

If members of the public wish to attend the meeting digitally the link is below in yellow. The meeting will go on in person regardless of technical difficulties with Zoom.

WINTER PARK TOWN COUNCIL MEETING

Winter Park Town Hall – 50 Vasquez Road

Tuesday, September 17, 2024 – 5:30 p.m.

Dinner Provided



AGENDA

1. Meeting Call To Order
 - a. Pledge of Allegiance
 - b. Roll Call of Council Members

2. Town Hall Meeting (*Public Comment*)

Public Comment is restricted to three minutes per person, and you must state your name and physical address for the record. Please be mindful of not reiterating other people's comments.

3. Consent Agenda
 - a. Approval of September 3, 2024, Regular Meeting Minutes
 - b. Resolution 2176, A Resolution Approving a Development Improvements Agreement Standard Form for Rail Water Condominiums
 - c. Annexation Petition, Connor Bertron Addition

4. Action Items
 - a. Public Hearing, Special Event Permit Application for National Lands Public Day and Backcountry Taproom
 - b. Public Hearing (Local Liquor Licensing Authority) – Transfer of a Hotel and Restaurant Liquor License for WP Irish Pub LLC d.b.a. Randi's Irish Saloon
 - c. Resolution 2177, A Resolution Approving 2024-2025 Winter Service Operations Budget
 - d. Resolution 2178, A Resolution Supporting a Grant Application for Funding from Colorado Parks and Wildlife for Construction of the Fraser River Trail and Committing Matching Funds for the Grant
 - e. Public Hearing, Resolution 2179, A Resolution of the Town Council of the Town of Winter Park, Colorado, Establishing the Winter Park Urban Renewal Authority
 - f. Ordinance 624, An Ordinance of the Town Council of the Town of Winter Park Amending Title 3, Chapter 10, of the Winter Park Town Code to Add Fire and Life Safety Inspection of Short-Term Rentals as a Requirement for Registration and Renewal, First Reading



- g. Resolution 2180, A Resolution Authorizing the East Grand Fire Protection District to Conduct Fire and Life Safety Inspections for Short-Term Rentals in Town
- 5. Town Manager's Report
- 6. Mayor's Report
- 7. Town Council Items for Discussion

You are invited to a Zoom webinar.

When: September 17, 2024, 05:30 PM Mountain Time (US and Canada)

Topic: Town of Winter Park Meeting

Register in advance for this webinar:

<https://us02web.zoom.us/j/84117090116?pwd=OWpBbnRzOczSD94EVV3w>

MINUTES

DATE: Tuesday, September 3, 2024

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Mayor Nick Kutrumbos, Councilors, Jeremy Henn, Riley McDonough, Michael Periolat, Rebecca Kaufman, and Art Ferrari and Town Manager Keith Riesberg, Assistant Town Manager Alisha Janes, Town Attorney Hilary Graham via Zoom, and Town Clerk Danielle Jardee

OTHERS
PRESENT: Police Sergeant Matthew Murdoch, Transit Manager Charles McCarthy, Public Works Director Jamie Wolter, Community Development Director James Shockey, Senior Planner Brian Kelly and Finance Director Craig Rutherford

Mayor Nick Kutrumbos called the meeting to order at 5:30 p.m.

Mayor Nick Kutrumbos led those present in reciting the Pledge of Allegiance.

2. Town Hall Meeting

No comments were made.

3. Consent Agenda

3.a. Approval of August 20, 2024, Regular Meeting Minutes

Councilor Art Ferrari moved and Councilor Jeremy Henn seconded the motion approving the consent agenda. Motion carried: 6-0.

4. Action Items

4.a. Public Hearing, Special Event Permit Application for Fall Fest

Town Clerk Danielle Jardee stated this application is for an annual event which is a fall fundraiser for Grand Kids Learning Center. Ms. Jardee stated this event will be held at Rendezvous Event Center at Hideaway Park on Saturday, September 14 from 1 p.m. to 6 p.m., Staff recommends approval. Mayor Kutrumbos opened the public hearing, hearing no comments. Mayor Kutrumbos closed the public hearing.

Councilor Michael Periolat moved and Councilor Rebecca Kaufman seconded the motion approving Special Event Permit Application for Fall Fest. Motion carried: 6-0.

4.b. Resolution 2173, A Resolution Supporting a Grant Application for Funding from Open Lands Rivers and Trails – Grand County Funds

Public Works Director Jamie Wolter stated he is seeking support to apply for grant funding to repave approximately 1.8 miles of the Fraser River Trail. Mr. Wolter stated the repaving would start just past the Roam development and go up to just before the USFS (United States Forest Service) campground then would continue after the USFS campground to Old Town. Mr. Wolter stated he is seeking to apply for \$250,000 dollars in funding from Grand County’s OLRT (Open Lands Rivers and Trails) fund, which would leave the Town’s commitment at \$398,457 dollars, the project’s estimated total is \$648,457 dollars.

Councilor Art Ferrari moved and Councilor Riley McDonough seconded the motion approving Resolution 2173, A Resolution Supporting a Grant Application for Funding from Open Lands Rivers and Trails – Grand County Funds. Motion carried: 6-0.

4.c. Ordinance 622, An Ordinance of the Town Council of the Town of Winter Park, Colorado, Amending Section 7.7C(F) of the Unified Development Code, Second Reading and Public Hearing

Community Development Director James Shockey stated the State has reclassified how land use codes can define family, to stay compliant, Staff is recommending change to the definition of family in the UDC (Unified Development Code). Mayor Kutrumbos opened the public hearing, hearing no comments. Mayor Kutrumbos closed the public hearing.

Councilor Jeremy Henn moved and Councilor Rebecca Kaufman seconded the motion approving Ordinance 622, An Ordinance of the Town Council of the Town of Winter Park, Colorado, Amending Section 7.7C(F) of the Unified Development Code, Second Reading and Public Hearing. Motion carried by following roll call vote:

Art Ferrari	“Aye”	Rebecca Kaufman	“Aye”
Riley McDonough	“Aye”	Mike Periolat	“Aye”
Jeremy Henn	“Aye”	Nick Kutrumbos	“Aye”

4.d. Ordinance 623, An Ordinance of the Town Council of the Town of Winter Park Amending Title 7, Chapter 3, Article 3C of the Winter Park Unified Development Code Regarding Regulation of Wetlands, Second Reading and Public Hearing

Community Development Director James Shockey stated this request is to amend the code and provide protection for wetlands that are now under the jurisdiction of the federal government, but creating a similar program to the federal government. Mr. Shockey stated the amendment to code would allow for a disturbance of a non-jurisdictional wetland up to one tenth of an acre in the Town, if wetlands are disturbed beyond that then there are mitigation requirements. Mr. Shockey stated it would also add a new definition of wetlands to the code and a mitigation definition. Mr. Shockey stated Planning Commission reviewed and recommended approval and Staff recommends approval. Mayor Kutrumbos opened the public hearing, hearing no comments. Mayor Kutrumbos closed the public hearing.

Councilor Riley McDonough moved and Councilor Jeremy Henn seconded the motion approving Ordinance 623, An Ordinance of the Town Council of the Town of Winter Park Amending Title 7, Chapter 3, Article 3C of the Winter Park Unified Development Code Regarding Regulation of Wetlands, Second Reading and Public Hearing. Motion carried by following roll call vote:

Jeremy Henn	“Aye”	Mike Periolat	“Aye”
Riley McDonough	“Aye”	Art Ferrari	“Aye”
Rebecca Kaufman	“Aye”	Nick Kutrumbos	“Aye”

4.e. Public Hearing, Resolution 2174, A Resolution of the Town Council of the Town of Winter Park Approving the Preliminary Plat for 185 Vasquez Road, The Landings Townhomes – Lot 2, Cullen Minor Plat

Community Development Director James Shockey stated this project consists of a total of 18 townhome units, four, three-story buildings arranged as two buildings facing the parallel streets of Lions Gate Road and Vasquez Road and two buildings facing Vasquez Creek. Mr. Shockey stated two variances were requested for this development, one was for stormwater retention. Mr. Shockey stated the Town allows properties adjacent to a creek to release stormwater into the creek after it has been treated for water quality versus retaining the stormwater on the property, this is a common practice. Mr. Shockey stated the second variance was for the buffer yard requirements for landscaping, the applicant said the maximum plantings could not be met due to geometry of the property. Mr. Shockey stated there is a 30-foot water quality setback that the applicant can't encroach on because the buildings on Vasquez Creek side go right up to that setback, and then along Vasquez Road and Lions Gate Road we don't have a very good landscape code for urban type development. Mr. Shockey stated we used similar plantings like you see in front of the Arrow development, this variance was approved administratively. Mr. Shockey stated the applicant is doing a five percent land dedication and school impact fees will be paid at time of final plat. Mr. Shockey stated all other details were satisfactory to the Code. Mr. Shockey stated Planning Commission reviewed on August 27 and approved it with the ten conditions, and Staff recommends approval with those ten conditions. Council asked questions and discussed the following: stormwater treatment, design of front entrances, the easement and 15-foot public right-of-way to access the property and how it will affect the neighbors. Council asked if parking and snow storage were adequate, and about landscaping the front of the property in the right-of-way (that may change use depending on gondola). Councilor Rebecca Kaufman asked if there was an affordable housing piece. Mr. Shockey responded no; they are doing the \$3.00 per square foot construction. Mayor Kutrumbos asked about negotiating RETA (Real Estate Transfer Assessment) to keep it consistent with other developments that have happened in Town. Town Attorney Hilary Graham stated RETA negotiations are usually triggered by larger developments and it is too late in the process to negotiate. Mrs. Graham explained that Town can negotiate when Town is giving something. Council stated they would like to have a conversation about that and the planning process. Town Manager Keith Riesberg stated the conversation about RETA and the planning process is something to consider moving forward and to discuss with Legal Counsel. Applicant/Architect Michael Dire clarified a couple things for Council and showed a rendering of the project. Mayor Kutrumbos opened the public hearing. Winter Park Residents Jack and Jana Vandelaar stated their concerns with the development and the easement seeing as the development shares access to their property. Mr. Vandelaar stated they want to compromise and get five to seven and a half feet of part of the land to create a driveway and build a privacy fence. Councilor Michael Periolat asked if the developer has reached out and tried to work with them, and Mrs. Vandelaar responded no. Mr. Dire stated we are not taking the easement away, we are just paving it, we are not taking it over. Mayor Kutrumbos asked about buffering and the UDC (Unified Development Code). Mr. Shockey stated there is nothing in the UDC that says a public right-of-way has to have a buffer. Councilor Riley McDonough asked if the applicant had considered a single entrance to the property. Mr. Dire stated the two entrances were a Fire Department request.

Councilor Art Ferrari moved and Councilor Jeremy Henn seconded the motion approving Public Hearing, Resolution 2174, A Resolution of the Town Council of the Town of Winter Park Approving the Preliminary Plat for 185 Vasquez Road, The Landings Townhomes – Lot 2, Cullen Minor Plat. Motion carried: 5-1.

4.f. Resolution 2175, A Resolution Approving a Development Improvements Agreement Standard Form for The Landings Townhomes

Community Development Director James Shockey stated typically this would be on the consent agenda but a preliminary plat has to be approved before a DIA (Development Improvements Agreement). Mr. Shockey stated this is our standard form and Staff recommends approval.

Councilor Jeremy Henn moved and Councilor Art Ferrari seconded the motion approving Resolution 2175, A Resolution Approving a Development Improvements Agreement Standard Form for The Landings Townhomes. Motion carried: 6-0.

4.g. Receive Petition for the Creation of an Urban Renewal Authority and Set Date for Public Hearing

Town Manager Keith Riesberg stated last week the Town did receive the petition that was circulated within the community to gather signatures from Winter Park registered voters calling for the formation of an Urban Renewal Authority. Mr. Riesberg stated the petition has been reviewed by the Town Clerk and she has certified that at least 25 signatures have been received and are registered voters of the Town. Mr. Riesberg stated the next step in the formation, Staff are recommending that Town Council receive the petition tonight and schedule the public hearing for the formation on Tuesday, September 17 at 5:30 p.m.

Councilor Rebecca Kaufman moved and Councilor Art Ferrari seconded the motion Receiving the Petition for the Creation of an Urban Renewal Authority and Setting a Public Hearing for the Formation of an Urban Renewal Authority on September 17 at 5:30 p.m. Motion carried: 6-0.

5. Town Manager's Report

Town Manager Keith Riesberg stated we are looking at holding a special meeting on September 23 at 3 p.m. Mr. Riesberg stated the meeting would be an executive session for the purpose of directing Staff in the negotiations with Alterra as we consider the development plans and different approvals that are currently moving forward. Mr. Riesberg stated since we have four Council members attending the Mountain Towns 2030 conference, we ask that the regular Town Council meeting on October 15 be rescheduled to Tuesday, October 22 at 5:30 p.m. Mr. Riesberg stated he wanted to make Council and the public aware that CDOT (Colorado Department of Transportation) and the Passenger Rail Coalition have scheduled a series of open houses to allow for public input into the proposed passenger rail service. Mr. Riesberg stated there is an open house being held here in Grand County on Wednesday, September 11 at East Grand Middle School from 5:30 to 7:30 p.m. Mr. Riesberg stated Staff plans to attend to offer input and Staff will also be attending the open house in Arvada on September 12. Mr. Riesberg stated we wanted to make the public aware of repaving projects on Vasquez Road and Lions Gate Road that will be starting on September 9. Mr. Riesberg stated as people have noticed there is a lot of utility work going on in Town as well, so please be mindful and careful while driving.

6. Mayor's Report

Mayor Nick Kutrumbos stated tomorrow we are meeting with Senator Hickenlooper to go through passenger rail, platform, gondola, and housing up at Resort. Mayor Kutrumbos asked if someone could fill in for him at the Mayors, Managers, and Commissioners meeting here at Town Hall on Monday, September 9 at 10 a.m., Councilor Michael Periolat volunteered. Mayor Kutrumbos asked for someone to represent in the CDOT and Passenger Rail Coalition meetings since he will be out of Town that week.

7. **Town Council Items for Discussion**

Councilor Rebecca Kaufman asked about construction site going onto Telemark Drive. Public Works Director stated the hospital is building a sidewalk that will eventually be the Town's, so hopefully once sidewalk is done the construction fencing will move behind it. Councilor Kaufman asked about Vasquez Road and Lions Gate Road repaving and traffic. Mr. Wolter stated through traffic will happen they will just alternate lanes. Mayor Kutumbos asked when Beaver's Lodge is coming down. Town Manager Keith Riesberg stated he does not have an exact date.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 6:34 p.m.

The next scheduled meeting of the Town Council will be Tuesday, September 17, 2024, at 5:30 p.m.

Danielle Jardee, Town Clerk

TOWN OF WINTER PARK
RESOLUTION NO. 2176
SERIES OF 2024

A RESOLUTION APPROVING A DEVELOPMENT IMPROVEMENTS AGREEMENT
STANDARD FORM FOR RAIL WATER CONDOMINIUMS

WHEREAS, LXXTWO, LLC is the current owner of certain real property described in the Agreement (herein known as the "Property");

WHEREAS, White Development Company, LLC is developing the Property and is required to complete certain improvements associated with the development known as Rail Water Condominiums (the "Development");

WHEREAS, the Town staff has reviewed the attached Development Improvements Agreement (DIA) and recommends conditional approval to the Town Council; and

WHEREAS, Section 9-1-3 of the Winter Park Town Code requires the Town Council approve DIAs by resolution.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winter Park, Colorado as follows:

1. Findings. The Town Council hereby finds and determines that the attached Development Improvements Agreement Standard Form and Exhibits (attached hereto as Exhibit A) meet all of the applicable criteria set forth in Title 9 of the Winter Park Town Code.
2. Decision. Based on the foregoing findings, the Town Council hereby approves the Development Improvements Agreement, subject to the following conditions, all of which shall be satisfied prior to beginning site improvements:
 - a. Applicant shall provide surety to the Town.
 - b. Applicant shall receive approved stamped construction plans and site plan from the Town.

APPROVED AND PASSED this 17th day of September 2024 by a vote of _____ to _____.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

DEVELOPMENT IMPROVEMENTS AGREEMENT

THIS DEVELOPMENT IMPROVEMENTS AGREEMENT ("Agreement") is made and entered into this 3rd day of September, 2024, by and between the TOWN OF WINTER PARK, a Colorado municipal corporation having an address of P.O. Box 3327, 50 Vasquez Road, Winter Park, Colorado 80482 (the "Town"), and White Development, LLC, a Colorado limited liability company, having an address of PO Box 178, Denver, CO 80201 ("Developer") (collectively the "Parties").

WHEREAS, Developer is developing certain real property located in the Town owned by LXXTWO, LLC, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Town has approved Developer's development plan for the Property, which is attached hereto as **Exhibit B**, and incorporated herein by reference; and

WHEREAS, the Town's approval of the Developer's proposed development on the Property is contingent upon the express condition that all duties created by this Agreement are faithfully performed by Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by Developer in connection with the improvements for development of the Property. All conditions in this Agreement are in addition to any requirements of the Winter Park Town Code, state statutes and other Town ordinances, and are not intended to supersede any requirements contained therein.

2. Public Improvements. Developer agrees to complete or pay for, as described herein, the public improvements set forth in **Exhibit C**, attached hereto and incorporated herein by this reference ("Public Improvements") subject to this Agreement and in accordance with the approved development plan.

3. Construction.

a. All Public Improvements shall be installed and completed at the expense of Developer and dedicated or conveyed to the Town upon the Town's acceptance thereof or dedicated or conveyed and accepted by an agency, association, or district as required by law or as acceptable to the Town. The estimated cost of the Public Improvements is set forth in **Exhibit C**.

b. The Town may make reasonable engineering observations at Developer's expense. Observation, acquiescence in or approval by any inspector shall not constitute the approval by the Town of any portion of such Public Improvements.

c. Developer shall provide all necessary engineering designs, surveys, field surveys and incidental services related to the construction of the Public Improvements at its

sole cost and expense, including reproducible "as-built" drawings certified accurate by a professional engineer registered in the State of Colorado.

4. Completion and Preliminary Acceptance. Except as otherwise provided above, the obligations of Developer in Section 3 hereof shall be performed within two (2) years. A certificate of occupancy shall not be issued until such obligations have been satisfied unless expressly agreed to otherwise. Proper application to the Town for preliminary acceptance of Public Improvements shall be made by Developer in advance. Upon completion of construction of the Public Improvements, the Town or a Town-accepted agency, association, or district shall inspect the Public Improvements and certify with specificity their conformity or lack thereof to the Town's specifications. Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications. Upon determination by the Town that the Public Improvements conform with all of the Town's specifications, the Town shall preliminarily accept the Public Improvements and the two-year warranty period set forth in Section 5, below, shall commence.

5. Warranty. Upon preliminary acceptance of the Public Improvements by the Town, Developer shall warrant any and all Public Improvements for a period of two (2) years from the date the Town grants preliminary acceptance of the Public Improvements. Developer shall be responsible for scheduling the necessary inspections for preliminary acceptance. Specifically, but not by way of limitation, Developer shall warrant that all Public Improvements are free of defects in materials or workmanship for a period of two (2) years, as stated above. Developer shall be responsible, at Developer's cost to maintain all Public Improvements until such improvements are finally accepted and conveyed by the Town. The Town or a Town-accepted agency, association, or district will accept for maintenance all Public Improvements after the warranty period has expired, provided all warranty work has been completed. The Town shall accept for snow removal purposes only all dedicated public streets after preliminary acceptance has been granted in writing by the Town.

6. Final Acceptance of Public Improvements. Upon completion of the two (2) year warranty period set forth in Section 5, above, the Town shall inspect the Public Improvements and certify with specificity their conformity or lack thereof to the Town's specifications. Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Town's specifications. Upon determination by the Town that the Public Improvements conform with all of the Town's specifications, the Town shall accept the Public Improvements. Developer shall convey the Public Improvements to the Town by bill of sale or warranty deed as determined acceptable by the Town in its sole judgment. Upon conveyance of the Public Improvements Developer shall warrant that the title conveyed is marketable and its transfer rightful.

7. Ownership. All Public Improvements shall be conveyed to the Town upon final acceptance.

8. Performance Guarantee.

a. To secure the construction and installation of the Public Improvements, Developer shall furnish the Town, at Developer's expense and prior to commencement of construction, cash or an irrevocable letter (or letters) of credit in which the Town is designated as beneficiary in an amount equal to one hundred and twenty percent (120%) of the total Estimated Costs of development (the "Performance Guarantee").

b. The Performance Guarantee shall be in a form approved by the Town in its sole discretion.

c. The purpose of the Estimated Costs is solely to determine the amount of security. No representations are made as to the accuracy of these estimates, and Developer agrees to pay all costs of the Public Improvements for which it is legally obligated, regardless of the Estimated Costs.

d. The Estimated Costs may increase in the future. Accordingly, the Town reserves the right to review and adjust the Estimated Costs at the time a building permit is issued and annually if the Public Improvements have not been completed. Adjustments shall be made according to changes in the Construction Costs Index as published by the Engineering News Record. If the Town adjusts the Estimated Costs, the Town shall give written notice to Developer. Developer shall, within thirty (30) days after receipt of said written notice, provide the Town with a new or amended Performance Guarantee in the amount of the adjusted Estimated Costs. If Developer fails to provide a new or amended Performance Guarantee, the Town may exercise the remedies provided for in Section 12 hereof; provided, however, that prior to increasing the amount of the Performance Guarantee, the Town shall give credit to Developer for all Public Improvements which have actually been completed and accepted, so that the amount of the Performance Guarantee relates to the cost of required Public Improvements not yet constructed.

e. If the Public Improvements are not constructed or completed within the period of time specified by Section 4 hereof, the Town may draw on the Performance Guarantee to complete the Public Improvements. If the Performance Guarantee is to expire within fourteen (14) calendar days and Developer has not yet provided a satisfactory replacement, the Town may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to finish the Public Improvements or correct problems with the Public Improvements as the Town deems appropriate.

f. Upon preliminary acceptance, the Performance Guarantee shall be reduced to the amount of twenty percent (20%) of the total actual cost of construction and installation of such phase of Public Improvements. The reduced Performance Guarantee shall be held by the Town until expiration of the two (2) year warranty period.

9. Land Dedication; Fee in Lieu. To the extent it does not conflict with this Agreement, land dedications and fees-in-lieu shall be provided as stated in Winter Park Town Code. In the case of a conflict between the Winter Park Town Code and this Agreement, the terms of this Agreement shall apply.

10. Nuisance Conditions. Developer shall prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by the Winter Park Town Code. If the Town determines that a nuisance exists, Developer shall be subject to the provisions of the Winter Park Town Code regarding the abatement of nuisances and the cost assessed therefor. If the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the Town, the Town may, upon thirty (30) days' notice under this Agreement, draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Winter Park

Town Code. The Town may exercise this right in addition to, or in lieu of, the withholding of permits or certificates of occupancy. The decision to draw on the Performance Guarantee shall be within the sole discretion of the Town.

11. Indemnification.

a. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of Developer, or of any other person or entity for whose act or omission Developer is liable, with respect to construction of the Public Improvements; and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim within the scope of the indemnification provision contained in the prior clause, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim.

b. Developer shall pay all property taxes on the Property dedicated to the Town accrued as of the date of dedication, and shall indemnify and hold harmless the Town for any property tax liability.

12. Breach.

a. If Developer breaches this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare. The remedies include, but are not limited to:

i. The refusal to issue any building permit or certificate of occupancy;

ii. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;

iii. A demand that the security given for the completion of the public improvements be paid or honored; and

iv. Any other remedy available at law or in equity.

b. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to security given for the completion of the public improvements, the Town shall provide Developer thirty (30) days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

c. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for Public Improvement work negligently or defectively performed.

d. Should this Agreement become the subject of litigation to resolve a claim of breach by Developer and a court of competent jurisdiction determines that Developer was in breach of this Agreement, Developer shall pay the attorney fees, expenses and court costs of the Town.

13. Waiver. In executing this Agreement, Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on Developer as set forth herein, and concerning the procedure, substance and form of the resolution adopting this Agreement. Developer expressly agrees that the Town cannot be legally bound by the representations of any of its officers or agents or their designees, except in accordance with the Winter Park Town Code and the laws of the State of Colorado.

14. Modification. This Agreement shall not be modified, except by subsequent written agreement of the parties hereto.

15. Integration; Annexation Agreement. This Agreement and any attached exhibits constitute the entire agreement between Developer and the Town.

16. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

17. Severability. If any provision of this Agreement is determined to be void by any court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other which would render the provision valid, then the provision shall have the meaning which renders it valid.

18. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Grand County, Colorado.

19. Assignment. There shall be no transfer or assignment of any of the rights or obligations of Developer under this Agreement without the prior written approval of the Town, which may be withheld in the Town's sole discretion; except that this Agreement and Developer's rights hereunder may be assigned by Developer in whole, but not in part, to a company wholly owned by Developer. In the event of an assignment as permitted herein, the assignee shall assume full responsibility for fulfilling the remaining obligations of Developer under this Agreement, and shall execute an acknowledgement of this responsibility in the Town's favor. Failure of the assignee to execute such an acknowledgement shall result in Developer being jointly and severally liable with the assignee for the remaining obligations under this Agreement.

20. Recordation. This Agreement shall be recorded in the real estate records of Grand County and shall be a covenant running with the Property.

21. Title and Authority. Developer expressly warrants and represents to the Town that, together with the undersigned individuals, that the undersigned individuals have full power and

EXHIBIT A

LEGAL DESCRIPTION

**Lot A, Block 3, Winter Park Village
County of Grand,
State of Colorado**

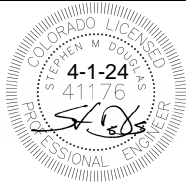
EXHIBIT B
DEVELOPMENT PLAN

To be added prior to recording

EXHIBIT C
PUBLIC IMPROVEMENTS

**Engineer Opinion of Probable Costs
for
Winter Park - Old Town Lot Public Improvements**

DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENSION
Off-Site Street - Cedar Dr.				
6" Vertical Curb and Gutter w/ 2' Pan	LF	73	\$16.80	\$1,226.40
Hot Mix Ashaplt Pavement (9")	SY	25	\$54.00	\$1,350.00
Curb & Gutter Subgrade Prep (Min. 1' outside limits)	SF	219	\$2.10	\$459.90
Handicapped Ramps	EA	1	\$1,500.00	\$1,500.00
			SUBTOTAL	\$4,536.30
Off-Site Street - Balsam Dr.				
6" Vertical Curb and Gutter w/ 2' Pan	LF	25	\$16.80	\$420.00
Hot Mix Ashaplt Pavement (9")	SY	6	\$54.00	\$324.00
Curb & Gutter Subgrade Prep (Min. 1' outside limits)	SF	75	\$2.10	\$157.50
Handicapped Ramps	EA	1	\$1,500.00	\$1,500.00
			SUBTOTAL	\$2,401.50
Off-Site Streets - Winter Park Dr.				
Trench and Patchback	SY	88	\$66.00	\$5,808.00
6" Vertical Curb and Gutter w/ 2' Pan	LF	223	\$16.80	\$3,746.40
Concrete Bike Path (8.0' Width, 6" Thick)	SF	1600	\$8.00	\$12,800.00
Hot Mix Ashaplt Pavement (9")	SY	28	\$54.00	\$1,512.00
Bike Path Subgrade Prep (Min. 1' outside limits)	SF	2000	\$2.10	\$4,200.00
			SUBTOTAL	\$28,066.40
Public Utilities				
6" DIP Fire Line	LF	36	\$200.00	\$7,200
6" Curb Stop	EA	1	\$1,600.00	\$1,600
Connection to Existing Water Main	EA	1	\$7,200.00	\$7,200
8" Wet Tap	EA	1	\$5,280.00	\$5,280
6" Gave Valve	EA	1	\$2,040.00	\$2,040
6"x8" Tee	EA	1	\$1,700.00	\$1,700
5' Type R Storm Inlet	EA	1	\$6,500.00	\$6,500
Remove Existing Type 13 Storm Inlet	EA	1	\$2,400.00	\$2,400
Storm Drain Cleanout	EA	2	\$1,000.00	\$2,000
6" PVC Sanitary Pipe	LF	26	\$36.17	\$940
Sanitary Manhole (4' DIA)	EA	1	\$4,500.00	\$4,500
			SUBTOTAL	\$41,360.42
Misc.				
Traffic Control	LS	1	\$10,000.00	\$10,000
			SUBTOTAL	\$10,000.00
			SUBTOTAL	\$86,365
			25% CONTINGENCY	\$21,591
			TOTAL	\$107,956



[Signature]
Developer's Engineer (signature and stamp)

Devin N. Visciano
Developer's Representative

Accepted by:

City Engineer



MEMO

TO Town Council

FROM Danielle Jardee, Town Clerk

THROUGH James Shockey, AICP, Community Development Director
Shelia Booth, AICP, CPS Contracted Planner

DATE September 17, 2024

RE Town Clerk Referral of Annexation Petition, Connor Bertron Addition (PLN24-076)

Property Owner: Connor-Bertron Holdings, LLC

Applicant: Cameron Bertron, Connor-Bertron Holdings, LLC

Location: 1010 – 1030 Vasquez Road, Winter Park, Colorado

Legal Description: A parcel of land situated in the SW Quarter of the SE Quarter of Section 32, Township 1 South, Range 75 West of the 6th PM, county of Grand, State of Colorado

Authority:

Pursuant to § 5-C-4 Annexation of the Winter Park Unified Development Code (the “UDC”) and the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, the Town Council shall review the annexation petition for conformance with C.R.S. §31-12-107.

Annexation Summary:

Connor-Bertron Holdings, LLC submitted an annexation petition and zoning application on August 12, 2024. The application and petition are currently under review. Per C.R.S. § 31-12-107(1)(f), *The clerk shall refer the petition to the governing body as a communication. The governing body, without undue delay, shall then take appropriate steps to determine if the petition so filed is substantially in compliance with this subsection (1).*

Upon completion of review by staff, this matter will be scheduled before the Town Council to consider a resolution of substantial compliance of the annexation petition and, if appropriate, to set the public hearing date for consideration of the annexation, and to take such additional steps as are needed to consider annexation and zoning.

PETITION FOR ANNEXATION
CONNOR BERTRON ADDITION

TO: THE TOWN COUNCIL OF THE TOWN OF WINTER PARK, COLORADO

RE: PROPERTY KNOWN AS: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO IN SECTION 33, CONTAINING APPROXIMATELY 2.71 ACRES, MORE OR LESS.

The undersigned landowner, in accordance with the provisions of Title 31, Article 12, Part 1, Colorado Revised Statutes ("C.R.S."), as amended, hereby petitions the Town Council of the Town of Winter Park, Colorado for annexation to the Town of that certain unincorporated area situate and being in the County of Grand, and the State of Colorado, more particularly described on Exhibit A, attached hereto ("**Connor Bertron Addition**").

Petitioner further states as follows:

1. That the undersigned petitioner desires to develop Connor Bertron Addition into three (3) single family residential lots.

2. That it is desirable and necessary that Connor Bertron Addition be annexed to the Town of Winter Park, Colorado in accordance with C.R.S. § 31-12-104(1)(a).

3. That Connor Bertron Addition meets the requirements of C.R.S. § 31-12-104 and 31-12-105, as amended, in that:

a. Not less than one-sixth (1/6) of the perimeter of Connor Bertron Addition is contiguous with the existing boundaries of the Town of Winter Park, Colorado.

b. A community of interest exists between Connor Bertron Addition and the Town of Winter Park, Colorado.

c. Connor Bertron Addition is urban or will be urbanized in the near future and said area is integrated or is capable of being integrated with the Town of Winter Park, Colorado.

d. No land hereby proposed to be annexed, held in identical ownership, whether consisting of one (1) tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate:

1. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way; or

ii. comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation is included within the property hereby proposed to be annexed

without the written consent of the landowner or landowners, unless such tract of land is situated entirely within the outer boundaries of the Town of Winter Park as they exist at the time of annexation.

e. No annexation proceedings have been commenced for the annexation to another municipality of part or all of Connor Bertron Addition.

f. The annexation of Connor Bertron Addition will not result in the detachment of area from any school district and the attachment of same to another school district.

g. The annexation of Connor Bertron Addition will not have the effect of extending the boundary of the Town of Winter Park more than three (3) miles in any direction from any point of the Town's boundary in any one (1) year.

h. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

i. Reasonable access shall not be denied to landowners, owners of easements or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Winter Park.

4. That attached hereto and incorporated herein by reference as Exhibit B are four (4) prints of the annexation map of Connor Bertron Addition, containing the following information:

a. A written legal description of the boundaries of Connor Bertron Addition.

b. A map showing the boundary of Connor Bertron Addition.

c. Within the annexation boundary map, a showing of the location of each ownership tract of un-platted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.

d. Next to the boundary of Connor Bertron Addition, a drawing of the contiguous boundary of the Town of Winter Park and the contiguous boundary of any other municipality abutting Connor Bertron Addition.

5. That the undersigned petitioner is the landowner of one hundred percent (100%) of Connor Bertron Addition, exclusive of the adjoining right of way to be owned by the Town of Winter Park.

6. That the undersigned petitioner signed this Petition for Annexation no more than one hundred eighty (180) days prior to the date of the filing of this Petition for Annexation.

7. That this Petition for Annexation satisfies the requirements of Article II,

Section 30, of the Constitution of Colorado in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets, alleys and land owned or to be owned by the Town of Winter Park.

8. That the undersigned petitioner requests that the Town of Winter Park approve the annexation of Connor Bertron Addition pursuant to this Petition for Annexation, subject, however, to the following terms and conditions:

a. That the Annexation and Development Agreement to be submitted to Town Council contemporaneously with this Petition for Annexation, be approved, executed and delivered by the Town of Winter Park in substantially the same form as it is submitted;

b. That the undersigned's application for zoning approval of Connor Bertron Addition to be submitted to Town Council contemporaneously with this Petition for Annexation, be approved by the Town of Winter Park in substantially the same form as it is submitted;

c. That the entirety of Connor Bertron Addition be zoned as Low Density Residential – R-1; and

d. That general property taxes for Connor Bertron Addition shall not become effective until January 1 of the next succeeding year following passage of the Town's Annexation Ordinance.

9. That in the event any of the foregoing conditions set forth in paragraphs 8(a) through 8(d), inclusive, are not satisfied, then the undersigned petitioner shall have the right to withdraw this Petition for Annexation, and the annexation of Connor Bertron Addition pursuant to this Petition for Annexation and any Annexation Ordinance approving the same shall be deemed to be null and void and of no further force or effect.

10. That the undersigned petitioner understands and is cognizant of the fact that the Town of Winter Park is not legally required to annex Connor Bertron Addition, and that if the Town of Winter Park does annex Connor Bertron Addition, the annexation shall only be upon the terms and conditions described in Paragraphs 8, 9 and 11 hereof.

11. That in consideration of the foregoing statements, and in further consideration of the benefits which will accrue to the undersigned petitioner and the obligations resulting to the Town of Winter Park if Connor Bertron Addition is annexed to the Town of Winter Park, the undersigned petitioner agrees and covenants that upon the Town's Annexation Ordinance becoming effective and Connor Bertron Addition being annexed to the Town of Winter Park, all lands within the area sought to be annexed shall become subject to the ordinances, resolutions, rules and regulations of the Town of Winter Park, except for general property taxes which shall become effective on January 1 of the next succeeding year following passage of the Annexation Ordinance, and except as expressly modified by the terms and conditions of the final Annexation and Development Agreement mutually approved, executed and delivered by the Town of Winter Park and the undersigned petitioner.

12. That Cameron R. Bertron, whose address and phone number is 1145 Gaylord St., Denver, CO 80206, (720)201-7248, is authorized by the undersigned petitioner to process

this annexation request. The Town may contact this person regarding any matter related to this annexation request.

13. That whenever from the context it appears appropriate, each term stated in either the singular or plural will include the other, and pronouns stated in either the masculine, feminine or the neuter gender will include each of the other genders.

NOW, THEREFORE, the undersigned petitioner respectfully requests that the Town Council of the Town of Winter Park, Colorado, approve the annexation of Connor Bertron Addition to the Town of Winter Park.

**Connor-Bertron Holdings, a Colorado Limited
Liability Company**

By: 

Cameron R. Bertron, Manager

Date: July 12, 2024

EXHIBIT A

LEGAL DESCRIPTION OF CONNOR BERTRON ADDITION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1 / 4SE 1 / 4) OF SAID SECTION 32; THENCE NORTH 89°17'56"WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 32 A DISTANCE OF 561.64 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF COUNTY ROAD NO. 107; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF COUNTY ROAD NO 107, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 30°53'17" EAST A DISTANCE OF 109.71 FEET TO A POINT;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.72 FEET, A DISTANCE OF 134.81 FEET, (THE CHORD OF WHICH BEARS NORTH 50°19'20" EAST, A DISTANCE OF 132.24 FEET) TO A POINT;
3. THENCE NORTH 69°45'23" EAST A DISTANCE OF 329.52 FEET TO A POINT;
4. THENCE SOUTH 81°05'13" EAST A DISTANCE OF 87.77 FEET TO A POINT, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), OF SAID SECTION 32;

THENCE SOUTH 01°31'43" EAST, ALONG SAID EAST LINE. A DISTANCE OF 285.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. COUNTY OF GRAND, STATE OF COLORADO.

and that adjacent right of way described in Book 135 Page 110 described as follows:

That portion of a strip of land 66 feet in width situated within the southwest quarter of the southeast quarter (Sw¼SE¼) of Section 32, Township 1 South, Range 75 West of the sixth (6th) Principal Meridian, said strip being 33 feet on each side of the following described centerline:

Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW¼SE¾) of Section 32 bears south 72° 19' west, a distance of 1361.3 feet; thence south 70' 06' west a distance 470.0 feet; thence south 32" 28' west, a distance 264.4 feet more or less to a point on the south line of Section 32, whence the south quarter corner of said Section 32 bears north 89" 23' west, a distance of 717.6 feet. The above described right of way contains 1.11 acres more or less.

EXHIBIT B

ANNEXATION MAP (4 PRINTS)

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That he was the circulator of the foregoing Petition for Annexation of lands to the Town of Winter Park, Colorado, consisting of five (5) pages, including this page but excluding exhibits, and that each signature thereon was witnessed by the affiant and is the true signature of the person whose name it purports to be.

_____, Circulator

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing Affidavit of Circulator was subscribed and sworn to before me this ___ day of _____, _____, by Cameron R Bertron, an individual resident of the State of Colorado.

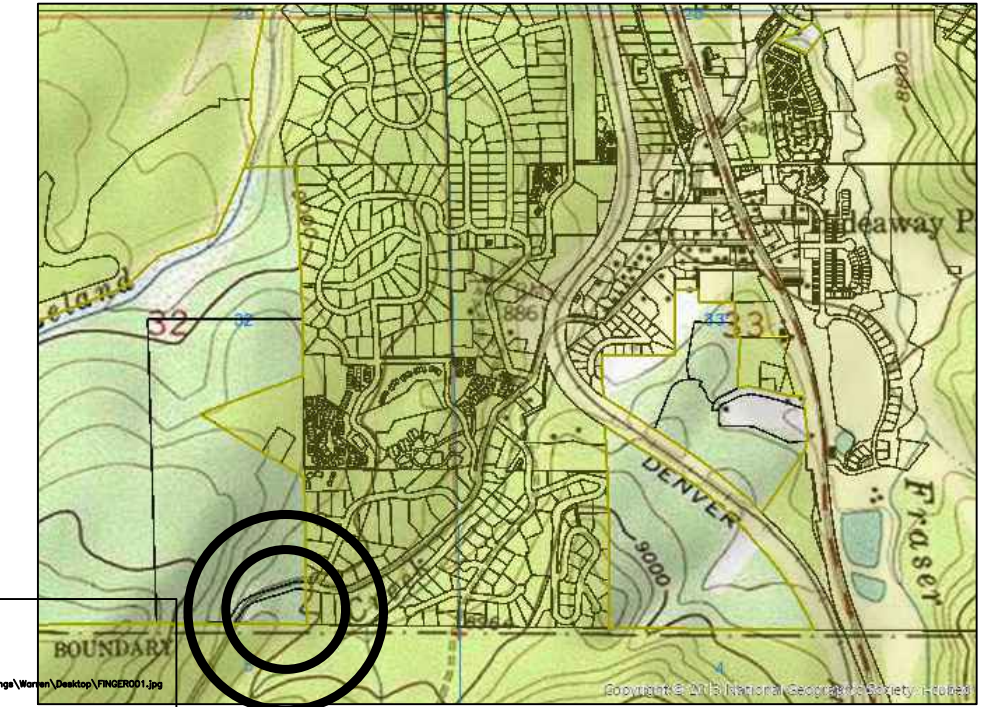
Witness my hand and official seal.

My commission expires:

Notary Public

Connor-Bertron Addition ANNEXATION MAP

A PARCEL OF LAND SITUATED IN THE SW QUARTER OF THE SE QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO



VICINITY MAP - SCALE: 1" = 2000.00'

DEDICATION:

Known all people by these presents: That Connor-Bertron Holdings, LLC, is the owner of that real property situate in the Town of Winter Park, Colorado, described in Book 353 Page 834 as follows:

RECORD DESCRIPTION (LEGAL DESCRIPTION)

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SIC) (SW1/4SE1/4) OF SAID SECTION 32; THENCE NORTH 89°17'56"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE1/4) OF SAID SECTION 32 A DISTANCE OF 561.64 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF COUNTY ROAD NO. 107; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF COUNTY ROAD NO. 107, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 30°53'17" EAST A DISTANCE OF 109.71 FEET TO A POINT;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.72 FEET, A DISTANCE OF 134.81 FEET, (THE CHORD OF WHICH BEARS NORTH 50°19'20" EAST, A DISTANCE OF 132.24 FEET) TO A POINT;
3. THENCE NORTH 69°45'23" EAST A DISTANCE OF 329.52 FEET TO A POINT;
4. THENCE SOUTH 81°05'13" EAST A DISTANCE OF 87.77 FEET TO A POINT, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), OF SAID SECTION 32; THENCE SOUTH 01°31'43" EAST, ALONG SAID EAST LINE, A DISTANCE OF 285.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. COUNTY OF GRAND, STATE OF COLORADO

and that right of way described in Book 135 Page 110 described as follows:

That portion of a strip of land 66 feet in width situated within the southwest quarter of the southeast quarter (SW1/4SE1/4) of Section 32, Township 1 South, Range 75 West of the sixth (6th) Principal Meridian, said strip being 33 feet on each side of the following described centerline:

Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW1/4SE1/4) of Section 32 bears south 72° 19' west, a distance of 1361.3 feet; thence south 70° 06' west a distance 470.0 feet; thence south 32° 28' west, a distance 264.4 feet more or less to a point on the south line of Section 32, whence the south quarter corner of said Section 32 bears north 89° 23' west, a distance of 717.6 feet. The above described right of way contains 1.11 acres more or less.

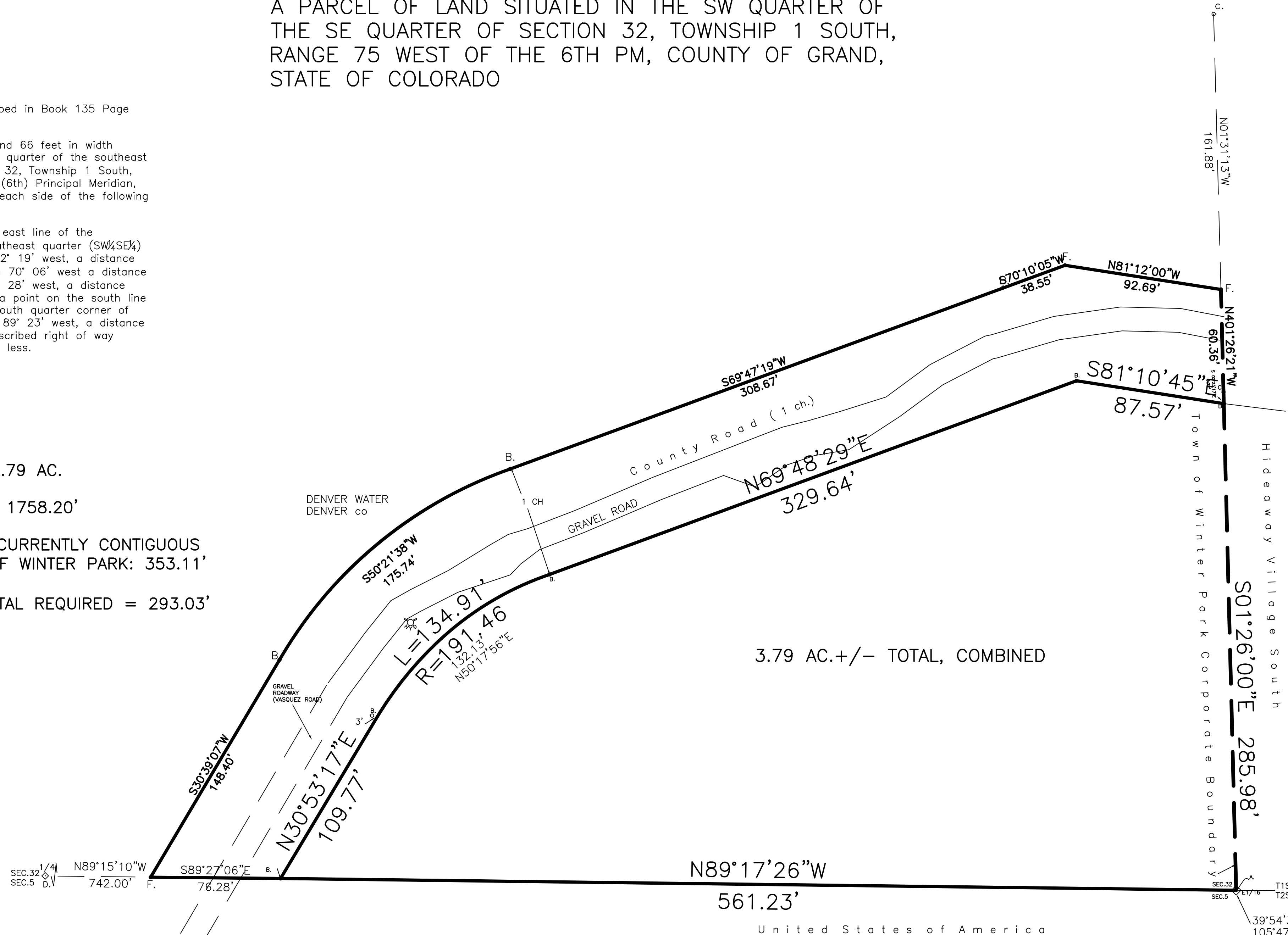
ANNEXATION DATA:

TOTAL ACREAGE: 3.79 AC.

TOTAL PERIMETER: 1758.20'

TOTAL PROPERTY CURRENTLY CONTIGUOUS WITH THE TOWN OF WINTER PARK: 353.11'

MINIMUM 1/8 OF TOTAL REQUIRED = 293.03'



BASIS OF BEARINGS: along the line between monuments shown, derived with GPS/RTK.

KEY:

- A. - EXTANT PLSS CORNER NOTED. FOUND 1" IRON PIPE, & WASHER STAMPED PLS 31942.
- B. - FOUND PLASTIC CAPPED REBAR STAMPED PLS 12428.
- C. - FOUND 1/2" REBAR
- D. - EXTANT PLSS CORNER NOTED. FOUND 1933 BUREAU OF LAND MANAGEMENT BRASS CAP
- F. - SET ALUMINUM CAPPED, 5/8" REBAR SCRIBED Is 25971.
- + - DENOTES "NATIONAL FOREST" SIGN

I, Warren Dale Ward, State of Colorado Registered Professional Land Surveyor Number 25971, hereby certify that this plat shows the results of a field survey done by me and under my responsible charge, based on facts known to me, complies with applicable statutes set forth by 38-51, CRS.

Warren Dale Ward
Colorado PLS 25971
Oklahoma PLS 1941

State of Colorado)
 ss
County of Grand)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by w ward.

My Commission Expires: _____

Notary Public

By Cameron Bertron
For: Connor-Bertron Holdings, LLC

In Witness Whereof, Connor-Bertron Holdings, LLC, has caused its name to be hereunto subscribed this ____ day of _____, 20____, by Cameron Bertron as authorized representative of Connor-Bertron Holdings, LLC.

My Commission Expires: _____

Notary Public

TOWN OF WINTER PARK CERTIFICATE

This annexation map is to be known as "Connor-Bertron Annexation" to the Town of Winter Park and is approved and by Ordinance No. _____ Series 2024, passed and accepted at the regular meeting of the Council of Winter Park, held on _____

Approved and accepted by the Town of Winter Park, Colorado, this ____ day of _____, 20____

Mayor

ATTEST:

Town Clerk

NOTES:

1. For title, reference is hereby made to Land Title Guarantee Company Order Number OX60016446.24236544
2. The County Road right of way is first referenced by deed at Book 135 Page 110. This record right of way appears to be superceded by a Denver Water Department survey referenced in Book 353 Page 834. Since the Denver Water Department owned the property on both sides of the right of way at the time, the undersigned recognizes that Book 135 Page 110 has been "vacated" by the Denver Water Department.
3. The nomenclature of the Public Land Survey System is defined by the Bureau of Land Management. The legal term for this aliquot part of Section 32 is "SW1/4SE1/4". Aliquot parts, Arabic numerals, and fractions within the PLSS, when written out into fully spelled grammatical English words, are done so reduntantly, unnecessarily and grammatically incorrect.
4. A "bearing" (NW/SE, NE/SW) is a mathematical angular value with identical opposite angular values, which do not "go" in any direction.



**TOWN OF WINTER PARK
TOWN COUNCIL
September 17, 2024**

SPECIAL EVENT PERMITS –PUBLIC HEARING

Applicants: **1. Winter Park & Fraser Chamber/Headwater Trails Alliance, Megan Anderson**
 2. Leave No Trace Center for Outdoor Ethics, Dean Ronzoni

Staff Contact: Dani Jardee, Town Clerk

Event Descriptions:

National Public Lands Day Celebration of 30 Years located at Rendezvous Event Center at Hideaway Park:

1. This free event will recognize volunteers for their work on National Public Lands Day, food will be provided for volunteers accompanied by a free concert on the stage. Saturday, September 28 from 4 p.m. to 8 p.m.

Upslope Backcountry Tap Room located at the Mary Jane side of Winter Park Resort:

1. Annual hiking event to top of Resort to enjoy an outside taproom, food, drink, games, and possible music on Saturday, September 28, from 10 a.m. to 5 p.m.

Staff Comments: The Special Event Permit applications were received, reviewed, and approved by Town staff. Notification of the Public Hearing for National Public Lands Day was published in the Sky Hi News and Middle Park Times on August 14, 2024, and for Backcountry Tap Room on August 28, 2024. No comments have been received.

Attachments: Applications, Maps, and Operation Plans

Staff Recommendation

Staff recommends the Town Council grant the Special Event Permits for both applicants.



Special Event Permit Application

Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.



Name of Applicant: Megan Anderson / Winter Park & Fraser Chamber

Mailing Address of Applicant: P.O. Box 3236 Winter Park, CO 80482

Contact Name: Megan Anderson Contact Number: 970-726-4118

Contact Email: [REDACTED]

Type of Special Event (i.e. fundraiser, concert): National Public Lands Day Celebration of 30 years

Address of Special Event: Rendezvous Event Center @ Hideaway Park

Do you have written permission to use the premises? Yes No

Exact dates and times of the event:
September 28, 2024

Explain the nature of your organization, its function, and who/what benefits from its operations:
Winter Park & Fraser Chamber / Headwaters Trails Association

Who or what organization will be the recipient of the funds derived from this event?
Headwaters Trails Association

Number of expected attendees: 300-800

Describe the premises where the event will take place:
food for volunteers & live music on stage

What type of security will be provided? N/A volunteers

Number of security personnel: TBD How will they be identified? TBD

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?
Barricades will be placed to help control no dogs rule and crowd at Rendezvous Events Center

What type of entertainment will be provided at the event?
Live music

How will attendees be checked for proper age (i.e. at the door, at the bar)?
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

N/a

How will the conduct of attendees be monitored and by whom?

n/a

What type of beverages and food or snacks will be available?

Headwaters Trails Association to provide dinner for volunteers

Organization State Sales Tax Number: [REDACTED]

Organization Town Sales Tax Number: [REDACTED]

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

online, collateral, posters, newspaper, social, mailing, etc

Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.

Applicant's Signature

Date

Applicant's Email Address

Applicant's Mailing Address

Applicant's Physical Address

Applicant's Main Phone Number

Applicant's Alternate Phone Number

STATE OF COLORADO
COUNTY OF GRAND
TOWN OF WINTER PARK

Subscribed and sworn to me this _____ day of _____ 20____
Witness my head and official seal:

Notary Public

My commission expires

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC | <input type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION | |

LIAB	TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:	
2110	<input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR	\$25.00 PER DAY
2170	<input checked="" type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer)	\$10.00 PER DAY

DO NOT WRITE IN THIS SPACE

LIQUOR PERMIT NUMBER

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE State Sales Tax Number (Required)

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE
 (include street, city/town and ZIP)

PO box 3236, Winter Park, CO 80482

3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT
 (include street, city/town and ZIP)

78821 US Highway 40 / Hideaway Park, Winter Park CO

NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE Catherine Ross		78967 US Highway 40	
5. EVENT MANAGER Megan Anderson		78967 US Highway 40	

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?
 NO YES HOW MANY DAYS? _____

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?
 NO YES TO WHOM? _____

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? Yes No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Date	Date	Date	Date
Hours From .m.	Hours From .m.	Hours From .m.	Hours From .m.	Hours From .m.
September 28, 2024				
To 9:00 p .m.	To .m.	To .m.	To .m.	To .m.

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE <i>Megan Anderson</i>	TITLE Special Events Director	DATE 04/02/2024
------------------------------------	----------------------------------	--------------------

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK
SIGNATURE	TITLE	DATE

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION			
License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$.



Live music

Beer Garden

National Public Lands Day
Celebration
September 28, 2024

Winter Park
Special Event Operations Plan
National Public Lands Day
September 28, 2024

Event Synopsis

Join us in Winter Park, Colorado Unfiltered for the National Public Lands Day Celebration of 30 years. Featuring a free concert at Rendezvous Event Center on September 28. This event is open to the public but also a thank you for those who volunteered during the day.

Event Coordination

WP Chamber and Headwaters Trails Alliance Staff will be onsite. Chamber team to discuss with Police Department.

Chamber schedule is as follows

Task	Date	Details
Event start	Sept. 28 @ 4 pm	Rendezvous Event Center
Food for volunteers	Sept. 28 @ 4:30-5	
event finish	Sept. 28 @ 7pm	
Music Starts	Sept. 28 @ 5-7 pm	Puddle Stomp

Weather Forecast

Going to be a beautiful day, I'm sure. (Report to follow 1 week prior to event)

Traffic Control Plan

Traffic Control Devices

Speed limit on Hwy 40 will remain 40 mph for the event
Rendezvous Way and all side roads will remain open

Scheduled personnel

Catherine Ross - Chamber

Megan Anderson – Chamber



Special Event Permit Application



Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.

Name of Applicant:

Mailing Address of Applicant:

Contact Name: Contact Number:

Contact Email:

Type of Special Event (i.e. fundraiser, concert):

Address of Special Event:

Do you have written permission to use the premises? Yes No

Exact dates and times of the event:

Explain the nature of your organization, its function, and who/what benefits from its operations:

Who or what organization will be the recipient of the funds derived from this event?

Number of expected attendees:

Describe the premises where the event will take place:

What type of security will be provided?

Number of security personnel: How will they be identified?

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?

What type of entertainment will be provided at the event?

How will attendees be checked for proper age (i.e. at the door, at the bar)?
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

All attendees must be 21+ (children permitted if accompanied by legal guardian) and will have ID's checked at the entrance of the event and will be wrist banded before starting the hike up the mountain.

How will the conduct of attendees be monitored and by whom?

Attendees will be monitored by all event producers and captains of the event from each organization - LNT, Upslope, and Winter Park. There will be security via-off duty police officials and medical personnel on location via Winter Park's ski patrol team.

What type of beverages and food or snacks will be available?

Upslope brewing Co. will have beer and craft hard seltzers at the event + water available. Winter Park will sell food.

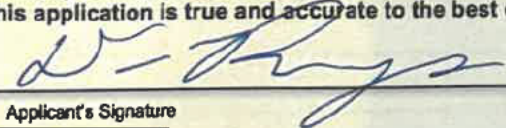
Organization State Sales Tax Number:

Organization Town Sales Tax Number:

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

The annual event is marketed using social media/digital channels from participating parties (LNT, Upslope, Winter Park), email marketing and posters. The event is advertised at 21+, active outdoor enthusiasts and is family and dog friendly.

Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.



8/21/2024

Applicant's Signature

Date

Applicant's Email Address

Applicant's Mailing Address

Applicant's Physical Address

Applicant's Main Phone Number

Applicant's Alternate Phone Number

STATE OF COLORADO
COUNTY OF GRAND
TOWN OF WINTER PARK

Subscribed and sworn to me this ____ day of _____ 20__

Witness my hand and official seal:

Notary Public

My commission expires

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|------------------------------------|--|---|
| <input type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC | <input checked="" type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION | |

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR: 2110 <input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY 2170 <input type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY	DO NOT WRITE IN THIS SPACE LIQUOR PERMIT NUMBER
---	---

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE
 Leave No Trace Center for Outdoor Ethics

State Sales Tax Number (Required)
 [REDACTED]

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE (include street, city/town and ZIP) 1000 North St Boulder, CO 80304	3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT (include street, city/town and ZIP)
--	--

NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
4. PRES./SECY OF ORG. or POLITICAL CANDIDATE Dana Watts	[REDACTED]	928 Pine St. Boulder, CO 80302	[REDACTED]
5. EVENT MANAGER Dean Ronzoni	[REDACTED]	6126 Habitat Dr, Boulder, CO 80301	[REDACTED]

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?
 NO YES HOW MANY DAYS? 1

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?
 NO YES TO WHOM?

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? Yes No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To
9/28/24		10a	5p												

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE 	TITLE Development Manager	DATE 8/21/24
---------------	------------------------------	-----------------

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK
SIGNATURE	TITLE	DATE

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION			
License Account Number	Liability Date	State	TOTAL
		-750 (999)	\$

(Instructions on Reverse Side)

Special Event Permit Application
2024 Upslope Backcountry Tap Room benefitting Leave No Trace

Property Possession Checklist Docs

Evidence of Permission to use Premises



CA Lane (WP)
To: Matthew Robert (WP)

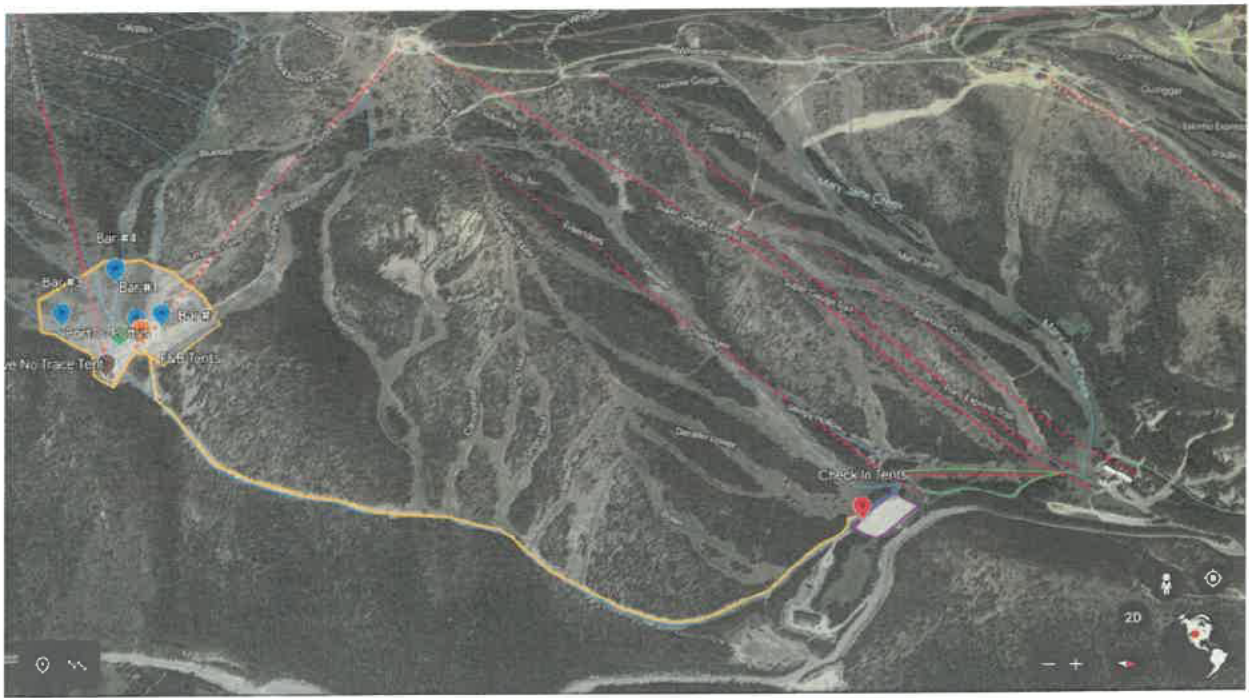
📧 ↩️ Reply ↩️ Reply All ➡️ Forward 📧 ⋮

🕒 You forwarded this message on 8/22/2024 8:02 AM.

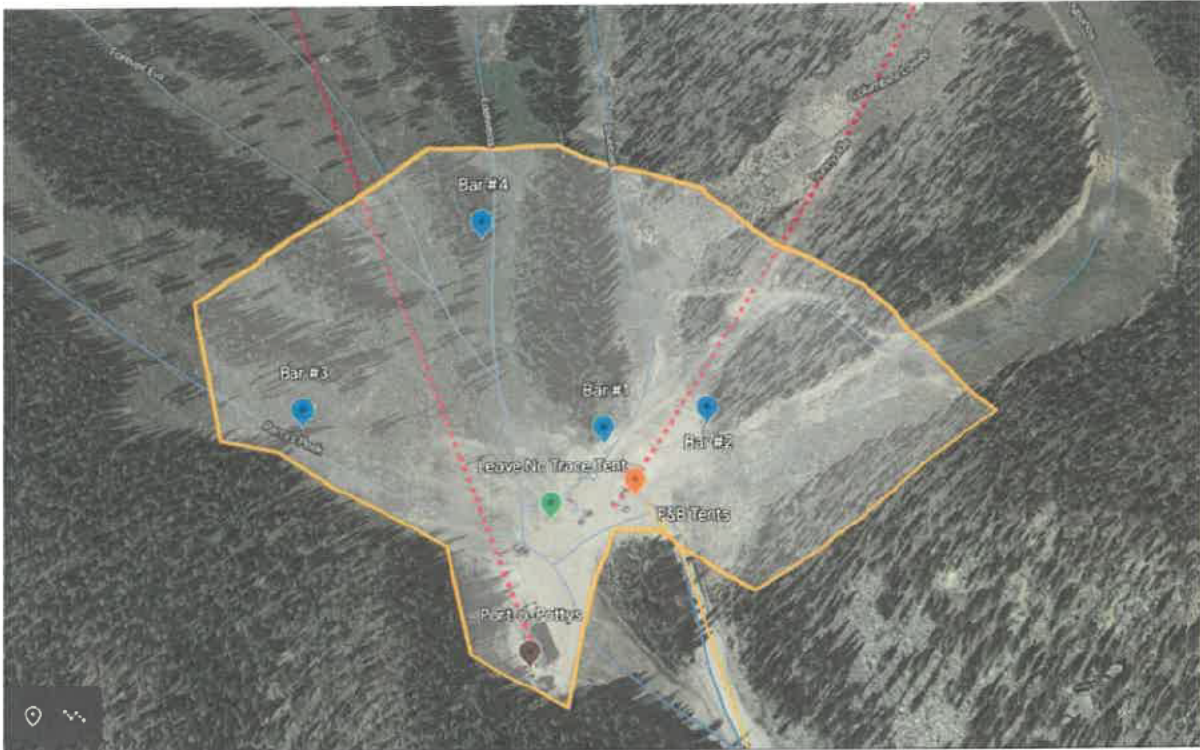
Matthew
Please use this email as documentation that we have USFS approval for the Backcountry Tap Room event at Winter Park. Our summer operating plan was approved by them and the event is listed under section I Special Events.

Thanks

CA Lane
Vice President Resort Operations / Assistant General Manager
PO Box 36 | 85 Pansenn Rd
Winter Park, CO 80482
p: 970.726.1527 | m: 720.272.5338



Event Site Map



Event Site Map





Special Event Operations Plan

Upslope Backcountry Tap Room | 9/28/2024 | 9:30 am – 5:00 pm

Event Synopsis

Winter Park Resort, in conjunction with Upslope Brewing Company and Leave No Trace, will be hosting the annual “Backcountry Tap Room” on-mountain event. The Event will take place on Saturday, September 28th from 9:30 am - 5:00 pm. Guests will enter the resort through the Mary Jane entrance of Winter Park Resort by turning onto Mary Jane Road from US-40. Check-in and the trailhead of the hike will be located at the Utah Junction parking lot, known affectionately to locals as C Lot. The event will be a “Backcountry” experience for guests that involves a hike that will begin from the Utah Junction lot on the Mary Jane side of the mountain. Guests will then hike up Corona Way for approximately 1.4 miles, with an elevation gain of 800 feet. In this space, there will be serving stations where guests can choose an Upslope Brewing product. In addition, guests can bring their own lunch/snacks or choose to grab something from the Winter Park Resort F&B outlets that will be serving food offerings at the Event.

The Event(s) is expected to draw 2,000 people to Winter Park Resort and town. The event will only take place on Saturday, September 28th.

Paid security staff will monitor the participants before, during, and after the event.

Event Coordination

Members of the Winter Park Resort Marketing Team (Matt Robert & Marketing Dept.), Upslope Brewing Marketing & Event Team (Event Coordinator, MacKenna Valdez + Marketing Director, Katie Hill + Marketing Manager, Julia Weilandt), and Leave No Trace

team (Dean Ronzoni, Director of Corporate Development + Peter Murry, Development Coordinator) will be managing all event setup and production in conjunction with safety and operations staff at the Resort. A timeline of event setup is listed below, this may change over the next few weeks but is a structure that the event will fall under.

Liquor License

Leave No Trace will be obtaining the liquor license for this event. Leave No Trace is a 501(c)3 organization and all proceeds from the event will benefit their organization.

Weather Forecast

Forecast TBD – Weather will be heavily monitored before and during the Event. If the weather looks like it may turn severe during the event, guests will be told to start their descent. If there is severe sustained weather the entire day, the event will be canceled.

Traffic Control Plan

Parking will be available for attendees at all available resort parking lots. More specifically the Utah Junction lot, the Corona lot, Rollins Pass, as well as street parking, for all attendees.

Scheduled personnel

- Katie Hill – Upslope Brewing Company
- MacKenna Valdez – Upslope Brewing Company
- Julia “Jube” Weilandt – Upslope Brewing Company
- Dean Ronzoni – Leave No Trace
- Peter Murry – Leave No Trace
- All bars will be staffed and managed by TIPS Certifies Upslope Brewing Company staff members
- Members of the Winter Park Resort Marketing Team + Leave No Trace will be on-site to assist in check-in process, overall event operations and guest experience

Event Hours / Timeline:

- **8:00 am** - LNT/Upslope staff arrive for setup
- **9:30 am** - Check-in tent should be setup (*May open up registration early this year to reduce lines/customer wait time*)
- **10:00 am** - Check-in tent/registration opens
- **11:00 am** - Bars at top open
- **3:30 pm** - Check-in should technically “close”, but staff will man this area at all times to answer questions and thank people for coming!
- **4:30 pm** - Bars at top close; LAST CALL
- **5:00 pm** - Event is over; everyone should be headed down and off the trails between 5-5:30 pm



**TOWN OF WINTER PARK
TOWN COUNCIL
September 17, 2024**

TRANSFER OF HOTEL & RESTAURANT LICENSE – PUBLIC HEARING

Applicant: WP Irish Pub LLC d.b.a. Randi’s Irish Saloon

Initiated By: Todd Winston

Action Proposed: Conduct a Public Hearing to Consider the Application for the transfer of a Hotel & Restaurant Liquor License

Presented By: Danielle Jardee, Town Clerk

Introduction: WP Irish Pub LLC d.b.a. Randi’s Irish Saloon has applied for a transfer of a Hotel & Restaurant Liquor License. The Applicant’s business is located at 78521 US Hwy 40, Winter Park, CO 80482. The application has been reviewed and is in order.

Neighborhood Boundaries: The town limits of Winter Park are the neighborhood boundaries.

Financial Details: The respective license fees have been paid.

Background Check: The application was turned over to the Fraser/Winter Park Police Department for investigation.

Legal Requirements:

Posting: Notice of Hearing was posted at 78521 US Hwy 40 – September 5, 2024

Publication: Notice of Hearing was published in Sky Hi News – September 4, 2024
Notice of Hearing was published in the Middle Park Times – September 4, 2024

Attachments: Exhibit A – Application, Individual History Records; Exhibit B – Diagram, Questionnaire and Food Service Affidavit; Exhibit C – Articles of Organization and Certificate of Good Standing; Exhibit D – Affidavit of Transfer, Temporary Permit Application, and Temporary Liquor License; Exhibit E – Fraser/Winter Park Police Department Memo

Staff Recommendation

Staff recommends the Town Council approve the Application with this motion:



I move to approve the Application for transfer of Hotel & Restaurant Liquor License as requested by WP Irish Pub LLC d.b.a. Randi's Irish Saloon based upon the following findings of fact:

1. The adult inhabitants of the neighborhood desire that the Application be granted; and
2. The Application does not conflict with the reasonable requirements of the neighborhood.

In the event the Town Council does not see fit to grant the Application, following is an alternative motion:

I move to deny the Application for transfer of Hotel & Restaurant License as requested WP Irish Pub LLC d.b.a. Randi's Irish Saloon based upon the following findings of fact:

1. The adult inhabitants of the neighborhood do not desire that the Application be granted; AND/OR
2. The Application conflicts with the reasonable requirements of the neighborhood.

Colorado Liquor Retail License Application

* Note that the Division will not accept cash Paid by Check Date Uploaded to MoveIt
 Paid Online

New License New-Concurrent Transfer of Ownership State Property Only Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an Individual Limited Liability Company Association or Other
 Corporation Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

WP Irish Pub LLC

FEIN Number State Sales Tax Number

Trade Name of Establishment (DBA) Business Telephone
Randis Irish Pub and Grill 720-420-0918

Address of Premises (specify exact location of premises, include suite/unit numbers)
78521 US Highway 40

City County State ZIP Code
Winter Park Grand CO 80482

Mailing Address (Number and Street) City or Town State ZIP Code
1776 Curtis St., #2422 Denver CO 80202

Email Address

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)
Randi's Irish Saloon

Present State License Number Present Class of License Present Expiration Date
35-22136-0000 Hotel & Restaurant 07/21/25

Section A Nonrefundable application fees*

<input type="checkbox"/>	Application Fee for New License	\$1,100.00
<input type="checkbox"/>	Application Fee for New License with Concurrent Review	\$1,200.00
<input checked="" type="checkbox"/>	Application Fee for Transfer.....	\$1,100.00

Section B Liquor License Fees*

<input type="checkbox"/>	Add Optional Premises to H & R	\$100.00 X	<input type="text"/>	Total	<input type="text"/>
<input type="checkbox"/>	Add Sidewalk Service Area.....				\$75.00
<input type="checkbox"/>	Arts License (City).....				\$308.75
<input type="checkbox"/>	Arts License (County)				\$308.75
<input type="checkbox"/>	Beer and Wine License (City).....				\$351.25
<input type="checkbox"/>	Beer and Wine License (County).....				\$436.25
<input type="checkbox"/>	Brew Pub License (City).....				\$750.00
<input type="checkbox"/>	Brew Pub License (County).....				\$750.00
<input type="checkbox"/>	Campus Liquor Complex (City)				\$500.00
<input type="checkbox"/>	Campus Liquor Complex (County)				\$500.00
<input type="checkbox"/>	Campus Liquor Complex (State)				\$500.00
<input type="checkbox"/>	Club License (City)				\$308.75
<input type="checkbox"/>	Club License (County).....				\$308.75
<input type="checkbox"/>	Distillery Pub License (City).....				\$750.00
<input type="checkbox"/>	Distillery Pub License (County)				\$750.00
<input checked="" type="checkbox"/>	Hotel and Restaurant License (City).....				\$500.00
<input type="checkbox"/>	Hotel and Restaurant License (County)				\$500.00
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (City).....				\$600.00
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (County).....				\$600.00

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Liquor-Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/> Liquor-Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/> Lodging & Entertainment - L&E (City)	\$500.00
<input type="checkbox"/> Lodging & Entertainment - L&E (County)	\$500.00
<input type="checkbox"/> Manager Registration - H & R	\$30.00
<input type="checkbox"/> Manager Registration - Tavern	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex	\$30.00
<input type="checkbox"/> Optional Premises License (City)	\$500.00
<input type="checkbox"/> Optional Premises License (County).....	\$500.00
<input type="checkbox"/> Racetrack License (City)	\$500.00
<input type="checkbox"/> Racetrack License (County)	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County)	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State)	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City)	\$227.50

Section B Liquor License Fees* (Continued)

- Retail Liquor Store (County).....\$312.50
- Tavern License (City).....\$500.00
- Tavern License (County).....\$500.00
- Vintners Restaurant License (City).....\$750.00
- Vintners Restaurant License (County).....\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- Applicant/Licensee identified
- State sales tax license number listed or applied for at time of application
- License type or other transaction identified
- Return originals to local authority (additional items may be required by the local licensing authority)
- All sections of the application need to be completed
- Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- No larger than 8½" X 11"
- Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- Separate diagram for each floor (if multiple levels)
- Return originals to local authority (additional items may be required by the local licensing authority)
- Kitchen - identified if Hotel and Restaurant
- Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
The Vendors are as follows:
IdentoGO
Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
Phone: 844-539-5539 (toll-free)
IdentoGO FAQs: <https://www.colorado.gov/pacific/cbi/identification-faqs>
State Liquor Code for Identogo: 25YQHT
Colorado Fingerprinting
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
Phone: 720-292-2722 833-224-2227 (toll free)
State Liquor Code for Colorado Fingerprinting: C030LIQI

- Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- Form DR 4679 Lawful Presence Affidavit
- Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- Certificate of Incorporation
- Certificate of Good Standing
- Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- Partnership Agreement (general or limited).
- Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- Copy of articles of organization
- Certificate of Good Standing
- Copy of Operating Agreement (if applicable)
- Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- \$30.00 fee
- If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... Yes No
2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
- a. Been denied an alcohol beverage license?..... Yes No
 - b. Had an alcohol beverage license suspended or revoked?..... Yes No
 - c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... Yes No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... Yes No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... Yes No

or

Waiver by local ordinance? Yes No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,0000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No N/A

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No N/A

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... Yes No N/A
- b. Are you a Colorado resident?..... Yes No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... Yes No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... Yes No

Ownership Lease Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
78521 US Highway 40, LLC	WP Irish Pub LLC	08/01/2029

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... Yes No

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
Randi's Inc.			
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
	██████████	% Int Loan	
Last Name		First Name	
Milestone Bank			
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
	██████████	% Int Loan	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:
 Has a local ordinance or resolution authorizing optional premises been adopted?.... Yes No N/A

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:
 a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... Yes No N/A

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... Yes No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... Yes No
N/A

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... Yes No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... Yes No
N/A

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... Yes No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... Yes No
N/A

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

First Name of Manager

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... Yes No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... Yes No N/A

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. **All persons listed below** must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Date of Birth (MM/DD/YY)
Todd Winston	

Street Address
1776 Curtis St., #2422

City	State	ZIP Code	Position	%Owned
Denver	CO	80202	Member	100

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	%Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	%Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	%Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	%Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

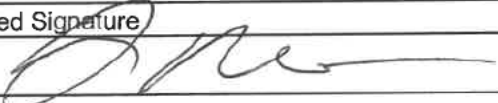
** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name	Title
Todd Winston	Manager
Authorized Signature	Date (MM/DD/YY)
	9/25/24

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)
8/12/2024	9/17/2024

For Transfer Applications Only - Is the license being transferred valid?..... Yes No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

- Fingerprinted
- Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

- Date of inspection or anticipated date
- Will conduct inspection upon approval of state licensing authority

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000? Yes No

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000? Yes No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? Yes No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for Telephone Number Town, City
 County

Printed Name Title

Signature Date (MM/DD/YY)

Printed Name Title

Signature Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, Todd Winston

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

WP Irish Pub LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

WP Irish Pub LLC

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

[REDACTED]

Business/Work Phone Number

8 [REDACTED]

Street Address

78521 US Highway 40

City

Winter Park

State

CO

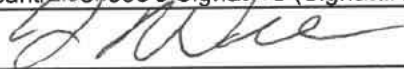
ZIP Code

80482

Printed name of person signing on behalf of the Applicant/Licensee

Todd Winston

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

2/25/24

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

SUPPLEMENT TO RETAIL LICENSE APPLICATION

7. Applicant's owner has an ownership interest in the Hotel & Restaurant licenses operated by TSW Food Management, LLC at 7301 S Danta FE Dr., #410, Littleton, CO 80120 - #03-17173 and TSW Food Management II, LLC at 5922 S Holly St., Greenwood Village, CO 80111, #03-17379.

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

WP Irish Pub LLC

Home Phone Number

[REDACTED]

Cellular Number

[REDACTED]

Your Full Name (last, first, middle)

Winston, Todd, Stuart

List any other names you have used

[REDACTED]

Mailing address (if different from residence)

[REDACTED]

Email Address

[REDACTED]

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

1776 Curtis St., #2422

Current City, State, ZIP

Denver, CO 80202

From:

03/19

To:

Present

Previous Street and Number

[REDACTED]

Previous City, State, ZIP

[REDACTED]

From:

[REDACTED]

To:

[REDACTED]

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

TSW Food Management LLC

Address (Street, Number, City, State, ZIP)

7301 S Santa Fe Dr., #410, Littleton, CO 80120

Position Held

Owner

From:

05/22

To:

Present

Name of Employer or Business

TSW Food Management II LLC

Address (Street, Number, City, State, ZIP)

5922 S Holly St., Greenwood Village, CO 80111

Position Held

Owner

From:

05/22

To:

Present

Name of Employer or Business

3G3 Lodo, LLC

Address (Street, Number, City, State, ZIP)

401 W. Superior St., Chicago, IL 60654

Position Held

Manager

From:

02/18

To:

05/22

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

None

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative	Relationship to You:
<input type="text"/>	<input type="text"/>
Position Held	Name of Licensee
<input type="text"/>	<input type="text"/>
Name of Relative	Relationship to You:
<input type="text"/>	<input type="text"/>
Position Held	Name of Licensee
<input type="text"/>	<input type="text"/>

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? Yes No

(If yes, answer in detail.)

I have an ownership interest in the Hotel & Restaurant licenses operated by TSW Food Management, LLC at 7301 S Danta FE Dr., #410, Littleton, CO 80120 - #03-17173 and TSW Food Management II, LLC at 5922 S Holly St., Greenwood Village, CO 80111, #03-17379.

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?..... Yes No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?..... Yes No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?..... Yes No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... Yes No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth [REDACTED]	Social Security Number [REDACTED]	Place of Birth Chicago, IL		
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where [REDACTED]	When [REDACTED]		
Name of District Court [REDACTED]	Naturalization Certificate Number [REDACTED]	Date of Certification [REDACTED]		
If an Alien, Give Alien's Registration Card Number [REDACTED]	Permanent Residence Card Number [REDACTED]			
Height [REDACTED]	Weight [REDACTED]	Hair Color Brown	Eye Color Blue	Gender M

Do you have a current Driver's License/ID? If so, give number and state. Yes No

Driver's License Number [REDACTED]	Driver's License State CO
---------------------------------------	------------------------------

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other..... [REDACTED]

10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid..... [REDACTED]

NOTE: If corporate investment only, please skip to and complete question 12
NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment Cash Bank Name Chase	Account Type Savings Amount [REDACTED]
Type: Cash, Services or Equipment Bank Name 	Account Type Amount
Type: Cash, Services or Equipment Bank Name 	Account Type Amount
Type: Cash, Services or Equipment Bank Name 	Account Type Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment N/A Bank Name 	Loans Amount 	Account Type
Type: Cash, Services or Equipment Bank Name 	Loans Amount 	Account Type
Type: Cash, Services or Equipment Bank Name 	Loans Amount 	Account Type

13. Loan Information (Attach copies of all notes or loans)

Name of Lender Randi's Inc.	Address PO Box 1584, Winter Park, CO 80482
Term 10 years	Security FF&E
Amount [REDACTED]	

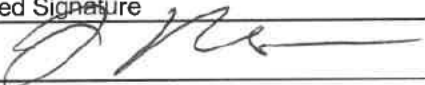
Personal and Financial Information (Continued)

Name of Lender		Address
Milestone Bank		310 S Main St., Suite 900, Salt Lake City, UT 84101
Term	Security	Amount
	FF&E	
Name of Lender		Address
Term	Security	Amount
Name of Lender		Address
Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature



Print Signature

Todd Winston

Title

Manager

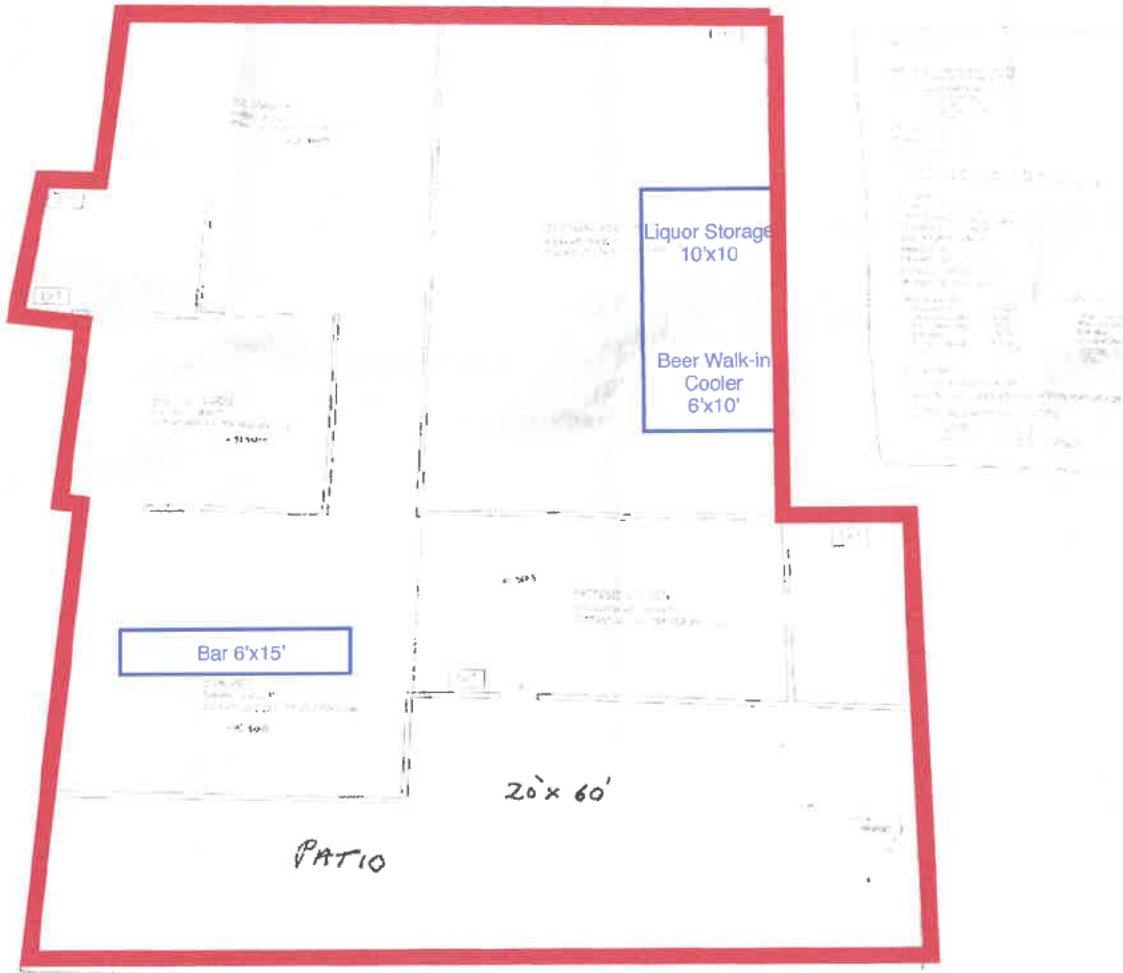
Date (MM/DD/YY)

7/25/24

RANDI'S INC
78521 US-40
Winter Park, CO

55'

60'



Application Questionnaire and Affidavit

1. What is the nature and target market of the proposed establishment?
Full service restaurant and pub catering to locals, tourists and WP enthusiasts

2. What are the proposed hours and days of operation of the establishment?
8am-10pm 7 days/week

3. How many individuals will you employ, what will their rolls be (manager, wait staff, etc.), and how many will be full-time vs. part-time?
Peak/(non-Peak) - 3 managers, 10 (7) cooks, 40 (20)waitstaff and bartenders

4. What is your past training and experience in the sale/service of alcoholic beverages?
I have owned and worked at 3 full service restaurants training staff at all positions.

5. How will you train operating managers in the sale/service of alcoholic beverages?
All managers will be required to attend and pass TIPS certification

6. How will you train general staff for safe and legal sale of alcoholic beverages?
All staff will receive 1 on 1 training with managers and be required to pass in-house test

7. What methods will be used to check identification of patrons and how will underage patrons be identified so as not be served alcoholic beverages?
ALL PATRONS WILL BE REQUIRED TO SHOW ID. NO EXCEPTIONS.

8. What type of entertainment will be provided, if any (pool tables, etc.)?
None

9. Do you plan to host live music/performances at the establishment? Please describe.
No

10. What type of security will be provided, if any?
None

11. What types of alternate food, beverages, and snacks will be provided at the proposed establishment?
Irish Pub Food

12. What is the estimated ratio of food sales to alcohol sales at the proposed establishment?
70% Food 30% alcohol

I hereby certify, under penalty of perjury, that the information provided to the Town Winter Park contained in this affidavit is true and accurate to the best of my knowledge.

Applicant's Signature

7/25/24

Date

FOOD SERVICE AFFIDAVIT

FOR USE IN APPLICATION FOR
HOTEL/RESTAURANT LIQUOR LICENSES

REGARDING SERVICE OF FOOD

I, Todd Winston,
(Print name of President, Partner, or Owner) depose and say,

this 25 day of July 20 24 that 25% of the gross
revenue of WP Irish Pub LLC
(Name of establishment)

will be derived from the sale of food.

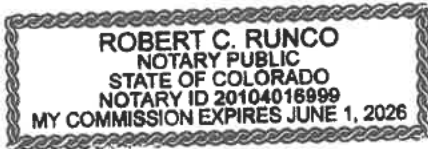
Signed: [Signature]
(President, Partner, or Owner)

Address: 1776 Curtis St #2422
Denver, CO 80202

STATE OF COLORADO

COUNTY OF GRAND

Subscribed and sworn to before me this 25 day of July 20 24.



[Signature]
Notary Public

My Commission Expires: 6-1-26

NOTE: THIS AFFIDAVIT MUST BE COMPLETED, SIGNED, NOTARIZED AND MUST ACCOMPANY ALL APPLICATIONS FOR HOTEL/RESTAURANT LIQUOR LICENSES.



Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is WP Irish Pub LLC

The principal office street address is 1776 Curtis St Apt 2422
Denver CO 80202
US

The principal office mailing address is 1776 Curtis St Apt 2422
Denver CO 80202
US

The name of the registered agent is Todd Winston

The registered agent's street address is 1776 Curtis St Apt 2422
Denver CO 80202
US

The registered agent's mailing address is 1776 Curtis St Apt 2422
Denver CO 80202
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

TODD WINSTON
1776 Curtis St Apt 2422
Denver CO 80202
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

TODD WINSTON
1776 Curtis St Apt 2422
Denver CO 80202
US

6. The true name and mailing address of the individual causing this document to be delivered for filing are

Winston _____ Todd _____
(Last) (First) (Middle) (Suffix)
1776 Curtis St _____
(Street number and name or Post Office Box information)
2422 _____
Denver _____ CO 80202 _____
(City) (State) (Postal/Zip Code)
CO _____ United States _____
(Province – if applicable) (Country – if not US)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)
 This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

WP Irish Pub LLC

is a

Limited Liability Company

formed or registered on 01/15/2024 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20241050673 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/19/2024 that have been posted, and by documents delivered to this office electronically through 07/22/2024 @ 14:20:14 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/22/2024 @ 14:20:14 in accordance with applicable law. This certificate is assigned Confirmation Number 16226014 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

AFFIDAVIT OF TRANSFER AND STATEMENT OF COMPLIANCE

Pursuant to the requirements of 12-47-303(3)(b), Colorado Revised Statutes, Licensee hereby states that all accounts for alcohol beverages sold to the Applicant are:

- Paid in full. There are no outstanding accounts with any Colorado Wholesalers.
- Licensee hereby certifies that the following is a complete list of accounts for alcohol beverages that are unpaid: _____

Licensee and Applicant agree that all accounts will be paid for from the proceeds at closing by the Licensee Applicant

- Licensee unavailable to certify disposition of accounts for alcohol beverages, Inventory List attached. Transfer by operation of law – Regulation 47-304.
- Applicant will assume full responsibility for payment of the outstanding accounts as listed above.
- No alcohol beverage inventory transferred or sold.

Licensee hereby authorizes the transfer of its Colorado Retail Liquor License to the Applicant, its agent, or a company, corporation, partnership, or other business entity to be formed by the Applicant.

Dated this 25th day of July, 2024

Seller:

Randi's Inc. 35-22136-0000
Licensee & License Number
Randi's Irish Saloon
Trade Name/DBA
Signature
Position/Title
Jayson Clark
Print Name

Buyer:

WP Irish Pub LLC
Applicant
Randis Irish Pub and Grill
Trade Name/DBA
Signature
Position/Title
Todd Winston
Print Name

winter

TEMPORARY PERMIT APPLICATION

Name of Applicant: WP Irish Pub LLC

Trade Name of Establishment (DBA): Randi's Irish Pub and Grill

Physical Address of Establishment: 78521 US Highway 40, Winter Park, CO 80482

The above named (Individual/Corporation/Partnership/Limited Liability Company) has applied for a Change of Ownership of a Hotel & Restaurant.
Type of License

Current Name of Licensee: Randi's Inc.

Current Trade Name of Establishment: Randi's Irish Saloon

Current License Number: 35-22136-0000 Expiration Date: 07/21/25

I/We wish to apply for a Temporary (Liquor/Beer) Permit for the location listed above.

I/We understand that this Permit, if granted, shall be valid for one hundred twenty (120) days from date of issuance until the application to transfer ownership has been granted or denied, whichever comes first.

I/We further understand that if the license has not been granted within one hundred twenty (120) days, and if I/we demonstrate good cause, the Local Licensing Authority may, in its discretion, extend the Temporary Permit for an additional period not to exceed sixty (60) days.

I/We understand that if our license has not been granted within one hundred twenty (120) days, it is my/our responsibility to request an extension of the Temporary Permit.

I/We hereby submit the \$100.00 non-refundable Temporary Permit fee.

 MANAGING MEMBER
Signature/Title

7/22/24
Date

License Fee: \$100.00

License No. 2024-TTP8

Town of Winter Park Temporary Transfer Permit

This is to certify that this temporary transfer of ownership permit has been issued to **WP Irish Pub LLC** for the establishment currently licensed to **Randi's Irish Saloon** located at **78521 US Hwy 40, Winter Park, Colorado**
State License Number **35-22136-0000** Type of License **Hotel & Restaurant (City)**
Trade Name of Establishment **Randi's Irish Saloon**

Date of Issuance **August 9, 2024** Expiration Date **December 6, 2024**

This permit is valid until such time as the application to transfer ownership of the license to the applicant is granted or for **120** days whichever shall come first.

Issued By:



Town Clerk, TOWN OF WINTER PARK

This permit authorizes the transferee to sell alcoholic beverages or fermented malt beverages during the period in which the transfer of ownership is pending.

This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines that there is probably cause to believe that the transferee has violated any provision of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms required by the Department of Revenue.

This License Expires **DECEMBER 6, 2024**



Memo

To: Danielle Jardee
From: Kalie Boyter
Date: August 2, 2024
Re: Randi's Irish Pub & Grill; Todd Winston

The Fraser/Winter Park Police Department has conducted a review/background check on the individual mentioned above. The Fraser Winter Park Police Departments records do not indicate any negative contact with Todd Winston.

Also, a local background check was done on the above individual with the Granby Police Department and the Grand County Sheriff's Department with no record found.

There are no records found with CBI or the FBI from results of sent fingerprints on Todd Winston.

If you have any questions, please do not hesitate to contact me.

kb

"COMMITTED TO EXCELLENCE"



MEMO

To: Town Council
From: Charles McCarthy, Transit Manager
CC: Keith Riesberg
Date: September 17th, 2024
Re: Winter Transit Operations

Background:

This memo is being provided to the Council to better understand the transit operations for the upcoming year. The costs shown below are strictly related to operating and do not include administrative costs or capital improvements to the system.

Analysis:

Town Staff does an annual assessment of all transit routes, stops, and other operational aspects of the system. In addition to the annual transit assessment, The Lift recently adopted a Five-Year Transit Development Plan to identify strategies that enhance transit service for the system. The results of a community-wide survey identified expanded hours and increased frequency as the highest priority to improving service for the system. This option was created in response to community feedback and introduces two early morning Black Line trips that will meet commuter demand and increases the Black Line frequency to 15-minutes during dates and times of peak service.

Table 1 provides an overview of the proposed operating budget for the 2024 year based on the operating plan Transit Advisory Committee recommended at the meeting on September 9th. These service enhancements would increase the budget by 4% over the approved 2024 budget.

	Fraser	WP	Grand County	Granby
Hourly + Fixed Fee	\$ 1,065,498.35	\$ 2,260,735.35	\$ 529,682.96	\$ 108,212.99
Travel & Housing	\$ 88,711.55	\$ 188,224.91	\$ 44,100.49	\$ 9,009.63
Fuel Cost Allocation	\$ 94,074.73	\$ 199,604.31	\$ 46,766.64	\$ 9,554.32
Ops + Fuel sub TOTAL	\$ 1,248,284.63	\$ 2,648,564.57	\$ 620,550.08	\$ 126,776.94
Mgmt fees debit	\$ 124,828.46			\$ 12,677.69
sub TOTAL	\$ 1,373,113.09	\$ 2,648,564.57	\$ 620,550.08	\$ 139,454.63
HOA Contribution			\$ (135,079.30)	
Mgmt fees credit		\$ (137,506.16)		
Operating Grants	\$ 380,334.00	\$ (267,723.57)		\$ (10,382.38)
TOTAL	\$ 1,270,885.04	\$ 2,243,334.84	\$ 485,470.78	\$ 129,072.25
System SubTotal	\$ 4,644,176.22			
System TOTAL	\$ 4,128,762.92			

Recommendation:

Staff recommends approval of Resolution 2177, as this will provide a level of service that improves mobility within the local area and better meets the needs of our residents and visitors. This option expands service that focuses on the local workforce, attracts choice riders, and improves the overall rider experience. While there are budget impacts, the increased ease of mobility of the community allows for better and more frequent access to businesses and recreational opportunities.

Should Town Council wish to approve the resolution, the following motion should be made:

I move to approve Resolution 2177, approving the 2024-25 winter service operations budget and appropriating the funds as presented.

Should the Town Council wish to deny the resolution, the following motion should be made:

I move to deny Resolution 2177, approving the 2024-25 winter service operations budget and appropriating the funds as presented.

TOWN OF WINTER PARK

RESOLUTION NO. 2177
SERIES OF 2024

A RESOLUTION APPROVING THE 2024-2025 WINTER SERVICE OPERATIONS BUDGET

WHEREAS, the Town manages its own transit system known as The Lift;

WHEREAS, the Town collects tax dollars dedicated to the operation, management, and improvement of The Lift, and these dedicated tax dollars are leveraged as local matching dollars for state and federal grants;

WHEREAS, The Transit Advisory Committee acts in an advisory capacity to the Winter Park Town Council and provides recommendations for issues concerning the transit system, such as service operations plans; and

WHEREAS, the Transit Advisory Committee has reviewed the service changes proposed by Town Staff and recommends approval of the proposed 2024-2025 winter service operations plan.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winter Park, Colorado as follows:

Section 1. the Town Council hereby adopts the Transit Advisory Committees recommendation to approve the 2024-25 winter service operations budget which will result in an increase of the Black Line frequency to 15-minutes during dates and times of peak service.

APPROVED AND PASSED this 17th day of September, 2024 by a vote of _____ to _____

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk



MEMO

TO Town Council

FROM James Shockey, Community Development Director

THROUGH Keith Riesberg, Town Manager

DATE September 17, 2024

RE Colorado Parks and Wildlife State Trails Grant Application – Fraser River Trail

Background

Staff is applying for a grant from State Trails for construction of the Fraser River Trail through Roam. As part of the application, the governing body must adopt a resolution supporting the project and committing funds to it.

Included with this report is the pre-application that was sent to State Trails notifying them of our intent to submit a grant. It provides additional detail on the length of the trail, the required boardwalk and other components. The estimated cost of this project is \$2.3M and the State Trails grant application will be for \$250,000 which is approximately 11% of the total project cost. The Town would be responsible for the remaining portion of the project. Staff is intending to apply for additional grants from Great Outdoors Colorado and Open Lands, Rivers and Trails.

Staff Recommendation

Staff recommends the Town Council approve Resolution 2178, Series 2024, a resolution supporting a grant application for funding from Colorado Parks and Wildlife for construction of the Fraser River Trail and committing matching funds for the grant.

Sample Motion for Approval:

I move to approve Resolution 2178, Series 2024, a resolution supporting a grant application for funding from Colorado Parks and Wildlife for construction of the Fraser River Trail and committing matching funds for the grant.

Sample Motion for Denial:

I move to deny Resolution 2178, Series 2024, a resolution supporting a grant application for funding from Colorado Parks and Wildlife for construction of the Fraser River Trail and committing matching funds for the grant, specifically: *[articulate specific reasons for denial]*

TOWN OF WINTER PARK

RESOLUTION NO. 2178
SERIES OF 2024

A RESOLUTION SUPPORTING A GRANT APPLICATION FOR FUNDING FROM COLORADO PARKS AND WILDLIFE FOR CONSTRUCTION OF THE FRASER RIVER TRAIL AND COMMITTING MATCHING FUNDS FOR THE GRANT.

WHEREAS, the extension of the Fraser River Trail along the Fraser River has been a priority of the Town of Winter Park as shown in the Imagine Winter Park Town Plan (Master Plan) and the Community Trails Plan;

WHEREAS, the Town of Winter Park supports the grant application to construct the Fraser River Trail through the United States Forest Service property and the Roam development;

WHEREAS, the Town of Winter Park is financially constrained to complete the project without securing outside funding; and

WHEREAS, the Town of Winter Park commits to providing required matching funds using general fund dollars.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Winter Park, Colorado as follows:

1. The Town Council strongly supports the grant application to the Colorado Parks and Wildlife for construction of the Fraser River Trail as outlined in the Imagine Winter Park Town Plan.
2. The Town Council will provide the required matching funds for the grant in the January 2025 budget.
3. If the grant is awarded, the Town Council strongly supports the completion of the project.

APPROVED AND PASSED this 17th day of September, 2024, by a vote of ___ to ___.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

2024 Non-Motorized Trails Grant Application – Pre-application Letter of Intent

The Town of Winter Park constructed the Fraser River Trail (FRT) in 1995, connecting the downtown to Winter Park Resort. The original concept for the trail was to provide recreational opportunities for pedestrians and cyclists to enjoy the Fraser River. There was a 1.08-mile section adjacent to the river that was unable to be developed because it was held privately. For the past 25 years, the Town has worked to open this section of the river to the public and it was not until 2019 that it became a reality. In 2019, Fraser River Development Co., LLC granted to the Town a permanent trail easement at Reception No. 2019-008309 through the Roam property divided into three sections totaling 111,382 square feet (2.56 acres) and 4,931 linear feet.

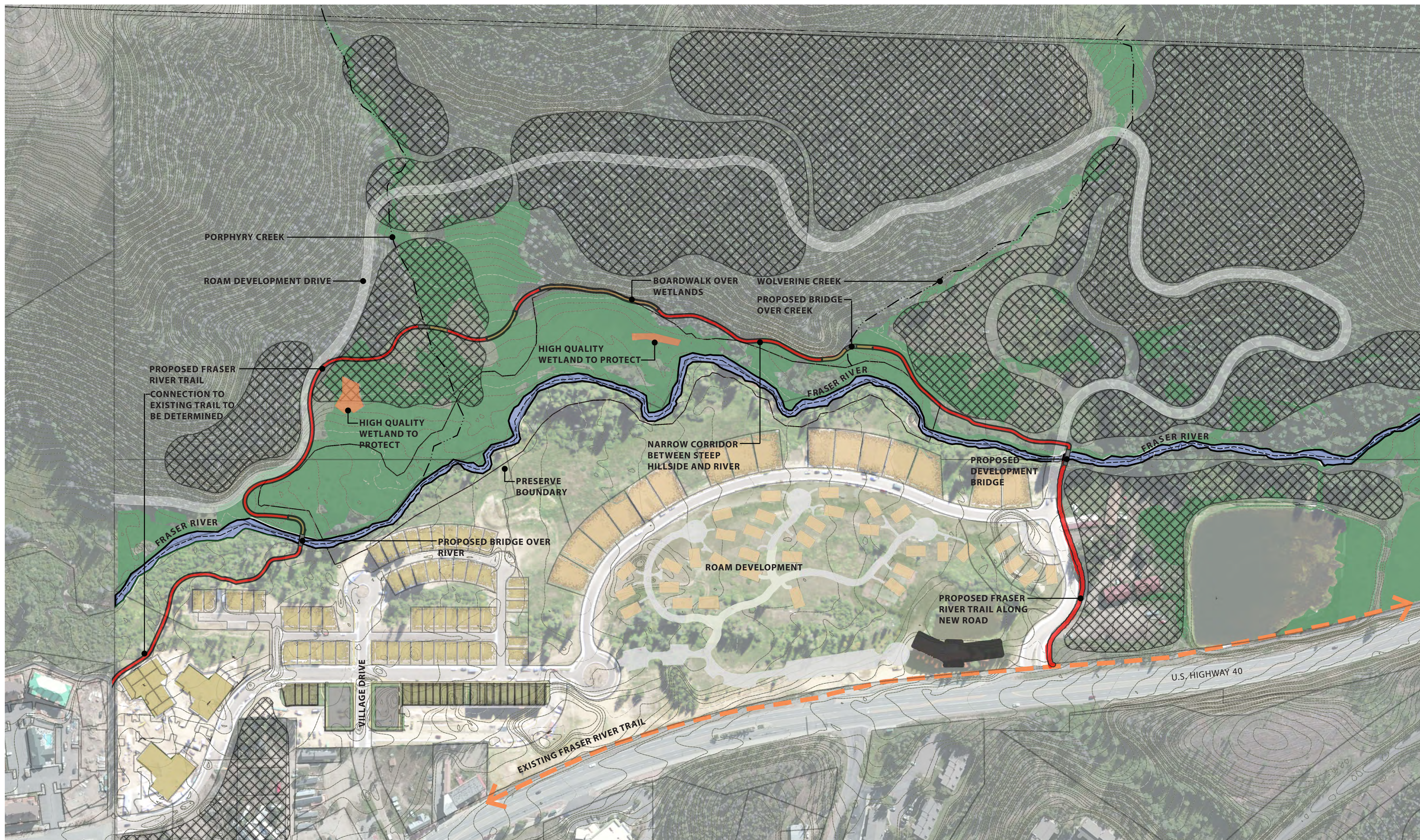
The Town proposes to develop the trail in two phases. Phase 1 is approximately 0.68 miles and will start from the existing FRT following a temporary route on a sidewalk along a public road to the east side of the river. The 10' trail will then follow the Fraser River to the north, crossing the river again, finally ending at Hideaway Park. Phase II will include an additional 0.38 miles of trail south along the river connecting to the FRT further south. The Town has been working with the Sulphur Ranger District of the Arapaho and Roosevelt National Forests as approximately 745 linear feet of the second phase are on National Forest land. The Town requests grant funding only for Phase I.

The project area is ecologically diverse and includes wetland classifications of Riverine (R5UBH), Palustrine Emergent Wetland (PEM1B), Palustrine Scrub Shrub Wetland (PSSB), and Riparian Forested Wetland (PFO1). Terrain varies from the nearly flat wetlands to the steeply forested uplands. The trail will be an educational experience for recreationists as they wander through thick spruce forests, open meadows, and pristine wetlands. The proposed trail supports non-motorized uses including walking, hiking, running, mountain biking, fat-tire biking, road biking, snowshoeing, and cross-country skiing.

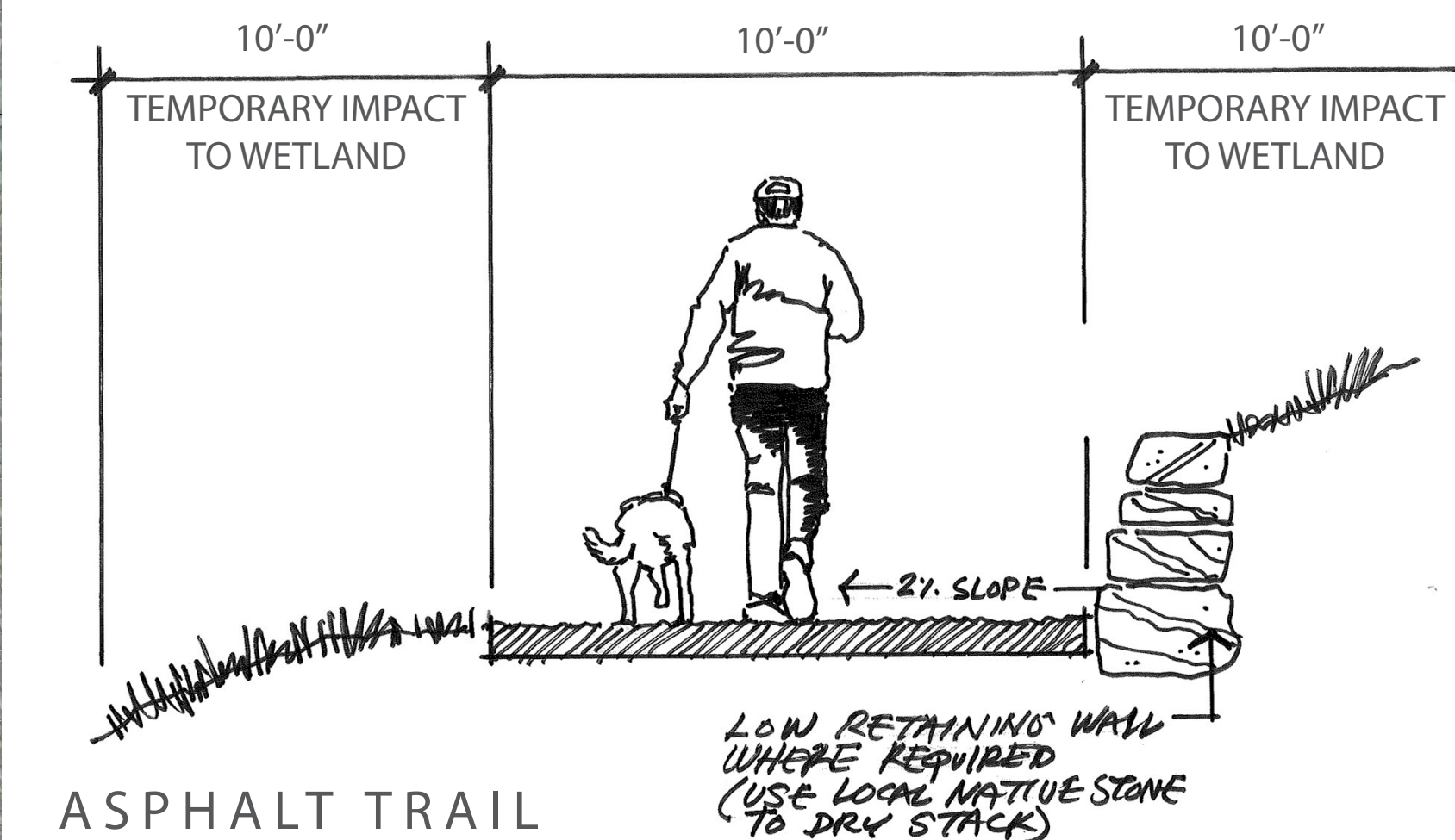
Scope of work includes the following:

1. Construction of 0.60 miles (3,198 linear feet) of new 10'-wide trail composed of 4" Class C gravel and pitrun subsurface with geotextile fabric (used where applicable)
2. Installation of 392'-long, 10'-wide boardwalk over high quality wetland
3. Installation of one 40'-long, 8'-wide bridge spanning the Fraser River
4. Adherence to Federal Trail Class 5 Standards.
5. Grades not exceeding 8% with typical grades of 5% or less
6. Construction of two "nature play" areas which include trash and recycling receptacles, interpretative signage, bike racks, and benches. The location for the areas will be created but the improvements will be installed at a future date as they are not part of this grant.

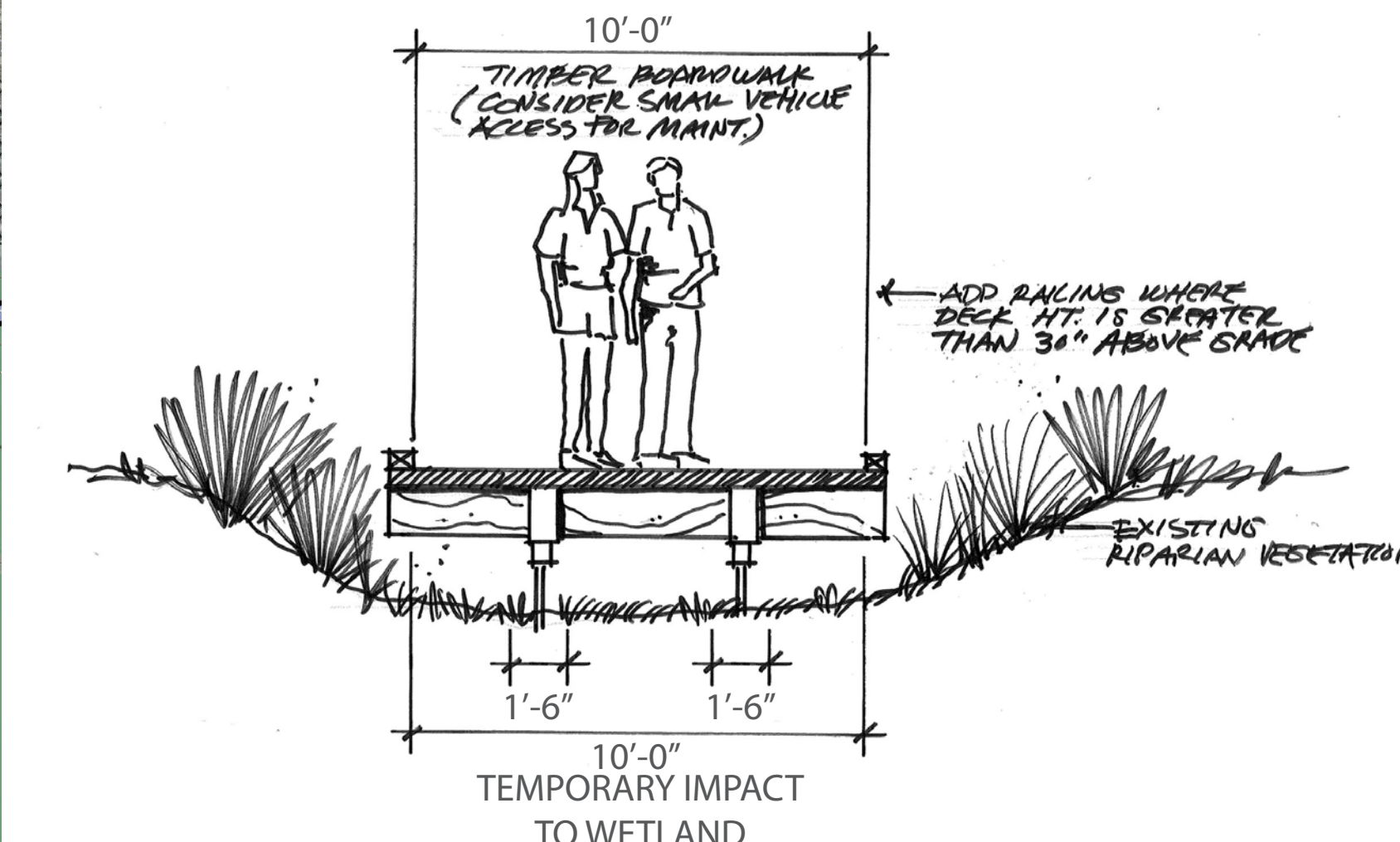
PLAN



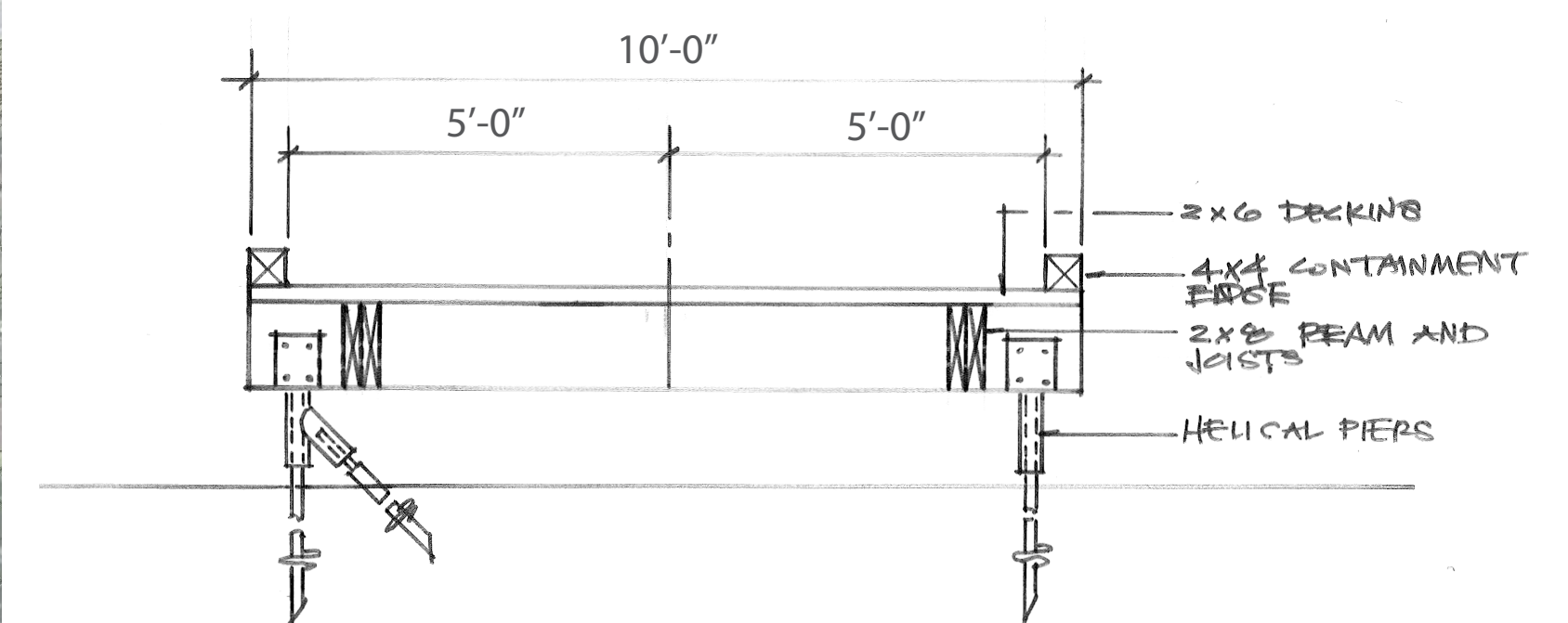
TRAIL CONCEPTS



ASPHALT TRAIL



BOARDWALK TRAIL



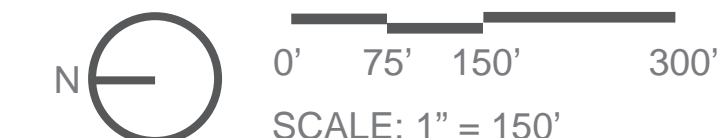
BOARDWALK DETAIL FINAL FOUNDATION TBD

- LEGEND**
- POPOSED FRASER RIVER TRAIL
TRAIL WIDTH: 10 FEET
MATERIAL: ASPHALT, BOARDWALK, ROAD
 - ROAM PLANNED DEVELOPMENT
 - MAPPED WETLANDS
 - FRASER RIVER
 - BOARDWALK

PRECEDENT PHOTOS



XC SKI TRAIL BRIDGE ASPHALT TRAIL BOARDWALK PIERS BOARDWALK TRAIL





MEMO

TO Mayor and City Council
FROM Keith Riesberg, Town Manager
CC
DATE September 11, 2024
RE Resolution establishing the Winter Park Urban Renewal Authority (WPURA)

Background

At the September 3, 2024 meeting, the Town Council accepted a petition from Winter Park registered voters calling for the formation of an Urban Renewal Authority and set September 17, 2024, as a hearing date for consideration of formation of an Urban Renewal Authority. Resolution 2179 can be considered after holding the public hearing and establishes the Winter Park Urban Renewal Authority (WPURA) by taking the following actions:

- Accepting the *Winter Park Urban Renewal Plan Conditions Survey* that documents conditions of blight within the community;
- Establishing the board of commissioners of the urban renewal authority and designating the individuals to serve on the board;
- Directing the filing of a certificate with the Department of Local Affairs (DOLA).

Analysis

On August 6, 2024 the Town Council adopted Resolution 2165 directing staff to proceed with the formation of an Urban Renewal Authority. At the September 3, 2024 meeting the Town Council accepted a petition signed by more than 25 registered voters of Winter Park calling for the formation of an Urban Renewal Authority and set this public hearing date. A conditions survey required to document the existence of blight within the Winter Park community was conducted and is submitted to the Town Council for their consideration. The conditions survey identified eight (8) blighted area factors as defined by Colorado's Urban Renewal Law. While the *Winter Park Urban Renewal Plan Conditions Survey* focuses on properties surrounding the Winter Park Resort, formation of the WPURA is for the Town as a whole and will allow consideration of Urban Renewal Plans throughout the Town of Winter Park, including the downtown area.

Based upon the direction provided by Resolution 2165 and Council's action on September 3, 2024, the Town has published notice of the required public hearing to be held on September 17, 2024. In addition to this, the Town has provided written notice to the underlying taxing districts, requesting they submit their preferred individuals to serve on the board of commissioners of the WPURA. The names of the individuals to represent the underlying taxing districts are:

- Rich Cimino, Grand County Commissioner for District 1 will represent Grand County; It is anticipated the person elected in November to fill Commissioner Cimino's seat will then serve as Grand County's representative to the WPURA;
- Scott Ledin, Executive Director of the Fraser Valley Metro Recreation District will serve as the representative for the various taxing districts, with five of the eight underlying districts designating Mr. Ledin to be their representative to the WPURA;
- Chris Rains, East Grand School District Board member will be the representative for the School District; East Grand School District Board member Trevor Corbin has been designated as an alternate representative for Mr. Rains;
- A person to be designated by Mayor Kutrumbos will serve as the eleventh member of the board of commissioners.

These individuals, in addition to the existing Town Council members, will serve as the board of commissioners for the WPURA. The resolution designates the Mayor to serve as the Chairperson of the WPURA. The terms of the individuals serving on the Board of Commissioners will be staggered, with the Mayor filing a certificate of the appointment of each commissioner which will specify their term.

If Resolution 2179 is approved, the Town will file a certificate, signed by the Board of Commission of the Authority, with the division of Local Governments in the Colorado Department of Local Affairs confirming the findings and declarations outlined in the resolution. At this point, the WPURA will have been formed.

Recommendation

Staff recommends adopting Resolution 2179 establishing the Winter Park Urban Renewal Authority. Should the Town Council wish to authorize these actions outlined in the resolution, the following motion should be made:

I move to approve Resolution 2179 establishing the Winter Park Urban Renewal Authority as presented.



Should the Town Council wish to deny the formation of the Winter Park Urban Renewal Authority, the following motion should be made:

I move to deny Resolution 2179 establishing the Winter Park Urban Renewal Authority as presented.

In the event the resolution to establish the Winter Park Urban Renewal Authority is not approved, the Town staff will request guidance and direction from the Town Council on desired future actions to be taken.

Should you have any questions or need additional information regarding this matter, please contact me.

TOWN OF WINTER PARK

RESOLUTION NO. 2179
SERIES OF 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINTER PARK, COLORADO, ESTABLISHING THE WINTER PARK URBAN RENEWAL AUTHORITY

WHEREAS, Part 1 of Article 25 of Title 31, Colorado Revised Statutes (the “Urban Renewal Law”) provides for the creation and operation of urban renewal authorities;

WHEREAS, in accordance with the Urban Renewal Law, a petition setting forth that there is a need for an urban renewal authority to function in the Town of Winter Park (the “Town”), signed by twenty-five (25) registered electors of the Town, has been filed with the Town Clerk;

WHEREAS, by adoption of Resolution No. 2165, Series of 2024, adopted on August 6, 2024, Town Council directed staff to move forward with the necessary steps to place before the Town Council the question of formation of an urban renewal authority for the Town;

WHEREAS, in accordance with the Urban Renewal Law, after publishing a notice in a newspaper having general circulation in the Town pursuant to C.R.S. § 31-25-104(1)(a), a public hearing was held on September 17, 2024, at which the Town Council considered the need for an urban renewal authority in the Town;

WHEREAS, Andrew Arnold of Pioneer Development Company (“PDC”) presented that certain “*Winter Park Urban Renewal Plan Conditions Survey*” (the “Conditions Survey”) setting forth PDC’s findings and analysis of existing conditions of blight in the Town;

WHEREAS, Town Council desires to accept the findings and conclusions set forth in the Conditions Survey;

WHEREAS, in accordance with C.R.S. § 31-25-115(1), the Town Council desires to designate itself, including the Mayor of the Town, to serve as the urban renewal authority for the Town;

WHEREAS, the Town Council desires to designate the Mayor of the Town as the Chairperson of the board of commissioners of the urban renewal authority for the Town; and

WHEREAS, pursuant to C.R.S. § 31-25-104(2.5) the Town Council desires to seek for appointment to the board of commissioners of the urban renewal authority (i) an appointee of the board of commissioners of Grand County (a “County Appointee”), (ii) a board member of a special district selected by agreement of the special districts levying a mill levy within the boundaries of an urban renewal area (a “Special District Appointee”), (iii) an elected board member of a school district levying a mill levy within the boundaries of an urban renewal area (a “School District Appointee”), and (iv) an appointee by the Mayor of the Town (a “Mayoral Appointee”).

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winter Park, Colorado:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Town Council finds that one or more blighted areas exist in the Town. The Town Council specifically accepts the findings and analysis set forth in the Winter Park Urban Renewal Conditions Survey prepared by PDC.

Section 3. The Town Council finds that the acquisition, clearance, rehabilitation, conservation, development, or redevelopment, or a combination thereof of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Town.

Section 4. The Town Council declares it to be in the public interest to create an urban renewal authority for the Town, which urban renewal authority shall be named the Town of Winter Park Urban Renewal Authority (the "Authority").

Section 5. The Town Council hereby designates itself, including the Mayor of the Town, as members of the Board of Commissioners of the Authority.

Section 6. The Town Council hereby designates the Mayor of the Town as the Chairperson of the Authority.

Section 7. The Town Council hereby appoints as additional members of the Authority's Board of Commissioners:

- (a) Rich Cimino, District 1 County Commissioner as the County Appointee,
- (b) Scott Ledin, Executive Director of the Fraser Valley Metro Recreation District as a Special District Appointee,
- (c) Chris Raines, East Grand School District Board member as a School District Appointee, and
- (d) _____ as a Mayoral Appointee.

Section 8. The terms of the initial members of the Authority shall be staggered such that the term of at least one Commissioner expires each year, with the subsequent Commissioners serving 5 year terms. The Mayor is hereby directed to file with the Town Clerk a certificate of the appointment of each commissioner, specifying their term.

Section 9. The Town Council hereby directs that a certificate, signed by the Board of Commissioners of the Authority, be filed with the Division of Local Government in the Colorado Department of Local Affairs setting forth that the Town Council made the findings and declarations stated in this Resolution and that the Town Council is designated as the Board of Commissioners of the Authority.

Section 10. This Resolution shall be effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2024.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk



PIONEER
DEVELOPMENT
COMPANY

we find the way

Winter Park Urban Renewal Plan Conditions Survey

The Town of Winter Park

September 11, 2024



September 11, 2024

Winter Park, Colorado

Dear Winter Park Town Council,

The following study has been prepared on behalf of Alterra Mountain Company for the Town of Winter Park and its future Urban Renewal Authority. This study evaluates a proposed development project area for conditions that may challenge feasibility or arrest sound development from proceeding. The proposed project envisions a master planned, mixed-use project within the Winter Park Ski Resort that would include new hotels, condominiums, and commercial amenities. The development will significantly expand the ski resort's operations and is expected to generate large economic benefits to the Town and region. As Winter Park's largest employer, expansions to the ski resort correspond to local economic expansion and opportunities.

The resort development's feasibility is complicated by significant public infrastructure costs. Achieving feasibility rests on a combination of factors, one being Public Private Partnerships. Specifically, the public infrastructure necessary to activate the project will require revenue sharing agreements with the Town of Winter Park and other local taxing districts. These revenue sharing agreement can only be achieved with an Urban Renewal Plan, one that permits the use of property, sales and lodging tax increment financing.

The first step towards creating an Urban Renewal Plan, as directed by state statute, is to commission a Conditions Survey (Report). This report identifies conditions known as "blighting factors" that may be arresting sound development and investment from occurring within specific areas of the community. The findings of this report are intended to assist the Winter Park community in determining the need for an Urban Renewal Authority and to identify locations within the proposed Plan area that qualify for urban renewal treatment.

The following report will provide the Town Council and future Urban Renewal Authority (URA) with an overview of the statutorily defined blighting factors present within their municipal limits. The report is based upon an area-wide conditions survey assessment that catalogues and records specific blighting factors throughout the proposed project. The URA Board and Town Council can then use this report's findings to determine if the project is eligible for Urban Renewal treatment.

The Report is the culmination of an analysis that examined the proposed Development's entirety for specific "blighted areas", as defined in Colorado's Revised Statutes (C.R.S. 31-25-103(2)). This Report has been prepared based upon the application of Colorado's Urban Renewal Law under C.R.S. 31-25-101 through 116. Based upon field observations and analysis, this Report finds that the Winter Park Resort Development exhibits the statutory minimum number of blighting factors necessary to establish an Urban Renewal Plan.

Sincerely,

Andrew Arnold
Founder | Principal
Pioneer Development Company
Durango, Colorado

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Executive Summary

Winter Park Resort Development Conditions Survey:

Alterra Mountain Company is in the process of redeveloping its Winter Park Resort within the Town of Winter Park, Colorado. The ~153-acre development project includes 27 parcels located throughout the Ski Resort's base area. These parcels represent underutilized areas stretching from Old Town to Jim Creek, and typically include properties that lack central services and public infrastructure. The Winter Park Resort Development project is a master planned development that aligns with Winter Park's comprehensive plan and if successful, would bring significant new commercial, hospitality, mixed-use and residential uses to the both the Town and Grand County. This real estate development would also allow the Ski Resort to expand its operations, providing new revenue to increase winter and summer tourism in the region. As Winter Park's largest employer, this development represents a transformative economic development opportunity to the Town, the County and the region.

The Project area is characterized by vacant land, high speed traffic corridors, a rail corridor, floodplain, and a lack of public infrastructure. The Winter Park Resort has limited developable land, and the areas that are not impeded by steep topography are either occupied by aging structures or surface parking lots necessary for the resort's business and operations. To activate these areas for redevelopment, it will be necessary to extend public infrastructure, construct alternative parking options and demolish existing buildings. The current strategy is to demolish aged structures and construct a series of public parking garages and subsurface parking options within the new development. The resort can then activate new areas for redevelopment, without jeopardizing its daily operations and business.

The challenge to this strategy is that it is cost prohibitive without public private partnerships. Before any new real estate product can be constructed and generate revenue, alternative public parking options must be completed. Preliminary public infrastructure cost estimates approach \$400 million. This cost and the fact that development can only proceed after these public improvements are complete, severely challenges the project's financial viability. Further complicating this development's viability is the timing for these public improvements. The Winter Park Ski Resort cannot risk disrupting its operations, especially its parking availability, which consequently means that the public infrastructure improvements for this project must be front-loaded. Project feasibility, therefore, depends on public financing strategies that can offset the costs of these public improvements and allow the development to proceed as planned. One strategy for offsetting these costs is to establish an Urban Renewal Plan and leverage tax increment financing to increase project feasibility.

This report seeks to understand the project's development challenges by evaluating each parcel for conditions that historically arrest sound development from proceeding. The purpose is to determine whether statutorily defined conditions exist that challenge or complicate the Winter Park Resort development, and how applying a public private partnership can remediate these barriers to its development. An Urban Renewal Plan is a common public private partnership vehicle that can leverage incentives to help remediate conditions and make development feasible. These conditions are known as blighted area factors, or blighting factors.

Alterra Mountain Company has commissioned this study to determine if the proposed Urban Renewal Plan area exhibits the necessary number of blighted area factors to make it eligible for urban renewal treatment. The intent is to then submit this study to Winter Park's Town Council to both form an Urban Renewal Authority (URA) and adopt this proposed plan as its first Urban Renewal Plan Area. If the Town Council and the future URA find the study's conclusions satisfactory, it can then begin the process of forming a new Urban Renewal Plan area around the Winter Park Resort Development.

The Conditions Survey identified statutorily defined blighting factors within the project area that adversely impact the proposed development. The fact that the project area is surrounded by the Winter Park Ski Resort, a world-renowned outdoor recreation destination, and yet exhibits vacant and underutilized parcels despite this demand, underscores the presence of these blighting factors. In addition to underutilization, the project area lacks central water, sewer and stormwater infrastructure necessary for activating development on these properties. These infrastructure extensions and improvements represent an enormous cost that is difficult for even a ski area's market demands to overcome.

The project area also exhibits inadequate street networks and surface transportation infrastructure. Parking facilities, roundabouts, signalized intersections, bridges, culverts, and active transportation infrastructure need to be constructed throughout this area to adequately support new development.

In addition to infrastructure limitations, the conditions survey area also identified potential safety concerns. These safety concerns included stormwater drainage and the 100-year floodplain. The ski resort must contend with extreme stormwater events, and new development will need to improve existing infrastructure by extending stormwater retention facilities. Further complicating this effort is the 100-year floodplain, which encompasses the Jim Creek development area. Future development must ensure that infrastructure mitigates these floodplain impacts and channels stormwater in a safe and environmentally friendly manner. Traffic safety was also flagged as an issue during the survey's field work. Future developments will need to improve on existing multi-modal facilities to enhance the resort experience and ensure the safety of patrons crossing US Highway 40.

Environmental contamination was also identified during this conditions survey. EPA data indicated that a leach field existed near the West Portal area and that petroleum products were stored behind the administration building. The storage of petroleum products is a high-risk environmental factor that warrants the inclusion of this blighting factor. Although a Phase 2 ESA was completed in 2004 that did not find contamination that exceeded regulatory thresholds, this study did not rule out potential lateral contamination. The railroad corridor transecting the project boundary may also present environmental concerns given its proximity to developable parcels. Railroads have a propensity to generate Recognized Environmental Contaminants (RECs) along its corridors. The report flagged adjacent properties to the rail corridor as probable sites of environmental contamination.

Deteriorating structures were also identified within the project area. The Vintage Hotel and the administration building in the Resort's West Portal, appeared aged and visibly dilapidated. These properties are also slated for redevelopment. Although these buildings are located in relatively isolated pockets of the project area, their presence justifies the inclusion of this factor.

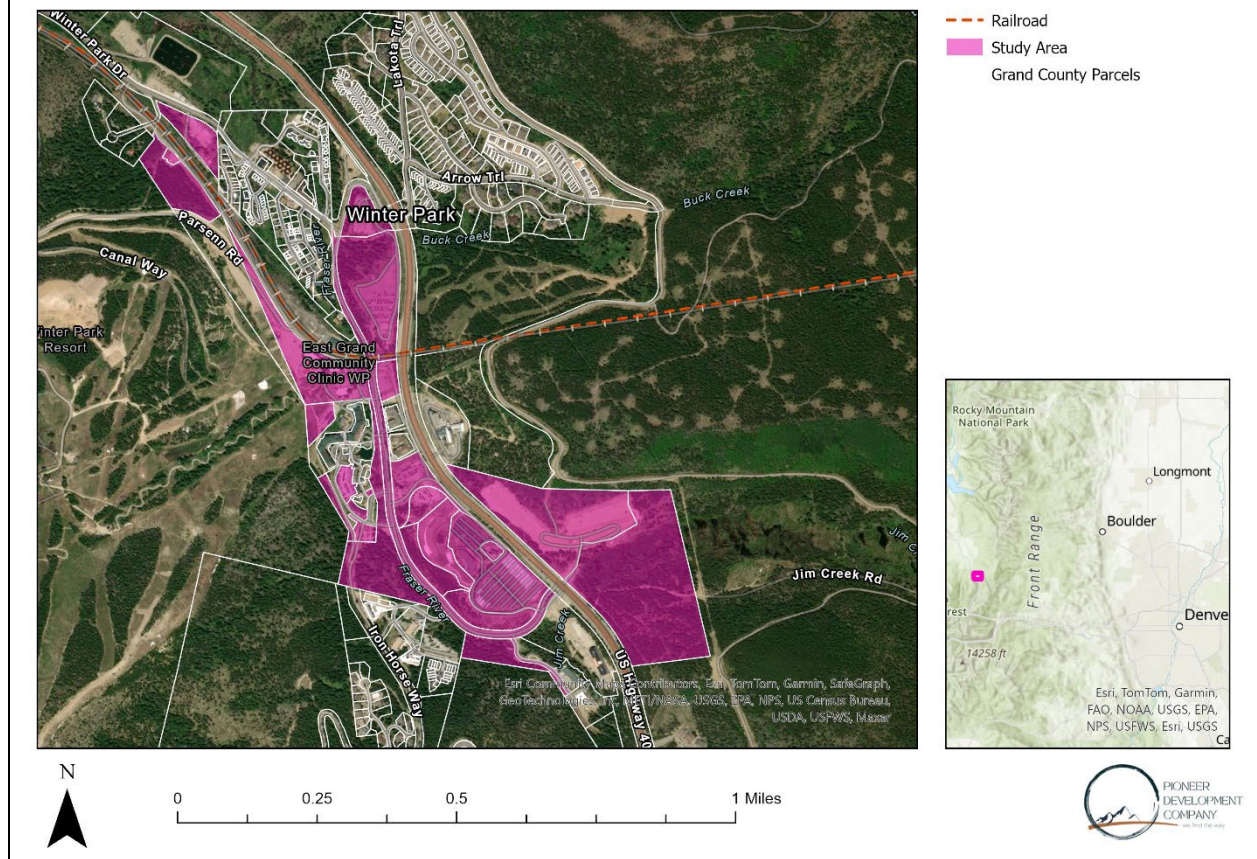
The conditions survey’s conclusion is that the proposed Urban Renewal Plan area exhibits the necessary number of blighting factors to make it eligible as an Urban Renewal Plan according to state statute. This conditions survey identified eight (8) blighting factors within the area, listed in the table below:

Conditions Survey – Blighting Factors Catalogued

Blighted Area Factor # (C.R.S. 31-25-103.2 List Label)	Definition
Factor 1 (a)	Slum, Deteriorated, or Deteriorating Structures.
Factor 2 (b)	Predominance of Defective or Inadequate Street Layout
Factor 3 (c)	Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
Factor 4 (d)	Unsanitary or Unsafe Conditions
Factor 5 (e)	Deterioration of Site or Other Improvements
Factor 6 (f)	Unusual Topography or Inadequate Public Improvements or Utilities
Factor 10 (j)	Environmental Contamination of Buildings or Property.
Factor 11 (k.5)	The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements

Conditions Survey Summary

Winter Park Resort Development - Conditions Survey



Survey Area

The proposed project area is located within the Town of Winter Park’s municipal limits and Grand County, Colorado. Grand County Open Data was used to create GIS maps for the analysis and evaluate parcel assessment information. According to these County GIS and Assessor’s databases, the Winter Park Resort Development project includes 27 parcels and encompasses ~153 acres.

The Conditions Survey area encompasses the Winter Park Resort Development’s proposed development areas. These areas correspond with the boundaries described in the Consolidated Service Plan for “Resort Development Area Metropolitan District 1-10”¹ and include properties owned by Alterra Mountain Company, the Winter Park Recreation Association, as well as right-of-way and town owned properties. The survey area includes most of the surface parking areas surrounding the Ski Area’s base and village, as well as parcels along Jim Creek. The survey boundary is bisected by US Highway 40.

¹ Also known as the Metro District Service Plan dated July 14th, 2023.

Area Description

The survey area includes 27 parcels and ~153 acres. About 41% of the survey area is currently assessed as tax exempt property, and its recorded actual and taxable values are not included in this report. 28% of the area’s parcels are assessed as “Residential Vacant” while 21% is currently assessed as “Commercial Vacant.” The remaining 10% is listed by the Grand County Assessor as “Vacant Metes and Bounds,” meaning that these properties are public Right-of-Way.

The subject area’s features are characterized by vacant land, missing public infrastructure and internal street networks, unsafe drainage conditions, possible environmental contamination, and underutilization. The Plan Area’s statistics are described in the table below:

Conditions Survey Land Use Summary			
Area Statistics			
Total Parcel Area (Acres)	153.3		
Total Number of Parcels	27		
Assessment Type	Parcel Count	Acreage	Percent Total Acreage
Tax Exempt	17	62.62	41%
Vacant Land Metes & Bounds	2	15.99	10%
Commercial Vacant	5	32.50	21%
Residential Vacant	3	42.17	28%
Assessed Value			Value
Total Actual Value			\$ 18,289,320
Total Assessed Value			\$5,303,890

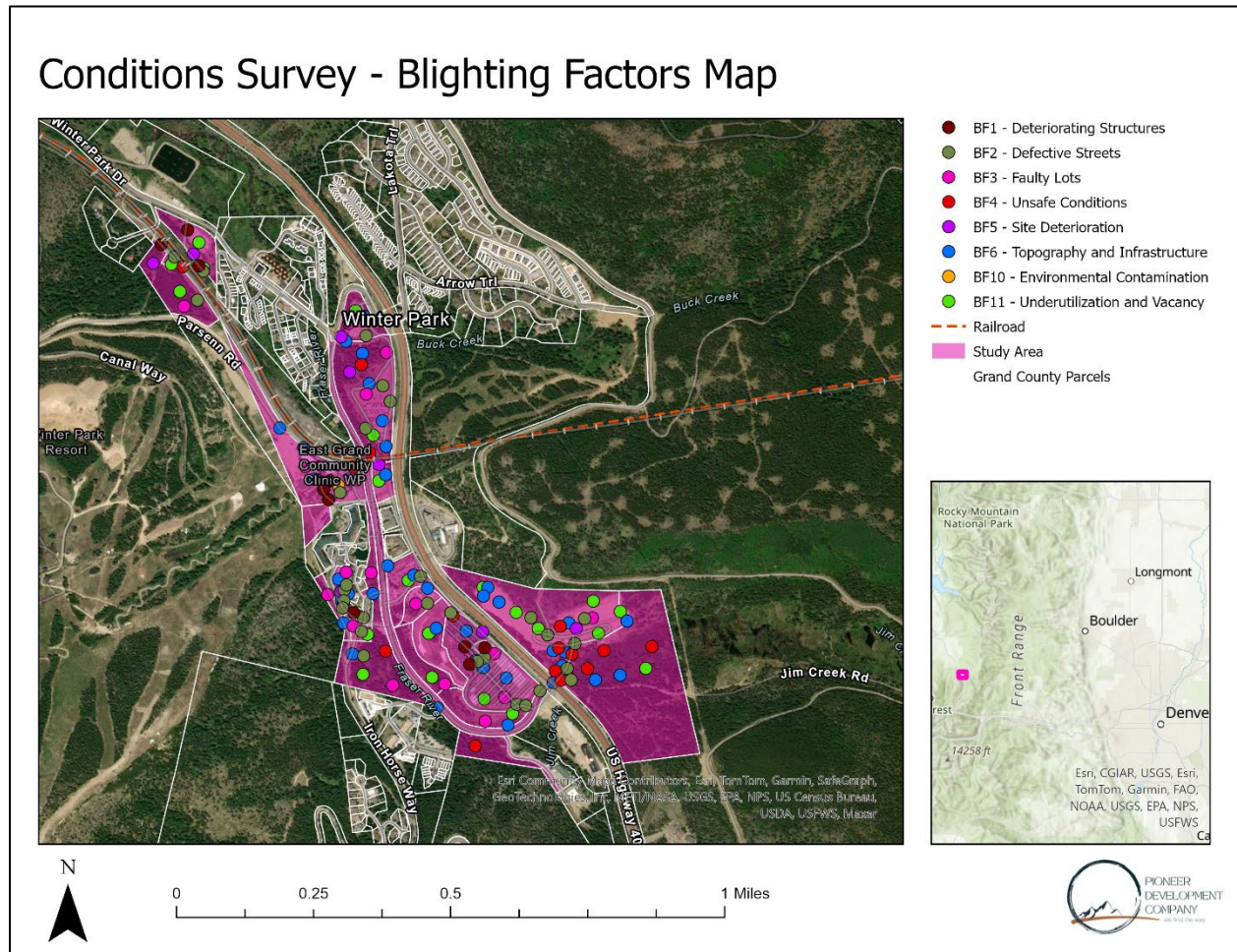
Current Assessment of Plan Area

The Plan area includes 27 parcels. The total equalized assessed value (taxable value) of these parcels, according to the County Assessor’s database 2023 valuations, is \$5,303,890. Tax exempt property values are not included in this estimate. The total taxable value for these properties also represents their current “base value” in a future urban renewal plan area. This base value is used to help determine new incremental property value and incremental property taxes for tax increment financing agreements.

Methodology

This Conditions Survey utilized a holistic methodology in determining whether blighting factors exist within the proposed Urban Renewal survey boundary. This methodology included a detailed literature review of adopted plans and reports, an analysis of County Assessor records and GIS databases, and a field visit. Field work was supplemented by GIS technology that geolocated and recorded potential blighting factors throughout the survey area. Maps were created for each blighting factor identified within the survey area, illustrating which parcels contain, or are in proximity to, statutorily defined blighting factors. These maps represent the layered information gathering approach used in this report to ensure that each blighting factor was thoroughly analyzed.

Conditions Survey - Blighting Factors Map



Evaluation of Blighting Factors

Defining Blighting Conditions

Colorado Revised Statutes 31-25-103 states that for an Urban Renewal Authority and/or Urban Renewal Plan area to be established, there must exist certain conditions known as “blighted area factors” (Blighting Factors). State statute defines eleven separate factors for blight. Only one factor must be identified for a municipality to declare the need to establish an urban renewal authority. An Urban Renewal Plan or Project requires that at least four factors be identified within its boundaries to be declared blighted and qualify for urban renewal treatment².

Blighted Area Factors Defined:

- a) Slum, deteriorated, or deteriorating structures
- b) Predominance of defective or inadequate street layout
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d) Unsanitary or unsafe conditions
- e) Deterioration of site or other improvements
- f) Unusual topography or inadequate public improvements or utilities
- g) Defective or unusual conditions of title rendering the title nonmarketable
- h) The existence of conditions that endanger life or property by fire or other causes
- i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- j) Environmental contamination of buildings or property
- k) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

These eleven factors define the “conditions” that arrest a municipality’s sound development. Per statute, these factors give “reason” to create an urban renewal authority or to declare an area “blighted”, provided that a specific number of factors are identified. Only one factor needs to be identified within a municipality’s limits to form an urban renewal authority. An Urban Renewal Plan or Project requires that four or more factors be identified. It is the aggregation of at least four of these blighted area factors which indicate that renewal activities should be applied within the proposed project area. This Conditions Survey will unpack each blighting factor to describe various real world “conditions” that indicate the presence of said factor.

Blighting Factors were identified based on an objective analysis and urban renewal best practices. The following sections outline the blighting factors found within the survey area. Blighting factors that were not identified are excluded from this report.

² In addition to this list, C.R.S. 31-25-103(2) lists a twelfth condition. This final condition only applies when there is unanimous agreement among affected property owners that their properties can be included in an Urban Renewal Area. In this occurrence, only one blighting factor from the list of eleven needs to be identified to declare the area blighted.

Factor (a) – Slum, Deteriorated, or Deteriorating Structures

Description:

This factor refers to the current condition of structures within the survey area. Structures within the survey area that are visibly deteriorating relative to a municipalities general building improvement quality is evidence for this factor. When the physical condition of structures in an area foment negative perceptions and a corresponding flattening or decline in values, it typically signals the existence of this factor. Conditions that would justify the inclusion of this factor in an area may include:

- A deterioration of the building elements, such as facades, cladding, fenestration, roofing, overhangs, fascia and soffit, or the foundation of a structure
- A deterioration of outside elements such as fencing, gates, fire escapes, outdoor lighting, loading areas, gutters and downspouts
- Vacant lots or high vacancy rates in the offices/businesses/apartments are evidence this factor exists in an area
- Flattening or decline in property value over time

Findings

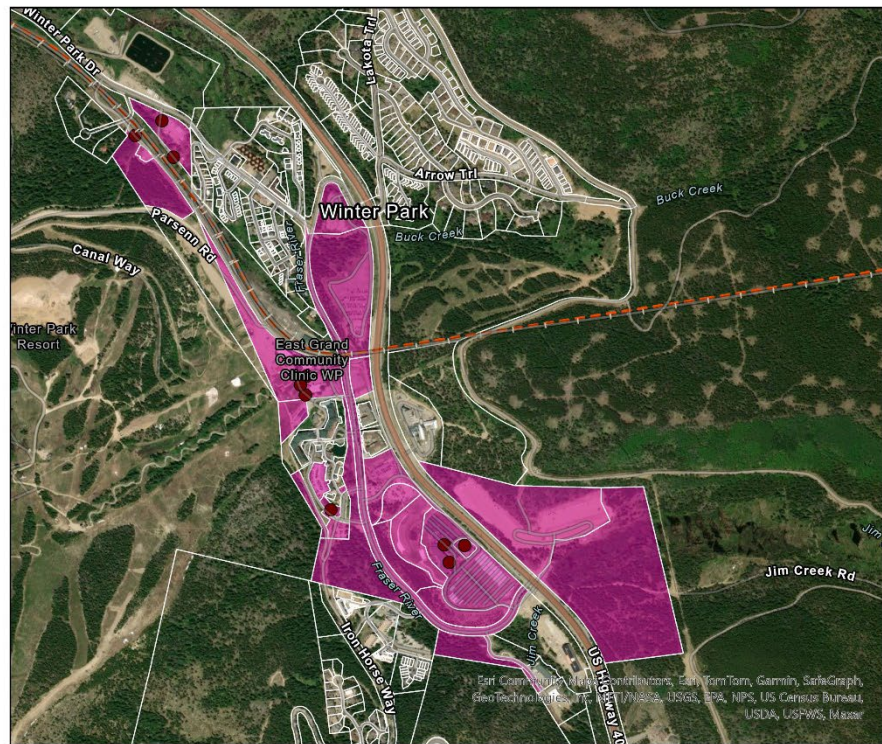
PDC conducted two field visits to the Winter Park Ski Resort to evaluate structures within the proposed Urban Renewal Plan area. There are only three parcels of the total 27 that feature building improvement values, according to the Grand County Assessor's database. These building improvements include the Vintage Hotel and the West Portal area. These structures exhibited conditions described by this factor. These conditions are building deterioration, structural deterioration, roofing deterioration, and a deterioration of outside elements such as sheds, garages, and fencing.

The Vintage Hotel exhibited conditions typical of this blighting factor. The hotel's outside elements featured visible deterioration, especially along the walkways, the façade, and windows. Also, the interior hallways and amenities appeared dated. The proposed development program acknowledges these findings, in that the Vintage Hotel is slated for redevelopment or renovations provided a public private partnership is created. The proposed development envisions significant renovations to the Vintage Hotel that would fundamentally change its appearance. The fact that this hotel is slated for redevelopment underscores the observations noted during the field work.

The West Portal area also featured buildings and outside elements characterized as deteriorating, dilapidated, and aged. The Administration buildings are particularly worn, with visible deterioration of the balconies, steps, and railings. The façade on the building also appears dated, with the wood trim deteriorating in places and paint flaking off. These buildings are also slated for redevelopment, again underscoring how the proposed Urban Renewal Plan is seeking to address this deterioration.

Although these building improvements represent a small portion of the proposed Urban Renewal Plan, their location is central to the Ski Resort's operations. Their deterioration foments negative perceptions throughout the survey area, especially since West Portal envelops the base area and the Vintage Hotel is the only existing hotel in the ski area. These characteristics and observation are why this report concluded that blighting factor 1 is present in the conditions survey area.

Blighting Factor (a) - Deteriorating Structures



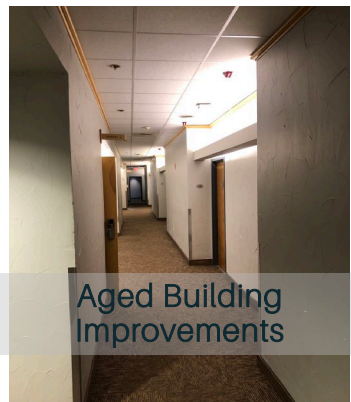
- BF1 - Deteriorating Structures
- Railroad
- Study Area
- Grand County Parcels



Vintage Hotel Deterioration



Admin Building Deterioration



Aged Building Improvements

Factor (b) – Predominance of Defective or Inadequate Street Layout

Description:

This factor refers to surface transportation conditions throughout the survey area. Surface transportation conditions may include road surface quality, the location or existence of streets and sidewalks, multi-modal improvements, traffic safety infrastructure, ingress/egress locations, and emergency access considerations. If surface transportation conditions exist that negatively impact sound development or redevelopment, or threaten safety, the survey includes this factor in its catalogue.

Examples of this factor include:

- Inadequate street widths
- Lack of streets, dead ends
- Overall faulty layouts that impede vehicular access and internal circulation
- Inadequate Traffic Safety facilities
- Streets that exhibit high degrees of traffic or accidents
- Streets that are in need of repair or reconstruction
- Poor emergency access or active transportation

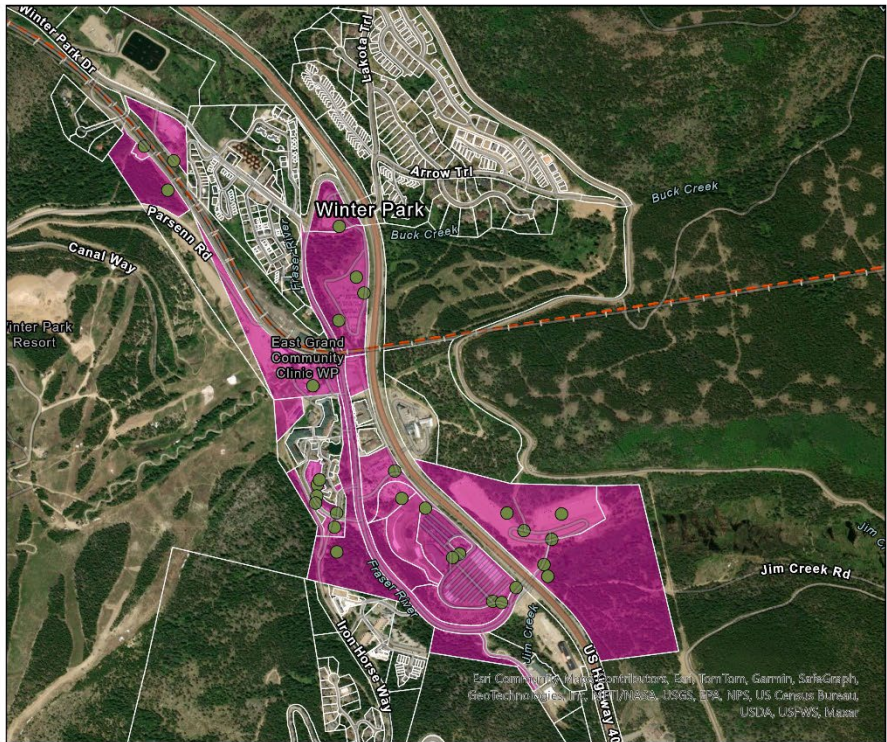
Findings

The survey identified multiple conditions that are examples of this blighting factor. The proposed Urban Renewal Plan area includes vacant parcels currently used for surface parking. These parcels are unpaved, lack internal street networks and circulation, and will require substantial transportation improvements to facilitate the proposed development. Preliminary engineering plans were analyzed to supplement the field work and identify locations where street network improvements are required. The field work also identified areas where multi-modal or active transportation facilities will be required to mitigate unsafe traffic conditions. This holistic analysis determined that the conditions survey area exhibits a defective and inadequate street network.

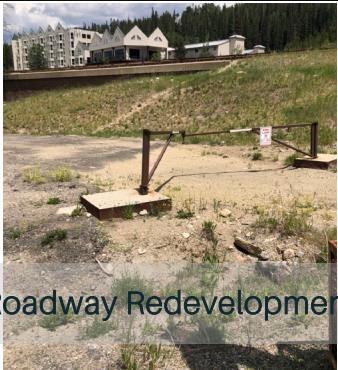
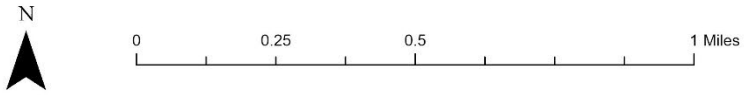
The preliminary engineering plans for the proposed development indicate that there are numerous surface transportation improvements necessary for future development. These improvements include round-a-bouts, bridge reconstruction, culvert replacements, and multi-modal improvements. The field work confirmed that these improvements are necessary. There were multiple instances where existing streets and sidewalks have fallen into disrepair. More concerning was the lack of connectivity exhibited between the Jim Creek area and the Ski Resort's traditional base area. Future development in the Jim Creek area would need to provide multi-modal facilities to allow patrons to safely cross US Highway 40. This area would also need to reconstruct the existing dirt roadways and parking lots to facilitate new street networks.

Inadequate traffic safety facilities were also observed during the site visit. Missing sidewalks and bicycle lanes made transit by foot/bike unsafe along Winter Park Drive, Nystrom Lane, and Parsenn Road. There was also significant deterioration of sidewalks in these areas. This deterioration, and need to develop new traffic facilities, contributed to this report finding evidence for this blighting factor.

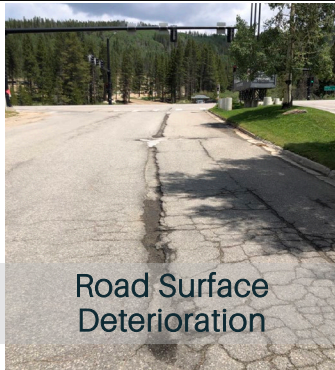
Blighting Factor (b) - Defective Streets



- BF2 - Defective Streets
- Railroad
- Study Area
- Grand County Parcels



Roadway Redevelopment



Road Surface Deterioration



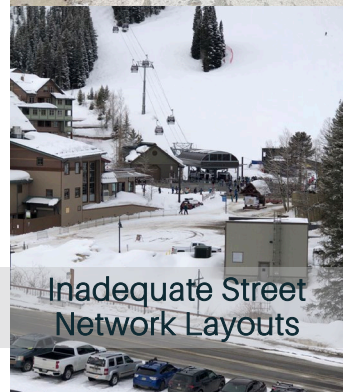
Parking Area Deterioration



New Street Networks Required



Inadequate Active Transportation Facilities



Inadequate Street Network Layouts

Factor (c) – Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Description:

This factor refers to shapes, layout and sizes of lots that complicate sound development and the usefulness of the property. Common conditions that indicate this factors presence in a survey area includes:

- Impractical Lot Layouts
- Narrow, Irregular, or Oddly Shaped Parcels
- Parcels Too Large or Too Small to Facilitate Development
- Lot Configurations that Yield Unproductive Conditions on the Land as Exhibited by Misuse or Nonuse
- Easements or Setbacks that Yield Unproductive Conditions on the Land as Exhibited by Misuse or Nonuse.

Findings

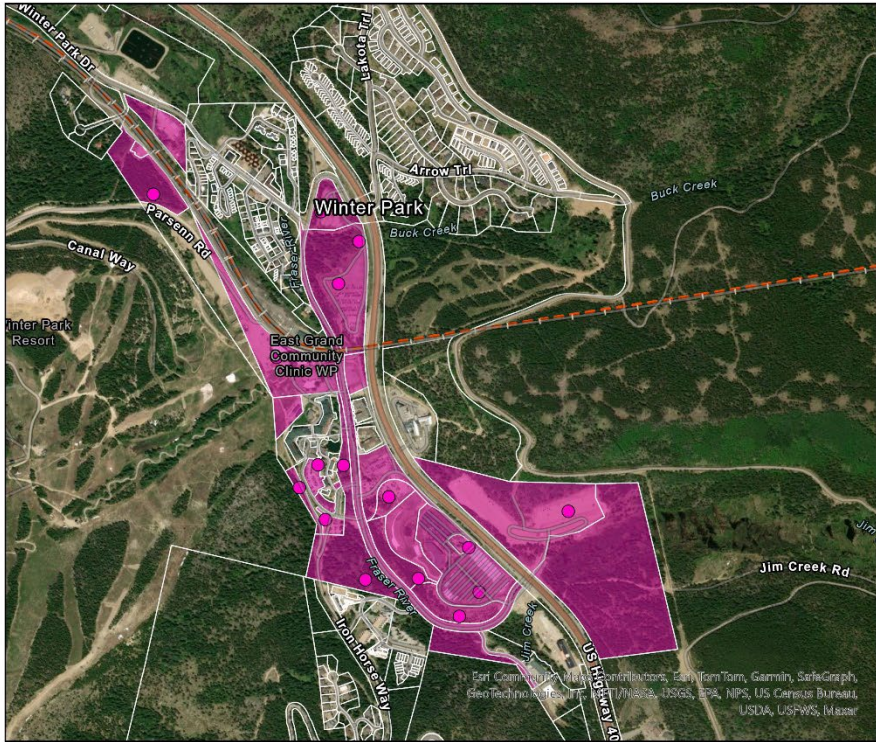
The survey area exhibits a number of parcels that were considered Faulty Lots in relation to their size, adequacy, accessibility and usefulness. These unproductive conditions share similarities to the conditions identified under Blighting Factor (b). Specifically, a large percentage of the survey area's parcels exhibited conditions that made the lots impractical for development and demonstrated the development challenges defined by this factor.

During this report's GIS analysis and field visit, the analysts identified several parcels that exhibit impractical configurations. These configurations include narrow or irregularly shaped lots that may require lot consolidations or boundary adjustments to become usable. These lot configurations are partly constrained by the area's topography, with steep slopes limiting developable areas. There are also rights-of-way, easements and setbacks that contribute to unproductive conditions. The railroad creates fragmented parcels in Old Town and along Parsenn Road, while parcels along Winter Park Drive and Vintage road are oddly shaped.

The fact that 24 of 27 of the survey area's parcels are vacant and underutilized also underscores the unproductive lot conditions present. Larger vacant parcels, such as those in the Jim Creek area will likely need to be subdivided to become developable, indicating that their current configuration is unproductive.

The presence of multiple properties that exhibit these conditions justified this blighting factor's inclusion.

Blighting Factor (c) - Faulty Lots



- BF3 - Faulty Lots
- - - Railroad
- Study Area
- Grand County Parcels



Vacant Lots and Unproductive Conditions

Factor (d) – Unsanitary or Unsafe Conditions

Description:

This factor refers to a multitude of unsanitary, unsafe or hazardous conditions. The commonality is that these conditions contribute to hazards that could have an adverse effect on the health, safety or wellbeing of the public. This factor shares similarities to conditions one (1), five (5), eight (8), nine (9) and ten (10). Conditions that would justify the inclusion of this factor in an area may include:

- Floodplain or flood prone areas
- Poor storm water drainage areas
- Cracked or uneven sidewalks
- Hazardous materials
- Hazardous geology or soil conditions
- Dangerous traffic or pedestrian conditions
- High crime statistics
- Facilities are prone to fire dangers
- Environmental contamination
- Inadequate utility systems
- Water scarcity and lack of water and sewer infrastructure
- Evidence of vandalism or homelessness
- Steep topography
- Trash, debris and noxious weeds

Findings

Blighting factor four exhibits many conditions that were identified within the survey area. The survey area lacks water and sewer infrastructure, requires stormwater drainage infrastructure, is transected by a railroad corridor (which can contribute hazardous materials), exhibits traffic safety concerns, and is impacted by the 100-year floodplain. These conditions create circumstances that lead to the inclusion of this factor.

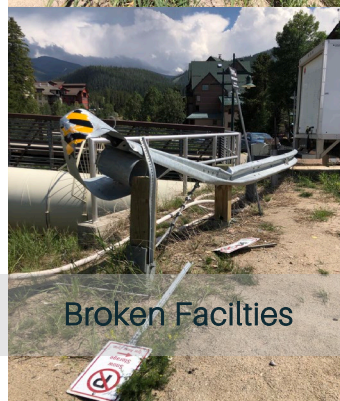
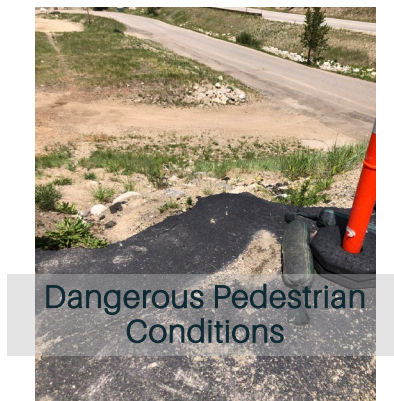
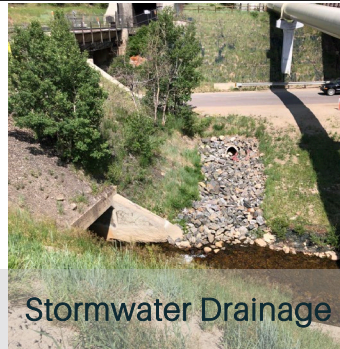
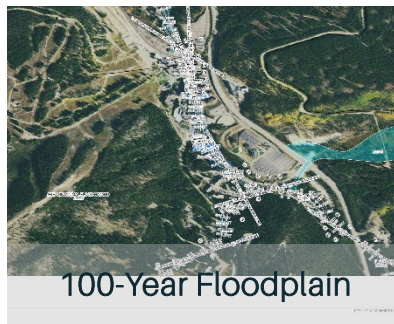
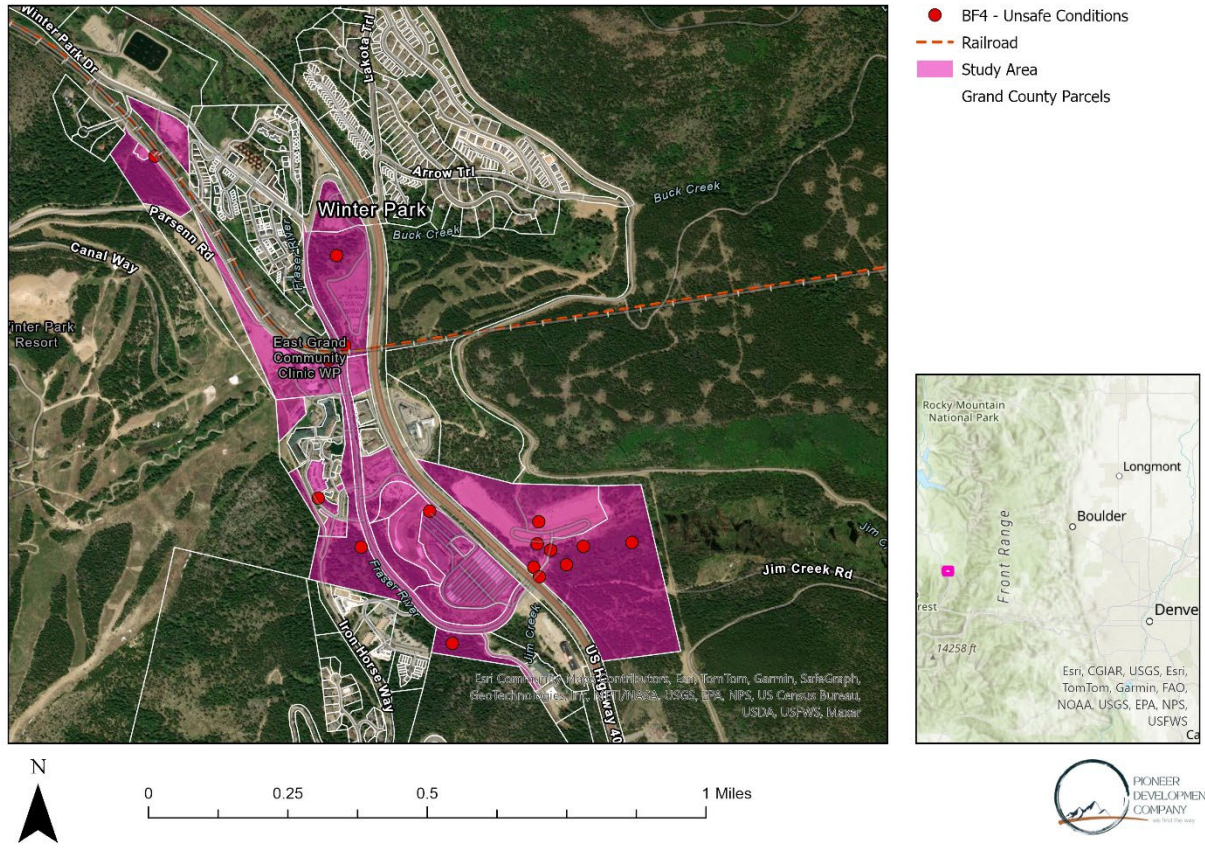
A notable finding within the proposed Plan area is that it includes floodway and the 100-year floodplain. While the Fraser river is largely contained within the resort area, the Jim Creek development area is almost completely within FEMA's special flood hazard area A. Future development will need to contend with this floodplain, and engineer significant stormwater and floodplain infrastructure to be permitted. The fact that these improvements are currently absent is evidence of this blighting factor.

The absence of internal road networks identified in blighting factor two (2) also contributes to a lack of stormwater facilities and utilities throughout the survey area. The area's vacant parcels notably lack central water and sewer lines, a key condition for cataloging this blighting factor. Preliminary engineering studies detail stormwater sewer improvements throughout the survey area as well. This missing stormwater infrastructure is evidence for this blighting factor. Missing sidewalks, bike lanes, or other active transportation facilities also highlight the area's traffic safety concerns, another example of this factor.

Environmental contamination risks were also identified by this conditions survey and are further outlined in blighting factor ten (10). These risks include former petroleum storage facilities and proximity to railroad corridors. Possible environmental contamination further highlights this blighting factor's presence in the survey area.

The combination of these conditions justifies the inclusion of blighting factor four within the survey area.

Blighting Factor (d) - Unsanitary/Unsafe Conditions



Factor (e) – Deterioration of Site or Other Improvements

Description:

This factor considers conditions of the site or its infrastructure. It is similar to factor two (a) and four (c), in that it focuses is on the deterioration of exterior elements, and/or the current condition of public infrastructure. A visual deterioration of exterior elements, or a decline of public infrastructure, are examples of this factor. Private land and/or structures that have fallen into disrepair or are damaged also exhibit this factor. Conditions that would justify the inclusion of this factor in an area may include:

- Poor condition of streets or sidewalks
- Signage, such as billboards, that has fallen into disrepair
- Neglected Landscaping
- Damaged or missing public utilities
- Abundance of trash, debris or noxious weeds.

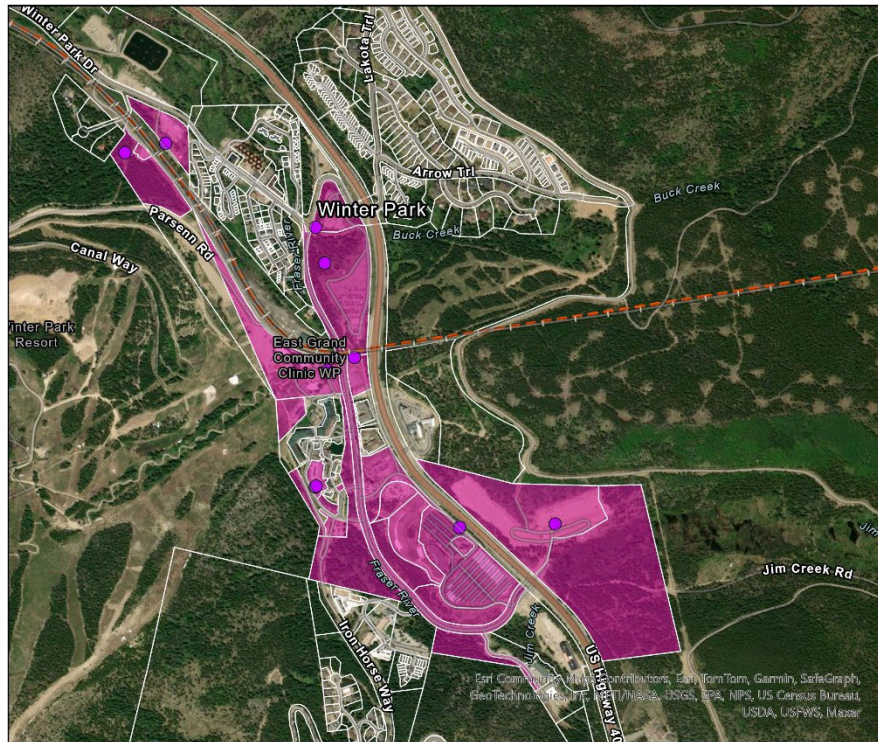
Findings

The site visit identified multiple conditions that blighting factor five (e) lists as evidence for its inclusion in a conditions survey. These conditions included missing public utilities (the area lacks a road network, stormwater/drainage infrastructure, and sewer), missing sidewalks, and trash and debris.

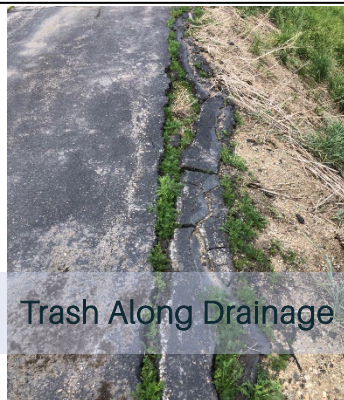
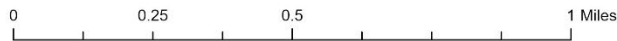
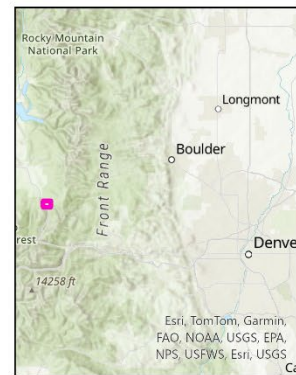
Damaged road networks and sidewalks greatly contributed to including this factor. These transportation facilities are essential to both the existing resort and its proposed development. The fact that active transportation facilities appeared damaged contributed to negative perceptions throughout the survey area.

The vacant parcels slated for redevelopment also exhibited neglected landscaping, and in some case, trash and debris. The presence of trash and debris within the survey area is evidence of site deterioration. This, combined with the fact that the survey area lacks sidewalks and other public utilities, represented evidence for Factor (e)'s inclusion in this report.

Blighting Factor (e) - Site Deterioration



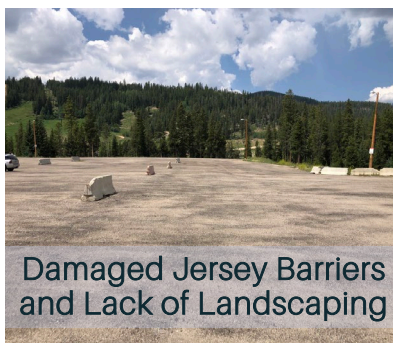
- Bf5 - Site Deterioration
- Railroad
- Study Area
- Grand County Parcels



Trash Along Drainage



Debris and Trash



Damaged Jersey Barriers and Lack of Landscaping

Factor (f) – Unusual Topography or Inadequate Public Improvements or Utilities

Description:

This factor refers to unusual topography or lack of public infrastructure that have the effect of arresting sound development in a study area. Areas that exhibit steep grades which cause development to be incompatible or unprofitable would fall under this factor. Properties that are lacking public infrastructure, or are served by deteriorating public infrastructure, would also fall under this factor. This factor shares aspects of factors two (2), four (4) and five (5). Conditions that justify the inclusion of this factor in an area may include:

- Steep slopes or unusual terrain
- Overhead utilities in need of repair
- Deteriorating parking lots, street surfaces, sidewalks
- Poor storm water drainage facilities
- Lack of central sewer or water
- Lack of internal street network
- Broken or inadequate street lighting

Findings

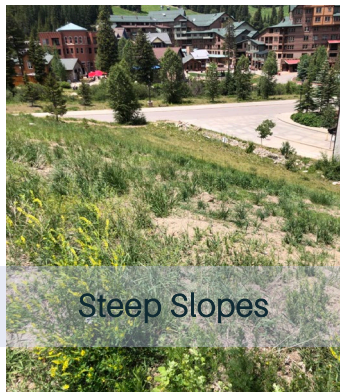
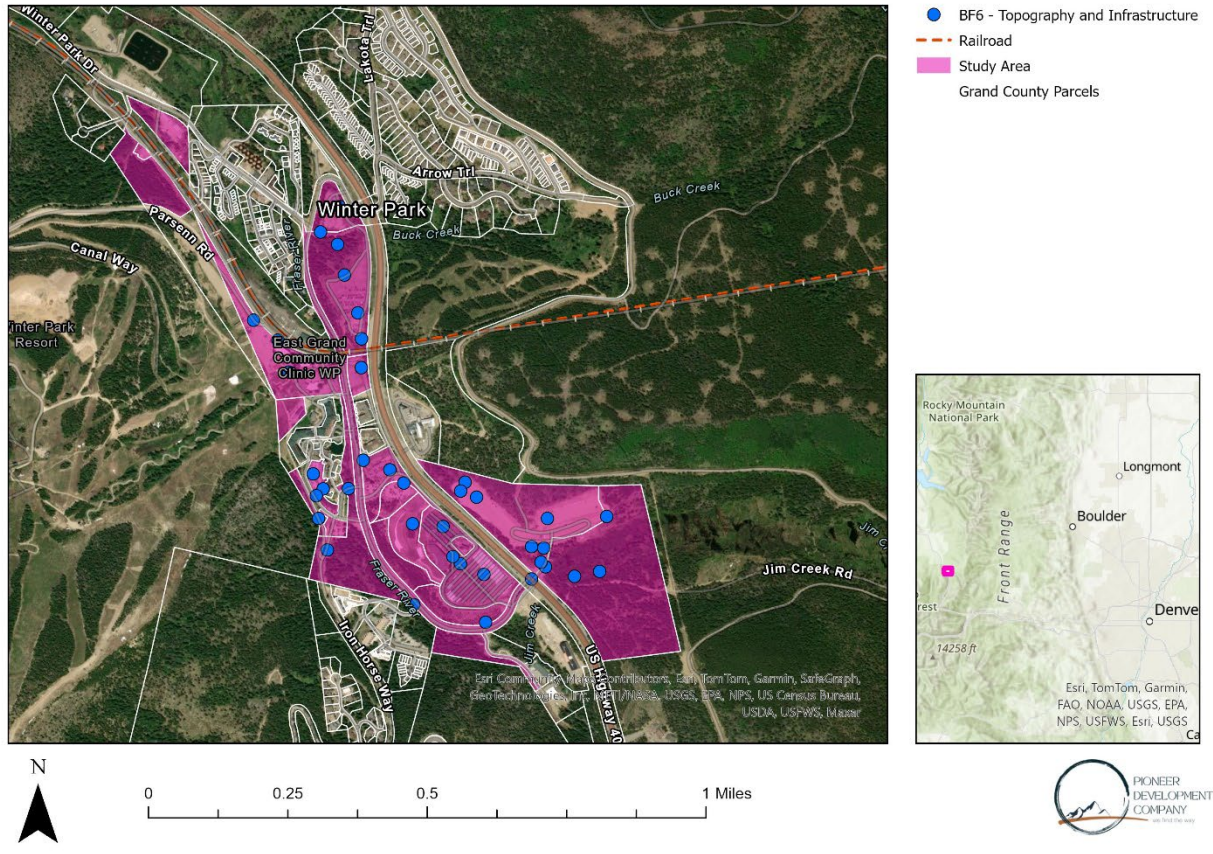
Blighting factors two (2) and four (4) identified conditions that also underscore the presence of blighting factor six (6) within the survey area. Inadequate public improvements or infrastructure, such as the missing road networks identified in factor two (2), and the missing stormwater infrastructure and water and sewer lines identified in factor four (4), are both examples of blighting factor six (6). The survey area also exhibited significant topographic characteristics (not surprising at a ski resort) that will require substantial engineering for future development.

The site visit found an overall lack of infrastructure throughout the survey area that made it inadequate to facilitate new development as-is. The survey area features numerous vacant, unpaved, surface parking lots. These parcels lack internal road networks, stormwater drainage facilities, central sewer services, and active transportation facilities. The proposed development necessitates the provision of public infrastructure to these areas. Its absence represents a challenge to sound development and justifies the inclusion of this factor.

The preliminary engineering plans underscore the survey area's inadequate public infrastructure. Cost estimates for providing the street network improvements, stormwater upgrades, parking, and water and sewer services amount to nearly \$400 million. These infrastructure improvements include round-a-bouts throughout the plan area, waterline extension along Parsenn Road, culvert and bridge reconstruction on Cabriole Road, and stormwater drainage improvements. There were also substantial active transportation facilities envisioned for the development to improve traffic safety.

These conditions exhibit evidence of this blighting factor within the survey area.

Blighting Factor (f) - Topography or Missing Infrastructure



Factor (j) – Environmental Contamination of Buildings or Property

Description:

This factor refers specifically to the environmental contamination of buildings or property. In this regard, it shares many similarities with factors four (4) and eight (8). Conditions that would justify the inclusion of this factor in an area may include:

- The presence of hazardous materials in buildings or property

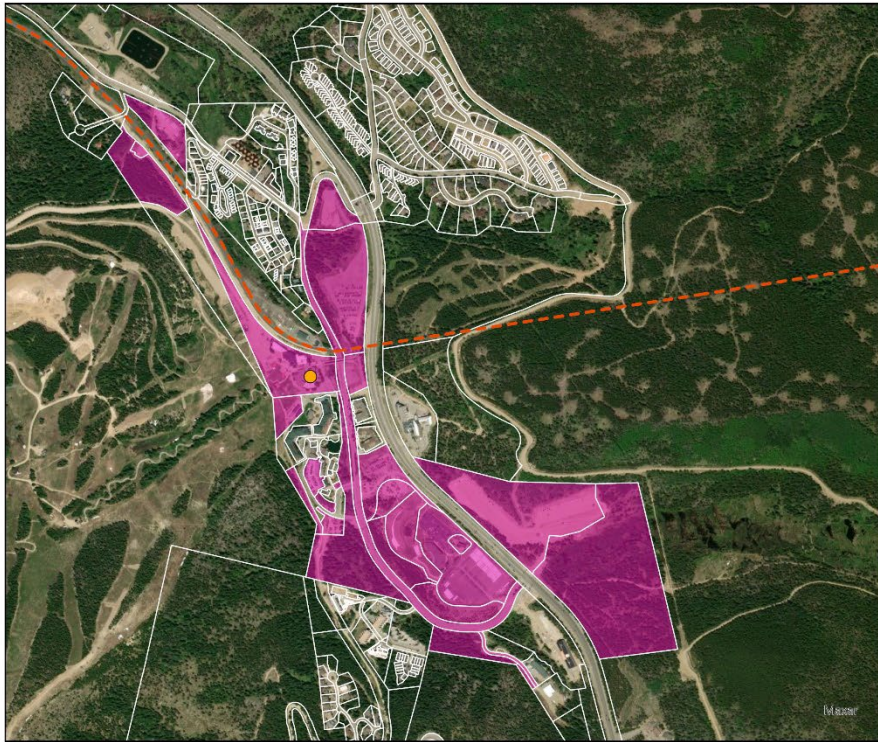
Findings

The conditions survey reviewed environmental contamination databases and environmental site assessments on properties within the survey area. This research yielded evidence of possible environmental contamination in the West Portal area, specifically behind the Administration building. This area was formally a leachfield, and later a storage area for diesel fuel. The EPA's databases and community lattice's PEER mapping software indicate that this area has a minor to moderate risk of environmental contamination. Its risk assessment is classified as a four (4) out of five (5), with 5 being the highest risk. A Phase 2 ESA was performed on this area in 2004, which did find evidence of contamination. However, the contamination levels at that time did not exceed regulatory thresholds. Still, the presence of these contaminants and history of use is enough to warrant the inclusion of this blighting factor in the survey area. The Phase 2 ESA also acknowledges that lateral contamination was not tested and therefore could be present in this specific area.

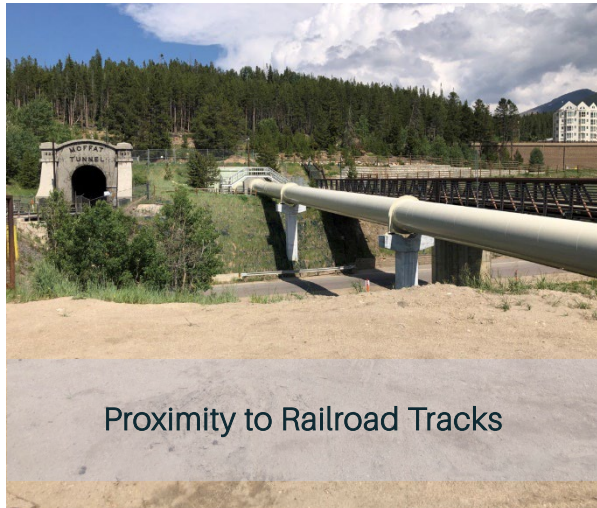
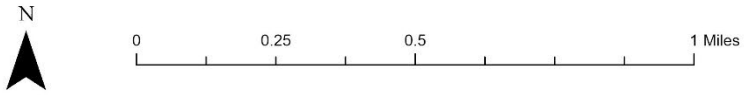
The Plan area also includes a feature that yields a propensity for environmental contamination. The feature is a railroad corridor that transects the Plan area's northern boundary. Railroad lines can contaminate surrounding soils with hazardous materials. Railroad operations often lead to the presence of Recognized Environmental Contaminants (RECs) through various means, including contaminants such as creosote, metals and petroleum products. There is also a propensity for soil contamination to occur from debris/spills associated with railroad activity. This contamination can be the result of years of use, spills, or former maintenance of the lines. The soil contamination may require remediation efforts along the rail line, which can complicate future development within the area. The presence of a railroad is often enough evidence to warrant the inclusion of this factor, even without Phase 1 or Phase 2 Environmental Site Assessments.

These potential contaminants present challenges for redeveloping the properties adjacent to the rail corridor and in the West Portal area. Remediation efforts for contaminated soil can be costly and time-consuming, impacting project timelines and budgets. Additionally, depending on the severity of the contamination, the developer may be required to implement specific mitigation strategies during construction to protect workers and future residents. Therefore, Phase 1 and Phase 2 Environment Site Assessments are advisable before development commences. These tests will determine the extent of the blighting factors and whether a remediation plan is necessary.

Blighting Factor (f) - Environmental Contamination



- BF10 - Environmental Contamination
- - - Railroad
- Study Area
- Grand County Parcels



Proximity to Railroad Tracks



Leechfield and Petro-Storage

Factor (k.5) – The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Description:

This factor references a broad category of health, safety and welfare factors. The common conditions for this factor to be present are instances where high levels of municipal service are required, substantial physical underutilization of property is exhibited, or high levels of vacancy are common. Vacancy can include land, buildings, or tenancy. This factor shares similarities with many of the factors on this list. Conditions that would justify the inclusion of this factor in an area include:

- Numerous vacant buildings or property throughout the area
- Evidence of underutilized buildings
- Underutilized or vacant sites
- Broken or inadequate street lighting

Findings

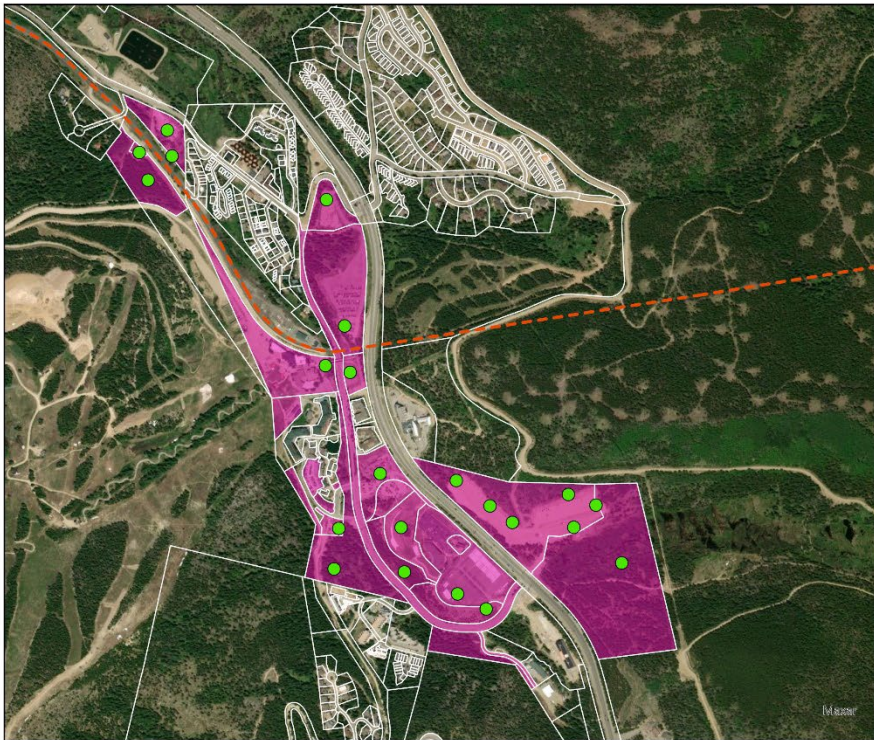
The survey area is characterized by vacant and underutilized parcels throughout its ~153 acres. This vacancy and underutilization are conditions that fall under Blighting Factor k.5.

The survey area's underutilization and vacancy warranted the inclusion of blighting factor 11, as it specifically is triggered when vacancy is abundant within a Plan area. It is important, however, to evaluate site vacancy in the context of its surroundings. Obviously, vacant land could be utilized productively as agricultural land. In that example, the land should not be characterized as underutilized. However, when vacant land is also being positioned for redevelopment, its current condition can be described as underutilized. As was described in blighting factor three (3)'s findings and the executive summary, this survey area evaluates a proposed development within an existing ski area. Properties surrounding the survey area are already developed. Also, the Winter Park Ski resort is a major tourism draw, attracting over hundreds of thousands of visits each year. This represent unique market demands that typically would translate into new development. However, despite this high demand, the parcels remain vacant and underutilized. The vacancy and underutilization currently exhibited highlights the fact that blighting factors are present which arrest sound development from manifesting throughout the survey area.

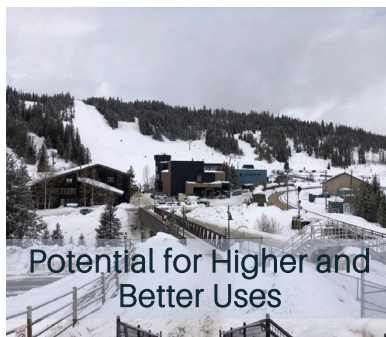
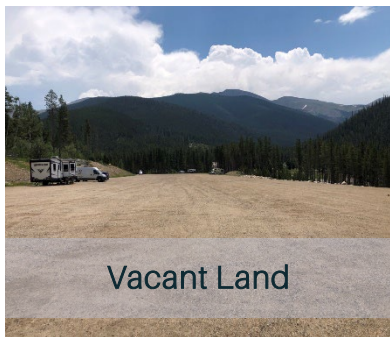
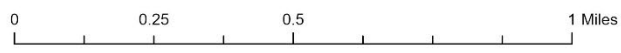
The development of these vacant and underutilized properties will also require significant public infrastructure to become activated. Roadways, water lines, sewer lines, stormwater improvements, and parking structures need to be developed before these properties can begin to attract new uses and improvements. The costs associated with this public infrastructure is unprecedented for Grand County, and further underscores the presence of this factor.

The survey area's existing conditions underscore the inclusion of this blighting factor. Fortunately, the survey area's development plans for these properties are aligned with the Town's desired uses and planned unit development for the land.

Blighting Factor (f) - Underutilization and Vacancy



- BF11 - Underutilization and Vacancy
- - - Railroad
- Study Area
- Grand County Parcels



Conclusion

This Conditions Survey catalogs the presence of statutorily defined blighting factors within the Town of Winter Park and the proposed Winter Park Resort Development Urban Renewal Plan area. This report was designed to assist the Town of Winter Park with identifying statutorily defined blighting factors within its municipal limits to evaluate its need to form an Urban Renewal Authority. This report is also designed to assist the Town and its future Urban Renewal Authority (URA) in determining whether this proposed project area is 1) eligible for urban renewal projects and activities, and 2) that the proposed boundary is drawn as narrowly as possible.

This Conditions Survey identified eight (8) blighted area factors as defined by Colorado’s Urban Renewal Law, within the survey boundary. The fact that eight blighting factors were found to exist within the Town of Winter Park satisfies C.R.S. 31-25-104(b) and justifies the creation of an Urban Renewal Authority.

In addition to meeting the statutory requirements for establishing the Urban Renewal Authority, this report also identified blighted area factors that are in excess of the statutory minimum for forming an Urban Renewal Plan within the study area. The presence of eight blighting factors meets the requirements outlined in (C.R.S. 31-25-104), in which at least four blighting factors must be present for that area to be declared “blighted” and therefore eligible to be designated as an Urban Renewal Plan area.

The study area analyzed by this report also meets the statutory recommendation of “being drawn as narrowly as possible.” The boundary encompasses parcels owned by Alterra Mountain Company, the Winter Park Recreation Association, and the Town of Winter Park, that are part of a master plan and holistic land use plan. The integration of these parcels into a singular public private partnership is necessary to realizing this master plan. This survey boundary only includes property that is expected to be part of the proposed development project. The blighting factors identified are also dispersed throughout the survey area, meaning that all parcels included by this report exhibit multiple blighting factors.

This Conditions Survey identified eight blighted area factors within the Town of Winter Park’s municipal limits. This finding meets the statutory requirement outlined in C.R.S 31-25-104(b) that the governing body find that one or more blighted areas exist within the municipality in order to form an Urban Renewal Authority. In addition, the eight blighted area factors identified mean that the proposed Winter Park Resort Development Urban Renewal Plan area can be declared a “blighted area” as defined by Colorado’s Urban Renewal Law and therefore qualifies for urban renewal treatment.

MEMO

TO Mayor and City Council
FROM Alisha Janes, Assistant Town Manager
CC Keith Riesberg, Town Manager, Danielle Jardee Town Clerk
DATE September 13, 2024
RE East Grand Fire Inspections for 2025 Short-Term Rental Registration

Background

East Grand Fire initially inquired with the Town of Winter Park regarding implementation of a fire inspection program for short-term rentals in December of 2023. Staff meet with East Grand Fire staff in February 2024 and provided initial feedback on the program proposal. Town Council authorized reconvening the short-term rental advisory committee to review the proposal. The short-term rental advisory committee met on May 15, 2024, and reviewed a presentation from the East Grand Fire Protection District. The committee recommended to Town Council that the requirement be added for the 2025 renewal giving short-term rental properties a year to conduct the initial inspection with the East Grand Fire District. Council directed staff at their May 21st, 2024, workshop to bring forward an ordinance updating the short-term rental code.

Analysis

The updated short-term rental code will require that all new and renewing short-term rental registrations beginning August 1, 2025 (when we begin 2025 renewals) include a certificate showing an inspection from the East Grand Fire Protection District from the previous 12 months. This time frame will allow short-term rental operators to begin the inspection process as soon as the 2024-2025 registration process is over, nearly a year before the requirement will go into place. Additionally, East Grand Fire has met with the large property management firms who have provided feedback on the proposed inspection program.

The inspection program and all associated administrative tasks will all be managed by the East Grand Fire. East Grand Fire will charge a fee for the inspection, which is \$100 annually. This fee will cover the necessary technology to manage the program. The inspection will be through an application where the short-term rental owner or designated representative will provide photos through an application to show the rental unit including ingress and egress, smoke and carbon monoxide detectors, fireplaces, number of

bedrooms, parking, etc. A staff member from East Grand Fire will review the submittal and can flag or ask follow-up questions as necessary. East Grand Fire staff have ensured that the Town's property checklist from the short-term rental registration is incorporated into the inspection process.

Additionally, information regarding the short-term rentals will be collected by East Grand Fire to include in their property database for Winter Park. All residential and commercial property owners can participate in this program regardless of their status as short-term rentals, which will provide immediate information to the fire department in case of an emergency call to the property. First responders would then have information regarding the property immediately when responding to an emergency call subsequently improving community safety.

Recommendation

Staff recommends approval of Ordinance 624 amending Title 3, Chapter 10, of the Winter Park Town Code to add fire and life safety inspection of short-term rentals as a requirement for registration and renewal.

Should the Town Council wish to approve the ordinance the following motion should be made:

I move to approve Ordinance 624 amending Title 3, Chapter 10, of the Winter Park Town Code to add fire and life safety inspection of short-term rentals as a requirement for registration and renewal.

Should the Town Council wish to deny the ordinance, the following motion should be made:

I move to deny Ordinance 624 amending Title 3, Chapter 10, of the Winter Park Town Code to add fire and life safety inspection of short-term rentals as a requirement for registration and renewal.

Should you have any questions or need additional information regarding this matter, please contact me.

**TOWN OF WINTER PARK
ORDINANCE NO. 624
SERIES 2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
WINTER PARK AMENDING TITLE 3, CHAPTER 10, OF THE WINTER
PARK TOWN CODE TO ADD FIRE AND LIFE SAFETY INSPECTION
OF SHORT-TERM RENTALS AS A REQUIREMENT FOR
REGISTRATION AND RENEWAL**

WHEREAS, the East Grand Fire Protection District requested that the Town add a fire and life safety inspection requirement for all short-term rentals within the Town to increase safety and emergency preparedness and to improve the overall guest experience for short-term rentals in the Town; and

WHEREAS, the Short-Term Rental Advisory Committee reconvened on May 15, 2024, to review the proposal from East Grand Fire Protection District and recommended that the Town Council add a fire and life safety inspection requirement to be effective beginning August 1, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WINTER PARK, COLORADO, THAT:

Section 1. Section 3-10-4 of the Winter Park Town Code is amended by the addition of a new Section 3-10-4(H) to read as follows:

3-10-4: Registration Requirement:

* * *

H. Beginning on August 1, 2025, all short-term rental registrations and renewals shall provide proof of satisfactory completion of a fire and life safety inspection by the East Grand Fire Protection District completed within the previous twelve (12) months.

INTRODUCED, APPROVED ON FIRST READING, AND ORDERED PUBLISHED IN FULL this 17th day of September, 2024. A public hearing shall be held at the regular meeting of the Winter Park Town Council, on the 1st day of October, 2024, at 5:30pm, or as soon thereafter as possible, at the Winter Park Town Hall.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of _____ to _____ on the _____ day of _____, 2024.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

EAST GRAND FIRE PROTECTION DISTRICT NO. 4

**P.O. Box 2967 • Winter Park, Colorado 80482
(970) 726-5824 • Fax (970)726-5938 • www.eastgrandfire.com**

December 11, 2023

MEMORANDUM: STR Fire & Life Safety Inspection Program

The purpose of the Short-Term Rental (STR) Fire & Life Safety Inspection (F&LS) Program is to increase the level of safety for guests staying in non-conventional nightly rentals where the occupant may be unfamiliar with the property's features and to increase the safety of first responders that may be responding to these same properties.

Traditional commercial properties including retail stores, restaurants, bars, assembly spaces and nightly rentals (hotels, lodges, B&Bs, etc.) are currently routinely inspected and are subject to stricter code enforcement as commercial occupancies. These existing commercial inspections are for the safety of the guests, employees, and First Responders. These inspections are typically performed on an annual, or semi-annual basis without notice. The business is not typically "charged" by EGFD for their inspections as this is ultimately "taken care of" under their higher commercial property tax rate.

STR residential properties are not taxed at this higher commercial property tax rate even as they are operated as a commercial "like" property while paying residential tax rates. STRs tend to have an above average response request rate for emergency services from Fire, EMS, and Law Enforcement. Understandably, there will always be unavoidable medical emergencies and / or incidents requiring Law Enforcement, but many fire responses can be avoided by the simple mitigation of certain attributes of these properties.

By conducting regular F&LS inspections and providing fire and life safety education to property owners and managers, we can begin to mitigate unnecessary non-emergency responses to STRs while also creating a safer nightly rental environment in Winter Park and the Fraser Valley.

The life safety issues we have encountered in STRs include expired, non-functioning, or missing smoke and CO detectors, and inaccessible, incorrectly sized, missing, or non-functioning fire extinguishers. We have also seen hazards related to the improper storage of combustibles, makeshift electrical systems, poorly maintained appliances, dirty chimneys / flues, and guests that are unfamiliar with the correct operation of the heating systems or appliances in place. Maintenance of fire and CO detection systems, lack of proper posting for and lighting of emergency egresses, trip and fall hazards, and overcrowding all pose safety concerns for the guests. It is important to note that Firefighters responding to STRs are usually unfamiliar with the properties utility access points, types of systems in the unit, and experience access issues due to inadequate parking space.

The F&LS Inspection program has been designed to educate the owners and / or property managers how to mitigate these common life safety issues. It will create a database of information useful to First Responders responding to incidents at these STRs. Funding for the F&LS Inspection Program will come from fees collected from the STR permit applicant. These fees will cover the logistics of the F&LS Inspection Program such as staffing, software, and processing. The software will also provide the portal for any homeowner, business, or interested party to register their property and add any special notes and information that will aid First Responders in response preparation.

Thank you,
East Grand Fire Protection District #4
Fire Prevention Bureau

EAST GRAND FIRE PROTECTION DISTRICT NO. 4

P.O. Box 2967 • Winter Park, Colorado 80482
(970) 726-5824 • www.eastgrandfire.com

RESOLUTION No. 2024-8-28-01

RESOLUTION OF THE EAST GRAND COUNTY FIRE PROTECTION DISTRICT #4 TO ADOPT SHORT TERM RENTAL FIRE AND LIFE SAFETY INSPECTION PROGRAM

WHEREAS, the East Grand County Fire Protection District #4 (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado operating pursuant to Article 1, Title 32, C.R.S., for the purpose of providing fire protection and emergency services; and

WHEREAS, Section 32-1-1002(1)(d), C.R.S., authorizes a fire protection district to adopt and enforce inspection and related fees for life health, safety and welfare code enforcement; and

WHEREAS, Section 32-1-1002(1)(e)(II) and (III), C.R.S., authorizes a fire protection district to fix and from time to time increase or decrease fees and charges for requested services; and

WHEREAS, the Board of Directors wishes to update its Fee Schedule for such services effective immediately upon passage of this Resolution, to include new fees for inspection of regulated properties pursuant to Grand County, the Town of Fraser, and the Town of Winter Park permitting requirements; and

WHEREAS, the Board of Directors finds and determines that it is in the best interest of the residents, taxpayers, and visitors of the District to adopt a fee schedule, to define short term rental properties subject to inspection fees, and to confirm all other fees, rates and charges applicable to services commencing as of the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the East Grand County Fire Protection District #4 as follows:

Section 1 – Adoption of Requirement for Inspection. The Board of Directors of the East Grand County Fire Protection District #4 hereby adopts a requirement for inspection of short-term vacation rentals within its jurisdictional boundaries. The inspection requirement is applicable to any property, however defined by Grand County, the Town of Fraser, and the Town of Winter Park, which is intended for use of one or more persons on a rental basis, of a structure, mobile home, mobile property, boat or other parcel of occupancy which may be listed for daily, weekly, or monthly rental as a vacation property for use by an

individual other than the owner of such structure, mobile home, boat or other parcel of occupancy.

Section 2 – Adoption of Short-Term Rental Inspection Fee. The Board of Directors of the East Grand County Fire Protection District #4 hereby adopts a fee for inspection of short-term vacation rentals within its jurisdictional boundaries. The inspection fee is applicable to any property, however defined by Grand County, and the Town of Fraser, and the Town of Winter Park, which is intended for use of one or more persons on a rental basis, of a structure, mobile home, boat or other parcel of occupancy which may be listed for daily, weekly or monthly rental as a vacation property for use by an individual other than the owner of such structure, mobile home, boat or other parcel of occupancy.

Section 3 – Adopt of Additional Fees, Rates and Charges. The additional fee rates and charges applicable to inspection of property is as attached hereto in Exhibit A, incorporated herein by reference.

Section 4 - Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions. The Board of Directors hereby declares that it would have passed and adopted this Resolution and the increased fee and each part, section, subsection, sentence, clause or phrase thereof, should any other section, subsection, sentence, clause or phrase be declared invalid.

Section 5 – Effective Date. This Resolution shall take effect and will be enforced beginning immediately upon its approval by the Board of Directors.

INTRODUCED, READ, AND APPROVED by the Board of Directors of the East Grand County Fire Protection District #4, upon a motion duly made, seconded and passed at its regular meeting held on the 28th day of August, 2024 by a vote of 4 in favor and 0 against, and 1 abstentions.

EAST GRAND COUNTY FIRE
PROTECTION DISTRICT #4

By: _____

Garth Hein, President

ATTEST:



Richard Kramer, Secretary

East Grand Fire Protection District #4

Plan Review & Inspection Fee Schedule – 2024

TYPE OF FEE / PERMIT	FEE PARAMETERS	FEE	DESCRIPTION / NOTES
SPRINKLER SYSTEM*	1-4,000 Sq. Ft.	\$280.00	Includes Plan Review, Rough, Hydro & Final Inspections*
	Over 4,000 Sq. Ft.	\$0.07 / Sq. Ft.	
ALARM SYSTEM*	1-4,000 Sq. Ft.	\$280.00	Includes Plan Review, Rough & Final Inspections*
	Over 4,000 Sq. Ft.	\$0.07 / Sq. Ft.	
HOOD & DUCT SYSTEM	First System	\$280.00	Includes Plan Review & Final Inspections*
	2 or More Systems - Same Building	\$140.00 each	
OUTSIDE CONSULTANTS		ACTUAL COST + 20%	
SUBDIVISION DEVELOPMENT REVIEW	INITIAL	\$500.00	Includes (2) Meetings
	ADDITIONAL	\$250.00	Per Each Additional Meeting After (2)
OTHER PLAN OR DEVELOPMENT REVIEWS	PER OCCURRENCE	\$280.00	Review Only
		\$400.00	Includes Inspection*
RE-SUBMITTAL		\$280.00	
OUT OF DISTRICT PLAN REVIEW AND / OR INSPECTION* (Alarm & Sprinkler)	1-4,000 Sq. Ft.	\$280 Inspection + \$280 Out of District Fee + Mileage @ Current Rate	Includes Plan Review, Hydro if Applicable, Rough & Final Inspections*
	Over 4,000 Sq. Ft.	\$0.07 / Sq. Ft. + \$280 Out of District Fee + Mileage @ Current Rate	
UNDERGROUND HYDRO	Per Occurrence	\$280.00	
SPRAY BOOTHS	Per System	\$280.00	Includes Plan Review & Final Inspections*
FIRE WORKS STAND	Per Calendar Year	\$780.00	
SPECIAL EVENT / TENTS*	Per Event / Tent	\$280.00	Tents per 2021 IFC Section 105.6.24*
FLAMMABLE / COMBUSTIBLE STORAGE TANKS	Installation or Removal	\$280.00	
ADDITIONAL INSPECTIONS* Includes Partial Inspections	Per Occurrence / Visit	\$280.00	Requested or Concealed / Separately Controlled Areas – Does Not Include Failed Inspections
RE-INSPECTIONS*	1 st Re-Inspection	\$280.00	Pertains to Failed, Incomplete, and or / Unprepared System Inspections
	2 nd Re-Inspection	\$560.00	
	3 rd Re-Inspection	\$840.00	
SHORT TERM RENTAL <u>ONLINE</u> Self-Inspection	STR Self Inspection Review & Processing	\$100.00	ONLINE Inspection of Vacation Rental Property by PROPERTY OWNER or REPRESENTATIVE
SHORT TERM RENTAL <u>IN-PERSON</u> Inspection as Required by Fire District	Per Bedroom	\$160 - Studio / 1 BDR	Additional follow up in-person inspection done by Fire Department of a vacation rental property that meets the criteria of a commercial or residential occupancy as required after failed self-inspection
		\$260 - 2/3 BDR	
		\$360 - 4+ BDR	
DANGEROUS BUILDING, APPLIANCES, SYSTEMS OR CONDITIONS	Per Each Offense Violation penalties in accordance with the adopted amendment IFC 112.4 may apply	\$500 for each offense / day the condition exists	Following at least one documented warning or notice, this fee shall be assessed when it is determined that upon inspection there exists a dangerous condition in accordance with Section 114 Unsafe Buildings of the adopted Fire Code. This fee applies anytime a Cease & Desist order, Stop Work order, or a dangerous appliance is required to be rendered safe (red tagged out-of-service) due to negligence or similar preventable unsafe actions

ALL INSPECTIONS MUST BE SCHEDULED NO LESS THAN 48 HOURS IN ADVANCE

HOLIDAYS / AFTER HOURS or LESS THAN 48 HOURS NOTICE WILL INCUR AN ADDITIONAL \$280 CHARGE

East Grand Fire Protection District #4 • P.O. Box 2967 • 77601 US Hwy 40 • Winter Park, CO 80482
(970)-726-5824 • www.eastgrandfire.com • Hours Mon – Fri 0900 -1700 • Effective January 24th, 2024



MEMO

TO Mayor and City Council
FROM Alisha Janes, Assistant Town Manager
CC Keith Riesberg, Town Manager, Danielle Jardee Town Clerk
DATE September 13, 2024
RE East Grand Fire Inspections allowing enforcement of Fire Code

Background

East Grand Fire initially inquired with the Town of Winter Park regarding implementation of a fire inspection program for short-term rentals in December of 2023. Staff meet with East Grand Fire staff in February 2024 and provided initial feedback on the program proposal. Town Council authorized reconvening the short-term rental advisory committee to review the proposal. The short-term rental advisory committee met on May 15, 2024, and reviewed a presentation from the East Grand Fire Protection District. The committee recommended to Town Council that the requirement be added for the 2025 renewal giving short-term rental properties a year to conduct the initial inspection with the East Grand Fire District. Council directed staff at their May 21st, 2024, workshop to bring forward an ordinance updating the short-term rental code.

Analysis

As the Town of Winter Park is a home rule municipality, the Town Council has exclusive authority for the enforcement of Short-Term Rental registration and the adoption and enforcement of fire codes. Legal counsel has subsequently recommended this resolution in addition to the ordinance updating the short-term rental registration code to allow East Grand Fire to enforce its fire code as well as the Town's adopted fire code during its Short-Term rental inspections.

Recommendation

Staff recommends approval of Resolution 2180 authorizing the East Grand Fire Protection District to conduct fire and life safety inspections for short-term rentals in Town.

Should the Town Council wish to approve the resolution the following motion should be made:



I move to approve Resolution 2180 authorizing the East Grand Fire Protection District to conduct fire and life safety inspections for short-term rentals in Town.

Should the Town Council wish to deny the resolution, the following motion should be made:

I move to deny Resolution 2180 authorizing the East Grand Fire Protection District to conduct fire and life safety inspections for short-term rentals in Town.

Should you have any questions or need additional information regarding this matter, please contact me.

TOWN OF WINTER PARK
RESOLUTION NO. 2180
SERIES OF 2024

A RESOLUTION AUTHORIZING THE EAST GRAND FIRE PROTECTION DISTRICT TO CONDUCT FIRE AND LIFE SAFETY INSPECTIONS FOR SHORT-TERM RENTALS IN THE TOWN

WHEREAS, the East Grand Fire Protection District (the "District") desires to conduct fire and life safety inspections on short-term rentals the Town, and the Town desires the same; and

WHEREAS, pursuant to C.R.S. § 32-1-1002(d), the Town must authorize the District to enforce fire codes adopted by the District within the Town in addition to fire codes already adopted by the Town.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winter Park, Colorado:

Section 1. During its fire and life safety inspections of short-term rentals within the Town, the East Grand Fire Protection District is hereby authorized to enforce all fire codes adopted by the District in addition to fire codes already adopted by the Town in Chapter 1 of Title 6 of the Winter Park Town Code.

PASSED, ADOPTED AND APPROVED this 17th day of September, 2024.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk