

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, November 5, 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 October 22, 2024, Regular Meeting Minutes

4. Action Items
 - a. Public Hearing, Resolution 2187, A Resolution Summarizing Revenue and Expenditures for Each Fund and Adopting a Budget for the Town of Winter Park, Colorado for the Calendar Year Beginning on the First Day of January 2025 and Ending on the Last Day of December 2025
 - b. Resolution 2188, A Resolution Approving a Special Use Permit Regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies
 - c. Ordinance 625, An Ordinance of the Town of Winter Park, Colorado, Approving and Accomplishing the Annexation of the Connor-Bertron Addition, a 3.79 Acre Parcel of Land Located in Unincorporated Grand County Into the Town of Winter Park, First Reading

5. Town Manager's Report

6. Mayor's Report

7. Town Council Items for Discussion

You are invited to a Zoom webinar.

When: November 5, 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/84411111111?pwd=OWpBbnRzOczSD94EVv3w>

MINUTES

DATE: Tuesday, October 22, 2024

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Mayor Nick Kutrumbos, Mayor Pro Tem Jennifer Hughes, Councilors, Rebecca Kaufman, Art Ferrari, Jeremy Henn, Riley McDonough, and Michael Periolat and Town Manager Keith Riesberg, Assistant Town Manager Alisha Janes, Town Attorney Hilary Graham, and Town Attorney Patrick Wilson

OTHERS

PRESENT: Police Chief Glen Trainor, Finance Director Craig Rutherford, Transit Manager Charles McCarthy, Public Works Director Jamie Wolter, and Senior Planner Brian Kelly

Mayor Nick Kutrumbos called the meeting to order at 4:00 p.m.

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

Mayor Nick Kutrumbos reads the legal executive session script.

moved and Councilor seconded the motion to go into the following Executive Sessions in accordance with C.R.S. 24-6-402(4)(e) to receive updates from negotiators, to instruct negotiators, and to determine positions relative to matters that are subject to negotiation with the Fraser River Development Co, LLC, regarding the work force housing requirements in the Roam development, C.R.S. 24-6-402(4)(b) to hold a conference with the Town Attorney to receive legal advice on specific legal questions related to exactions imposed on private property during the development process, and C.R.S. 24-6-402(4)(a) and (e) to determine positions related to and instruct negotiators on matters related to pursuing the proposed gondola project and to discuss the purchase, acquisition, lease, transfer, or sale of real property interests needed to advance the proposed gondola project. Motion carried: 7-0.

2. **Executive Sessions Pursuant to:**

2. a. **C.R.S. 24-6-402(4)(e) to receive updates from negotiators, to instruct negotiators, and to determine positions relative to matters that are subject to negotiation with the Fraser River Development Co, LLC, regarding the work force housing requirements in the Roam development.**
2. b. **C.R.S. 24-6-402(4)(b) to hold a conference with the Town Attorney to receive legal advice on specific legal questions related to exactions imposed on private property during the development process.**
2. c. **C.R.S. 24-6-402(4)(a) and (e) to determine positions related to and instruct negotiators on matters related to pursuing the proposed gondola project and to discuss the purchase, acquisition, lease, transfer, or sale of real property interests needed to advance the proposed gondola project.**

Mayor Nick Kutrumbos concluded the executive session at 5:03 p.m.

Upon conclusion of the discussion, Mayor Nick Kutrumbos read the closing executive session script, those in attendance at that time were: Mayor Nick Kutrumbos, Mayor Pro Tem Jennifer Hughes, Councilors Art Ferrari, Rebecca Kaufman, Jeremy Henn, Riley McDonough, and Michael Periolat, Town Manager Keith Riesberg, Assistant Town Manager Alsiha Janes, Town Attorney Hilary Graham, and Town Attorney Patrick Wilson.

RECESS, WILL RESUME REGULAR MEETING AT 5:32 PM

4. Town Hall Meeting

Winter Park Resident Gigi Dominguez stated the Old Town community is regrouping and will be coming to Council to address concerns about Old Town. Mrs. Dominguez stated her business, Alpine Ski & Sun are currently in the process of redevelopment, and the process has been very arduous with many roadblocks. Mrs. Dominguez stated if there is anything we can do to keep that project moving forward, please let us know.

Tom Caldwell from Big Trout Brewing and Andy Brumenschenkel with Hideaway Park Brewery stated they wanted to bring awareness to issues that the breweries in Winter Park and Fraser are facing. Mr. Caldwell stated the wastewater plant has come after the breweries and distilleries in the Valley stating they are overloading the system. Mr. Caldwell stated the businesses have denied this and feels that the wastewater plant is targeting them for things that aren't their issues. Mr. Brumenschenkel stated wastewater engineers are saying the five breweries in Winter Park and Fraser are contributing the same amount as 122 households. Mr. Brumenschenkel stated he wanted Council to be aware of the issue because the numbers don't add up and wanted to provide information to Council. Councilor Jeremy Henn stated a quick backstory, GCWS (Grand County Water and Sanitation District #1), WPR (Winter Park Ranch), and Fraser all share a wastewater treatment plant, the number of sewer taps are starting to dwindle which becomes an issue for future development. Councilor Henn stated the plant hasn't been operating as it should, and when we have peaks (tourist times) everything goes down the sewer lines to the plant, then there are spikes that put us out of compliance with the State. Councilor Henn stated they seem to be looking for a solution or someone to blame, and that blame is falling on industrial users but especially the breweries and distilleries. Councilor Henn stated GCWS agrees with the breweries. Mayor Kutrumbos stated Staff and Council will follow up on this.

5. Consent Agenda

5.a. Approval of October 1, 2024, Regular Meeting Minutes

5.b. Resolution 2185, A Resolution Authorizing Execution of Grand County Memorandum of Understanding, Grant Award for Fraser River Trail Repaving

Mayor Pro Tem Jennifer Huges moved and Councilor Art Ferrari seconded the motion approving the consent agenda. Motion carried: 7-0.

6. Action Items

6.a. Mayoral Appointment of Representative to Serve on Winter Park Urban Renewal Authority as a Board Commissioner

Town Manager Keith Riesberg stated before Council tonight is the Mayor's recommended appointment to the Urban Renewal Authority Board, Mayor Kutrumbos has submitted Jack DiCola's name. Mr. Riesberg stated the other Board members were affirmed by Council at an earlier meeting. Mr. Riesberg stated once Council affirms the Mayor's appointment this evening,

Staff will submit the certification to DOLA (Department of Local Affairs) to move forward with the next steps of the formation of the URA. Mr. Riesberg stated after that we will reach out to set a date and a time for the formation meeting.

Councilor Art Ferrari moved and Councilor Rebecca Kaufman seconded the motion to affirm the Mayoral Appointment. Motion carried: 7-0.

6.b. Resolution 2186, A Resolution of the Town Council of the Town of Winter Park Authorizing Negotiations, Purchase, and the Exercise of the Town’s Power of Eminent Domain to Acquire Certain Real Property Interests Necessary for Public Purposes in Connection with the Town’s Gondola Project

Town Manager Keith Riesberg stated over the past several years the Town has been actively working to secure the easements that would be required for the gondola connection from Downtown Winter Park to Winter Park Resort. Mr. Riesberg stated the resolution tonight declares that the easements being acquired by the Town do serve a public purpose and declares the Town’s intent if necessary to acquire those easements through the use of eminent domain. Mr. Riesberg stated the resolution authorizes the Town Manager in consultation with the Town Attorney to make reasonable and good faith offers to purchase the easements and to execute documents such as authorization for possession and use of the easements. Mr. Riesberg stated it is the Town’s intent to acquire the easements through good faith negotiations but does authorize the Town to take the actions necessary if warranted to use eminent domain to secure the easements. Mr. Riesberg stated if Town is successful in negotiating the purchase price for the easements in different locations, we do anticipate some of the developments may require going through a friendly condemnation process to ensure we have clear title to the easements. Mr. Riesberg stated Staff recommends approval of resolution 2186.

Councilor Rebecca Kaufman moved and Councilor Jeremy Henn seconded the motion approving Resolution 2186, A Resolution of the Town Council of the Town of Winter Park Authorizing Negotiations, Purchase, and the Exercise of the Town’s Power of Eminent Domain to Acquire Certain Real Property Interests Necessary for Public Purposes in Connection with the Town’s Gondola Project. Motion carried: 7-0.

7. Town Manager’s Report

7.a. Quarter Three Reports, Staff, Slate, & Local Social

Town Manager Keith Riesberg stated we wanted to advise the public that CDOT (Colorado Department of Transportation) are hosting another meeting for the Mountain Rail Project, that meeting will be held on Tuesday, October 29 at 5:30 p.m. at the Fraser Valley Elementary School. Mr. Riesberg stated the Grand County Board of County Commissioners approved a \$50,000 dollar grant from the conservation trust fund for play structure replacement at Hideaway Park. Mr. Riesberg stated once council has adopted the budget and capital improvement plan for the next year, we will start moving forward to advance the plans on that project. Mr. Riesberg stated a reminder to the public that USGS (United States Geological Survey) will be conducting dye tracer testing in the Fraser River on Tuesday, October 29, it is weather dependent. Mr. Riesberg stated we will monitor that and push messaging out to the community via social media and our variable message boards.

8. Mayor’s Report

8.a. Transit Resort Agency of the Year Award Recognition

Mayor Nick Kutumbos stated a shoutout to Transit Manager Charles McCarthy and the Transit Team for once again receiving the Transit Resort Agency of the Year. Transit Manager Charles

McCarthy stated thanks to the Town's leadership and vision and because of that we have this happen. Mr. McCarthy stated thanks to Council for letting us use our vision and putting our faith in us to make the correct decisions for the Town.

9. Town Council Items for Discussion

Mayor Pro Tem Jennifer Hughes asked if we had an update from USFS (United States Forest Service) on dispersed camping up Vasquez Rd. Town Manager Kieth Riesberg stated the USFS approach to dealing with dispersed camping along Vasquez was to put up buck rail fencing through most of camping spots. Mr. Riesberg stated there will be some adjustments to the fencing after concerns about trail access and snow removal were heard. Mr. Riesberg stated in 2025 USFS wants to start a NEPA (National Environmental Policy Act) process to put vault toilets in that area then maybe reopen for camping but it is a long, slow process.

Councilor Riley McDonough stated the rock flower beds are a nice step forward and stated thanks to Finance Director Craig Rutherford for working late on many nights.

Mayor Pro Tem Jennifer Hughes stated there is a sign in the public right-of-way up on Vasquez. Town Manager Keith Riesberg stated Staff will follow-up.

Councilor Jeremy Henn stated a MT2030 (Mountain Towns 2030) conference update which is a conference some Councilors and Staff attended about sustainability and climate goals. Mayor Pro Tem Hughes stated we were able to sit down after the conference and come up with our five key takeaways we want to focus on. Assistant Town Manager Alisha Janes stated a summary on those takeaways; to move forward with our sustainability planning including our green house gas inventory and our climate action plan, reduce our vehicle miles traveled, pursue public transit connections, educate visitors, locals, and partners on efforts they can do to increase our sustainability as a resort community, electrify where we can and encourage our partners to do the same, and address our waste systems. Mayor Pro Tem Hughes stated she would like to encourage more of the municipalities in the County to attend next year. Ms. Janes stated a shout out to our Sustainable Community Coordinator Mia Dorris for doing a lot of collaboration with other municipalities on sustainability efforts. Mayor Nick Kutumbos stated for budget this year, we identify a number for a matching fund to be set up for sustainability, and then partner with our community foundation to set up a matching fund to be able to use their arm to find additional grant money. Councilor Rebecca Kaufman stated a CAST (Colorado Association of Ski Towns) update, CAST has decided to engage in getting a lobbyist to help with some legislative pieces. Councilor Kaufman stated in two days there will be a meeting with DOLA (Department of Local Affairs) to talk about what needs to be in the housing needs assessment that is going to be required with Senate Bill 174. Councilor Kaufman stated they will also be discussing specific housing need assessments that will have to be done in mountain communities and rural resort communities.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 5:59 p.m.

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

Danielle Jardee, Town Clerk



MEMO

TO Mayor and City Council
FROM Keith Riesberg, Town Manager
CC
DATE October 31, 2024
RE Resolution adopting FY 25 budget

Background

Resolution 2187 provides a summary of the planned revenues and expenditures for each of the Town's funds and adopts the budget for FY 2025. The resolution is being introduced at the November 5, 2024 meeting but it is not anticipated to be adopted until the November 19, 2024 meeting. Concurrent with the introduction of Resolution 2187, the Town will open the public hearing for the proposed budget. The Town Council is required to adopt the budget by resolution prior to the end of the current fiscal year.

Analysis

Resolution 2187 adopts the planned budget for the Town of Winter Park for fiscal year 2025. The formation of the budget started in May of this year when the Town Council set the future direction for the Town at their annual retreat. Staff has taken that direction, with additional input and guidance received from the Council at periodic workshops, and prepared the FY 25 budget which is presented for the Council's consideration.

The FY 25 budget was initially overviewed with the Town Council at the October 22 Council workshop. A second budget discussion and review will be held at the workshop prior to the November 5 meeting. The proposed Capital Improvement Plan and equipment replacement schedules were discussed with Council during earlier workshops, with the direction being incorporated into the budget being presented for consideration.

Concurrent with the consideration of the budget resolution, as required by Section 9.5 of the Town Charter, the Council will open a public hearing for citizen comments on the proposed budget. Because the budget is being introduced at the November 5 meeting, staff recommends Resolution 2187 and the public hearing be continued until the November 19, 2024 meeting. This will allow additional time for members of the public to review the budget as being presented.



Resolution 2187 provides a summary of the revenues and expenditures for each of the Town's funds. The planned budget for fiscal year 2025 includes the following anticipated revenues and expenditures:

Fund	Revenues	Expenditures
General	\$14,980,000	\$19,675,792
Affordable Housing	\$2,400,000	\$2,658,642
Conservation Trust	\$6,500	\$4,000
Open Space	\$402,000	\$400,000
Law Enforcement	\$5,627,760	\$5,628,908
Capital Projects	\$5,630,790	\$5,606,265
Building Services	\$980,000	\$980,000
Transit & Trails	\$9,129,424	\$11,126,168

The proposed budget as presented fulfills the requirement of the Town Charter for the Town Manager to prepare and present a recommended budget for the Town Council's consideration. The Council is welcome to amend the proposed budget as desired prior to the budget's adoption. Staff will be glad to spend as much time and go into as much detail as desired in presenting the proposed FY 2025 budget.

Recommendation

The adoption of Resolution 2187 will adopt the planned budget for the Town of Winter Park for fiscal year 2025. Staff recommends this resolution and the associated public hearing be continued until the November 19, 2024 meeting, at which time staff recommends the adoption of Resolution 2187.

Should the Town Council wish to approve Resolution 2187 adopting a budget for the Town of Winter Park for fiscal year 2025, the following motion should be made:

I move to approve Resolution 2187 adopting a budget for the Town of Winter Park for fiscal year 2025 as presented.

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

I move to deny Resolution 2187 adopting a budget for the Town of Winter Park for fiscal year 2025 as presented.



If a proposed budget for fiscal year 2025 is not adopted by resolution prior to the end of the fiscal year, the previous year's budget would be considered to be the adopted budget.

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

TOWN OF WINTER PARK

RESOLUTION NO. 2187
SERIES OF 2024

A RESOLUTION SUMMARIZING REVENUE AND EXPENDITURES FOR EACH FUND AND
ADOPTING A BUDGET FOR THE TOWN OF WINTER PARK, COLORADO FOR
THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND
ENDING ON THE LAST DAY OF DECEMBER 2025

WHEREAS, Section 9.3 of the Town of Winter Park Home Rule Charter provides that the Town Manager prepare and submit a proposed Budget to the governing body; and

WHEREAS, Keith Riesberg, Town Manager, has submitted a proposed Budget to the governing body for its consideration; and

WHEREAS, upon due and proper Public Notice, said proposed Budget was open for inspection by the public at a designated place, a public hearing was opened on November 5th, 2024. The public hearing was continued to November 19th, 2024, and interested taxpayers were given the opportunity to file or register any objections to the proposed Budget.

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

Section 1. That estimated revenues and expenditures for each fund are as follows:

Estimated Revenues

1. General Fund	14,980,000
2. Affordable Housing Fund	2,400,000
3. Conservation Trust Fund	6,500
4. Open Space Fund	402,000
5. Law Enforcement Fund	5,627,760
6. Capital Projects Fund	5,630,790
7. Building Services Fund	980,000
8. Transit & Trails Fund	9,129,424

Estimated Expenditures

1. General Fund	19,675,792
2. Affordable Housing Fund	2,658,645
3. Conservation Trust Fund	4,000
4. Open Space Fund	400,000
5. Law Enforcement Fund	5,628,908
6. Capital Projects Fund	5,606,265
7. Building Services Fund	980,000
8. Transit & Trails Fund	11,126,168

Section 2. That the Budget as submitted, amended and herein above summarized by fund, hereby is approved and adopted as the Budget of the Town of Winter Park for the year stated above.

APPROVED AND PASSED this 19th day of November, 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, AICP, Community Development Director

DATE November 5, 2024

RE PUBLIC HEARING: Resolution 2188, Special Use Permit – 33 Parsenn Road – Mary’s Mountain Cookies (PLN24-081)

Property Owner: Winter Park Recreational Association

Applicant: Skol Sweets LLC dba Mary’s Mountain Cookies

Location: 33 Parsenn Road (Balcony House)

Special Use Permit:

Request to operate a cookie cart, i.e. a mobile vending operation, at Winter Park Resort. This mobile vending operation qualifies as “long-term mobile vending” as the vending is proposed to exceed 30 consecutive days within a six (6) month period. A mobile vending permit, which must be issued for the applicant to operate, has been approved by the Community Development Director (the “Director”) with two (2) conditions (Winter Park Town Code (the “Code”), § 3-9-2). See below under “Applicable Provisions of the Town Code of Ordinances”.

Long-Term Mobile Vending Permits require an SUP under Title 7 of the Code and a mobile vending permit under Title 3 of the Code. The mobile vending permit was administratively approved by the Director on December 8, 2023, after finding that it met the applicable criteria in Title 3, with the two (2) following conditions: 1) The SUP receives approval; and 2) Approval from Grand County Public Health Department is received as this operation involves food.

Applicant’s Reasons why the Permit Should be Granted:

See applicant’s application for details.

Applicable Provisions of the Unified Development Code (UDC):

§ 2-B-3(C)(7), Mobile Vending

7. Mobile vending shall meet the requirements in Sec. 3-9 of the Town's Code of Ordinances.

§ 5-E-2(F), Approval Criteria:

An application for special use permit shall be approved if it is demonstrated that:

1. The proposed use in its proposed location will not conflict with the implementation of current adopted plans of the Town;
2. The use is compatible with surrounding land uses and the natural environment, and will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment plans for surrounding land uses;
3. The use can be adequately served by existing and/or proposed public services including streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection; and

4. The use promotes at least one of the following:
 - a. A needed community service;
 - b. A quality economic development and opportunity;
 - c. A mixed use and pedestrian-oriented environment to support a variety of land uses in close proximity to one another such as employment, housing, recreation, and retail; or
 - d. More efficient use of public infrastructure.

Applicable Provisions of the Town Code of Ordinances:

Title 3, Chapter 9, Mobile Vending

As stated above, the Director has conditionally approved issuance of a Long-Term Mobile Vending Permit for the proposed use. The Long-Term Mobile Vending Permit shall expire one (1) year from issuance and shall require a new permit for continued operation in accordance with Title 3.

§ 5-B-8 Public Notice Requirements:

This SUP application has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on October 9, 2024, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property and a Property Posting (PO) was posted on October 8, 2024.

No comments have been received.

Staff Comments:

Background

Applicant requests to operate a long-term mobile vending operation to sell cookies from a renovated gondola car. The Planning Commission is reviewing this application to determine if the SUP application meets the applicable criteria in § 3-9 of the Code.

Location

This use would occur on an existing metes and bounds lot that contains several Winter Park Resort buildings. This operation would specifically operate in front of the Balcony House (the "Property"). The Property is in the D-C (Destination Center) zone district. The operation will occur on the southwest side of the Balcony House building. The Property is bordered to the east by Winter Park Drive (D-C); to the north by Union Pacific Railroad's lot (D-C); and to the south and west by Winter Park Resort's base village (D-C, P-D (Planned Development)). Staff finds that the proposed use is compatible with the surrounding land uses and environment as the Property is surrounded by the D-C district and other retail uses.

Design

The vending location is a gondola car with a roughly 6' x 6' footprint. All baking will take place in Granby at the company's main location. Electricity is provided by the Resort and no water or sewer services are necessary.

Outdoor Lighting

N/A, existing outdoor lighting on Property will be used.

Parking

N/A, parking is not being altered by this application.

Loading

UDC Text Amendment 3 eliminated the requirement for a loading space as the structure is under 5,000 sq. ft.

Odor Control

N/A.

Operation

Tentatively between 10:00 a.m. and 6:00 p.m., roughly five to seven days a week for the ski season.

Signage

Signage will be processed administratively and is limited to 30 sq. ft. Code, § 6-2. The Property is not within the Village Center Neighborhood so is therefore not governed by their Sign Code (§ 6-2(A)).

Staff Conclusions

Staff believes the Application meets § 3-9 of the Code. Staff supports the location of this proposed use as the use is compatible with surrounding commercial land uses in the area including restaurants, retail, and hotels. The D-C zone district is the most appropriate district for this use and the relevant site has operated as retail for many years. Staff finds that any adverse impacts of the use are adequately addressed.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 3-9 of the Code and conform to all applicable policies and regulations of the UDC. Staff therefore recommends the approve Resolution 2188, a Resolution approving the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies subject to the following conditions:

1. In accordance with § 5-B-13 of the UDC and § 3-9 of the Town Code, a Special Use Permit application and a Long-Term Mobile Vending Permit application shall be submitted annually.
2. Approval of this Special Use Permit is contingent upon the approval and issuance of any and all applicable State and Town licenses and/or permits.
3. The Town shall have the right to suspend the Special Use Permit at any time upon non-compliance with the conditions of the Special Use Permit.
4. The Special Use Permit is not assignable to any other person or entity.

Sample Motion for Approval:

I move to approve Resolution 2188, a Resolution approving the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies as it was determined the application is in conformance with § 5-E-2 of the UDC with the four (4) staff conditions.

Sample Motion for Denial:

I move to deny Resolution 2188, a Resolution approving the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies as it was determined the application is NOT in conformance with § 5-E-2 of the UDC *[insert explanation supported by the evidence here]*.

**TOWN OF WINTER PARK
RESOLUTION NO. 2188
SERIES OF 2024**

**A RESOLUTION APPROVING A SPECIAL USE PERMIT REGARDING A
LONG-TERM MOBILE VENDING USE FOR MARY'S MOUNTAIN
COOKIES**

WHEREAS, Winter Park Recreational Association is the current owner of certain real property legally described as a Metes and Bounds Parcel (the "Property");

WHEREAS, on September 23, 2024, with the consent of the Property owner, Skol Sweets, LLC (the "Applicant") filed an application for approval of a special use permit (the "Special Use Permit") to operate a cookie cart, i.e., a long-term mobile vending use on the Property (the "Application");

WHEREAS, the Property is located in the Destination Center (D-C) zone district, and a Mobile Vending use is permitted in the D-C zone district subject to issuance of a special use permit;

WHEREAS, after a properly noticed public hearing on October 22, 2024, the Planning Commission recommended that the Town Council conditionally approve the Special Use Permit;

WHEREAS, at a properly noticed public hearing on November 5, 2024, the Town Council considered the Application; and

WHEREAS, after considering the recommendation from the Planning Commission and Town staff, public comment, the Winter Park Town Code criteria and requirements, and the Unified Development Code criteria and requirements, the Town Council finds and determines as provided below.

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

Section 1. Findings. The Town Council has considered all of the criteria set forth in §§ 2-B-3(C)(7) and 5-E-2(F) of the Winter Park Unified Development Code (the "UDC") and in § 3-9 of the Town Code (the "Code") and finds that the Application should be approved with conditions to limit the impacts of the Special Use Permit on surrounding properties.

Section 2. Decision. Based on the foregoing findings, the Town Council hereby approves the Special Use Permit, subject to the following conditions:

- a. In accordance with § 5-B-13 of the UDC and § 3-9 of the Town Code, a Special Use Permit application and a Long-Term Mobile Vending Permit application shall be submitted annually.
- b. Approval of this Special Use Permit is contingent upon the approval and issuance of any and all applicable State and Town licenses and/or permits.
- c. The Town shall have the right to suspend the Special Use Permit at any time upon non-

compliance with the conditions of the Special Use Permit.

d. The Special Use Permit is not assignable to any other person or entity.

Section 3. Enforcement. Failure of Applicant to comply with any of the above conditions shall be grounds for revocation of the Special Use Permit under Article 1.C of the UDC.

PASSED, ADOPTED AND APPROVED this 5th day of November, 2024.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

Skol Sweets LLC dba Mary's Mountain Cookies

Special Use Permit Narrative

- A. Company Information:
 - a. Skol Sweets LLC dba Mary's Mountain Cookies
 - b. Owner: Paul Klees
 - c. Mailing Address: PO Box 2832, Winter Park, CO 80482
 - d. Email: skolcapital@outlook.com
 - e. Phone: 970.519.1643
 - f. Website: mtncookies.com
- B. Project Location:
 - a. Winter Park Resort
 - i. 85 Parsenn Road, PO Box 36, Winter Park, CO 80482
 - b. Site Location: See attached Map. **EXHIBIT 1**
 - c. Zoning: D-C Destination Center
 - d. Total Space Used – 6' by 6'
 - e. Parking – No additional parking required.
- C. Agreement with Levy @ Winter Park Resort
 - a. Agreement upon request.
- D. Structure:
 - a. Mobile Gondola designed for retail. Will be an outlet of the store front located in Granby, CO
 - b. See attached photos: **EXHIBIT 2**
 - c. Gondola will be placed on the ground with electrical running to it provided by Winter Park Resort.
 - d. Timeframe – Nov through April
- E. Business:
 - a. Retail cookies. Cookies will be brought in daily from Granby location. No cooking will take place inside the unit.
 - b. Operating hours will be 5-7 days a week with tentative hours between 10am – 6pm.
 - c. Product menu can be found at www.mtncookies.com
- F. Site Preparation:
 - a. Power is already located at site.
 - b. Gondola will be placed in noted location and leveled as needed.
- G. Exterior Lighting
 - a. Provided by existing buildings and sidewalk lights.
- H. Ability to Serve Letter:
 - a. No water needed in Gondola
- I. Letter of Evidence from Developer
 - a. N/A

EXHIBIT 1: Site Location Map

Physical Address: Winter Park Resort - 85 Parsenn Road, Winter Park CO 80482

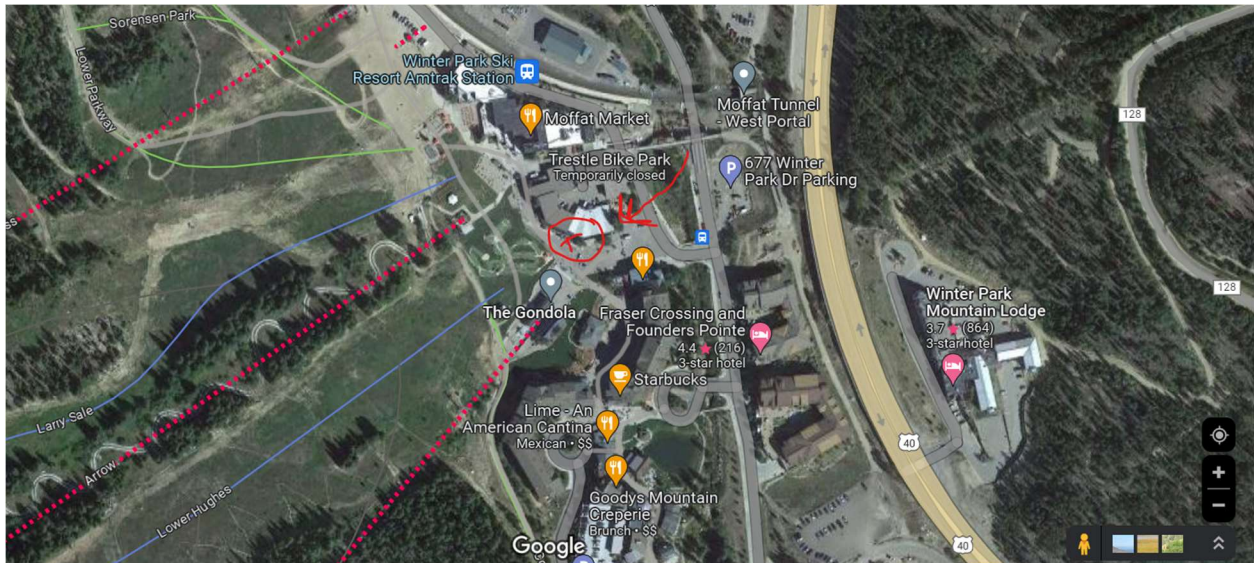
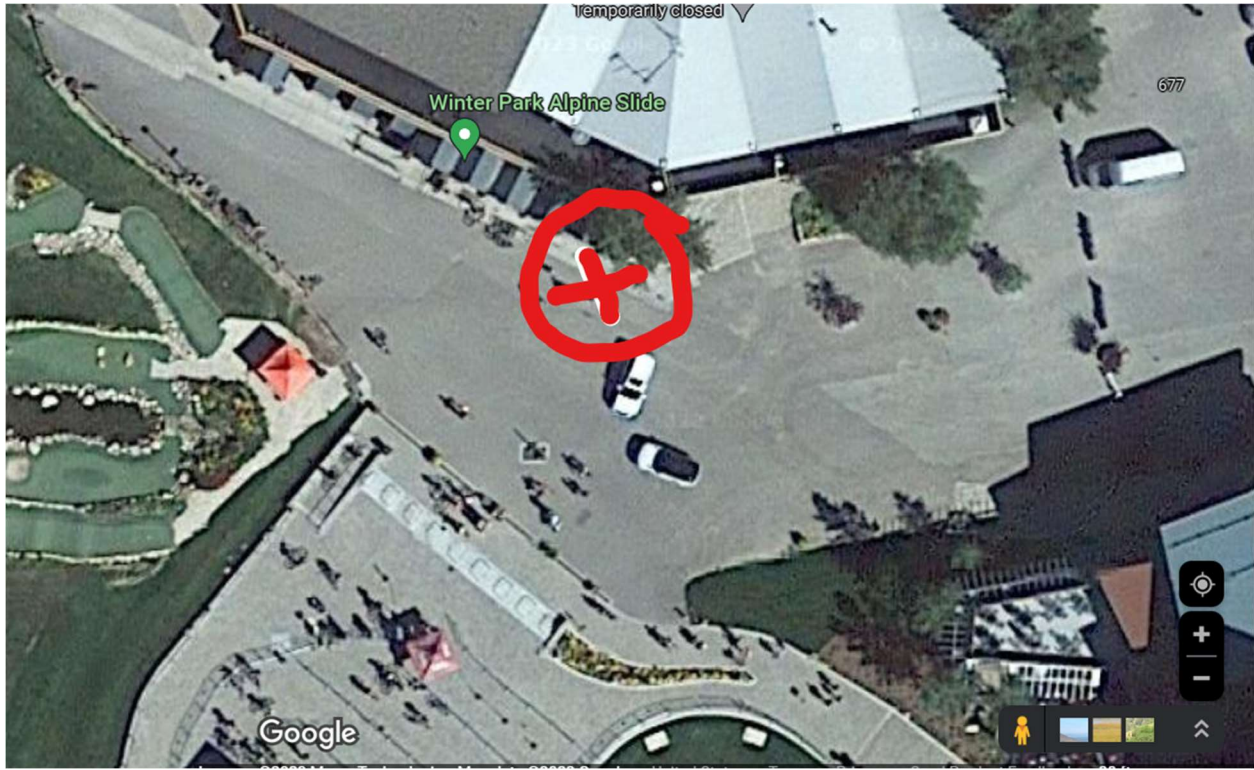


Exhibit 2: Gondola Pictures & Specs

More info @ <https://thegondolashop.com/products/coffee-bar>



DETAILS

- One color industrial paintwork (basecoat-clearcoat)
- Refurbished-modified Steamboat 8 passenger gondola from 1986
- Custom-built wood shelving
- Custom-built serving door that serves as awning once opened
 - lockable at night with inside latches
- Ceiling white LEDs
- Refurbished plexiglass windows
- 6 plug power-bar pre-installed
- Pallet jack access for easy movability
- Outside wood shelf for extra counter space (7"x36")
- Outside dimensions 78"long x 66"wide x 85"high
- Inside dimensions within shelving 3'x5'x81" high
- Approx weight 850lbs



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Paul Klees

Representative (i.e., the point of contact)

Paul Klees

Company

Skol Sweets, LLC dba Mary's Mountain Cookies

Company

Mary's Mountain Cookies

Phone #

970.519.1643

Email Address

skolcapital@outlook.com

Phone #

970.519.1643

Email Address

pklees42@gmail.com

Billing Contact (where invoices should be directed)

Paul Klees

Company

Mary's Mountain Cookies

Phone #

970.519.1643

Email Address

skolcapital@outlook.com

Mailing Address

PO Box 2832

City

Winter Park

State

CO

Zip

80482

Site Description

Site Address

85 Parsens Road Winter Park CO 80482

Parcel Identification Number(s) (PIN)

170510408001

Existing Zone Classification

D-C Destination Center

Site Area (acres and sq. ft.)

Gondola foot print - 6' x 6' - Roughly 36 sqft

Project Description

Project Name

Cookie Gondola @ Winter Park Resort

Brief description of the proposed project

Retail gondola at the base of winter park resort to sell gourmet cookies out of from Nov - April. Unit is portable.

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

Paul Klees

09/23/2024

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

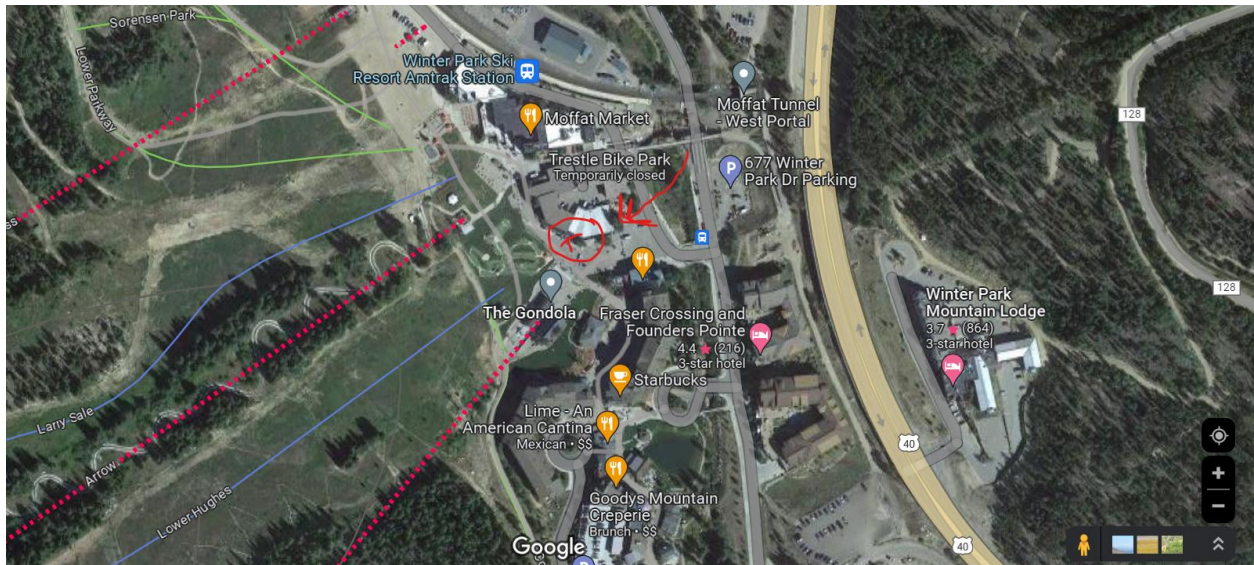
Paul Klees

09/23/2024

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

EXHIBIT 1: Site Plan

Physical Address: Winter Park Resort - 85 Parsenn Road, Winter Park CO 80482



All parking, electrical, trash recepticals, lighting, walkways, snow removal, etc will be provided by Winter Park Resort. The Gondola will be set in proposed location and leveled as needed.



MEMO

TO Town Council
FROM James Shockey, AICP, Community Development Director
THROUGH Shelia Booth, AICP, CPS Contracted Planner
DATE November 5, 2024
RE First Reading of Annexation Ordinance 625, Series 2024 for Connor-Bertron Addition (PLN24-076)

Property Owner: Connor-Bertron Holdings, LLC, as owner of more than 50% of the territory proposed for annexation.

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 (the "Property")

Petition for Annexation / Resolution of Findings:

The Applicant is petitioning to annex and zone 3.79 acres of property located on the south side of Vasquez Road west of Van Anderson Drive in unincorporated Grand County. The Town Clerk referred the annexation petition to the Town Council on September 17, 2024, and approved Resolution 2184 finding substantial compliance on October 1, 2024. Prior to annexing the property, the Town must determine, after a public hearing scheduled for November 19, whether all applicable requirements of C.R.S. §§ 31-12-104 and 31-12-105, within the Municipal Annexation Act of 1965 *et seq.* (the "Annexation Act") and the requirements of § 5-C-4 of the Winter Park Unified Development Code (the "UDC") have been met.

Annexation Summary:

Immediately east of the Property is a vacant residential lot zoned Multiple-Family Residential (R-2) within Hideaway Village Filing 2 of the Town of Winter Park to which contiguity is made. South of the Property is U.S Forest Service land zoned Open Space, Forestry, Agriculture, Recreation (OSF) within the Town of Winter Park, and to the west and north of the Property is unincorporated Grand County. Since the annexation area is less than 10 acres, an Annexation Impact Report is not required per C.R.S. § 31-12-108.5(1).

The applicant's annexation request is accompanied by a minor plat (PLN24-075, Connor Bertron Addition No. 1 Minor Plat) intended for single-family residential development on three lots approximately 0.91-acres each and a request for zoning. Currently, the Property is zoned Forestry/Open District within Grand County. The Applicant proposes to zone the Property Low Density Residential (R-1) by a separate ordinance in the Town of Winter Park, and this will be determined by separate action of Town Council. The minor plat and rezoning case will be considered together at the upcoming November 12th Planning Commission meeting and the zoning ordinance will be presented to the Town Council on November 19th and December 12th.

Annexation Analysis:

The Property has immediate adjacency to the town’s boundary limits and is included in the 2021 Town of Winter Park Three Mile Area Plan (TMAP), referred to as the Mountain Parks Electric Parcel. The TMAP’s Methodology lists the following criteria to be considered when determining desirability for annexation. Staff finds the annexation request is compatible with the general principles below.

1. Areas which will broaden the range of housing types and home ownership opportunities in the Town,
2. Areas that have enough buildable land so that desired Town land uses can be accommodated,
3. Areas that are, or can easily be, served by utilities with no negative physical or economic impact on the community,
4. Areas that help strengthen the economy of Winter Park,
5. Areas that promote infill development; and,
6. Areas that share a community of interest with Winter Park.

Additionally, the TMAP provides the following analysis and considerations for this specific property.

1. If the property is annexed into the Town, it is anticipated that a significant amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation and a USFS buffer.
2. The property is not currently located within the Grand County Water and Sanitation District No. 1 district boundaries (the “District”). The Town will require the inclusion into the District and additional water be allocated to the property for any zoning entitlements.
3. If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. The Town has expressed interest in obtaining this property for attainable/workforce housing and trailhead parking.

The applicant’s annexation narrative considers the TMAP’s analysis and provides a few counter responses addressing the presence of a wetland boundary mid-point in the Property which limits a cluster-type development pattern.

The applicant has met with the District and obtained a will-serve letter for up to three dwelling units and preliminarily discussed the extension of utilities in Vasquez Road to serve the subdivision. The following proposed improvements to support the development of three single family detached lots will be included in an annexation agreement, which will be considered for approval at the time of second reading of the annexation ordinance:

1. Extension of the existing 8” sanitary sewer service from District manhole No. 1 – 100 in Vasquez Road to serve each residential lot.
2. Annexation of the adjoining section Grand County Road 7 (Vasquez Road) ROW into the Town.
3. Improve the adjoining section of Vasquez Road to meet Town standards for a low volume rural roadway, including stormwater drainage ($\pm 769'$).
4. Extension of dry utilities as necessary to serve each residential lot.

Staff Recommendation:

Staff recommends the Town Council make a first reading of Ordinance 625 and confirm November 19, 2024, as a public hearing for a second reading and consideration of the annexation ordinance along with its companion annexation agreement.

Sample Motion for Approval:

I move to approve Ordinance 625, Series 2024, an ordinance annexing the Connor-Bertron Addition, a 3.79-acre parcel of land located in unincorporated Grand County into the Town of Winter Park.

Sample Motion for Denial:

I move to deny Ordinance 625, Series 2024, an ordinance annexing the Connor-Bertron Addition, a 3.79-acre parcel of land located in unincorporated Grand County into the Town of Winter Park *[insert explanation supported by the evidence here]*.

**TOWN OF WINTER PARK
ORDINANCE NO. 625
SERIES 2024**

**AN ORDINANCE OF THE TOWN OF WINTER PARK, COLORADO,
APPROVING AND ACCOMPLISHING THE ANNEXATION OF THE
CONNOR-BERTRON ADDITION, A 3.79 ACRE PARCEL OF LAND
LOCATED IN UNINCORPORATED GRAND COUNTY INTO THE TOWN
OF WINTER PARK, COLORADO**

WHEREAS, a petition for annexation was filed by Connor-Bertron Holdings, LLC; (the "Applicant"), with the Town of Winter Park (the "Town") requesting annexation of the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* (the "Act"), permits the Town to annex unincorporated territory that meets certain eligibility requirements set forth in the Act following certain publications and a public hearing;

WHEREAS, by Resolution No. 2184, Series of 2024, adopted on October 1, 2024, the Town Council found the petition to be in substantial compliance with the Act;

WHEREAS, at a properly noticed public hearing on November 19, 2024, the Town Council considered the Petition and determined the Property eligible for annexation into the Town, as set forth in Resolution No. ____, Series 2024; and

WHEREAS, by Resolution No. ____, Series 2024, the Town determined the applicable parts of C.R.S. §§ 31-12-104 and 31-12-105 have been met, that an election is not required under C.R.S. § 31-12-107(2), and that no additional terms and conditions are to be imposed;

WHEREAS, the Town Council has satisfied itself concerning the eligibility for annexation of the Property and concerning the conformance of the proposed annexation to the applicable law and the applicable policies of the Town;

WHEREAS, it is the opinion of the Town Council that it is desirable and necessary that the Property be annexed to the Town; and

WHEREAS, it is in the best interest of the Town and its citizens to annex the Property.

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

Section 1. The Property is hereby annexed to the Town. Upon the effective date of this Ordinance, the Property shall become subject to the jurisdiction of the Town.

Section 2. Effective Date of Annexation.

a. The Town Clerk shall file for recording three certified copies of this Ordinance and three copies of the Annexation Map with the Grand County Clerk and Recorder and shall keep one (1) copy of the annexation map along with the original of this Ordinance in the Town Clerk's office.

b. The Town Clerk shall request that the Grand County Clerk and Recorder file one (1) certified copy of this Ordinance and one (1) copy of the Annexation Map with the Division of Local Governments of the Department of Local Affairs, and file one (1) certified copy of this Ordinance and one (1) copy of the Annexation Map with the Colorado Department of Revenue.

c. Pursuant to C.R.S. § 31-12-113(2)(b), the annexation of the Property shall be effective upon the completion of the filing and recording described herein. For the purpose of general taxation, this Ordinance shall become effective on January 1, 2025.

Section 3. Effective Date of Ordinance. Pursuant to Section 4.9 of the Town Charter, this Ordinance shall take effect five days after publication following adoption on second reading.

INTRODUCED, APPROVED ON FIRST READING, AND ORDERED PUBLISHED IN FULL this _____. A public hearing shall be held at the regular meeting of the Town Council of the Town of Winter Park, Colorado, on the _____ at 5:30 p.m., 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 _____.

TOWN OF WINTER PARK

Nick Kutrumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

Exhibit A – 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) (SWL / 4SE 1 / 4) OF SAID SECTION 32; THENCE NORTH 89°17'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SEL/4) OF SAID SECTION 32 A DISTANCE OF 561.64 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF COUNTY ROAD NO. 7; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF COUNTY ROAD NO 7, 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 (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 (SW¹/₄SE³/₄.) 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.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Connor-Bertron Holdings, LLC

Form fields for Property Owner: Company (1145 Gaylord Street), Phone # (720-201-7248), Email Address (cameron@efgdenver.com), Mailing Address, City (Denver), State (CO), Zip (80206)

Billing Contact (where invoices should be directed)

Same as above

Form fields for Billing Contact: Company, Phone #, Email Address, Mailing Address, City, State, Zip

Representative (i.e., the point of contact)

Cameron Bertron, Manager, Connor-Bertron Holdings, LLC

Form fields for Representative: Company, Phone # (720-201-7248), Email Address (cameron@efgdenver.com), Mailing Address (Same as above), City, State, Zip

Site Description

Site Address

1010 to 1030 Vasquez Rd (approx)

Parcel Identification Number(s) (PIN)

158732400016

Existing Zone Classification

Forestry / Open (Grand County)

Site Area (acres and sq. ft.)

7.71-acres (118,048 SF)

Project Description

Project Name

Connor Bertron Addition

Brief description of the proposed project

Applicant is submitting for annexation and minor plat subdivision of the property into three single-family lots (zone R-1).

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

C - RBT

Date

August 5, 2024

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

C - RBT

Date

August 5, 2024

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input checked="" type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Lighting by Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Street Renaming
<input checked="" type="checkbox"/> Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input checked="" type="checkbox"/> Minor Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Final Plat*	
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	

Instructions for Submitting the Land Use Review Application Form

Definitions

- Words in the singular include the plural and words in the plural include the singular.
- APPLICATION refers to the official submittal to the Town's Planning Division for review of the proposed land use development identified in the Land Use Review Application Form. The application includes the form, all materials submitted for review of the project, including those documents required by the Unified Development Code (the "UDC") and any additional information provided.
- PROJECT refers to the land use development identified on this Form and application materials.
- PROPERTY refers to the land that is being proposed for development as described in this Form and application materials.

General Notes

If information will not fit in the space provided,

A. CONTACT INFORMATION

1. Provide contact information for all owners of any property that is the subject of the application. Submit a separate sheet for the additional owners if information will not fit in space provided.
2. Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings.
3. Provide contact and mailing information for the person that should receive all invoices for the project. If the Billing Contact changes at any time, contact the Planning Division immediately to update this information.

B. SITE DESCRIPTION

Parcel identification numbers (PINs) and address information may be found at the Grand County Property Viewer. Current zoning may be found on the Town of Winter Park's website.

APPLICATION TYPE

- C. Select the land use application type that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the Pre-Application Conference (if required).

PROJECT DESCRIPTION

- D. Select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, attach a separate sheet.

REQUIRED ITEMS

- E. Required documents will be discussed during the Pre-Application Conference with the Planning Division, if required. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section. Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, contact the Planning Division at permits@wpgov.com

To: Town of Winter Park

From: Cameron Bertron, Connor-Bertron Holdings, LLC

Date: August 10, 2024

Re: Connor Bertron Addition, **Minor Plat Application Narrative**

5. Narrative:

a. Project Name: Subdivision Plat, and Zoning of “Connor Bertron Addition, Filing 1”

b. Street Address:

The County Assessor does not currently carry an address for the subject property known

as: GC Parcel Identification No: 158732400016

GC Schedule No: R312488

Proposed Future Addressing:

Lot 1 – 1010 Vasquez Road

Lot 2 – 1020 Vasquez Road

Lot 3 – 1030 Vasquez Road

c. Applicant Information:

i. **Owner:** Connor-Bertron Holdings, LLC
1145 Gaylord St.
Denver, CO 80206

Cameron Bertron, Manager / Owner
cameron@efgdenver.com
720-201-724

ii. **Surveyor:** Warren Ward, Azimuth Survey Company
PO Box 653
Fraser, CO 80442
970-531-1120
wward1224@comcast.net

iii. **Engineer:** Chris Strawn, Ware Malcomb Civil Engineering
900 S Broadway #320
Denver, CO 80209
303.689.1502
cstrawn@waremalcomb.com

d. 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 / 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.

e. Zoning District:

Subject Property is currently zoned Forestry / Open District (Grand County). Applicant is requesting R-1 (Low Density Residential) zoning and subdivision into three (3) single family residential lots of approximately 0.91-acres each. The surrounding unincorporated Grand County property (north, south, and east) is also zoned Forestry. The parcel immediately adjacent to the west is located within the Town of Winter Park and is zoned R-2. Applicant is open to rezoning to R-2 consistent with the adjoining Hideaway Village Filing 2. However, Applicant believes the proposed R-1 zoning furthers the objectives for the Property as set forth in the TWP Three Mile Area Plan.

f. Lot Size: The Subject property is approximately 2.71-acres and is proposed to be subdivided into three (3) single family residential lots of approximately 0.91-acres each (see draft plat).

g. Proposed Uses: The Subject Property is proposed to be zoned R-1 and the uses allowed within the R-1 zone district pursuant to the Town Code.

h. Compliance with Comp Plan: The Subject Property is currently proposed for annexation into the Town of Winter Park and as such is not currently referenced in the Town Comprehensive Plan other than its inclusion within the growth area boundary. It is included in the August 2021 Town of Winter Park Three Mile Area Plan (TMAP) where it is referred to as the Mountain Parks Electric Parcel. Key considerations from the TMAP include:

- i. If the property is annexed into the Town, it is anticipated that a significant amount of the property would remain undeveloped as open space for wildlife migration, wetland preservation and a USFS buffer.
- ii. The property is not currently located within the Grand County Water and Sanitation District No. 1 district boundaries (the District). The Town will require the inclusion into the District and additional water be allocated to the property for any zoning entitlements.
- iii. If it were to be annexed into the Town, appropriate zoning for this parcel would be Planned Development to allow for a flexible design that could include a mix of residential and open space. The Town has expressed interest in obtaining this property for attainable/workforce housing and trailhead parking.

While the TMAP contemplates the option of a dense development utilizing Planned Development to concentrate development in one area of the site to allow for forest and wetland preservation in another, the location of the delineated wetland in the center of the property (not mapped at the time of the TMAP) would require such a development to be three stories or higher and include significant clear cutting. In addition to potentially being at odds with the preservation and buffering objectives of the TMAP, such a development would likely run counter to other UDC objectives such as ridgeline view protection.

The proposed R-1 zoning and subdivision into three large lots achieves the key objectives of forest and wetland preservation, setbacks from the USFS boundary, and wildlife migration. Additionally, the R-1 standards are well suited to protecting views from the adjoining open spaces and trails.

Applicant has met with the District and obtained a will-serve letter for up to three dwelling units and preliminarily discussed the extension of utilities in Vasquez Road to serve the subdivision.

- i. **Summary of Improvements:** Proposed improvements to support development into three (3) single family detached residential lots include:
 - i. Extension of the existing 8" sanitary sewer service from District manhole No. 1 – 100 in Vasquez Road to serve each residential lot.
 - ii. Annexation of the adjoining Ground County Rd. 7 (Vasquez Rd.) ROW into the Town (see attached legal description).
 - iii. Improving the adjoining section of Vasquez Rd. to meet Town standards for a low volume rural roadway, including stormwater drainage (+/- 769').
 - iv. Extension of dry utilities as necessary to serve each residential lot.

Engineering plans for roadway and utility improves are submitted to the Town concurrent with this application.

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:

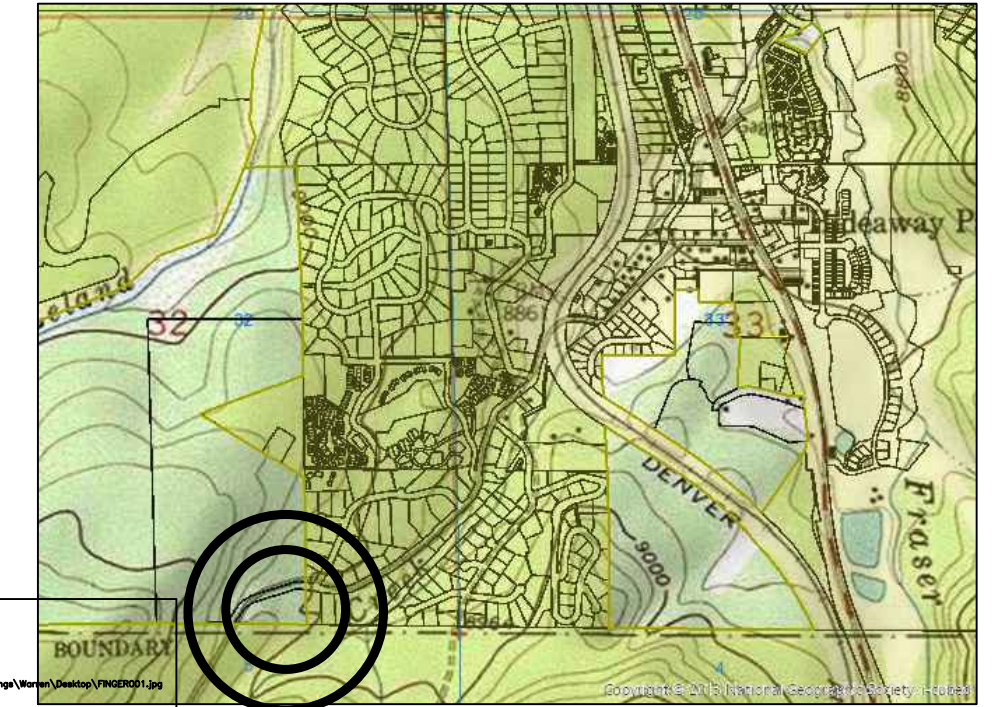
Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW¼SE¾) of Section 32 bears south 72° 19' west, a distance of 1361.3 feet; thence south 70' 06' west a distance 470.0 feet; thence south 32" 28' west, a distance 264.4 feet more or less to a point on the south line 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)

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.

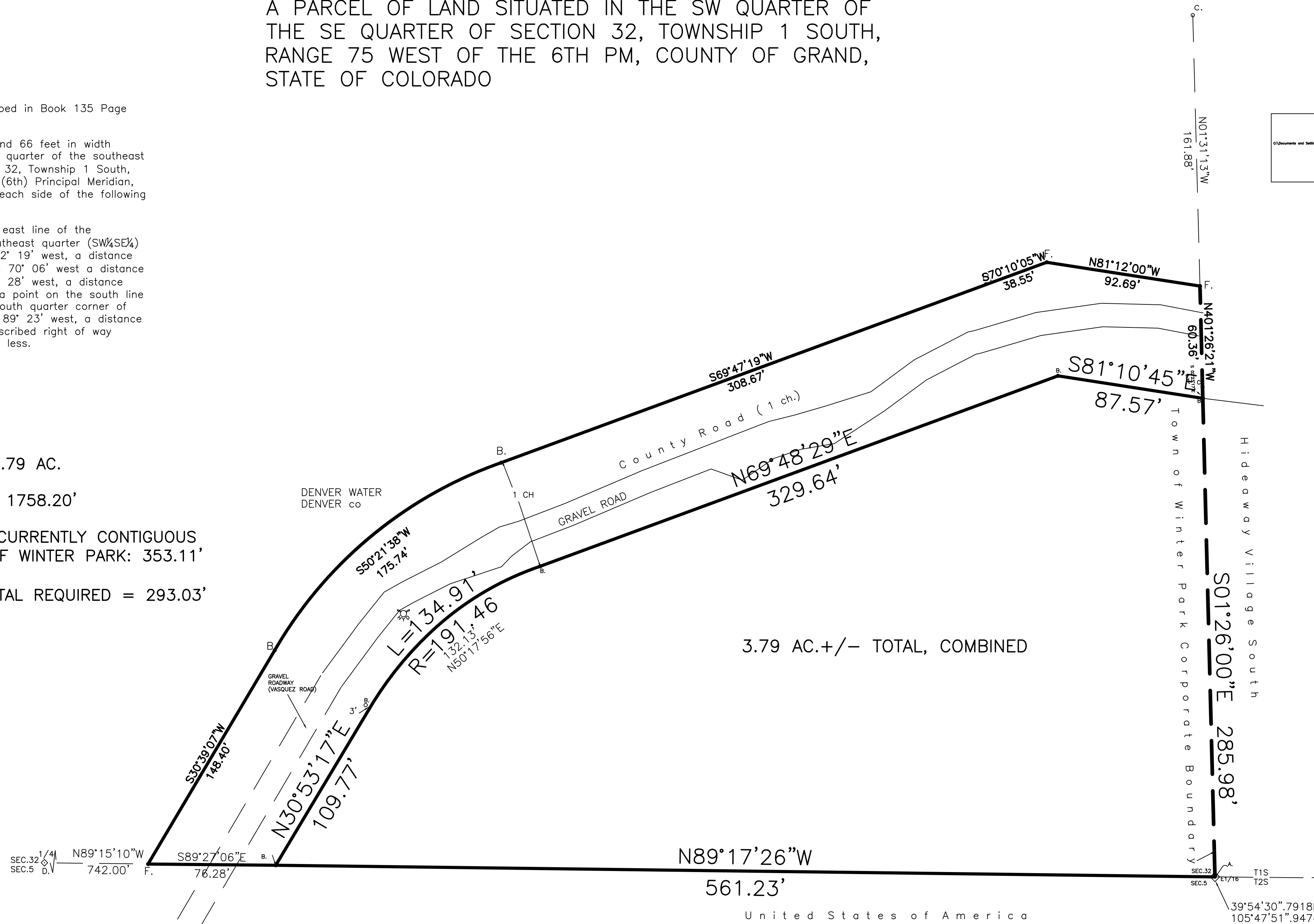
ANNEXATION DATA:

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 redundantly, 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.