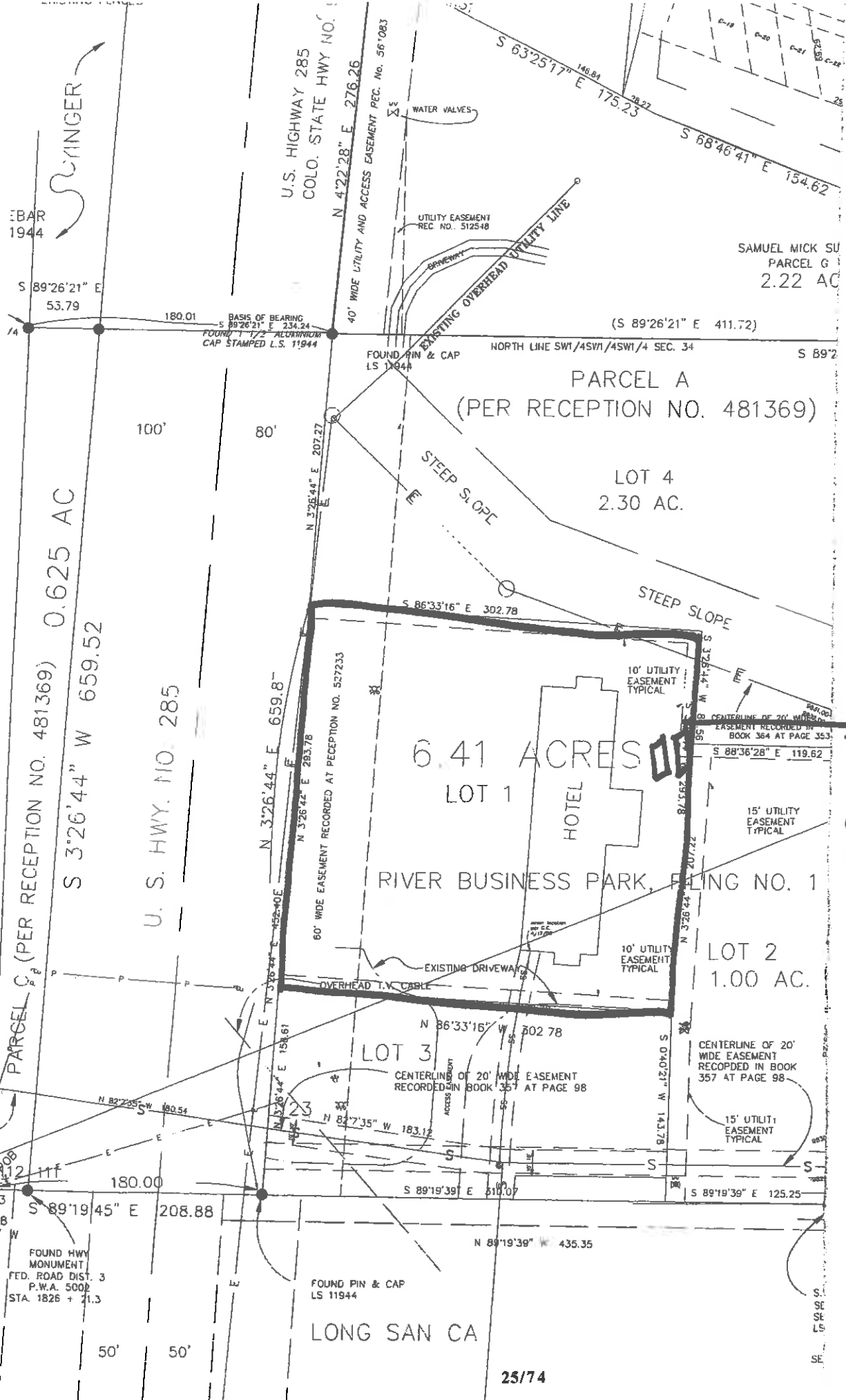


Applicant

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 _____



→ Location
 of 2 Conex
 Containers
 behind Hotel



26174

01/06/2006







Park County Assessor

Owner Detail 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](#)

Schedule Number
45538

Owner Name and Address

KOPUNEC STAN
PO BOX 128
FAIRPLAY, CO 80440-0128
KAMPBELL PAUL

[Return to Top of Page](#) |
 [Property Search](#) |
 [Assessor Home Page](#)

The Park County Assessor's Office makes every effort to collect and maintain accurate data. However, Good Turns Software and the Park County Assessor's Office are unable to warrant any of the information herein contained.

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 Database & Web Design by [Good Turns Software](#).

STATE OF COLORADO STATUTORY FORM
POWER OF ATTORNEY
(effective January 1, 2010)

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Uniform Power of Attorney Act, part 7 of article 14 of title 15, Colorado Revised Statutes.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the special instructions.

This form provides for designation of one agent. If you wish to name more than one agent you may name a co-agent in the special instructions. Co-agents are not required to act together unless you include that requirement in the special instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the special instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I Paul Kampber (name of principal) name the following person as my agent:

Name of agent: Stan Kopnec
Agent's address: P.O. Box 128 Fairplay, CO 80440
Agent's telephone number: 719-836-2500

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of successor agent: _____

Successor agent's address: _____

Successor agent's telephone number: _____

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of second successor agent: _____

Second successor agent's address: _____

Second successor agent's telephone number: _____

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Uniform Power of Attorney Act, part 7 of article 14 of title 15, Colorado Revised Statutes:

(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial All preceding subjects instead of initialing each subject.)

- Real property
- Tangible personal property
- Stocks and bonds
- Commodities and options
- Banks and other financial institutions
- Operation of entity or business
- Insurance and annuities
- Estates, trusts, and other beneficial interests
- Claims and litigation
- Personal and family maintenance
- Benefits from governmental programs or civil or military service
- Retirement plans
- Taxes
- All preceding subjects

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- Create, amend, revoke, or terminate an inter vivos trust
- Make a gift, subject to the limitations of the Uniform Power of Attorney Act set forth in section 15-14-740, Colorado Revised Statutes, and any special instructions in this power of attorney
- Create or change rights of survivorship
- Create or change a beneficiary designation
- Authorize another person to exercise the authority granted under this power of attorney
- Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- Exercise fiduciary powers that the principal has authority to delegate
- Disclaim, refuse, or release an interest in property or a power of appointment
- Exercise a power of appointment other than: (1) The exercise of a general power of appointment for the benefit of the principal which may, if the subject of estates, trusts, and other beneficial interests is authorized above, be exercised as provided under the subject of estates, trusts, and other beneficial interests; or (2) the exercise of a general power of appointment for the benefit of persons other than the principal which may, if the making of a gift is specifically authorized above, be exercised under the specific authorization to make gifts
- Exercise powers, rights, or authority as a partner, member, or manager of a partnership, limited liability company, or other entity that the principal may exercise on behalf of the entity and has authority to delegate excluding the exercise of such powers, rights, and authority with respect to an entity owned solely by the principal which may, if operation of entity or business is authorized above, be exercised as provided under the subject of operation of the entity or business

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the special instructions.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines:

For use to complete subdivision for 6.41 acres in Riverside Business Park and associated paperwork to accomplish those goals.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the special instructions.

NOMINATION OF CONSERVATOR OR GUARDIAN (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate or guardian of my person, I nominate the following person(s) for appointment:

Name of nominee for conservator of my estate:

Boe Campbell
Nominee's address: 26333 E. 152 Ave. Brighton, Co. 80607
Nominee's telephone number: 303-748-7455

Name of nominee for guardian of my person:

Nominee's address: _____
Nominee's telephone number: _____

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

Boe Campbell
Your signature
Boe Campbell
Your name printed

12-6-17
Date

Your address

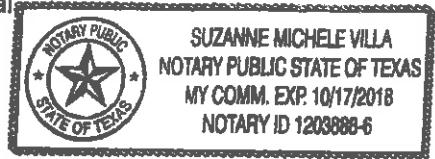
Your telephone number

STATE OF ^{Texas} COLORADO)
) ss.
Aransas COUNTY OF _____)

The foregoing instrument was acknowledged before me this 16th day of December, 2017, by Paul Dean Campbell, principal.

Witness my hand and official seal.

My commission expires: 10/17/2018.



Suzanne Michele Villa
Notary Public

This document prepared by:

IMPORTANT INFORMATION FOR AGENT

Agent's duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) Act in good faith;
- (3) Do nothing beyond the authority granted in this power of attorney; and
- (4) Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

(Principal's name) by (Your signature) as agent

Unless the special instructions in this power of attorney state otherwise, you must also:

- (1) Act loyally for the principal's benefit;
- (2) Avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) Act with care, competence, and diligence;
- (4) Keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (5) Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and

(6) Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of agent's authority

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) Death of the principal;
- (2) The principal's revocation of the power of attorney or your authority;
- (3) The occurrence of a termination event stated in the power of attorney;
- (4) The purpose of the power of attorney is fully accomplished; or

(5) If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the special instructions in this power of attorney state that such an action will not terminate your authority.

Liability of agent

The meaning of the authority granted to you is defined in the Uniform Power of Attorney Act, part 7 of article 14 of title 15, Colorado Revised Statutes. If you violate the Uniform Power of Attorney Act, part 7 of article 14 of title 15, Colorado Revised Statutes, or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.

88-957/1119

5100

A Riverside Inn LLC

Ph. 719-836-0600
PO Box 1387
249 Highway 285
Fairplay, CO 80440

1-10 2018

PAY TO THE ORDER OF Town of Fairplay

\$ 150.00

one hundred fifty and 00/100

DOLLARS

TBK BANK, SSB
MEMBER FDIC

Application Fee

FOR Storage Containers

⑆111909579⑆ 1639449901⑆ 5100

RE-APPLY AFTER JUNE 5, 2017 SUP
WAS REVOKED FOR STORAGE CONTAINERS.

**TOWN OF FAIRPLAY, COLORADO
RESOLUTION #10
(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 STAN KOPUNEC**

WHEREAS, on February 1, 2017, Stan Kopunec (hereinafter referred to as Applicant) submitted an Application to the Town of Fairplay, Colorado, for a Special Use Permit to allow four temporary shipping containers for a development project on Fairplay River Business Park, Parcel A, located at 249 U S Highway 285, Fairplay, Colorado, and

WHEREAS, the Board of Trustees at its June 5, 2017, regularly scheduled meeting did review said application and did discuss and approve of the granting of a Special Use Permit to allow four temporary shipping containers for a development project at 249 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.

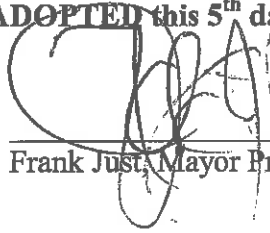
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT;**

1. The applicant’s request for a Special Use Permit is hereby granted for the continued use of four shipping containers on Fairplay River Business Park, Parcel A, located at 249 U S Highway 285, Fairplay, Colorado, for a period of 36 months from the date of this approval.
2. The Board hereby determines that this Special Use Permit SHALL NOT run with the land, but rather be personal to the applicant and terminate upon sale of the property.
3. This approval is for the existing units only, no stacking, increase in height, addition to or replacement of units.


4. No signage on units. If signage exists on the units, the units SHALL be painted an earth tone color approved by the Board of Trustees. This painting shall be completed by September 4, 2017.
5. Units will be screened or moved to a less visible location approved by the Town.
6. The units will be locked at all times.
7. 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.
8. 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.
9. Effective Date. This Resolution shall become effective immediately.

RESOLVED, APPROVED AND ADOPTED this 5th day of June, 2017.





 Frank Just, Mayor Pro Tem



 Tina Darrah, Town Clerk

**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 February 5, 2018 at 6:00 p.m. concerning an application for a Special Use Permit (SUP) on the property located at 249 U S Hwy 285 in the Town of Fairplay. Applicant seeks to obtain a SUP for the Commercial (C) zoned property to allow three shipping containers for storage of various hotel supplies and materials. The applicant for the SUP is Stan Kopunec. For further information contact the Fairplay Town Hall at 719-836-2622.

As published in the Park County Republican and Fairplay Flume on Jan. 19, 2018
(NOTICE OF PUBLIC HEARING)

AFFIDAVIT

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

I, Joshua L. Thompson, hereby certify that I have posted the
property: 249 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: 1-25-18 11:06

Date of Affidavit: 1-25-18

Joshua L. Thompson
Town of Fairplay Staff



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

January 16, 2018

Notice of Public Hearing
Regarding the land use application for a Special Use Permit for the property
located at 249 U S Highway 285 in the Town of Fairplay:

This is to advise you that on Monday, February 5, 2018 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 249 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 three shipping containers for storage of various hotel supplies and materials.

The applicant is Stan Kopunec.

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 249 U S Highway 285 in the Town of Fairplay was placed in the United States mail, postage prepaid, first class, this 16th day of January, 2018, addressed to:

Sch#45538
Stan Kopunec
Paul Kampbell
P O Box 128
Fairplay, CO 80440-0128

Sch#45540
Samuel L Mick
P O Box 2049
Buena Vista, CO 81211-2049



Claudia Werner – Deputy Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Tina Darrah, Town Administrator/Clerk

RE: Request for Letter of Support/Financial Support for Park County Land and Water Trust Fund Grant Application

DATE: February 1, 2018

I have attached correspondence from Misi Ballard and Josh Voorhis requesting a letter of support/funding for the Wildlands Restoration Volunteers (WRV), Wild Connections, Mosquito Range Heritage Initiative (MRHI), and the Pike San Isabel National Forest South Park Ranger District Coalition of the Upper South Platte grant application to the Park County Land and Water Trust Fund for the following projects: Selkirk Illegal Route Rehabilitation Project, the Sheep Creek/Mountain Illegal Route Rehabilitation Project and the Beaver Creek Trail Re-establishment Project.

Josh Voorhis, the South Park District Ranger will be at the meeting to discuss the project in more detail and to make a request for funds that can be used towards matching grant money. Please see my e-mail correspondence with him which is included in your packet and shows that he will be requesting \$1,000. You have \$5,000 in your Board Benevolence line item for 2018 and \$2,500 in your donation line item.

I have included a letter of support as well.

Should the Board decide to offer a letter of support and funding, a motion and roll call vote would be appropriate.



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

January 25, 2018

John Woodward, Chairperson
Park County Land and Water Trust Fund
PO Box 1373
Fairplay, CO 80440

Dear Park County Land and Water Trust Fund Board Members,

The Town of Fairplay would like to endorse and give the community's support for the Selkirk Illegal Route Rehabilitation Project, the Sheep Creek/Mountain Illegal Route Rehabilitation Project and the Beaver Creek Trail Re-establishment Project being proposed by the Wildlands Restoration Volunteers (WRV), Wild Connections, Mosquito Range Heritage Initiative (MRHI), and the Pike San Isabel National Forest South Park Ranger District.

We believe this project will enhance trail recreation, restore habitat, and protect the water supply through reduced erosion from user created roads. Without the help of grantors, such as the Park County Conservation Trust Funds, these important projects will not happen.

The South Park community has a very rich history and heritage and being able to add to the health and well-being of the community through outdoor recreational opportunities, benefits the whole community. While this project certainly affects our community members in a positive way, these wild areas are also enjoyed by visitors and tourists, which are an important part of our local economy. Preserving and restoring our surrounding natural areas was an central community value, as identified in the recently adopted Fairplay Comprehensive Plan.

Thank you very much for giving your support to this project!

Respectfully,

Gabby Lane,
Mayor, Town of Fairplay

“Where History Meets the High Country”

Tina Darrah

From: Misi Ballard <misi.ballard@gmail.com>
Sent: Tuesday, January 23, 2018 3:28 PM
To: Tina Darrah
Subject: Beaver Creek Restoration Project
Attachments: LWTF Pre-Proposal.doc; Budget - Selkirk, Sheep Creek, Beaver Creek 2018.01.23.xls

Hi, Tina,

Its been a long time since we've chatted! I hope all is well.

I'm writing as a Board member of Wild Connections. We are partnering with the S.Park Ranger District, Wildlands Restoration Volunteers (WRV) and MRHI on the restoration of 3 different sites on the NF in the Fairplay area this summer, and will be submitting a proposal to the Park Co. Land & Water Trust on Monday for funding.

The three sites are in the Selkirk Basin/N. Tarryall Creek (above Alma), Beaver Creek just north of Fairplay, and Sheep Creek, to the south of Fairplay.

Josh Voorhis mentioned that the Town of Fairplay has expressed support for the Beaver Creek project, which will replace the old, dangerous wooden bridge across the beaver ponds.

I am writing to see if you might be able to write a letter of support for the project, addressed to the Land and Water Trust Fund. I have attached the Draft LWTF proposal prepared by Ed Self, Exec. Dir. of WRV, which briefly describes all 3 projects. Also, I would be happy to stop in to discuss the Beaver Creek project, as well as the other 2 projects, if that would be helpful.

We would also like to discuss the possibility of the Town of Fairplay financially partnering with us. We would welcome any support the Town might be able to contribute to this project that the residents of Fairplay will benefit from tremendously. I've attached the Draft budget covering all three projects and, again, would love the chance to talk with you about this.

I'm available by phone any time and hope to talk with you soon.
Thanks so much,

Misi

Misi
N.
Ballard
Board Member
Wild Connections
www.wildconnections.org
303.884.7640

Tina Darrah

From: Voorhis, Josh -FS <jvoorhis@fs.fed.us>
Sent: Tuesday, January 30, 2018 11:03 AM
To: tdarrah@fairplayco.us
Subject: RE: Forest Service Request
Attachments: Fairplay Proposal Narrative.doc; Fairplay Proposal Photographs.doc

I have attached two documents for you to provide to your board for their consideration. I would like to ask for a \$1000 and I certainly understand if the amount is less than that. I do feel the larger amount would help us as we go before Park County for the larger share.

The key item in this for the Town of Fairplay is the work included in this project to take a large step towards reconnecting Breckenridge and Fairplay with a single track trail. This could draw some of the mountain bike community from Summit County over to this side as well as the cross-country bicycle travelers that currently go through Como from Breckenridge and then straight south towards Hartsel bypassing Fairplay.

The other positive is to let the board know what the Forest Service is trying to accomplish in the local area.

Thanks and let me know if anyone has any questions. Also if you could let me know the time for the meeting.

Josh

Joshua Voorhis
District Ranger
Forest Service
South Park Ranger District,
Pike/San Isabel National Forests & Cimarron/Comanche National Grasslands

p: 719-836-3857
c: 719-839-1305
f: 719-836-3876
jvoorhis@fs.fed.us

320 Hwy. 285 - PO Box 219
Fairplay, CO 80440
www.fs.fed.us



Caring for the land and serving people

From: Tina Darrah [mailto:tdarrah@fairplayco.us]
Sent: Monday, January 29, 2018 9:41 AM
To: Voorhis, Josh -FS <jvoorhis@fs.fed.us>
Subject: RE: Forest Service Request

Josh,

I can put you on the agenda. Do you have any additional material that I should provide the Board? Also – what amount will you be requesting? I would suggest \$500-\$1000 (max). They only have a small amount of donation funds budgeted for the year.

Thanks,

Tina

From: Voorhis, Josh -FS [<mailto:jvoorhis@fs.fed.us>]
Sent: Monday, January 29, 2018 8:40 AM
To: 'tdarra@fairplayco.us' <tdarra@fairplayco.us>
Subject: Forest Service Request

I was hoping to get on your Feb 6th board meeting agenda. I know a group of us, WRV, MRHI and Wild Connections have already received a support letter for several projects in the area surrounding Fairplay. I have been volunteered by the groups to do a quick presentation and see if the Town would like to contribute any resources.

The projects are illegal road reclamation in the North Tarryall drainage and in Sheep Creek near Breakneck Pass. Those two projects may not be directly in line with the Town but the project up Beaver Creek may be of interest. The Beaver Creek project is a major link to having a single track trail from Breckenridge to Fairplay. If this section is completed it will certainly help build momentum for the rest of the segments that need work.

Thanks and let me know.

Josh

Joshua Voorhis
District Ranger
Forest Service
South Park Ranger District,
Pike/San Isabel National Forests & Cimarron/Comanche National Grasslands
p: 719-836-3857
c: 719-839-1305
f: 719-836-3875
jvoorhis@fs.fed.us

320 Hwy. 285 - PO Box 219
Fairplay, CO 80440
www.fs.fed.us



Caring for the land and serving people

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Wild Connections
FROM THE MOUNTAINS TO THE PRAIRIES

Town of Fairplay Application for Assistance

January, 2018

Project Name: North Tarryall Creek, Sheep Creek and Beaver Creek Protection and Erosion Control

1. Applicant Information

Ed Self, Executive Director
Wildlands Restoration Volunteers
3012 Sterling Circle, Suite 201
Boulder, CO 80301
303.543.1411
edself@wlr.org

WRV, the applicant, is supporting local partners to fulfill their vision for the project, including the USFS South Park Ranger District, Wild Connections, and the Mosquito Range Heritage Initiative.

2. Description of Project: (Scope of work and nature of project)

Beaver Creek wetlands (~4 miles N of Fairplay) are being impacted by sediment flow from a nearby closed 800-foot road, plus 1,230 feet of social trails, including 400+ feet through the wetland. Users are impacting water quality in Beaver Creek, in their attempt to navigate the wetland on and around dangerous rotting user-created bridges made of logs and pallets. The Beaver Creek trail is the most popular non-wilderness trail near Fairplay.

The South Park Ranger District (SPRD) has identified a serious growing problem with illegal motorized travel at two sites, Sheep Creek (~7 miles SW of Fairplay) and North Tarryall Creek (Selkirk area; ~15 miles N of Fairplay), and beyond above timberline onto tundra and up to the Continental Divide. This activity is causing impacts to the wetlands and water quality of North Tarryall Creek and Sheep Creek, and the tundra above, seriously threatening the ecological values of the area.

Combined project activities at these three sites will include:

- Construct 350 feet of boardwalk across Beaver Creek to improve wetland water quality, while removing a public safety hazard (i.e. user-created rotting bridges) on the most popular non-wilderness trail near Fairplay.
- Construct 1700 feet of trail east of Beaver Creek to provide a sustainable route with less erosion by reducing social trail formation. Secondly, provides one of the last links for a continuous trail route from Breckenridge to Fairplay.

- Close and revegetate 20,200 feet of illegal routes along creeks and above in rugged subalpine/alpine terrain (Sheep and N. Tarryall Creeks), in order to protect the water supply from erosion and sedimentation. Revegetation treatments will involve scarification with heavy equipment, seeding, mulching, and installation of erosion matting on steep sections.
- Close and revegetate 1,230 feet of social trails adjacent to Beaver Creek and 800 feet of eroding roadway to reduce stream impacts and sedimentation.
- Install 300 feet of post and cable barriers to protect closure areas.

This project is modeled after projects previously completed by the USFS, Wild Connections, Mosquito Range Heritage Initiative, and Wildlands Restoration Volunteers in other areas of the Pike/San Isabel National Forests, continuing our shared commitment to protect roadless areas and to restore and protect critical wildlife habitat and water quality.

The Beaver Creek trail project is already a designated non-motorized trail, Forest Service Trail #687 and 747, therefore further NEPA analysis is not required. This project will correct deficiencies and reduce impacts to the wetlands and to Beaver Creek.

3. **Need for project:** justification of request. How does the project benefit the community?

Beaver Creek

The primary purpose of work at this site is three-fold:

- 1) Reverse impacts to the Beaver Creek water quality caused by users traversing a trail through the wetland. The trail crosses wet areas on rotting user created bridges made of logs and pallets. Not only is the route very dangerous (see photos), but users in their attempts to navigate the wetland, cause further resource damage and sedimentation into the creek.
- 2) Rehabilitate an 800-foot closed illegal route, which is currently eroding and sending sediment into Beaver Creek. This illegal route is actually non-motorized Forest Service Trail #687.
- 3) Close and rehabilitate 2,080 feet of eroding social trails adjacent to Beaver Creek and re-construct a 1,900 foot nearby historic route to the saddle.

A secondary purpose of the work at this site is to safely re-establish the most popular non-wilderness trail near Fairplay and establish one of the final remaining links in a continuous trail route from Breckenridge to Fairplay.

Sheep Creek

The primary purpose of this illegal route rehabilitation project is to prevent further damage to the headwaters of Sheep Creek. The illegal route follows the drainage, within the riparian zone, for approximately 1.7 miles. The route crosses Sheep Creek on multiple occasions. Negative impacts are: sedimentation, damage and disturbance to proper functioning condition, damage to riparian plant species and wildlife dependent species.

A secondary purpose of the project is to reduce erosion and damage on the alpine sites above, which drain into Sheep Creek. This section of route is perpendicular to the slope, has eroded gullies and has altered the natural water flow. This route will not recover within a significant time period and without causing further damage without intervention.

Another secondary purpose of the project is to protect and restore habitat for bighorn sheep which utilize the area along with elk, moose, bear and deer. The Forest Service installed gates (2016) at the Forest Service Boundary on Breakneck and Browns Pass roads for enforcement of the wildlife spring closure. Colorado Parks and Wildlife in conjunction with the Forest Service proposed this area for wildlife spring closures to minimize human impacts during elk calving and bighorn sheep lambing.

The South Park Ranger District currently has a goal to complete all illegal route closures on the west side of the district, (Mosquito Range) within 10 years. The Sheep Mountain project is the largest illegal route closure project in this area. The project fits within the overall goals of the agency to reduce impacts to watersheds, maintain and improve wildlife and fisheries habitat and provide a variety of recreational opportunities for the public.

Selkirk - North Tarryall Creek

The primary purpose of this illegal route rehabilitation project is to prevent further damage to the headwaters of North Tarryall Creek. The illegal route follows the drainage, within the riparian zone, for approximately 1,500 feet, crossing Tarryall Creek. Negative impacts are: sedimentation, damage and disturbance to proper functioning condition, damage to riparian plant species and wildlife dependent species, and a reduction of water quality.

A secondary purpose of the project is to reduce erosion and damage on the alpine sites on Hoosier Ridge. At higher elevations the illegal route continues straight up the slope to a small saddle near Red Mountain and then toward the summit. This section of route is perpendicular to the slope, has eroded gullies and has altered the natural water flow. This route will not recover within a significant time period and without causing further damage.

Another secondary purpose of the project is to protect and restore habitat for elk, moose, bear and deer. The Forest Service installed a gate (2016) near the Selkirk Campground for enforcement of the wildlife spring closure. Colorado Parks and Wildlife in conjunction with the Forest Service proposed this area for wildlife spring closures to minimize human impacts during elk calving.

Various conservation designations in this area are at risk for degradation of their natural values:

- Sediment deposited into North Tarryall Creek will impact the life span of Tarryall Reservoir
- Hoosier Ridge has been proposed as a Core Reserve in the Wild Connections Conservation Plan and is a designated USFS Resource Natural Area (RNA).

- Hoosier Ridge is an important migratory link between Silverheels and Boreas USFS Inventoried Roadless Areas, providing critical connectivity for elk and moose between these larger Roadless Areas.
- The major part of Hoosier Ridge roadless area is included in the large Mosquito Range PCA (Potential Conservation Area) of the Colorado Natural Heritage Program, and considered to have outstanding biodiversity significance.
- Wildlife species are negatively impacted by off-road vehicle use and expanded camping throughout the area.

This project will protect the North Tarryall Creek watershed and the biodiversity values of the area by reducing the impacts of unauthorized dispersed camping and illegal motorize travel.

The South Park Ranger District currently has a goal to complete all illegal route closures on the west side of the district (Mosquito Range), within 10 years. The project fits within the overall goals of the agency to reduce impacts to watersheds, maintain and improve wildlife and fisheries habitat and provide a variety of recreational opportunities for the public.

4. Community support/letters of support

Attached are Letters of Support for this project from:

- USFS South Park Ranger District, Josh Voorhis, District Ranger
- Wild Connections, Misi Ballard, Board Member
- Mosquito Range Heritage Initiative, Cara Doyle, Executive Director
- Town of Fairplay

5. Project Partners

USFS South Park Ranger District, Wild Connections, Mosquito Range Heritage Initiative

Detailed Budget Chart/Description - List individual items and amounts plus who is funding each item and if funding is secured.

Request Matching Sources →

Cash Expenses	Unit Price	Unit	Qty	Total	LWTF	WRV	NFF	MRHI	CPW	USFS	Wild Connections
Backhoe and operator (contracted)	\$1,200.00	day	12	\$14,400.00	\$9,324.80			\$2,025.40	\$1,000.00	\$1,200.00	\$850.00
Native seed	\$600.00	acre	6	\$3,600.00	\$1,100.00					\$2,500.00	
Soil amendments (biosol, humate, inoculant)	\$0.70	pound	2880	\$2,016.00	\$2,018.00						
Erosion matting & staples	\$1.10	SY	5000	\$5,500.00	\$4,950.00						\$550.00
Wood/Straw mulch (incl. shipping)	\$3,850.00	acre	3.2	\$12,320.00	\$5,520.00			\$1,500.00		\$5,000.00	
Post & Cable Fence Materials	\$9.95	foot	300	\$2,985.00	\$485.00					\$2,500.00	
Helical piers installed in standing water section of boardwalk	\$630.00	each	16	\$10,080.00	\$4,260.00				\$5,820.00		
Boardwalk materials (40" width; incl. shipping)	\$38.65	LF	560	\$21,644.00	\$14,564.00			\$1,000.00	\$6,060.00		
Youth Corps Crew	\$8,560.00	week	1	\$8,560.00	\$2,560.00				\$6,000.00		
Project Staff (restoration design, planning, heavy equipment supervision, materials acquisition & staging, logistical support, volunteer recruitment & communications, crew supervision & project leadership)	\$38.00	hour	976	\$37,088.00	\$12,900.00		\$8,188.00	\$1,000.00	\$13,000.00		\$2,000.00
Boardwalk design and construction supervision contractor	\$40.00	hour	100	\$4,000.00	\$2,000.00				\$2,000.00		
Staff mileage	\$0.55	mile	1080	\$594.00	\$300.00		\$294.00				
Vehicle rental & fuel	\$125.00	day	10	\$1,250.00	\$400.00		\$450.00		\$400.00		
Portapotties	\$200.00	each/week	4	\$800.00	\$800.00						
Tool purchase, rental, maintenance	\$7.15	volunteer/day	380	\$2,717.00	\$1,530.00		\$887.00	\$200.00			\$100.00
Volunteer costs (food for working vols, accident insurance, training, appreciation)	\$28.47	volunteer/day	380	\$10,818.60	\$2,518.60		\$3,000.00	\$2,000.00	\$2,500.00		\$800.00
Admin/Indirect costs essential for project	16%			\$18,725.55	\$3,500.00	\$4,078.75	\$3,030.60	\$3,000.00	\$1,825.00		\$3,200.00
Subtotal				\$164,381.15	\$67,518.20	\$4,078.75	\$18,488.00	\$8,000.00	\$38,805.00	\$10,000.00	\$7,480.00

Wild Connections	Unit Value	Unit	Qty	Value	LWTF	WRV	NFF	MRHI	CPW	USFS	Wild Connections
Volunteer labor	\$22.43	hour	3,940	\$88,187.20		\$68,187.20					
USFS Staff - logistical support & oversight	\$320.00	day	16	\$5,120.00						\$5,120.00	
Community Partner Staff - logistical support & vol recruitment	\$240.00	day	42	\$10,080.00				\$5,040.00			\$5,040.00
Bulldozer & operator	\$1,400.00	day	8	\$11,200.00						\$11,200.00	
Subtotal				\$94,587.20	\$0.00	\$68,187.20	\$0.00	\$5,040.00	\$0.00	\$16,320.00	\$8,040.00

TOTAL \$248,968.35 \$67,518.20 \$72,288.68 \$18,488.00 \$13,040.00 \$38,805.00 \$23,320.00 \$12,440.00

Number of Volunteer Labor Days 380

Match Sources	Total	Commitment
Wildlands Restoration Volunteers	\$72,288.68	Secured
National Forest Foundation	\$16,488.00	Applied, likely
Mosquito Range Heritage Initiative	\$13,040.00	Secured
Colorado Parks & Wildlife	\$38,805.00	Applied, likely
Pike San Isabel National Forest	\$26,320.00	Secured
Wild Connections	\$12,440.00	Secured
TOTAL	\$191,386.68	

PCLWTF Request = [redacted]
 Match to Request Ratio = 2.69

6.

Area Map



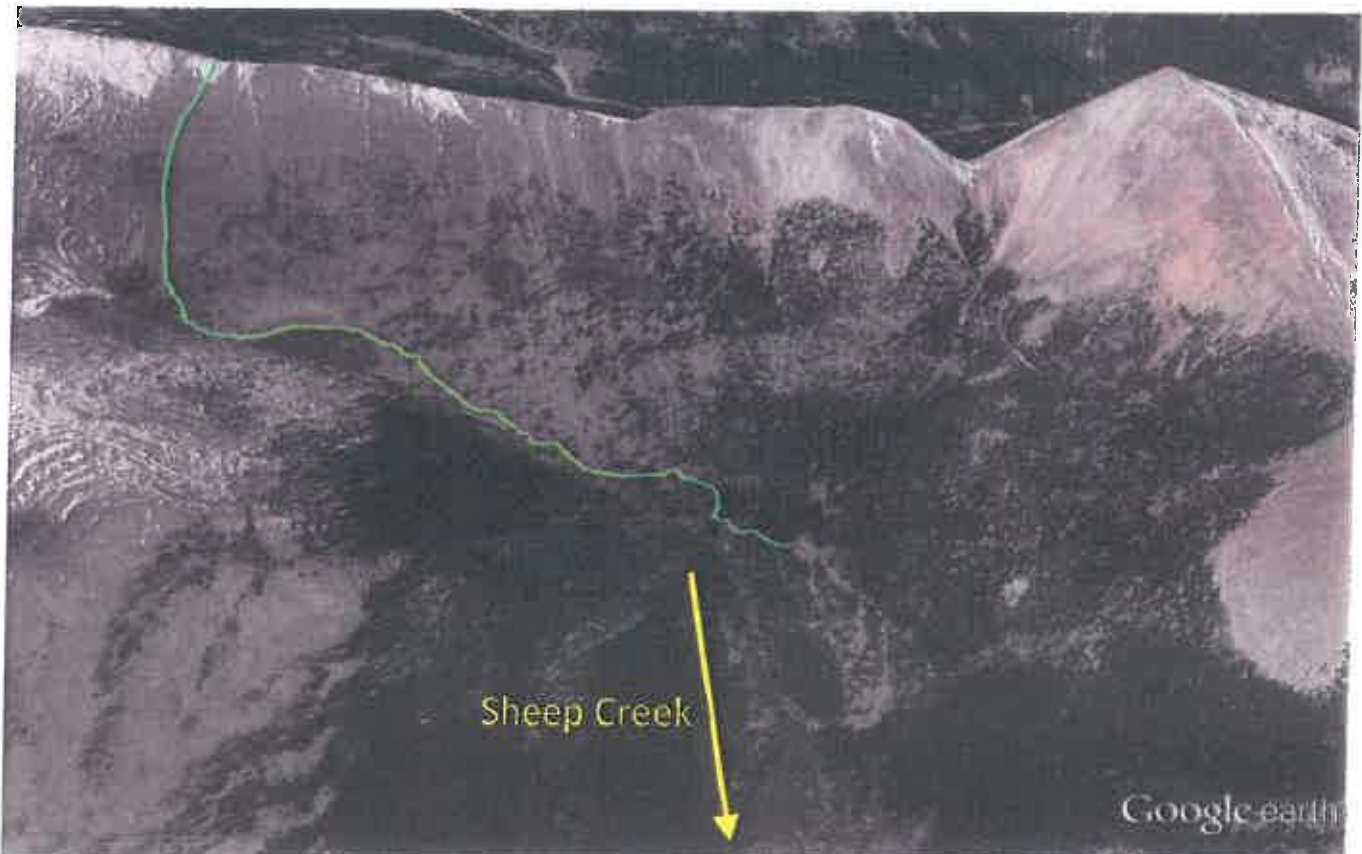
Selkirk (39.398, -105.988) • Sheep Creek (39.178, -106.114) • Beaver Creek (39.269, -106.015)

7. Site specific map or project depiction, whichever is more relevant. GPS coordinates for the project are required on either the area map or site specific map.

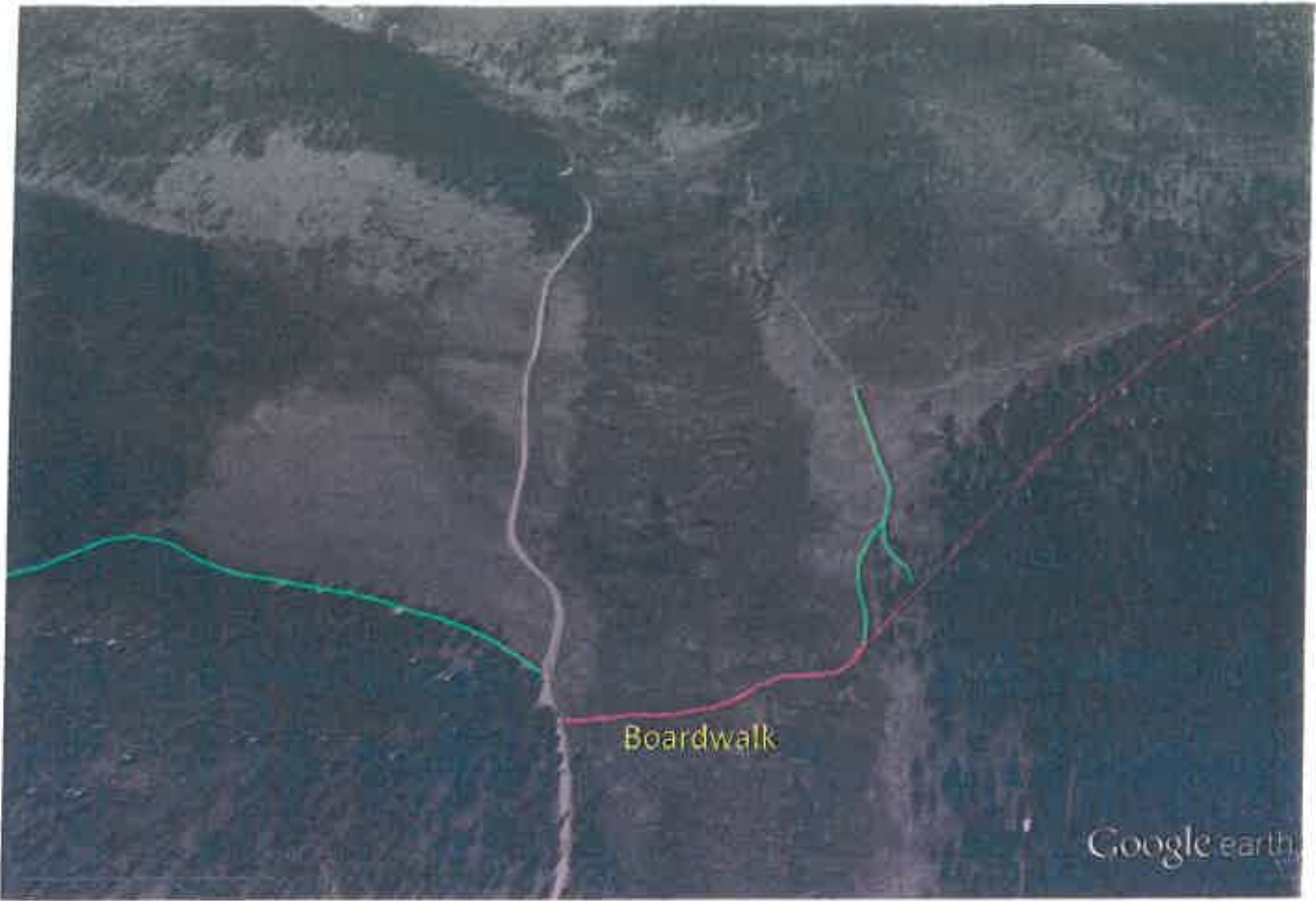
Selkirk – North Tarryall Creek



Sheep Creek



Beaver Creek



Close-up of wetland showing user-created bridges made of rotting logs and pallets.



8. **Time line:** When will project start, anticipated milestones, and what is the anticipated completion date?

Activity	Jan-Apr 2018	May-June 2018	July 2018	Aug 2018	Sep-Oct 2018	Spring 2019	Summer 2019	Fall 2019
Fundraising	X							
Site Visits		X	X	X			X	
Project Development w/ FS & Partners		X	X					
Workday Schedules/Duties finalized			X			X		
Volunteer Recruitment			X	X	X	X	X	X
Purchase and stage materials				X			X	
Volunteer work days					X		X	X
Site Monitoring					X			X
Interim report					X			
Final Project Evaluation, Reports								X

9. **Dates of mid-term project update and final report**

WRV staff and partners will monitor the progress of the project at all three sites throughout the project timeline, and will provide project reports in fall 2018, and at the conclusion of the project. Monitoring, staff reports and site visits will provide qualitative and quantitative information to evaluate the success of the project against the goals, objectives and expected results.

Once project funding is in place, WRV will schedule multiple volunteer projects, engaging an estimated 380 person-days worth of volunteer labor, plus a week of youth corps crew.

Partner Roles

- USFS will provide oversight, logistical support and in-kind bulldozer for road scarification.
- Wild Connections and Mosquito Range Heritage Initiative will assist with local volunteer recruitment and provide logistical support.
- Wildlands Restoration Volunteers will conduct revegetation, boardwalk and trail design, recruit additional volunteers, purchase materials, contract additional heavy equipment and other services, equip and supervise volunteers, and raise funds for this project, including this grant.



Wild Connections
FROM THE MOUNTAINS TO THE PRAIRIES

Town of Fairplay

Wildlands Restoration Volunteers (WRV), Wild Connections, Mosquito Range Heritage Initiative (MRHI), and the Pike San Isabel National Forest (PSINF) South Park Ranger District are collaborating to restore three areas on the South Park Ranger District. This project will enhance trail recreation, restore habitat, and protect the water supply through reduced erosion from user created roads. Volunteers will be mobilized in 2018 and 2019 to help with the restoration effort.

We are requesting the Town of Fairplay to consider this proposal, which summarizes the three projects.

WRV would act in a supporting grant sponsor role to help the three local organizations accomplish their vision for this project. WRV can provide restoration expertise to help with design, purchase and stage materials, and coordinate and equip volunteers, which will be recruited locally by Wild Connections and MRHI, supplemented as needed by volunteers from WRV's extensive volunteer network. WRV is already applying for matching grant funds that can leverage funding provided by the Town of Fairplay.

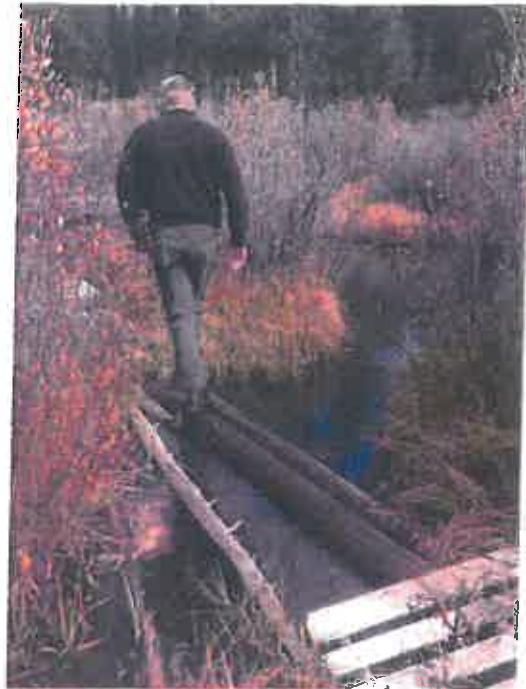


Beaver Creek Trail Re-establishment

The Beaver Creek Trail, 4 miles north of Fairplay, used to be the most popular non-wilderness trail on the South Park RD. Years ago, beaver activity flooded a portion of this trail. Users have created crude bridges made of logs and pallets, which have decayed and are very dangerous, as the pallets often break through when you climb across them.

These makeshift structures will be replaced with a safe sustainable board walk, and the historic route from there to the saddle will be re-established.

This trail segment is one of the few remaining segments needed to create a continuous backcountry hiker/biker trail route from Breckenridge to Fairplay.



Volunteers will:

- Replace dangerous makeshift bridges with 300+ feet of sustainable boardwalk across the wetland.
- Reclaim 2,080 feet of social trails (shown in green).
- Re-construct the 1,900 foot historic trail route to the saddle (shown in red).

Selkirk Illegal Route Rehabilitation

Selkirk is located 14 miles north of Fairplay. Access to Selkirk is located off of Park County Road 33 to Forest Service Road, FSR 33, Boreas Pass. FSR 33 intersects with FSR 801.A1. Follow FSR 801.A1 to FSR 801. Travel west on FSR 801 which ends after approximately three miles. The project is located past the post and cable which designates the end of the legal route.

Selkirk has already had permanent closures installed along FSR 801 to prevent motorized access to North Tarryall Creek during a large volunteer project completed in 2016. This project is the second and last phase.

Purpose

The primary purpose of this illegal route rehabilitation project is to prevent further damage to the headwaters of North Tarryall Creek. The illegal route follows the drainage, within the riparian zone, for approximately 1,500 feet. The route crosses Tarryall Creek on one occasion and is a negative influence to the creek. Negative impacts are: sedimentation, damage and disturbance to proper functioning condition, damage to riparian plant species and wildlife dependent species, and a reduction of water quality.

A secondary purpose of the project is to reduce erosion and damage on the alpine sites on Red Mountain. At higher elevations the route turns toward the ridge and continues straight up the slope to a small saddle near Red Mountain. The route then completes a hill climb in an attempt to ascend Red Mountain. This section of route is perpendicular to the slope, has eroded gullies and has altered the natural water flow off of this section. This route will not recover within a significant time period and without causing further damage unless the agency intervenes.

Another secondary purpose of the project is to protect and restore habitat for elk, moose, bear and deer. The Forest Service installed a gate (2016) near the Selkirk Campground for enforcement of the wildlife spring closure. Colorado Parks and Wildlife in conjunction with the Forest Service proposed this area for wildlife spring closures to minimize people impacts during elk calving.

The South Park Ranger District currently has a goal to complete all illegal route closures on the west side of the district, (Mosquito Range) within 10 years. The Selkirk project is the highest priority project as compared to Sheep Mountain. The project fits within the overall goals of the agency to reduce impacts to watersheds, maintain and improve wildlife and fisheries habitat and provide a variety of recreational opportunities for the public.

Restoration Activities

Heavy equipment will be used to de-compact 5,800 feet of illegal road ways, create proper drainage, and prepare a seed bed for planting. Native seed, soil amendments, erosion matting, and mulch will be applied to re-establish vegetation and reduce erosion. Volunteers will be mobilized to complete the hand work.



Sheep Creek/Mountain Illegal Route Rehabilitation

Sheep Creek/Mountain is located 8 miles southwest of Fairplay. Access to Sheep Mountain is located off of Park County Road 20 to Forest Service Road, FSR 176, Browns Pass and then north on FSR 175. FSR 175 is a dead-end road within a ¼ mile and is currently barricaded with branches, signs and steel t-posts. The illegal route starts at this closure and continues for approximately 2.25 miles up the Sheep Creek drainage to the headwaters.

The primary purpose of this illegal route rehabilitation project is to prevent further damage to the headwaters of Sheep Creek. The illegal route follows the drainage, within the riparian zone, for approximately 1.7 miles. The route crosses Sheep Creek on multiple occasions and is a negative influence to the creek. Negative impacts are: sedimentation, damage and disturbance to proper functioning condition, damage to riparian plant species and wildlife dependent species.

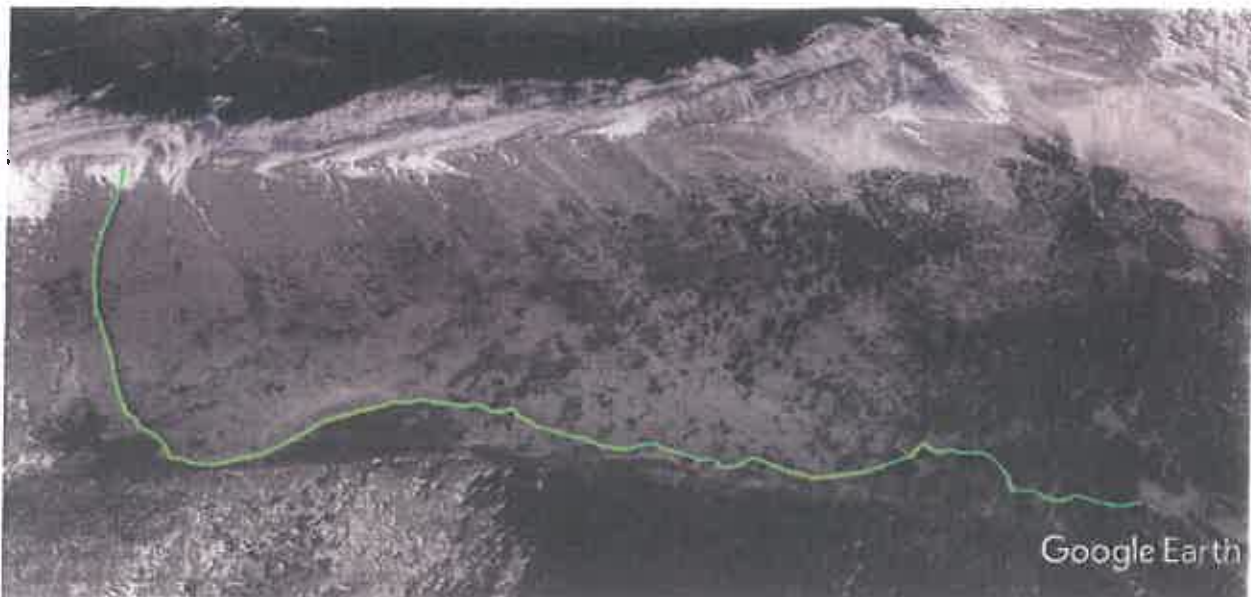
A secondary purpose of the project is to reduce erosion and damage on the alpine sites above Sheep Creek. At higher elevations the route turns due south from the creek and continues straight up the slope to a small saddle near Lamb Mountain. This section of route is perpendicular to the slope, has eroded gullies and has altered the natural water flow off of this section. This route will not recover within a significant time period and without causing further damage unless the agency intervenes.

Another secondary purpose of the project is to protect and restore habitat for bighorn sheep which utilize the area along with elk, moose, bear and deer. The Forest Service installed gates (2016) at the Forest Service Boundary on Breakneck and Browns Pass roads for enforcement of the wildlife spring closure. Colorado Parks and Wildlife in conjunction with the Forest Service proposed this area for wildlife spring closures to minimize people impacts during elk calving and bighorn sheep lambing.

The South Park Ranger District currently has a goal to complete all illegal route closures on the west side of the district, (Mosquito Range) within 10 years. The Sheep Mountain project is the largest known illegal route closure project in this area. The project fits within the overall goals of the agency to reduce impacts to watersheds, maintain and improve wildlife and fisheries habitat and provide a variety of recreational opportunities for the public.

Restoration Activities

Heavy equipment will be used to de-compact 9,900 feet of illegal road ways, create proper drainage, and prepare a seed bed for planting. Native seed, soil amendments, erosion matting, and mulch will be applied to re-establish vegetation and reduce erosion. Volunteers will be mobilized to complete the hand work.





MEMORANDUM

TO: Mayor and Board of Trustees
FROM: Tina Darrah, Town Administrator/Clerk
RE: Request for Letter of Support from CUSP for Park County Land and Water Trust Fund Grant Application
DATE: February 1, 2018

I have attached a request for a letter of support from Coalition of the Upper South Platte for a grant application to the Park County Land and Water Trust Fund. I have included a draft letter of support as well. Staff recommends approval of the request.

Should the Board decide to offer a letter of support, a motion and voice vote would be appropriate.

Tina Darrah

From: carol@uppersouthplatte.org
Sent: Friday, January 26, 2018 4:11 PM
To: tdarrah@fairplayco.us; Nancy Comer
Subject: support letter?
Attachments: Alma support letter.docx; Untitled attachment 00034.html; Fairplay support letter.docx; Untitled attachment 00037.html; MiddleForkMineStudy.jpeg; Untitled attachment 00040.html

Flag Status: Flagged

Hello Nancy and Tina,

I'd like to ask each of you to write a support letter for a grant application we are putting in to the PLWTF Board. We are asking for matching funds toward a project to do a watershed plan in the upper reaches of the basin (see map below) to address water quality impacts for abandoned mines. This will build on the analysis that Jara did a few years back, and start to identify some projects to reduce impacts from these mines. We will be doing this planning process through a stakeholder process, and I will be inviting both towns to a kick-off meeting (probably in early March). We have received primary funding (\$98,500) from CDPHE, and I'll be asking the trust fund for ~\$40k to match the State funding. The plan will focus on Buckskin Joe and Orphan Boy, but will also evaluate the other mines, and should hopefully lead to some cleanup projects over the next decade or so... I have also attached a draft letter for each of you, but feel free to add to it or change the language in any way you see fit!

Carol



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

February 1, 2018

John Woodward, Chairperson
Park County Land and Water Trust Fund
PO Box 1373
Fairplay, CO 80440

Dear Park County Land and Water Trust Fund Board Members,

The Town of Fairplay is pleased to offer its support for the Coalition for the Upper South Platte's (CUSP) *Upper South Platte Mine Study-9 Element Watershed Plan* grant application. When our Town went through its Comprehensive Plan update in 2013, we established "Beautiful vistas, pristine air quality, river corridor protection, water quality, and other environmental attributes are important community values," as part of our guiding vision statement on the environment, and CUSP's proposal to develop a watershed plan to address abandoned mine pollution in the upper reaches of the river above Fairplay provides a strategic approach that helps us protect the environmental attributes we care about.

CUSP has a long track record of working collaboratively with our community, and we believe they will develop a plan that will help all Park County residents and visitors protect the natural resources that most of us came here for.

Thank you very much for giving your support to this project!

Respectfully,

Gabby Lane,
Mayor, Town of Fairplay

"Where History Meets the High Country"



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Tina Darrah, Town Administrator/Clerk

RE: Request from Brandon Sanders to Talk to the Board Regarding
Automotive Shop at 420 Front Street

DATE: February 1, 2018

On Monday, January 29th, staff spoke to Mr. Sanders regarding the zoning on the property located at 420 Front Street. At that time, he informed us that he was planning to open an automotive repair shop. We explained to him that because the property is in the Town Center zone district, this is not an allowed use. We showed him the code and where that type of use would be allowed. I explained that staff had no way to approve this use and that there was not an option for a special use permit. He asked about speaking to the Board and I told him that he absolutely had that right, but that you would not be able to approve this type of use without a change to the code. I told him that he could certainly lobby the Board to make a legislative change to the code.

You have several options before you if you want to try and accommodate this business at 420 Front Street:

- 1) You can direct staff to draft an ordinance to change the zoning code to make this an allowed use in the Town Center Zone District. This would require a public hearing. This is a legislative action and can be discussed at the meeting, so long as the discussion is kept general to the entire zone district and not specific to this property.
- 2) You can direct staff to draft an ordinance to change the zoning code to make this a special use in the Town Center Zone District. This would require a public hearing. This is a legislative action and can be discussed at the meeting, so long as the discussion is kept general to the entire zone district and not specific to this property. The SUP would be specific to the property and should not be discussed in this meeting as it would be before you at a later date in a quasi-judicial manner.
- 3) You can direct staff to work with Mr. Sanders and the property owner on an application for a re-zoning of the property to a use that would allow auto repair shops (currently this use is only allowed as a use by right in Light Industrial and as a special use in Commercial). This would require a public hearing and should

not be discussed in detail in this meeting as it would be before you at a later date in a quasi-judicial manner.

Please understand that Mr. Sanders has been made aware that IF you want to accommodate this use, you will not be able to make a final decision at this meeting, but that direction to staff will be given to work on one of the above options.

If you choose NOT to act on his request, Mr. Sanders does have the option of a citizen initiative. In this process a proposed ordinance is submitted to the Board by filing notice of the proposed ordinance with the Clerk and within 180 days after such notice, the filing of a petition. The petition must be signed by at least 5% of the registered electors of Fairplay. The Board then either adopts the ordinance within 20 days or submits it to a vote of the registered electors. This can be an onerous process but is an option for Mr. Sanders.



tina dawson <tinaexzabe@gmail.com>

Fwd: Automotive shop opening at 420 front street

1 message

nwss03@aol.com <nwss03@aol.com>
To: tinaexzabe@gmail.com

Wed, Jan 31, 2018 at 6:32 PM

-----Original Message-----

From: nwss03 <nwss03@aol.com>
To: tdarrah <tdarrah@fairplayco.us>
Sent: Wed, Jan 31, 2018 6:29 pm
Subject: Automotive shop opening at 420 front street

Hello Tina this is Brandon Sanders we spoke Monday 1-29-18 in regards to the zoning on the building we've been working on at 420 Front Street to open our auto repair shop. After to speaking to a several people and other business owners in town, they thought it'd be a good idea to ask for a possible rezone of the just the garage building located at this address. The only reason that we are asking for this is due to the time and money that we have invested into the building and getting everything else setting the business up legally. We were under the assumption that the building was zoned commercially we we started repairs on the building. We found out after getting our state sales tax license when we went in Monday to get the town business license that its not zoned for auto repairs. Currently we have approximately \$7,500 in equipment sitting in the shop that we cannot use, costing us money and still have other equipment to move in. We also have contracts waiting with several companies wanting us to service their vehicle fleet, but are at a stand still due to this current issue. We're are planning on just doing light automotive repair, services, and detailing, no major repairs will done so we wont have vehicles waiting for parts or have a bunch of vehicles parked outside. Per EPA regulations we will also be below specifications for new oil and waste oil limits so we wont be required to have an ID number. We also will be having \$1m/\$2m dollar coverage on our building and equipment and vehicles parked at the stated address. We've looked into other properties in the area and nothing is available or in our price range to be able to afford to help the community out at this time with another local repair shop. We will also be attending the town meeting Monday February 5th regarding this matter. We're hoping this reaches you in time for the meeting Monday. Thank you for your time and look forward to the meeting Monday. If you need to contact us my number is [719-839-0724](tel:719-839-0724) or my business partner Jeff at [970-409-0854](tel:970-409-0854).

Officer Bo Schlunsen

FAIRPLAY POLICE DEPARTMENT



To: Fairplay Board of Trustees
From: Acting Police Chief Bo Schlunsen
Date: 5 February, 2018
Re: February Report to the Board

We ended January with just 8 case reports, including 3 car crashes. There were 2 traffic citations and one dog bite summons.

I have been making note of all the code violations in Town. I will start focusing more on them and taking action. It appears a number of issues have been allowed to fester and so a concerted effort will be made to get people to comply. That being said, I urge all Trustees and Town employees to look around their homes and businesses and rectify whatever issues they see. We have to be examples if we expect others to comply. I've made some headway on a few easy to fix violations.

The Park County Sheriff's Department continues to provide much appreciated assistance with call coverage, despite being short-handed themselves.

At this point, I have had no luck in recruiting a qualified applicant. This has become an issue with police agencies nationwide, what with the low unemployment rate. The search continues.

There has been no training obtained since the last board report.



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MONTHLY STAFF REPORT

Wastewater Treatment Plant Performance January 2018

Influent flow: Treatment Plant Design flow 0.3 MGD. . Data collection for influent flow was not complete as of the deadline for this report.

Average Flow	0. MGD	% Capacity
Maximum Flow	0. MGD	% Capacity

BOD

Influent 341 mg/l	Effluent <2 m BDL (Below Detectible Limits) mg/l	%Removal 99.994%
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Suspended Solids

Influent 242 mg/l	Effluent <5 BDL	%Removal 99.98%
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Ammonia

Influent 47.67 mg/l	Effluent .06 mg/l	% Removal 99.9999%
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E.coli

Limit: 2,000 Average Geometric mean/ 4,000 Maximum Geometric Mean

Colonies	Effluent <1 BDL Colonies	% Removal 99.9999%
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Waste Water system

Wastewater plant ran exceptionally well this month. I am in the process of fully stocking Sanitation Plant with spare parts.

Water System

High Country Engineering is working on the best place to install a water main PRV in town. I have given them pressure data and they are extrapolating if there would be any possible low pressure issues at the upper end of Second street.

Public Works

The implementation of snow plow routes has only been tested once this season and worked really well. I will be picking up the Town's new "Events Trailer" on Thursday February 1st. The Public Works Crew with the help of Julie will be designing and installing the proper storage and shelving spaces during the course of this winter.

