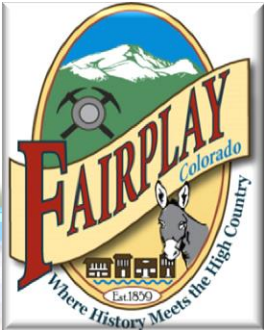


# Town of Fairplay Comprehensive Plan



Prepared by:

***Western Slope Consulting, LLC  
Sopris Land Use, LLC  
Lamont Planning Services  
RRC Associates***

Adopted:

***October 7, 2013***

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**RESOLUTION NO. 2013 -**

A Resolution of the Town of Fairplay, Colorado, Adopting the Fairplay Comprehensive Plan  
**WHEREAS**, the town of Fairplay, Colorado, acting through its Board of Trustees is empowered pursuant to C.R.S. Section 31-23-201, et seq. to make and adopt a comprehensive plan, and

**WHEREAS**, the Fairplay Comprehensive Plan has been prepared for the incorporated area of the town, and

**WHEREAS**, the terms Comprehensive Plan and Master Plan are used interchangeably and have the same meaning, and

**WHEREAS**, the Fairplay Comprehensive Plan complies with the requirements of C.R.S. Section 31-23-201, et seq., and

**WHEREAS**, the Board of Trustees conducted public hearings on the Fairplay Comprehensive Plan on September 30, 2013 and October 7, 2013.

**WHEREAS**, the Board of Trustees believes that it is in the best interest of the town that the Fairplay Comprehensive Plan be adopted,

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

The Fairplay comprehensive plan, dated September 30, 2013, be and hereby is adopted.

The Fairplay Comprehensive Plan as adopted hereby, expressly includes maps, charts and written narratives intended by the Board of Trustees to form the whole of the Fairplay Comprehensive Plan, all of which materials are to be integrated and incorporated within the plan document itself, and which plan document is hereby declared to be the adopted Plan.

That the action of the Board of Trustees adopting the Fairplay Comprehensive Plan shall be recorded on the Fairplay Comprehensive Plan by the identifying signature of the Mayor.

A copy of this resolution shall be attached to each copy of the Fairplay Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the plan as adopted.

That an attested copy of the Fairplay Comprehensive Plan shall be and hereby is certified to the town of Fairplay Board of Trustees and to the Park County Board of Commissioners pursuant to CRS 31-23-208.

**MOVED, SECONDED AND ADOPTED ON THE 7<sup>th</sup> DAY OF OCTOBER, 2013 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN A MAJORITY OF THE ENTIRE BOARD OF TRUSTEES, BY A VOTE OF \_\_\_ AYES AND \_\_\_ NOS.**

By \_\_\_\_\_  
Mayor - Gabby Lane

ATTEST

By \_\_\_\_\_  
Clerk - Tina Darrah

RECEIVED, APPROVED AND ADOPTED PURSUANT TO CRS 31-23-208.

PARK COUNTY

BOARD OF COMMISSIONERS

By \_\_\_\_\_

Chair

ATTEST

By \_\_\_\_\_

County Clerk

Date: \_\_\_\_\_

## Acknowledgments

The Town of Fairplay Comprehensive Plan would not have been possible without the substantial time generously donated by the Comprehensive Plan Steering Committee, Fairplay Trustees, Fairplay staff and the public. The long-term challenge is to maintain Plan ownership as Town Trustees and staff transition and to ensure that plan information is retained and communicated to future decision-makers and residents. A successful plan will include regular use, application of the vision and implementation of the goals and policies to land use decisions. The following participants are individually recognized for their contributions to this planning process.

### **Board of Trustees**

Mayor - Gabby Lane

Mayor Pro-tem - Frank Just

Trustee - Ray Douglas

Trustee - LaNita French

Trustee - Eve Stapp

### **Steering Committee**

Michael Simpson - Chair

Tommy DeBonis - Co-Chair

Linda Balough

Julie Bullock

Jim Carpenter

Stephanie Carpenter

Bill Davis

Dale Fitting

Carmen Johnson

Greg Johnson

Trevor Messa

Pat Pocius

Charlie Schultz

Maria Sims

### **Town Staff**

Town Administrator/Clerk - Tina Darrah

Deputy Clerk - Claudia Werner

Treasurer - Kim Wittbrodt

Police Chief - Dave Gottschalk

Public Works Director - Gary Donnelly

Town Planner - Ron Newman

### **Park County Staff**

Planning Director - John Deagan

GIS - Kat Herrera

### **Comprehensive Plan Consultants**

Western Slope Consulting, LLC

RRC Associates

Lamont Planning Services

Sopris Land-Use, LLC

# Community Vision Statement

## Town of Fairplay

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### **Fairplay – The place we choose to live**

- *We are a self-sufficient, resilient and strong willed historic mining town in the heart of Colorado with a passionate sense of community and a connection to the mountains and surrounding beauty.*
- *We cultivate our entrepreneurial spirit and embrace tourism, economic growth and prosperity to create an attractive and vibrant community for residents, property owners and visitors.*
- *We work together to pursue a diverse, sustainable economy with a flourishing business community.*
- *We value our clean, safe, quiet and secure community.*
- *Fairplay is a genuine community with small town character; a desirable place to live, work and play; altogether a good place to raise our children.*

## *Purpose and Use of the Comprehensive Plan*

The Fairplay Comprehensive Plan is built upon community values, public input and Town information. Using these data, the plan expresses Fairplay's future vision and used as a whole, sets a path for community growth that is based upon a thoughtful and intentional approach. It focuses on the challenging task of maintaining Fairplay's goal of preserving its small-town historic appeal and environmental protection while simultaneously balancing these values with economic vitality, adequate housing, solid infrastructure and future growth. Regular use of this plan will keep citizens engaged and conversant with Fairplay's vision, goals and policies. Understanding the Comprehensive Plan will help citizens guide their decision-makers as they evaluate future growth and make the best choices for Fairplay. The document is also intended to help applicants fit their designs to Fairplay's goals and show how their concepts follow the Comprehensive Plan. Fairplay decision-makers ultimately must consider the citizens' values and directions contained in this Comprehensive Plan as a foundation for decision-making.

Plan flexibility encourages creative solutions to the complexities of growth while simultaneously including specificity to support decisions that are compliant with the overall document. Comprehensive Plans that are too vague or too flexible do not offer sufficient direction for decision-making which may result in inconsistent and conflicting results. Plans that are too rigid do not support innovative solutions to complex real world problems. This document strikes a realistic balance between these two extremes. The Comprehensive Plan must be used as a whole and in the context within which it was created. It is a mistake to take separate sections, goals or policies out of their context in the document to support a conclusion without considering the whole plan. Successful development applications must be substantially compliant with the Fairplay Comprehensive Plan to move forward. The Board of Trustees is charged with determining whether a given land use application complies with this plan. A finding of "*substantial compliance*" by the Trustees is a prerequisite to land-use approvals. The Fairplay Comprehensive Plan is a guiding document except insofar as the provisions herein are incorporated into the Fairplay Land Use Code (LUC).



## *Plan Updates and Amendments*

The Fairplay Comprehensive Plan is intended to be a dynamic document that articulates the vision, goals and policies of the community for future growth and development. The plan is intended to guide community decision-making as Fairplay's future becomes its reality. The comprehensive plan must remain up to date. The basic community values and vision from which this plan is made are not expected to change significantly. Still, as time passes the technical details in the document may need updating. Minor errors may be found or numbers will need to be updated. The comprehensive plan amendment process is not intended to change the plan to fit a proposal that does not comply. Properly implemented, the plan allows the community and its residents to ensure that the basic tenets remain consistent with Fairplay's expressed future.

The comprehensive plan should be subject to general updates every five years. Periodic updates afford Fairplay the chance to assess the need for policy changes or modification of tenets in the document. This is an occasion for the community and the Trustees to renew their ownership in the plan. Ownership in a plan that is in-sync with the Fairplay community's principles ensures long-term sustainability.

Fairplay should conduct annual progress reviews of plan implementation actions to prepare strategies for budgeting or resource allocation.

In addition to Fairplay's regular plan review, two methods are available to request plan changes.

**Minor Amendments** are the procedure to consider small changes and/or errors. For example, population numbers will need updating. Errors in the text or maps require correction. Language might be revised to clarify the intent. Minor Amendments should not change the intent or underlying principles of any given section. Minor Amendments are usually initiated by the staff or Trustees as the need exists.

**Major Amendments** are reserved for major changes. Major Amendments are only available once a year on or near the anniversary of the plan adoption and must be evaluated carefully. These amendments typically are directed to policy changes, multiple document sections or are of a magnitude that warrants larger-scale review. Substantial plan amendments require noticed public hearings before the Board of Trustees.

Both types of comprehensive plan amendments may be initiated by the public. Major or Minor Amendments shall be considered with careful evaluation of the following criteria. The town planning staff shall submit written recommendations on changes to the Trustees. The Board of Trustees is the final decision-making body and shall make written findings on each of the following.

1. The plan section or sections subject to amendment are erroneous or have been found to be out of date.
2. An amendment does not bestow an individual benefit to a developer, property owner, or requesting party, but confers a benefit to the community as a whole.
3. A proposed change is compatible with existing uses, the plan vision, goals and policies.

4. The amendment is based upon a considerable change in the land use character of an area that warrants modification.
5. The modification does not conflict with or inhibit logical cost-effective annexations.
6. The plan amendment is consistent with logical extension of services, utilities, roadways, parks/open space and other essential municipal functions.
7. The amendment does not adversely affect sensitive environmental areas, air or water quality, or result in increased risks to public health, safety or welfare.
8. Strict compliance with the provisions of the section(s) to be changed conflicts with the intent of the plan or creates conditions that were not intended in the document.
9. The amendment will not result in a reduction and delivery of municipal services, utilities, unmitigated traffic impacts or other conditions that create a municipal financial hardship or other adverse impacts to major functions of the Town.
10. The amendment is in keeping with the overall intent of the Fairplay Comprehensive Plan, its vision, its goals and policies, and is in the best interest of the community.

## Legislative Basis and Plan Layout

The Colorado Legislature enacted Colorado Revised Statute C.R.S. §31-23-206 to provide for municipal adoption of a Master Plan (A.K.A. Comprehensive Plan). This legislation states, “It is the duty of the Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the Commission’s judgment bear relation to the planning of such municipality.” Further, C.R.S. §31-23-207 provides that the plan be developed “with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with the present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as the efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, floodwaters and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation and the adequate provision of public utilities and other public requirements.” It is intended that this document accomplishes those purposes as a result of an extensive and broad-based public engagement process and thorough analysis of the town of Fairplay and its surrounding environs.

The Fairplay Comprehensive Plan is laid out and designed to be user-friendly to the public, well-illustrated and organized so that the most frequently used sections of the document are found in the front and the supporting analytical documentation is located toward the end. It is hoped that this structure helps the user understand Fairplay’s vision of the future and offers ready access to the Comprehensive Plan guiding vision, goals policies and implementation information. The following is a brief outline of the plan structure.

1. **Community Vision Statement** - Describes the essence of how the Fairplay community residents view themselves and their vision of the future.
2. **Purpose and Use of the Comprehensive Plan** - Explains how the plan functions and should be used.
3. **Plan Updates and Amendments** - Details the types of amendments necessary to keep the plan current, the procedures for making changes and the standards against which proposed modifications are to be gauged.
4. **Legislative Basis and Plan Layout** - Identifies the statutory enabling legislation for comprehensive plans (master plans) and describes the structure of the document.
5. **Reasons for Updating the Comprehensive Plan** - Explains the reasons that the town of Fairplay decided to update and revise their previous plan which was adopted in 1999.
6. **Community Involvement in the Planning Process** - Details the broad-based community involvement in the comprehensive plan process by residents from inside and outside the municipal limits.
7. **Fairplay Guiding Vision, Goals, Policies & Implementation** - This section is the core of the document and serves as the basis and direction for guiding future growth.

8. **Fairplay Comprehensive Plan Implementation Actions** - This table complements the Guiding Vision, Goals, Policies section and lists specific actions Fairplay can take to achieve its preferred future.
9. **Future Land-Use & Future Land-Use Summary Table** - Explains Fairplay's future land-use plan and is accompanied by the Future Land-Use Map and Future Land-Use Summary Table.
10. **Annexation** - Explains Fairplay's perspective on consideration of future annexations and when they should occur. This section is accompanied by an annexation map listing Tier 1 & Tier 2 annexation priority areas.
11. **Buildout Analysis** - This is a table built from GIS data on vacant residential properties with an estimate of the number of additional residential units that could be accommodated within town limits.
12. **Fairplay Almanac** - Describes Fairplay's existing conditions along with supporting background information important to development of the Comprehensive Plan.

## *Reasons for Updating the Comprehensive Plan*

Communities plan because their residents have aspirations for a secure future that protects their core values, ensures quality services, supports cost-effective infrastructure, sustains a healthy economy and preserves quality of life.

The 1999 Comprehensive Plan was adopted 14 years ago. Conditions in Fairplay have changed and the community has grown. The Fairplay Board of Trustees wanted to engage the local community in the planning process. They sought to discover what the community envisioned for their future. Broad-based public participation in community planning helps build ownership in the comprehensive plan. Community buy-in is a necessary foundation of a successful plan. In the long term, sustained ownership in the plan is an important objective that Fairplay must pursue. Enduring community ownership requires consistent rekindling as elected officials change, staff members move on and the community grows.

Fairplay made the decision to undertake a rewrite of the comprehensive plan to make it current, express community values, articulate a future vision, engage the community and identify actions to attain Fairplay's vision. The long-term challenge is to use the plan regularly to guide future growth and to make certain that the vision, values, goals and policies described in the comprehensive plan become reality.

## Community Involvement in the Planning Process

At the beginning of this process, the Fairplay Board of Trustees decided that community involvement was a key objective in the planning process. It was their desire to reach out to town residents but also to community members that live outside of town. A first step in the project was appointment of a Steering Committee comprised of dedicated folks from within and outside Fairplay's town limits. Fourteen volunteers became the Fairplay Comprehensive Plan Steering Committee. The Steering Committee worked closely with the Fairplay Trustees, the public, town staff and the consultants to guide the work. They served as a sounding board and gave feedback as the plan evolved. The diversity on the Steering Committee was a significant asset. This variety generated a range of ideas and concepts for discussion and debate. Although this group had varied backgrounds and perspectives, they did an excellent job collaborating on a plan that best represents the interests of the Fairplay community.



The public process began with a kickoff meeting in January 2013. The consulting team conducted an extensive three day event in Fairplay that involved the Steering Committee, meetings with community leaders, informational public meetings and conversation with community leaders. Twenty-nine one-on-one stakeholder interviews were conducted with business owners, public safety officials, second homeowners, town staff, local governments, federal agencies and area citizens. Nine publicly noticed community meetings were held in Fairplay throughout the process to engage the public as they planned the future of their town. Information about Fairplay was collected and compiled. All of this data served as a foundation for understanding the Fairplay community.

A broad-based community survey was conducted which included an online survey, mailed surveys and surveys available for pickup at Town Hall. A separate survey was conducted with area youth. 306 household surveys and 79 teen surveys were returned. The respondents answered 42 questions and made many individual comments. The feedback was invaluable to the planning effort because it came from a diverse population and informed the planning team.



In addition to the community survey, a visual preference survey and mapping exercise was conducted at the South Park High School with the Fairplay community. Local residents responded to a series of slides showing examples of residential, commercial, industrial land-uses and other relevant development characteristics. The mapping exercise allowed participants to develop future Fairplay land-use plans and discuss their reasoning behind each design.





The visual preference survey results and future land-use plans were studied and became a basis for formation of the plan vision, goals, policies and Future Land-Use Map.

This public process was important to collect ideas and receive input on preferred land-use characteristics, future growth areas and kinds of land uses. These exercises were valuable to build community ownership and support for

the comprehensive plan. These exercises also helped educate participants about the value of cooperative community planning and the importance of public engagement.



### Community Character, Design & Identity

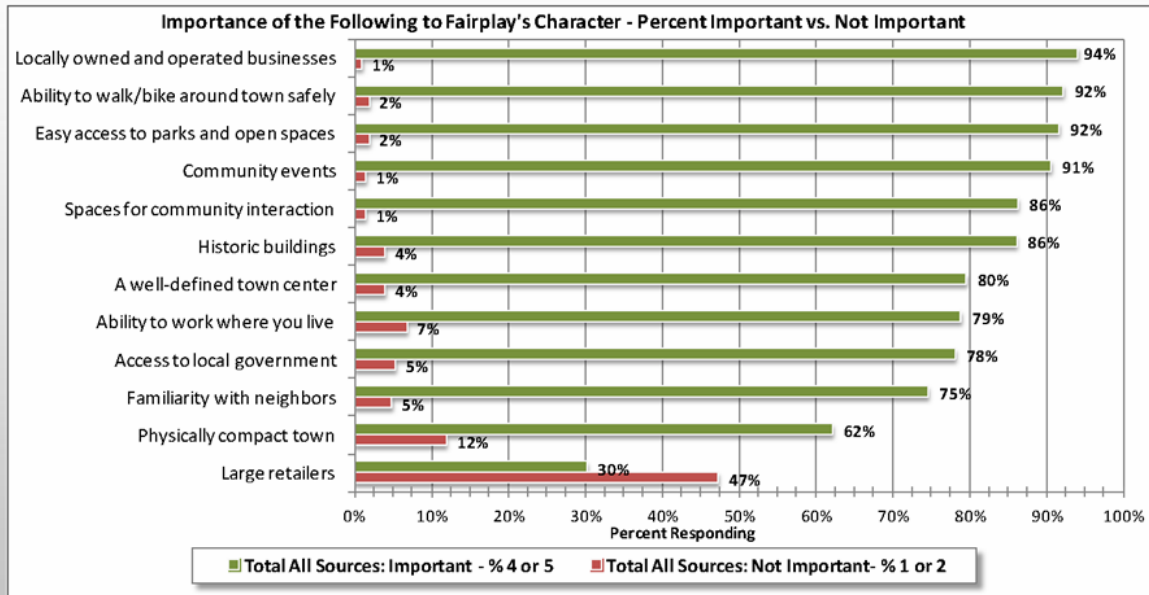
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#### *Guiding Vision*

Locally owned and operated businesses, ability to walk/bike around town safely, easy access to parks and open spaces, community events, spaces for community interaction, historic buildings, well-defined town center and physically compact town are all phrases that describe community character in Fairplay. These components of small-town character are determined both through community perception and by physical design. Important aspects of Fairplay's appeal are its historic mining heritage and rural character. These qualities are particularly important in the Town Center along Main and Front Streets, but also apply to the balance of the town. This charm is exemplified by historic buildings, architecture and streetscapes and gives Fairplay its distinct identity. New construction and remodeling of historic structures emulate these notable design features. Identified historic structures must be protected from demolition or alterations that do not preserve these attributes. Urban features found in larger municipalities, such as, large multi-family structures, big-box commercial, expanses of hard surfaced parking are not embraced by citizens. Residential lots with front and rear yards are desired. The existing roadway grid with connecting streets, alleys and trails are important corridors for mobility. Commercial buildings front directly on streets with adjoining sidewalks. Street and structure lighting is minimized but effectively applied and incorporates historic fixtures. Traffic calming measures and pedestrian friendly improvements keep vehicles from overwhelming foot traffic on Main Street, Front Street and in residential areas. Areas adjacent to Main Street and Highway 285 include wide sidewalks, thematic signage, traffic calming, landscaping and improvements that support motorized and non-motorized movement.



# Impressions of Community Character



- Overall, most of these aspects of community character are considered important.  
 - Large retailers is the only aspect of community character to not have a large amount of support, with more saying that large retailers are not important to community character.

Source: Community Survey 2013

## Goal CCDI-1.

*Protect and Improve Fairplay's Unique Character with Historic Preservation and Quality Design.*

### Policies

- Support adoption and implementation of building and street-scape design standards which replicate and promote existing historic designs.
- Endorse use of sign design standards that are compatible with and do not dominate the structures or street-scape.
- Consider establishing a Historic District for the Town Center and other key locations in Fairplay.

## Goal CCDI-2.

*Maintain a Compact Community.*

### Policies

- Support development of existing lots and areas within existing municipal limits with techniques such as in-fill guidelines, accessory dwelling units and development on existing or new small lots.
- Avoid annexation of properties that discourage development of lots within town limits and unnecessarily expand municipal boundaries.
- Endorse incremental, logical and cost-effective street and/or utility extensions to serve orderly growth.
- Flagpole annexations resulting in "leap-frog" development are strongly discouraged.

***Goal CCDI-3.***

***Define Community Entries and Develop Attractive Landscaped Thoroughfares.***

***Policies***

- A. Create gateways at the primary entrances to Fairplay.
- B. Coordinate with other governments to ensure a clear transition from rural unincorporated Park County into Fairplay.
- C. Establish public/private partnerships to design and construct community gateways with attractive thoroughfares.

***Goal CCDI-4.***

***Ensure That New Development Substantially Conforms to the Comprehensive Plan.***

***Policies***

- A. Staff development reports should include written recommendations about compliance with comprehensive plan.
- B. Trustees should make a finding of "substantial compliance" with the comprehensive plan based upon staff recommendations and application information as part of development review.

# Parks, Open Space & Trails

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## *Guiding Vision*

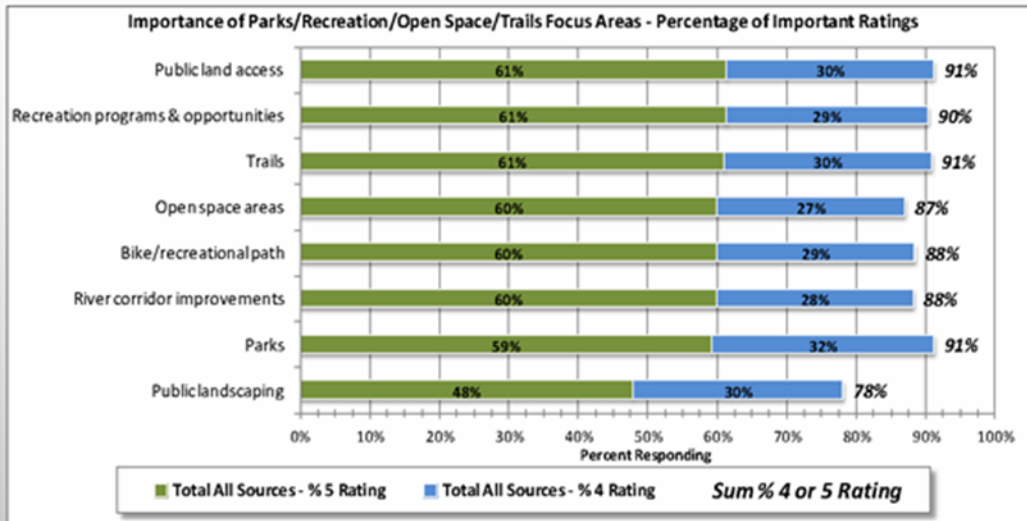
Quality recreation, accessible parks, open space and trails are important to Fairplay. These public spaces are designed and improved based upon the function of the space and the intended use. Active parks include play structures, trees, flowers, shade structures and other improvements that will benefit the projected user population. Open space areas along



the Middle Fork of the South Platte River are separated into passive and natural areas. Passive open space supports less intensive activities and includes waterside improvements such as fishing areas, boat ramps, shade structures, benches and hard or soft surface trails. Natural areas preserve sensitive habitats and have primitive trails and educational waysides depending on the site characteristics. Acreages of active recreation sites keep pace with growing population and user demands with land dedications and site acquisitions. To support non-motorized accessibility by pedestrians, bicyclists, runners, hard and/or soft surface trail systems are designed and constructed in suitable locations which facilitate use, offer loops and connections to key locations. Trails offer access as well as recreation and transportation. Informational and educational waysides are placed to inform users about natural areas, area history and visible features.

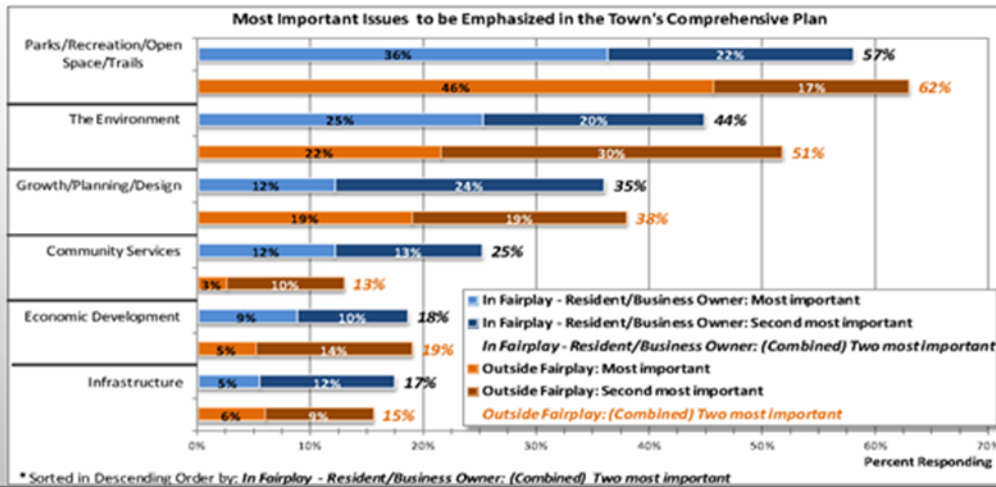


## Planning Issues – Parks/Recreation/Open Space/Trails



- All parks/recreation/open space/trails issues are considered very important.
- Public landscaping, though highly important, was the lowest rated parks/recreation/open space/trail issue.

Source: Community Survey 2018



- Parks/recreation/open space/trails, the environment, and growth/planning/design (in order) were the most important issues to be emphasized in the Comprehensive Plan, among both in-town and out-of-town residents.
- The only deviation between respondents outside Fairplay to those inside Fairplay in regards to the ranking of these issues was that those outside Fairplay prioritized community services lower than residents/business owners in town.
- Economic Development, though an emphasis as rated in many questions in the survey, was one of the lowest prioritized issues for inclusion in the Comprehensive Plan.

Source: Community Survey 2018



**Goal POST-1.**

***Ensure That Parks, Open Space and Trail Acreages Keep Pace with Population Growth and User Demands.***

***Policies***

- A. Ensure that new development dedicates parks, trails and/or open space areas proportionate to expanding population at a ratio of 10 acres of land (or cash in lieu of) per 1,000 new residents (1.0 acres per 100 residents). In 2013, Fairplay had 94 acres of parks, open space and trails per 1,000 residents.
- B. Support dedication of lands for parks, open space and trails and require that those spaces are designed and built to meet community needs.
- C. Continue to fund, plan, design, and construct parks, open spaces and trails as an integral element of the municipal budget.
- D. Build partnerships with other jurisdictions, districts, landowners and agencies to provide seamless trail connections to public lands and key locations outside of town.

**Goal POST-2.**

***Support Park, Open Space and Trail Designs Compatible with the Environmental Setting and Public Needs.***

***Policies***

- A. Work with the School District and the County on growth projections and demands for parks, open spaces and trails.
- B. Develop context-sensitive designs to meet needs for active, passive and natural areas.
- C. Provide spaces for social interaction and public use that encourage people to intermingle and regularly use the spaces.
- D. Develop informational materials, signage and interpretive sites to help people better understand and appreciate the settings, proper use and care of the sites.
- E. Pursue sources of funding that augment town capital to expand, improve and acquire these public spaces.

**Goal POST-3.**

***Promote Parks, Trails, Recreation and Open Space Programs.***

***Policies***

- A. Strive to include a variety of play structures, recreational fields, picnic areas, restroom facilities, shelters and other park improvements based upon requirements and available funding.
- B. Support formation of a parks/trails/open space committee to identify needs, opportunities, funding sources and implementation actions for these purposes.

# Transportation

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## *Guiding Vision*

Connected streets, alleys and trails enhance Fairplay as a walkable community. Pedestrian friendly street-scape improvements allow residents and visitors safe and inviting access to all parts of town and key locations beyond. Wide, uncluttered sidewalks along Main Street and



Highway 285 encourage people to move throughout town without motor vehicles. Historic Front Street connects to Main Street via cross streets that facilitate easy pedestrian access. The street-scape on Front Street is pedestrian friendly and is not dominated by motor vehicles. It promotes easy access to South Park City, shops, restaurants, hotels and other businesses in an inviting safe environment. Traffic calming on Main Street slows traffic speed and welcomes visitors so they stop and explore Fairplay to experience all it has to offer. Likewise,

improvements on Highway 285 define the town entryways and enrich the corridor with landscaped medians, historic streetlights, thematic signage and traffic calming to slow speeds and create an attractive public environment. Wide sidewalks separated from the roadway parallel both sides of Highway 285 to improve mobility and accessibility. Linkages from these sidewalks connect to adjacent businesses and town locations. Well-designed street graphics inform and direct the traveling public to key places. Intergovernmental cooperation with Park County, Summit County, Colorado Department of Transportation supports mass transit between Fairplay and the resort/employment centers of Summit County to make it easier for the working population to move between employment and home safely, conveniently and affordably.

## *Goal T-1.*

*Promote Walkability and Non-Motorized Access by Retaining and Expanding the Historic Town Grid/Alley Design with Connected Streets and Alleys.*

## *Policies*

- A. Improve alleys to support access by motorized and non-motorized users in a pleasant environment.
- B. Construct unbuilt alleys or reclaim areas encroached upon by adjacent owners to ensure accessibility by the community at large.
- C. Develop a community wide plan for sidewalks along existing streets and off-street trails that addresses funding, design and phased installation.
- D. Ensure that new development delivers well-designed trails and sidewalk networks that serves the development and includes linkages to surrounding areas.

**Goal T-2.**

**Promote Street, Sidewalk and Trail Connectivity in and to Key Locations through and outside Town.**

**Policies**

- A. Pursue development of a community trails plan that includes on and off-street alignments including alleyways that connects to important community locations and includes functions ranging from transportation to recreation.
- B. New development should include roadway and trail linkages to adjacent properties that integrate with the overall community access network.
- C. Coordinate transportation planning with other governments including CDOT and Park County.

**Goal T-3.**

**Pursue Public Transit Options for Fairplay Residents.**

**Policies**

- A. Work on intergovernmental efforts and private partnerships to institute and fund a sustainable mass transit system between Fairplay, Summit County and other locations for visitors and the working public.

**Future Fairplay Road Section Designs**

**FRONT ST  
(TYPICAL SECTION)**



Figure - 1

**MAIN ST**  
(TYPICAL SECTION)



Figure - 2

**STREET BETWEEN FRONT ST & MAIN ST**  
(TYPICAL SECTION)

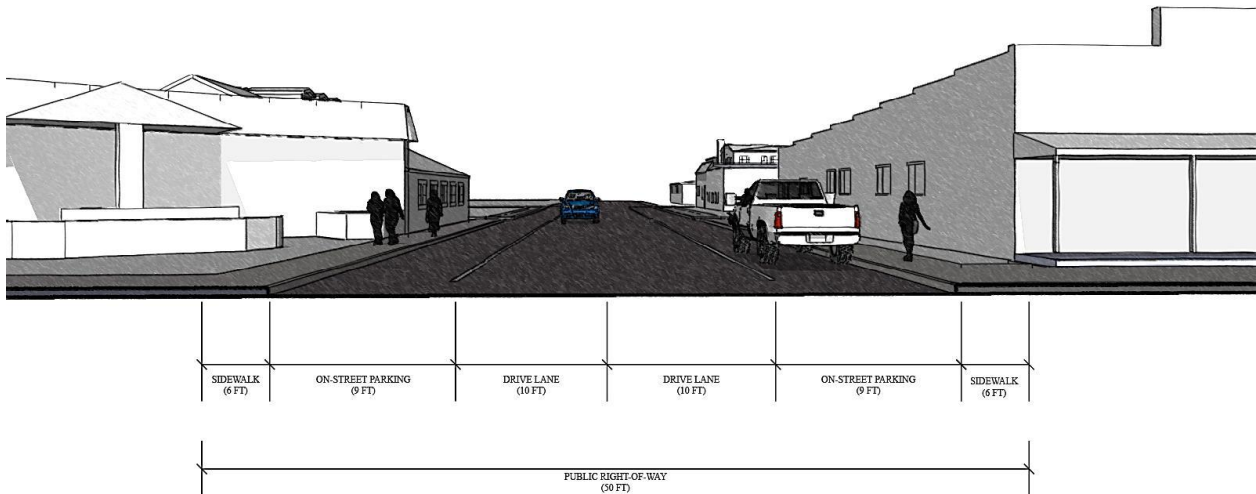


Figure - 3

# HIGHWAY 285

(TYPICAL SECTION)

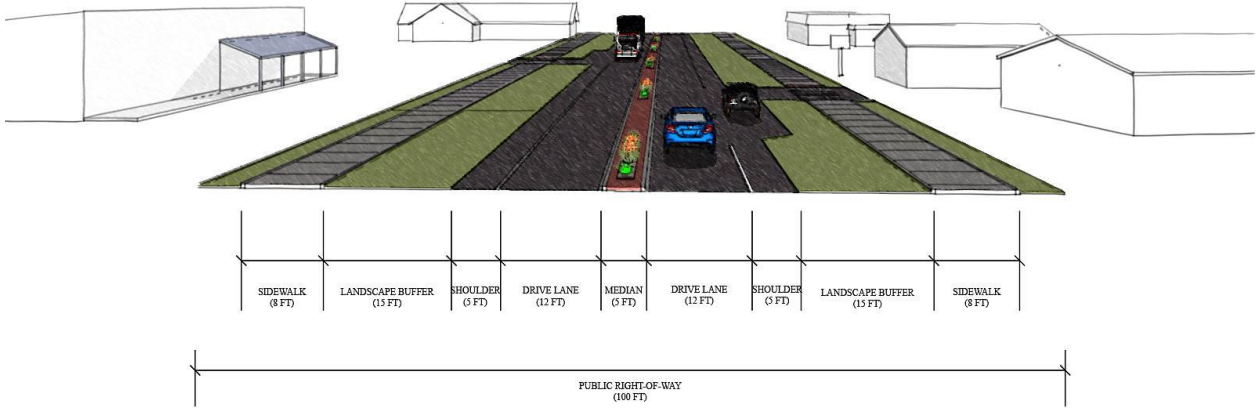


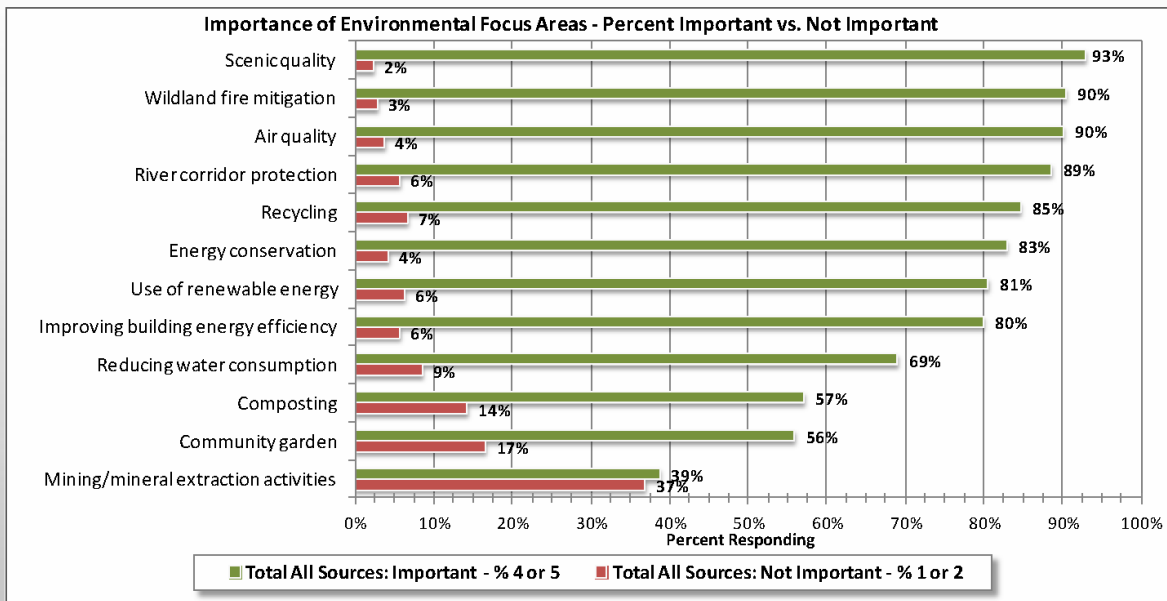
Figure - 4

# Environment

## Guiding Vision

Fairplay’s location at almost 10,000 feet above sea level positions it in an alpine environment near the headwaters of the Middle Fork of the South Platte River. This very scenic location is bordered by 14,000 foot peaks on the North and the vast South Park basin on the South. Scenic quality is a value strongly supported by a large majority of the area residents. Beautiful vistas, pristine air quality, river corridor protection, water quality, and other environmental attributes are important community values. Wildland fire mitigation is important to Fairplay and particularly out-of-town residents. The “important” ranking in the community survey is most likely a result of the recent tree damage caused by the pine beetle and the resulting potential for fire damage in this pristine location. Resource conservation through recycling, renewable resources, energy conservation, reduction of water consumption and similar efforts are important priorities for Fairplay.

## Planning Issues – Environment



Source: Community Survey 2013

### Goal E-1.

*Protect Scenic Vistas, Air/Water Quality, Riparian Corridor's and Sensitive Habitat for Current and Future Residents and Visitors.*

### Policies

- A. Incorporate environmental protections for view sheds, air quality, water quality, river corridors and sensitive habitat into Fairplay’s land-use regulations and operating practices.
- B. Work with Park County, state and federal agencies, to institute environmental protection standards to maintain high quality environmental conditions.



- C. Utilize techniques including land acquisition, conservation easements, and protective designations for Fairplay's watershed, riparian corridors and drainages in and surrounding the community.
- D. Create measures that prevent removal or destruction of native riparian vegetation.
- E. New or expanded existing development shall avoid areas of known sensitive wildlife habitat and mitigate such areas to avoid adverse impacts.
- F. Safeguard the municipal watershed from impacts that may adversely affect or contaminate the water supply.
- G. Support storm water management systems that mimic natural systems such as bio-swales and natural infiltration basins that keep pollutants out of water sources.
- H. Ensure that environmental protection is a priority in municipal operations and town projects.

### ***Goal E-2***

***Support Community Sustainability as a Priority Including, but Not Limited to, Renewable Energy, Water Conservation, Building Practices.***

#### ***Policies***

- A. Investigate and pursue energy conservation, renewable energies, green building practices and comparable measures by considering lifecycle costing and best practices in town operations.
- B. Support adoption of green building codes such as the International Energy Conservation Code which address the design and construction of buildings and the effective use of energy.
- C. Encourage locally produced renewable energy.
- D. Promote effective long-term recycling programs that ensure products are diverted from the waste stream and are effectively reused, remanufactured or integrated into new products.
- E. Pursue opportunities to educate residents and promote sustainable practices in both the public and private sectors.
- F. Develop a long-term sustainability plan for the town of Fairplay which addresses the economy, the environment, construction practices, community layout and land-use and that includes actionable items that are phased-in over time and within budgetary constraints.

### ***Goal E-3***

***Support Healthy and Sustainable Forests.***

#### ***Policies***

- A. Work with Park County, Colorado State Forest Service and the U.S. Forest Service to ensure that forests in Park County around Fairplay are healthy, biologically diverse and resilient to insects, disease and wildfires.

***Goal E-4***

***Avoid Development in Natural Hazard Areas.***

***Policies***

- A. Protect floodplains and wetland areas from adverse impacts through the use of setbacks, open space designations and similar methods.
- B. Buffer or avoid natural hazard areas to prevent adverse community impacts from flooding, slope failure, debris flows or similar hazards.
- C. Development will conduct site-specific hazard studies on potential natural hazard areas and propose effective mitigation actions.

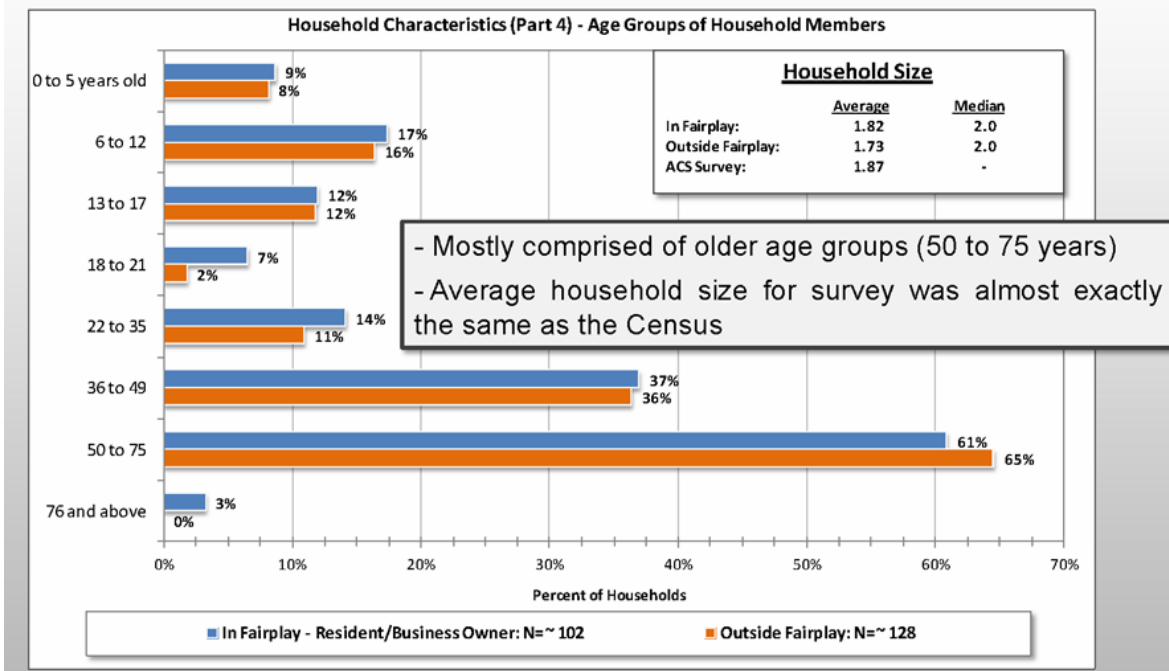
# Housing

## Guiding Vision

Housing stock in Fairplay is predominately detached single-family. Many of these homes are historic housing stock and reflect the mountain mining town architecture. Because of comparatively affordable housing, Fairplay serves as home to many employees working in Breckenridge and Summit County. Fairplay has a growing population of young families with children. Future housing should be compatible with Fairplay’s historic character, but at the same time offer more diversity in housing stock and pricing to allow younger families and other residents to remain in the community. Future housing should include small lot single-family units, compatible multifamily structures and other options such as accessory dwelling units. Fairplay encourages housing diversity, infill housing and appropriately located increased housing densities to serve the long-term needs of the population. New housing developments on large parcels or on infill lots should be designed to be compatible with the historic character of the community and the neighborhoods in which they are located.

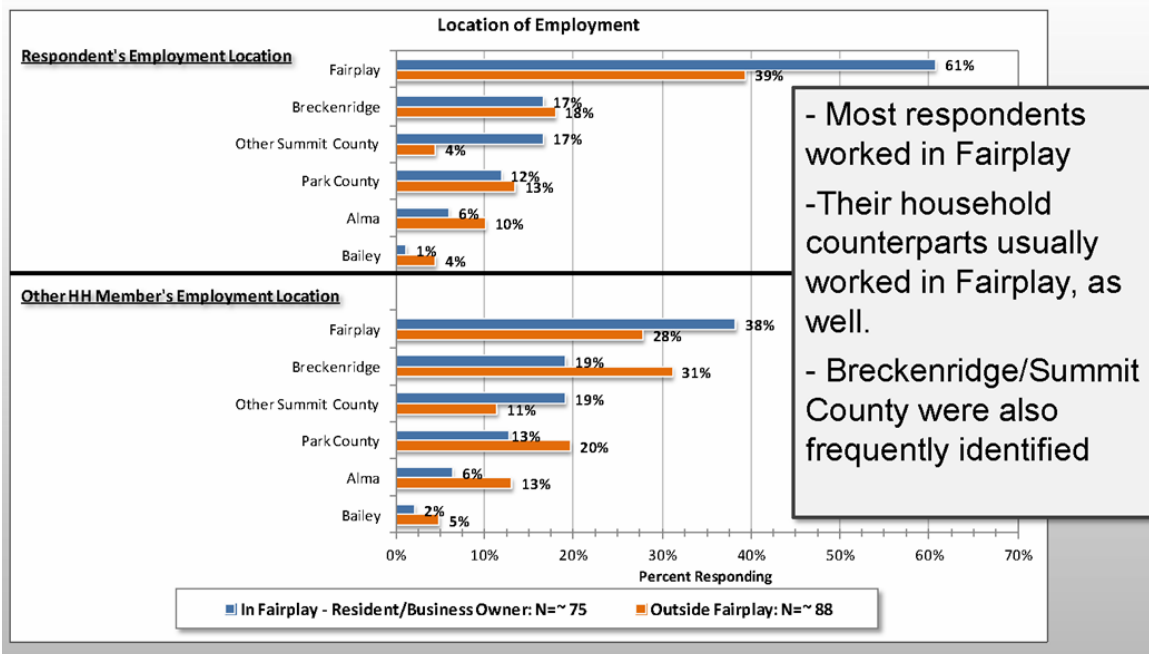


## Household Characteristics



Source: Community Survey 2013

## Household Characteristics - Respondents



Source: Community Survey 2013

### Goal H-1.

*Support a Variety of Housing Options that Are Compatible with the Historic Mountain Mining Community Character and Which Comply with Design Guidelines.*

#### Policies

- Allow development of accessory dwelling units on single-family lots larger than 3,500 square feet.
- Pursue strategies that include collaboration with housing agencies and private developers to create and maintain affordable rental housing.
- Development with 5 or more residential units should include a variety of housing types, densities and sizes to ensure a diversity of unit type and pricing which serves the community.

### Goal H-2.

*Encourage Small Lot Single-Family Development that Utilize or Re-Create Historic Lot Sizes (25x100 or 110 Feet) within the original Fairplay lot grid.*

#### Policies

- Modify the residential zoning regulation dimensional standards to allow construction on smaller lots.
- Support creation of small lots in new development along with a variety of housing types to create unit diversity and construction of smaller single-family homes that are more affordable in a free market setting.
- Harmonious infill development that fits the traditional development pattern and architectural character is encouraged.

***Goal H-3.***

***Preserve and Protect the Existing Housing Stock.***

***Policies***

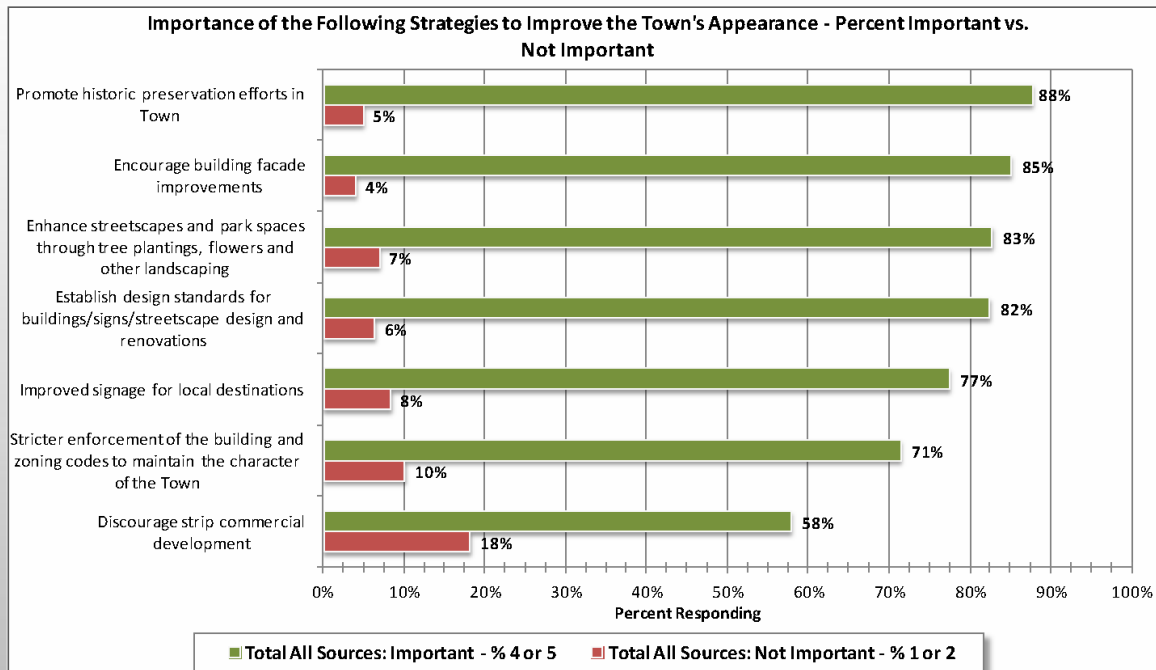
- A. Investigate incentives for property owners to keep and improve historic housing stock.
- B. Rehabilitation of existing housing units is supported as an alternative to demolition of existing structures.

# Economy

## Guiding Vision

Support for and promotion of existing businesses in Fairplay is a proven and long-term strategy for economic stability. Fairplay works with the business community to maximize commercial activity during the peak economic season. Efforts are made to strategically increase business opportunities which could be expanded during the slower winter months of the year. Public and private partnerships that improve the appearance of and draw of the main commercial corridor's (Main Street, Front Street and Highway 285) are actively pursued. Upgraded and continuous sidewalks, landscaping, and other street-scape measures are targeted at enhancing Fairplay's appearance and identity. Fairplay works closely with the Colorado Department of Transportation to ensure that highway improvements fit small town character. Design standards for commercial areas in Fairplay promote historic architecture, dark sky lighting, screened storage and landscaping to improve community appearance. "Anywhere USA" businesses including large box type retail and fast food are not supported. Fairplay and the business community work to maintain a diverse economy that offers products and services to area residents, support a robust job base and to maximize tourism opportunities. The town strives to maintain diversity in zoning to maintain a good balance of residential, commercial, industrial and recreational acreage. Municipal zoning supports integration of multiple uses in the same zone district and in structures to support diversity, accessibility and economic vitality.

## Strategies to Improve Fairplay's Appearance



- Each of these strategies are important, but discouraging strip commercial development is rated lowest as "important."

Source: Community Survey 2013

***Goal EC-1.***

***Encourage Business Development within the Identified Commercial and Industrial Activity Zones.***

***Policies***

- A. Consider business development tools such as formation of a downtown development authority, tax increment financing, enterprise zones, special improvement districts, sales tax incentives to support commerce in Fairplay.
- B. Work with Park County on developing cooperative business enhancement strategies and economic development policies to support existing businesses and generate new business opportunities.
- C. Pursue corridor revitalization on Highway 285 and Main Street by working with CDOT and Park County and include landscaped medians, pedestrian enhancements, thematic signage and traffic calming to improve accessibility and business opportunities.

***Goal EC-2.***

***Create an Environment in Which Local Businesses Prosper.***

***Policies***

- A. Promote Fairplay as business friendly.
- B. Maintain infrastructure to support existing businesses and plan new infrastructure to support business growth.
- C. Actively support existing business retention and expansion.
- D. Work regularly with local organizations and the Chamber of Commerce to promote business activities and community events that bring visitors to Fairplay for single and multi-day events.

***Goal EC-3.***

***Support and Enhance the Character of the Historic Town Center.***

***Policies***

- A. New development or redevelopment in the Town Center should be designed to front on the sidewalk and include architectural designs that are compatible with adjacent and other important Town Center structures.
- B. Develop historic preservation design standards for exterior building remodels and new construction.
- C. Demolition of identified notable structures in the Town Center is discouraged.
- D. Encourage the rehabilitation and preservation of historic structures.



**Goal EC-4.**

***Make Sure That There Is Adequate Acreage of Land Zoned for Business Activity within Town Limits.***

***Policies***

- A. Fairplay should periodically inventory undeveloped acreage in each zone district to ensure that land is available for development.
- B. Maintain a good balance of zone districts (residential, commercial, industrial etc.) to avoid any single district from dominating.

**Goal EC-5.**

***Steer Commercial Development Activity to Locations within the Municipal Boundaries and Strongly Discourage Commercial Development on the Town Periphery That Diminishes Fairplay's Economic Vitality.***

***Policies***

- A. Fairplay should work closely with Park County to ensure that new commercial development is directed to locations within town limits.
- B. Commercial development proposed on the periphery of Fairplay should be discouraged and redirected to sites within town limits where it can be served by municipal utilities and services.

**Goal EC-6.**

***Provide for and Maintain a Mix of Uses in the Town Center.***

***Policies***

- A. Keep a diversity of land uses in the Town Center by retaining the multiple-use character of the Town Center zone district.
- B. Rezoning that is not compatible with the Town Center should not be allowed.
- C. Work with Town Center business owners and the Chamber of Commerce to develop a multi-use business plan for the Town Center that supports existing businesses and facilitates new business startup.
- D. Town Center office uses are encouraged on the upper stories of buildings and ground level residential use should be located in the rear half or upper levels of buildings to avoid occupying prime retail space.

# Community Services & Infrastructure

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## *Guiding Vision*

Excellent services and sound infrastructure are the foundations of robust communities. Well-planned and maintained infrastructure that expands incrementally to serve community growth is the most cost-effective approach to community development. Satisfactory levels of service (LOS) are maintained for existing residents through effective planning. New growth pays for all of its impacts without placing those expenses on current residents or diminishing community LOS. A well-funded assortment of parks, open spaces and trails enrich Fairplay's quality of life. Fairplay monitors service demands and projects future demands to ensure that services and infrastructure keep pace with increasing needs. A compact community layout supports cost-effective community services by avoiding expensive infrastructure and service extensions. Sustainable infrastructure designs and use of locally produced renewable energies help safeguard stable economics and service costs. Regular review and updates of utility fees and capital improvements planning promotes sustainable utility systems, protection of public health and preservation of environmental quality.

## *Goal CSI-1.*

*Integrate Land-Use Decisions with Fiscal Policies to Ensure Sustainably Funded Services and Infrastructure.*

### *Policies*

- A. The vision, goals and policies of the comprehensive plan and smart growth practices should be implemented through the land-use code to avoid urban sprawl, inappropriate infrastructure expansion and excessive service costs.
- B. Evaluate the budgetary implications of land-use decision-making as part of the review process.
- C. Institute procedures for ensuring developer funded fiscal impact assessments.
- D. Require fiscal impact assessments for new annexations which include or propose developments larger than five (5) lots or 5,000 square feet of business space.

## *Goal CSI-2.*

*Maintain a Long-Term View on Services and Infrastructure with Good Planning, Phased Implementation and Financing to Ensure Long-Term Stability.*

### *Policies*

- A. Fairplay will utilize the Water System Master Plan and the Sanitation District Master Plan for infrastructure improvements and to support logical and cost-effective utilities.
- B. Actively work with the Fairplay Sanitation District on long-term system needs, operational capacity, sustainable funding, system efficiency and cost-effective services.
- C. Secure sufficient water rights for Fairplay's long-term needs.
- D. Require dedication of water rights or cash-in-lieu of, with new annexations to offset anticipated usage impacts.
- E. Work to keep Town Ditch raw water available to residents.
- F. The town will regularly update their water system master plan and projected service demands based upon growth projections and sound fiscal policies.

***Goal CSI-3.***

***Ensure Cost-Effective High Quality Potable Water to Customers.***

***Policies***

- A. Regularly evaluate tap and user fee structures to ensure adequate funding for operations and capital facilities based upon current and projected future needs.
- B. Adhere to land-use policies that direct growth from the existing town core in logical steps outward to avoid expensive and inefficient utility extensions.
- C. New development shall be responsible for all costs of utility extensions.
- D. Use water conservation methods including low flow fixtures, non-treated water for outside irrigation, leak detection audits and other techniques to reduce demand for potable water system expansions.
- E. Utilize the Water System Master Plan to ensure that there are adequate sources of supply, water storage, treatment facilities, distribution and there are properly planned system expansions.

***Goal CSI-4.***

***Provide Well Maintained Municipal Infrastructure for Residents.***

***Policies***

- A. Monitor vehicle trips with traffic counts on public streets and consider trends in traffic volumes as a tool to allocate and plan for street improvements.
- B. Develop a capital improvements plan for community infrastructure.
- C. Work with CDOT and Park County on roadway/street infrastructure planning and long-term funding.

# Land Use & Planning

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## *Guiding Vision*

Good planning and design are the cornerstones of healthy vibrant communities. Fairplay is revising their comprehensive plan as part of an ongoing process to build a strong community. A good plan with a clear vision serves as a roadmap with which Fairplay can move into the future with an understanding of where the town wants to go and how it will get there. The land use code (LUC) used in conjunction with the comprehensive plan are the fundamental mechanisms with which Fairplay shapes its built environment. The LUC includes zoning, subdivision, design standards and other chapters. Ultimately, the land-use process shapes community identity and excellent planning will sustain Fairplay's character well into the future. The planning process is dependent upon community participation and Fairplay supports active public participation in their planning process. Effective coordination with overlapping jurisdictions is critical to the future growth areas around Fairplay. This coordination is achieved through regular communications and cooperative efforts. For areas outside of the current town limits, the comprehensive plan is only as effective as the support given to it by Park County. Fairplay works closely with the County Planning Department, Planning Commission and County Commissioners to adopt and support this comprehensive plan and to ensure effective implementation of the vision, goals and policies contained herein. The land-use



process is intended to ensure that municipal services and infrastructure extended to newly annexed areas do not diminish existing levels of service to the community and does not place costs of development on existing residents. A well-planned community with the cooperation of Park County will sustain a high quality of life, good services/infrastructure and support development that occurs in a logical and cost-effective manner.

## *Goal LUP-1.*

*Actively Support Citizen Participation in the Land-Use Process.*

## *Policies*

- A. Provide information on the town's website about development applications and require notification of new applications through the newspaper, public mailings and posting of property.
- B. Consider forming a citizen advisory committee made up of local residents to review land-use applications and offer recommendations to the Trustees.

***Goal LUP-2.***

***Foster Strong Support for the Fairplay Comprehensive Plan.***

***Policies***

- A. Support adoption of the Fairplay Comprehensive Plan by the Park County Commissioners.
- B. Foster intergovernmental agreements with Park County, the School District and other governmental agencies to support the comprehensive plan.
- C. Actively cooperate with Park County to review development proposals outside town limits and within the planning area to ensure conformity with the comprehensive plan.

***Goal LUP-3.***

***As the Comprehensive Plan is Modified in the Future, Update the Land Use Code to Support Implementation of the Comprehensive Plan.***

***Policies***

- A. Revise the land-use code to implement the objectives, goals and policies of the comprehensive plan.
- B. Regularly review the land use code to identify changes necessary to ensure consistency with the comprehensive plan.
- C. Update the Fairplay Zoning Map to conform to changes in the comprehensive plan.

# Governmental Coordination

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## *Guiding Vision*

Fairplay works closely with Park County, the special districts, U.S. Forest Service, BLM and others to plan for coordinated growth and to ensure that growth outside the municipal boundary fits within the overall scheme of the Comprehensive Plan. Coordinated planning includes, but is not limited to, population projections, service demands, residential growth, business expansion and related activities to make sure that important decisions are not made in a vacuum or based upon inconsistent information. Fairplay works with Park County and other governments through intergovernmental agreements, memorandums of understanding and regular communications to support coordinated planning and decision-making at the highest levels. An essential goal of governmental coordination is to protect town residents from paying the costs of poorly planned growth and that quality of life is maintained in the region. Independent and conflicting decision-making is avoided at all costs through cooperation and coordination among the area governments and with support of the public.

## *Goal GC-1.*

*Fairplay Promotes Open and Regular Communications with Area Governments.*

### *Policies*

- A. Pursue intergovernmental agreements and memorandums of understanding with other agencies to maintain regular communication, clearly delineate roles/responsibilities and to promote integrated planning.
- B. Establish a formal joint development review process for projects outside of town and in the municipal planning area.

## *Goal GC-2.*

*Intergovernmental Agreements, Memorandums of Understanding (MOUs) and Other Agreements Will Be Used to Support Governmental Coordination.*

### *Policies*

- A. Pursue cooperative service arrangements, mutual aid agreements and intergovernmental agreements as mechanisms for ensuring coordinated and well-planned service delivery.

# Fairplay Comprehensive Plan Implementation Actions

## Community Character, Design & Identity

<i>Goal CCDI-1. Protect and Expand Fairplay's Unique Character with Historic Preservation and Quality Design.</i>		
Implementation Action	Entity	Timeframe*
<b>*Timeframes: Short-Term=1-&lt;3 Yrs., Mid-Term=3-&lt;5 Yrs., Long-Term=5 Yrs. or More</b>		
<input type="checkbox"/> Create detailed illustrated building and streetscape design standards which promote Fairplay's historic building character and pedestrian friendly streetscapes to be included in the land-use code.	Trustees, Town Planning	Short-Term
<input type="checkbox"/> Revise the community sign regulations to support historically compatible signage which does not dominate building structures, informs the public and is compatible with the character of the area where the signs are to be placed.	Trustees, Town Planning	Short-Term
<input type="checkbox"/> Define a geographic boundary for an historic district to encompass the Town Center.	Trustees, Town Planning	Short-Term
<i>Goal CCDI-2. Maintain a Compact Community.</i>		
<input type="checkbox"/> Revise the land-use code to allow development on original town-site lots (25' x 100') and support infill development through addition of accessory dwelling units and other infill techniques.	Trustees, Town Planning	Short-Term
<input type="checkbox"/> Adopt land-use policies supporting incremental growth from the existing town core in logical steps outward.	Trustees, Town Planning	Short-Term
<i>Goal CCDI-3. Define Community Entries and Develop Attractive Landscaped Thoroughfares.</i>		
<input type="checkbox"/> Develop conceptual designs for Fairplay's gateways to be implemented as funding is available and starting with the Main Street at Highway 285 and then to Main Street at 4th Street.	Town Planning, Citizens Committee	Short-Term & Mid-Term
<input type="checkbox"/> Institute public-private partnerships with business community on Gateway design and implementation as well as streetscapes on Main Street, Front Street and Highway 285.	Town Planning, Citizens Committee	Mid-Term



*Goal CCDI-4.*

*Ensure That New Development Substantially Conforms to the Comprehensive Plan.*

<input type="checkbox"/> Work with Park County and other agencies on an intergovernmental agreement targeted at implementation of the comprehensive plan in the identified future growth area around Fairplay to ensure a clear transition from incorporated Fairplay to rural unincorporated Park County around town.	Trustees, Town Administration	Short-Term
<input type="checkbox"/> Require that staff reports on new development include written recommendations about compliance with the comprehensive plan and Trustee decisions on new development include a finding about compliance with the comprehensive plan.	Town Planning	Short-Term

## Parks, Open Space & Trails

<p><i>Goal POST-1. Ensure That Parks, Open Space and Trail Acreages Keep Pace with Population Growth and User Demands.</i></p>		
<input type="checkbox"/> Track population growth and available park, trail, open space areas to ensure that a minimum ratio of 10 acres of parks/trail/open space per 1,000 residents is maintained.	Town Administration	Ongoing
<input type="checkbox"/> Work with the School District and the County on growth projections and demands for parks, open spaces and trails.	Trustees, Town Administration	Mid-Term
<p><i>Goal POST-2. Support Park, Open Space and Trail Designs Compatible with the Environmental Setting in Public Needs.</i></p>		
<input type="checkbox"/> Identify future park locations and establish design criteria for improvements to public parks (or cash in lieu of) for parks that meet community objectives.	Town Administration, Town Planning	Mid-Term
<input type="checkbox"/> Develop context-sensitive designs to meet needs for active, passive and natural areas.	Town Administration, Town Planning	Mid-Term
<input type="checkbox"/> Pursue grant funding, developer funding and financial assistance from Park County to continue park and open space designs/improvements and include funding in the municipal budget on an ongoing basis.	Town Administration, Town Planning, Park County	Long-Term
<input type="checkbox"/> Create an open space plan with designs for active and passive areas along the Middle Fork of the South Platte River that includes sources of funding, cooperating partners and phased execution to ensure consistent and long-term implementation.	Town Administration, Town Planning, Park County	Mid-Term
<input type="checkbox"/> Acquire and/or identify lands within town that can be developed as sites for social interaction and/or community events. These sites may be large or small depending on their location and function.	Town Administration, Town Planning	Mid-Term
<p><i>Goal POST-3. Promote Parks, Trails, Recreation and Open Space Programs.</i></p>		
<input type="checkbox"/> Cooperate with the U.S. Forest Service, Park County, private landowners and other agencies to secure trail connections to public lands from town.	Trustees, Town Administration, U.S. Forest Service, Park County, Landowners	Ongoing
<input type="checkbox"/> Pursue establishment of a citizen Park/Trail/Open Space Committee to assist Fairplay with planning, funding and implementing parks and trails.	Trustees, Town Administration	Long-term

## Transportation

<p><i>Goal T-1. Promote Walkability and Non-Motorized Access by Retaining and Expanding the Historic Town Grid/Alley Design with Connected Streets and Alleys.</i></p>		
<p><input type="checkbox"/> Work with adjacent property owners to improve the appearance of alleys and encroachments of unauthorized materials which impede access and usability.</p>	<p>Town Administration</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Inventory existing platted but unbuilt alleys that can be used for access and/or connectivity and develop a plan for phased construction.</p>	<p>Town Planning</p>	<p>Mid-Term</p>
<p><i>Goal T-2. Support Street, Sidewalk and Trail Connectivity in and to Key Locations through and outside Town.</i></p>		
<p><input type="checkbox"/> Develop a community wide non-motorized access plan that addresses connected sidewalks along existing streets, off-street trails, design standards, long-term funding and includes phased installation.</p>	<p>Trustees, Citizens, Town Administration, Town Planning,</p>	<p>Mid-Term</p>
<p><input type="checkbox"/> Include requirements and development standards in the land-use code to ensure that new development includes functional well-designed trails and sidewalk networks that serve both the development and include linkages to surrounding areas and trail systems.</p>	<p>Town Planning</p>	<p>Short-Term</p>
<p><input type="checkbox"/> Appoint a citizens committee to work with the Fairplay, Park County, U.S. Forest Service and private property owners to establish a municipal/county community trails plan which links to primary locations in and outside of town and which can be used for both transportation and recreation.</p>	<p>Trustees, Town Administration, Park County, U.S. Forest Service, Property Owners</p>	<p>Mid-Term</p>
<p><i>Goal T-3. Pursue Public Transit Options for Fairplay Residents.</i></p>		
<p><input type="checkbox"/> Work with appointed and elected officials from Park County, Summit County, CDOT, businesses, citizens and others to investigate, fund &amp; institute sustainable mass transit between Fairplay, Summit County and other locations for visitors and employees.</p>	<p>Trustees, Town Admin., Town Planning, Businesses, Park &amp; Summit Cnty, CDOT, Citizens</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Town staff and elected officials will regularly work with CDOT, Park County and others on coordinated and integrated transportation planning.</p>	<p>Trustees, Town Administration, Town Planning, Park County, CDOT</p>	<p>Ongoing</p>

## Environment

<p><i>Goal E-1. Protect Scenic Vistas, Air/Water Quality, Riparian Corridor's and Sensitive Habitat for Current and Future Residents and Visitors.</i></p>		
<p><input type="checkbox"/> Update the land-use code to include protections in new development for community view sheds, air quality, water quality, river corridors and sensitive habitat.</p>	Town Planning	Short-Term
<p><input type="checkbox"/> Fairplay will investigate a variety of techniques, including, but not limited to, land acquisition, conservation easements, and watershed protection to create an overall plan aimed at protecting water quality in and around the community.</p>	Town Administration, Town Attorney	Mid-Term
<p><input type="checkbox"/> Include language in the land-use code that prevents removal or destruction of native riparian vegetation.</p>	Town Planning	Short-Term
<p><input type="checkbox"/> Revise the land-use code to incorporate language which requires third-party analysis of sensitive wildlife habitats that may be impacted by new development and require that new development avoid these areas and/or mitigate any adverse impacts.</p>	Town Planning	Short-Term
<p><input type="checkbox"/> Continue to ensure that the Fairplay municipal watershed is protected from all impacts which reduce water quality and quantity and which could contaminate the municipal water supply.</p>	Trustees, Administration, Water Department	Ongoing
<p><input type="checkbox"/> Incorporate language in the land-use code and in town operational practices which support storm water management systems that mimic natural systems that effectively keep pollutants out of water sources.</p>	Town Engineer	Short-Term
<p><input type="checkbox"/> Adopt written policies and practices which place environmental protection as a priority in municipal operations and on town projects.</p>	Trustees, Town Administration	Mid-Term
<p><i>Goal E-2 Support Community Sustainability as a Priority Including, but Not Limited to, Renewable Energy, Water Conservation, Building Practices.</i></p>		
<p><input type="checkbox"/> The town of Fairplay will set an example for others by adopting operational policies which maximize protection of community view sheds, air quality, water quality, river corridors and sensitive habitat.</p>	Trustees, Town Administration	Ongoing
<p><input type="checkbox"/> Pursue energy conservation, renewable energies and green building practices by developing a municipal energy conservation and sustainable practices plan that includes consideration of lifecycle costing and best practices.</p>	Trustees, Town Administration	Mid-Term

<input type="checkbox"/> Investigate and contemplate adoption of green building codes such as the International Energy Conservation Code and/or other standards that support sustainable building practices.	Trustees, Town Administration, Building Department	Mid-Term
<input type="checkbox"/> Encourage locally produced renewable energy by evaluating and removing barriers in the land-use code and pursuing cost-effective proven renewable energy systems for municipal facilities.	Trustees, Town Administration	Ongoing
<input type="checkbox"/> Work with town residents and solid waste operators to promote and implement effective recycling programs which ensure that products diverted from the waste stream are reused, remanufactured or integrated into new products.	Trustees, Town Administration	Ongoing
<input type="checkbox"/> Develop community information available on the town's website or through brochures and other means which educate residents about sustainable practices.	Town Administration	Short-Term
<input type="checkbox"/> Create and adopt a long-term sustainability plan for Fairplay which integrates a sustainable economy, energy conservation, renewable energies, environmental protection, sustainable construction techniques, sustainable community layout/land-use which can be phased in over time and within available funding.	Trustees, Town Administration	Mid-Term
<b>Goal E-4</b> <i>Avoid Development in Natural Hazard Areas.</i>		
<input type="checkbox"/> Review and revise the land-use code to avoid development in natural hazard areas identified in the comprehensive plan	Town Planning	Short-Term

# Housing

<p><i>Goal H-1. Support a Variety of Housing Options that Are Compatible with the Historic Mountain Mining Community Character and Which Comply with Design Guidelines.</i></p>		
<input type="checkbox"/> Revise the land-use code to allow accessory dwelling units (ADU's) on single-family lots larger than 3,000 square feet.	Town Planning	Short-Term
<input type="checkbox"/> Research techniques and strategies that can be effectively implemented through housing agencies and/or public developers to construct and maintain an inventory of affordable rental housing.	Town Administration, Town Planning	Mid-Term
<input type="checkbox"/> Revise the land-use code to require new development with 5 or more residential units to include a variety of housing types, densities and sizes that provide for diversity in unit types and pricing which serves Fairplay.	Town Planning	Short-Term
<input type="checkbox"/> Review the land-use code and, as necessary, make changes which support infill development that fits the traditional development pattern, architectural character and is harmonious with surrounding structures.	Town Planning	Short-Term
<p><i>Goal H-2. Encourage Small Lot Single-Family Development that Utilize or Re-Create Historic Lot Sizes (25×100 or 110 Feet) within the original Fairplay lot grid.</i></p>		
<input type="checkbox"/> Modify the land-use code to allow small lot single-family development on original town-site lots (25×100 or 110 Feet).	Town Planning	Short-Term
<p><i>Goal H-3. Preserve and Protect the Existing Housing Stock.</i></p>		
<input type="checkbox"/> Identify and consider incentives for property owners to retain and improve Fairplay's historic housing stock	Town Administration	Mid-Term
<input type="checkbox"/> Establish a written town policy and incentives supporting rehabilitation of existing housing units as an alternative to demolition of existing structures.	Trustees, Town Administration	Mid-Term

## Economy

<i>Goal EC-1. Encourage Business Development within the Identified Commercial and Industrial Activity Zones.</i>		
<input type="checkbox"/> Convene an Economic Opportunity Panel consisting of local business persons, municipal/county officials and citizens to work with the assistance of the Colorado Department of Local Affairs (Colorado Main Street Program), Office of Economic Development and International Trade and others on business development tools applicable to Fairplay.	Trustees, Town Administration, Park County, State of Colorado, Businesses, Citizens	Short-Term
<input type="checkbox"/> The Economic Opportunity Panel should work with Park County on developing cooperative business enhancement strategies and economic development policies to support existing businesses and generate new business opportunities.	Trustees, Town Administration, Park County, State of Colorado, Businesses, Citizens	Ongoing
<i>Goal EC-2. Create an Environment in Which Local Businesses Prosper.</i>		
<input type="checkbox"/> Pursue corridor revitalization on Highway 285 and Main Street by working with CDOT and Park County and include landscaped medians, pedestrian enhancements, thematic signage and traffic calming to improve accessibility and business opportunities.	Trustees, Town Administration, Town Planning, CDOT, Park County	Mid-Term
<input type="checkbox"/> Work with the Economic Opportunity Panel to brand and promote Fairplay as “business friendly” and actively support retention and/or expansion of existing businesses.	Trustees, Town Administration, Park County, State of Colorado, Businesses, Citizens	Ongoing
<input type="checkbox"/> Provide support and assistance to the Chamber of Commerce to actively promote businesses, community events and other community activities that bring visitors to Fairplay for single and multi-day events.	Trustees, Town Administration, Chamber Of Commerce, Businesses	Ongoing
<i>Goal EC-3. Support and Enhance the Character of Historic Town Center.</i>		
<input type="checkbox"/> Review and revise the land-use code to ensure that new development or redevelopment in the Town Center is designed to front on the sidewalk (without setbacks) and is architecturally compatible with adjacent historic structures.	Town Planning	Short-Term

<input type="checkbox"/> Develop incentives that discourage demolition of identified historic structures in the Town Center.	Trustees, Town Planning	Mid-Term
<input type="checkbox"/> Pursue incentives or other opportunities that encourage rehabilitation and preservation of identified historic structures.	Trustees, Town Planning	Mid-Term
<input type="checkbox"/> Revise the land-use code to ensure that Town Center office or residential uses are located on the upper stories of buildings or that ground level residential use is located in the rear half of buildings to avoid occupying prime retail space.	Town Planning	Short-Term
<i>Goal EC-4. Make Sure That There Is Adequate Acreage of Land Zoned for Business Activity within Town Limits.</i>		
<input type="checkbox"/> Using GIS, annually track and inventory undeveloped property within each zone district to ensure that adequate lands are available for future development.	Town Administration, Town Planning	Ongoing
<input type="checkbox"/> Maintain a good balance and mix of zone districts in Fairplay using GIS and avoid any single district from inappropriately dominating the other districts.	Town Planning	Ongoing
<i>Goal EC-5. Direct Commercial Development Activity to Locations within the Municipal Boundaries and Strongly Discourage Commercial Development on the Town Periphery That Diminishes Fairplay's Economic Vitality.</i>		
<input type="checkbox"/> Periodically review the water and wastewater system master plans and system layouts to ensure that system capacities are adequate to serve existing businesses and can be cost-effectively expanded/extended to support new business growth.	Trustees, Town Administration, Water Department	Long-Term
<input type="checkbox"/> Work with Park County using memorandums of understanding, intergovernmental agreements and regular communications to ensure that proposed commercial development within 1 mile of Fairplay is directed to locations within the municipal limits.	Trustees, Town Administration, Town Planning	Short-Term
<input type="checkbox"/> Establish policies that discourage or prevent commercial development on the periphery of Fairplay that should be located within town limits where it can be better served by municipal utilities and services.	Trustees, Town Planning	Mid-Term
<i>Goal EC-6. Provide for and Maintain a Mix of Uses in the Town Center.</i>		
<input type="checkbox"/> Maintain a diversity of land uses within the Town Center by retaining the multiple use character in that area through revisions to the land-use code.	Trustees, Town Planning	Ongoing



<input type="checkbox"/> Revise the land-use code to ensure that rezoning which is not compatible with the Town Center is prevented.	Town Planning	Short-Term
<input type="checkbox"/> Work with Town Center business owners and the Chamber of Commerce to develop a multi-use business plan for the Town Center that supports existing businesses and facilitates new business startup.	Trustees, Town Administration, Businesses, Chamber Of Commerce Park County	Ongoing

## Community Services & Infrastructure

<p><i>Goal CSI-1.</i>  <i>Integrate Land-Use Decisions with Fiscal Policies to Ensure Sustainably Funded Services and Infrastructure.</i></p>		
<p><input type="checkbox"/> Achieve the vision, goals and policies of the comprehensive plan and smart growth practices through modifications to the land-use code to avoid urban sprawl, inappropriate infrastructure expansion and excessive service costs.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Mid-Term &amp; Ongoing</p>
<p><input type="checkbox"/> Evaluate the budgetary implications of land-use decision-making as part of the review process and incorporate this information and staff reports.</p>	<p>Town Planning</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Establish and implement procedures to ensure that new development covers the costs of negative fiscal impacts to Fairplay.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Mid-Term</p>
<p><input type="checkbox"/> Modify the land-use code to allow for fiscal impact assessments for new annexations which include or propose developments larger than five (5) lots or 5,000 square feet of business space.</p>	<p>Town Planning</p>	<p>Short-Term</p>
<p><i>Goal CSI-2.</i>  <i>Maintain a Long-Term View on Services and Infrastructure with Good Planning, Phased Implementation and Financing to Ensure Long-Term Stability.</i></p>		
<p><input type="checkbox"/> Utilize the Water System Utility Master Plan and Sanitation District Master Plan for future infrastructure improvements and to support logical cost-effective utility extensions.</p>	<p>Town Administration, Water Department</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Require that new development is responsible for all costs of utility and infrastructure extensions.</p>	<p>Trustees, Town Administration</p>	<p>Short-Term</p>
<p><input type="checkbox"/> Monitor vehicle trips with traffic counts on public streets and consider trends in traffic volumes as a tool to allocate funding and plan for street improvements.</p>	<p>Town Administration, Town Planning, Public Works</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Develop and implement a capital improvements plan for community infrastructure needs.</p>	<p>Town Administration, Public Works, Town Engineer</p>	<p>Mid-Term</p>
<p><input type="checkbox"/> Work with CDOT and Park County on roadway/street infrastructure planning and long-term funding.</p>	<p>Trustees, Town Administration, CDOT, Park County</p>	<p>Ongoing</p>

<input type="checkbox"/> Modify the land-use code to require dedication of water rights, or cash in lieu of, for new annexations and Fairplay should periodically analyze its water rights portfolio to ensure sufficiency of the town’s water rights for future needs.	Town Planning	Short-Term
<p><i>Goal CSI-3. Ensure Cost-Effective High Quality Potable Water to Customers.</i></p>		
<input type="checkbox"/> Actively work with the Fairplay Sanitation District on long-term system needs, operational capacity, sustainable funding, system efficiency and cost-effective services.	Trustees, Town Administration	Ongoing
<input type="checkbox"/> Implement a water conservation program to maintain system capacity and delay system expansions with a program that incorporates low flow fixtures, use of non-treated water for outside irrigation, leak detection audits and other techniques to reduce demand for potable water system expansions.	Trustees, Town Administration, Water Department	Long-Term
<input type="checkbox"/> Work to keep Town Ditch raw water available to residents.	Trustees, Town Administration, Water Department	Ongoing
<p><i>Goal CSI-4. Provide Well Maintained Municipal Infrastructure for Residents.</i></p>		
<input type="checkbox"/> Regularly update the Fairplay Water System Master Plan based upon projected population growth and system demands.	Town Administration, Town Engineer, Water Department	Mid-Term
<input type="checkbox"/> Work with the Sanitation District to ensure that their Wastewater Master Plan is updated based upon projected population growth and system demands.	Trustees, Town Administration, Town Engineer	Ongoing
<input type="checkbox"/> Regularly evaluate tap and user fee structures to ensure adequate funding for operations and capital facilities based upon current and projected future needs.	Trustees, Town Administration, Town Engineer	Ongoing

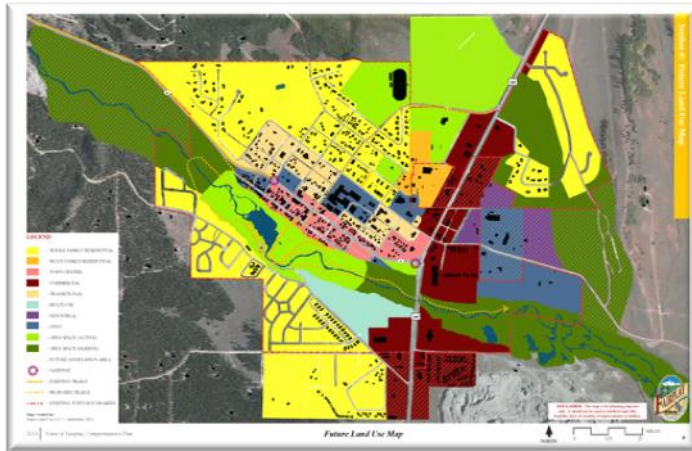
## Land Use & Planning

<p><i>Goal LUP-1. Actively Support Citizen Participation in the Land-Use Process.</i></p>		
<p><input type="checkbox"/> Provide information on the town’s website about development applications and require notification of new applications through the newspaper, public mailings and posting of property.</p>	<p>Town Administration</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Consider forming a citizen advisory committee made up of local residents to review land-use applications and offer recommendations to the Trustees.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Short-Term</p>
<p><i>Goal LUP-2. Foster strong support for the Fairplay Comprehensive Plan.</i></p>		
<p><input type="checkbox"/> Request that the Park County Commissioners formally adopt the Fairplay Comprehensive Plan and incorporate its guiding principles, goals and policies as part of their comprehensive plan.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Short-Term</p>
<p><input type="checkbox"/> Pursue intergovernmental agreements which support the Fairplay comprehensive plan with Park County, the school district and other governmental agencies.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Short-Term</p>
<p><input type="checkbox"/> Actively cooperate with Park County to review development proposals outside town limits and within the planning area to ensure conformity with the comprehensive plan.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Ongoing</p>
<p><i>Goal LUP-3. As the Comprehensive Plan is Modified in the Future, Update the Land Use Code to Support Implementation of the Comprehensive Plan.</i></p>		
<p><input type="checkbox"/> Update the land-use code within 90 days of revisions that are made to the comprehensive plan which require support and implementation through the regulations.</p>	<p>Trustees, Town Planning</p>	<p>Ongoing</p>
<p><input type="checkbox"/> Regularly revise the Fairplay Zoning Map to ensure accuracy and that it correctly reflects the Comprehensive Plan objectives.</p>	<p>Trustees, Town Planning</p>	<p>Ongoing</p>

## Governmental Coordination

<p><i>Goal GC-1. Fairplay Promotes Open and Regular Communications with Area Governments.</i></p>		
<p><input type="checkbox"/> Pursue intergovernmental agreements which support the Fairplay comprehensive plan with Park County, the school district and other governmental agencies.</p>	<p>Trustees, Town Administration, Town Planning</p>	<p>Mid-Term</p>
<p><i>Goal GC-2. Intergovernmental Agreements, Memorandums of Understanding (MOUs) and Other Agreements Will Be Used to Support Governmental Coordination.</i></p>		
<p><input type="checkbox"/> Establish a formal joint development review process for projects outside of town and in the municipal planning area and include a joint development review process as part of a Park County Intergovernmental Agreement.</p>	<p>Trustees, Town Administration, Park County, Planning Department</p>	<p>Short-Term</p>
<p><input type="checkbox"/> Institute cooperative service arrangements, mutual aid agreements and intergovernmental agreements as mechanisms for ensuring coordinated, cost-effective and well-planned service delivery.</p>	<p>Trustees, Town Administration, Park County, Special Districts, Federal Agencies</p>	<p>Mid-Term</p>

## Future Land Use



The Town of Fairplay Comprehensive Plan includes the Future Land Use Map (FLUM) that is to be used with the Comprehensive Plan and the following descriptions of future uses. Together, the information comprises the Future Land Use Plan for the Town of Fairplay. The FLUM, goals and policies work hand-in-hand to achieve Fairplay's future vision. This Comprehensive Plan and map illustrate and describe land use patterns, types of uses, densities, location and character of future

development. The Future Land Use Plan is not "zoning", but may be used by the Town of Fairplay to modify existing zoning or to establish new zone districts. This information is to be used by the public, Town staff and decision-makers to guide the land use review and decision-making process. The Future Land Use Plan is not intended to predetermine the details of specific applications or the exact boundaries of development areas. These details are left to the creative design work of applicants within the overall context of the Town of Fairplay Comprehensive Plan. The Future Land Use Plan establishes a framework within which development proposals must be designed and evaluated by the Town of Fairplay. It is the goal of the Future Land Use Map and the Comprehensive Plan to:

- Ensure a variety and mix of uses that complement the existing Town of Fairplay land-use patterns.
- Provide access and interconnection between use areas for both motorized and non-motorized traffic.
- Maintain community character.
- Ensure compatibility between uses.
- Promote economic development and a sustainable community economy.
- Maintain a balanced mix of housing types that create a broad range of pricing within the market.
- Provide and keep pace with adequate open spaces, trails and connected parks.
- Offer protection of sensitive natural areas, preservation of cultural sites and conservation of resources.
- Support development of activity centers that include a sense of place where the public can interact, find services, employment, business, housing and recreation that are sustainable in the long term.
- Concentrate development in areas where there is good access, efficiently provided services and cost-effective utility extensions.

- Allow for a defined-edge community where there is a clear transition to rural areas where open lands and agricultural uses predominate.
- Promote service delivery efficiency and sustainable energy options for Fairplay.

Successful development applications must be substantially compliant with the Town of Fairplay Comprehensive Plan and FLUM to move forward in the approval process. Applicants will be afforded flexibility to achieve compliance through design layout, zoning, infrastructure design, landscaping, non-motorized access, and the other requirements in the Comprehensive Plan. It is the applicant's responsibility to quantify and demonstrate how a specific application achieves substantial compliance. Staff's role, among other things, shall be to verify compliance and forward recommendations to the Town Trustees.

## Single-Family Residential

### *Characteristics*



This designation comprises primarily single-family residential uses in neighborhoods. Single-Family Residential encompasses many original town-site lots with dimensions of 25' x 100'. Many of the residential buildings in this area have lot sizes of 5,800 square feet (2.32 original town-site lots) or larger because it is the minimum lot size required by town zoning regulations. The original lot sizes are recognized to allow infill development of smaller single-family structures with 25 foot frontages. Accessory dwelling units are allowed on single-family lots 3,500 square feet or larger. Other uses include public parks, churches and uses that are compatible with the residential character. Residents have access to the Town Center without the necessity of a vehicle. Sidewalks and alleyways provide accessibility to neighborhoods and services. Sidewalks are separated from streets by a landscaped buffer. Front and rear yards are qualities that are desired by residents even if lots are small. Side or rear loaded garages allow building fronts to be emphasized. Alleys offer an excellent avenue for rear access to structures. Residential infill is encouraged on smaller lots.

Building architecture should reflect the historic designs of the district with peaked roofs, balconies, front porches, architectural ornamentation and similar designs that generate an interesting and preferred human scale street frontage.

Home occupations are allowed as long as they are small-scale and do not disrupt the neighborhoods with excess traffic or parking. Other more intensive uses such as churches, community facilities and schools must be carefully planned to avoid adverse impacts to the residential character.



## Multi-Family Residential

### *Characteristics*

Multi-family residential is the other primarily residential classification. It permits a wider variety of residential configurations which includes single-family, duplex and multifamily buildings. Multifamily designs should avoid large box type structures. They should have an exterior appearance that emulates smaller single-family structures that appear similar in scale to surrounding single-family designs. Porches, balconies, articulated wall faces, peaked roofs and other architectural characteristics help these structures blend with the historic character of Fairplay.

Accessory dwelling units are not permitted in conjunction with multifamily structures but are permissible with single-family structures on lots 3,500 square feet or larger.

Home occupations are allowed as long as they are small-scale and do not disrupt the neighborhoods with excess traffic or parking. Other more intensive uses such as churches, community facilities and schools must be carefully planned to avoid adverse impacts to the residential character.



## Transitional Multi-Use

### *Characteristics*

Transitional Multi-Use is a designation that describes an area encompassing most of the original town-site lots. Single-family uses coexist with home office uses, small-scale retail shops, small-scale medical clinics, post office, small office buildings, cafés and businesses which coexist with residential neighborhoods. Home occupations are permitted in residential structures on lots 3,500 square feet or larger. Duplex units are similarly allowed. Business uses are located on the ground-level and do not require much off-street parking. Parking may be accommodated both on-street and off-street. Architectural character reflects the historic features of Fairplay with peaked roofs, porches, balconies and similar elements. Lot sizes range from 2,500 square feet to 5,000 square feet and larger depending upon the combination of original town-site lots.

Accessory dwelling units are permissible with single-family structures on lots 3,500 square feet or larger but are not permitted in duplexes or multifamily units.





Detached sidewalks and alleyways offer safe passage for non-motorized uses. Sidewalks have low maintenance landscaping adjacent to the street. Street lighting is minimized and only located where necessary for public safety. Streetlights and exterior lighting is downcast and shielded to protect the stunning night skies in Fairplay.

## Town Center

### *Characteristics*

The Town Center extends from 4th Street on the north, south to the intersection of Highway 285 where it wraps east to Castello Avenue.

Hathaway Street is the primary east boundary and the west boundary is created by the steep slope west of Front Street. The Town Center includes the South Park City Museum and represents Fairplay's community hub. Fairplay's mining heritage and architecture is typified by many of the older buildings.

Newer buildings incorporate architectural features that enhance the historic designs of the past. Main Street (State Highway 9) is a major traffic corridor through the Town Center. The eye-catching street-scape includes sidewalks, landscaping and period street lighting with traffic calming measures, slows traffic and entices visitors to stop and visit. Front Street anchored by South Park City on the north is Fairplay's gem. Pedestrians and bicycles mingle with slow-moving traffic. Wide sidewalks, attractive landscaping and numerous small businesses in historic structures create the Fairplay experience. Inviting pedestrian friendly sidewalks connect Main Street to Front Street between 4<sup>th</sup> and 8<sup>th</sup> Streets, so the public can easily move back and forth on wide sidewalks without their vehicles. Attractive thematic signage directs people to Front and Main Streets. Interpretive waysides identify historic buildings and let visitors envision Fairplay's mining past and comprehend its history. The Historic Overlay District ensures that high standards of design are maintained to protect the qualities of Fairplay's historic building stock.



Uses in Town Center include small businesses, hotels, restaurants, taverns, governmental buildings, professional offices, medical/dental clinics, museums, art galleries and a compatible collection of uses. Residential use is secondary to business functions in Town Center and is located in the rear of structures or on the second floor. On-street parking typifies the street-scape where buildings directly front on sidewalks. Street lighting is used where absolutely necessary to preserve Town Center ambience and to permit the use of the night sky. The Town Center is a thriving hub of civic activity and a place for social interaction. It is where people want to be. Primary landmarks include the historic Hand and Fairplay Hotels where visitors can stay year-round and enjoy all Fairplay has to offer.

Continuous sidewalks on both sides of Front Street let pedestrians wander in and out of businesses. Public art punctuates various locations in the Town Center. Civic spaces overlooking the Middle Fork of the South Platte River offer excellent views of the "Beach", the river corridor and the mountains beyond.

## Commercial

### *Characteristics*

Commercial is situated on either side of Highway 285. It supports larger more intensive commercial uses. This area emphasizes automobile circulation but still provides excellent accessibility for pedestrians and bicycles. Architectural character is more contemporary, but still emphasizes good design, landscaped parking, attractive signage and screened storage. Uses include grocery stores, restaurants, vehicle service stations, general retail, business/professional offices, governmental facilities, banks, medical/dental clinics, vehicle sales, motels, car wash facilities, bowling lanes and similar activities. Some residential uses are accessory to the business functions and are located on the second story or in the rear of structures. Residential uses primarily serve employees of the business.

Buildings are set back from Highway 285 to buffer the uses and permits highway side parking. Larger commercial facilities are made more attractive with architectural ornamentation. Articulated walls and shadow lines break up monolithic structures. Large parking areas incorporate landscaped islands and where possible, parking is located on the side or rear of businesses. Loading docks and service areas are located in the rear of structures to minimize visibility from the roadway. Enclosed storage is encouraged inside buildings. Exterior storage is well screened with berms, landscaping, attractive fencing or screening combines one or more of these techniques. Exterior lighting and street lighting utilizes downcast shielded fixtures that minimize lighting trespass, glare and is aimed to a target. As in other locations in Fairplay, exterior lighting is only used where necessary in order to protect the views of Fairplay's night skies.

Fairplay, Park County and CDOT collaborate to create a Highway 285 street-scape which includes wide sidewalks on both sides of the highway, a landscaped median and roadside landscaping. Consistent thematic signage invites the traveling public to Fairplay and provides clear information about businesses, services and community landmarks.



## Residential-Commercial Multi-Use

### *Characteristics*

Residential-Commercial Multi-Use is a hybrid of Town Center and Multifamily Residential with the inclusion of recreational uses. This large area is found on the southwest bank of the Middle Fork of the South Platte River. This unique designation requires a mix of Town Center commercial uses with residential configurations. This area deliberately supports flexibility so developers can work with Fairplay to produce a creative successful mix of uses.

Land-uses in this classification include restaurant/café, brewpubs, fishing shops,



ski/bike/hike/sporting goods, upper floor residential uses, stand-alone multiuse structures with both residential and commercial/office uses. Architectural design of structures should likewise reflect Fairplay's character but will allow developers creative opportunities. Rear-loaded parking and/or on-street parking is preferred. Indoor/outdoor cafés overlooking the river are desired elements.

Pedestrian and bicycle access and circulation elements are important characteristics to allow residents and visitors to circulate through the site, spend time in public spaces and enjoy views of the river and surrounding mountains. Exterior lighting is minimized with shielded downcast fixtures. Attractive landscaped areas provide inviting public spaces for social interaction.

This area is a "clean slate" and is intended to allow the development community to work constructively with the Town to create a unique and inviting neighborhood.

## Light Industrial

### *Characteristics*

Light Industrial is found behind the commercial areas on Highway 285 where it is visually separated from the roadway where activities take place without conflicting with residential or commercial uses.

These areas have easy access to the highway and include larger acreages which accommodate uses.

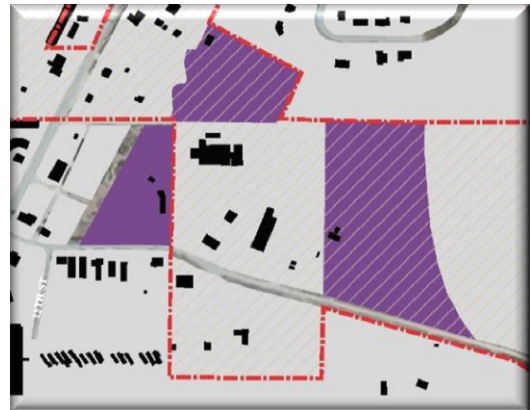
Attractive architectural designs are encouraged but are less important than design characteristics in the commercial areas. Large monolithic structures should have articulated walls to break up wall surfaces.

Parking and service areas may be located on two or more sides of a structure.

Primary uses will include lumber yards, wholesale sales, contractor's yards, offices, manufacturing, cabinet shops, ministorage, vehicle/truck repair, vehicle/equipment sales, jails, county facilities, emergency service facilities, veterinary hospitals and other light industrial uses. Outside storage is screened from view from the adjacent right-of-way. Security lighting is shielded, downcast and directed to the point of use. Motion sensor lighting is encouraged to avoid continuously lit storage yards.

Residential use is accessory to the light industrial businesses and is intended for employees who understand the nature and character of the area. Residential uses may be allowed on the second story of businesses. They are not intended for non-employees because of possible objections to truck traffic and light industrial business activities.

Access for pedestrians and bicycles exists on-site for offices and other activities that draw the public, but is not as extensive as other parts of Fairplay. Non-motorized connections are provided to off-site locations to facilitate bicycle and pedestrian access to other locations.





## Civic Center

### *Characteristics*

Civic Center accommodates public functions and uses. These locations contain libraries, governmental facilities, recreation centers, museums, schools, fairgrounds, utility facilities and like uses. Many of the Civic Center sites include iconic buildings with historic significance or major school facilities. Newer structures should integrate architectural designs characteristic of Fairplay's mining heritage and character. Many of these sites are visible to the public and are community icons. They should be attractive and well maintained. Civic sites that contain governmental facilities with light industrial characteristics should be regulated the same as uses in Light Industrial. These sites should be buffered from commercial and residential areas and generally screened from public view.



Other prominent Civic Center sites have excellent pedestrian and bicycle access, rear or side loaded parking, quality landscaping and well-designed lighting. Exterior lighting should be downcast, shielded and minimized to add to the site aesthetics and set an example for the community.

Thematic signage should reflect the historic character of Fairplay and function to inform residents and visitors about significant structures and assist in wayfinding. Civic Center sites reflect Fairplay's community pride and they welcome both residents and visitors.

## Parks, Open Space & Trails

### *Characteristics*

Parks, Open Spaces and Trails contain active/passive open spaces and connecting trails throughout Fairplay. Active open space sites are ball fields, playgrounds, "The Beach", sports facilities and fairgrounds. Passive open spaces include natural areas along the Middle Fork of the South Platte River, undeveloped open lands in subdivisions, cemeteries and other areas.



Passive sites may incorporate primitive trails or educational waysides, but human presence is minimized in the landscape.

Trails range from hard surfaced paths (including sidewalks) to primitive gravel paths in passive open spaces. A hard surface trail connects Fairplay north to Alma and points beyond. Trails connect Fairplay to public lands outside of town and allow mountain bikers, runners, cross-country skiers, hikers and pedestrians to access public lands without vehicles. Fairplay will continue to expand its trail system based on an overall master plan. Trails are an important community amenity that draw residents and visitors, improves community health and enhance the town's quality of life.

Parks and open space areas are important to Fairplay's residents. New development must dedicate parkland and/or open space areas commensurate with induced populations. Future parks/open space areas are identified in a Parks, Open Space and Trail Master Plan which is implemented over time. Town acquisitions, developer contributions and other additions to Fairplay's park/open space inventory is part of an overall master plan. In some cases, developers will contribute cash in lieu of land or improvements for an existing nearby site that benefits project residents.

Signage and lighting is carefully designed to be site compatible. Lighting is minimized as in other town locations and is installed for public safety. These sites are accessible by trails. Parks with more intensive active uses have parking, restrooms, shade structures and other compatible improvements.

## Gateways

### *Characteristics*

Fairplay has four primary gateways:

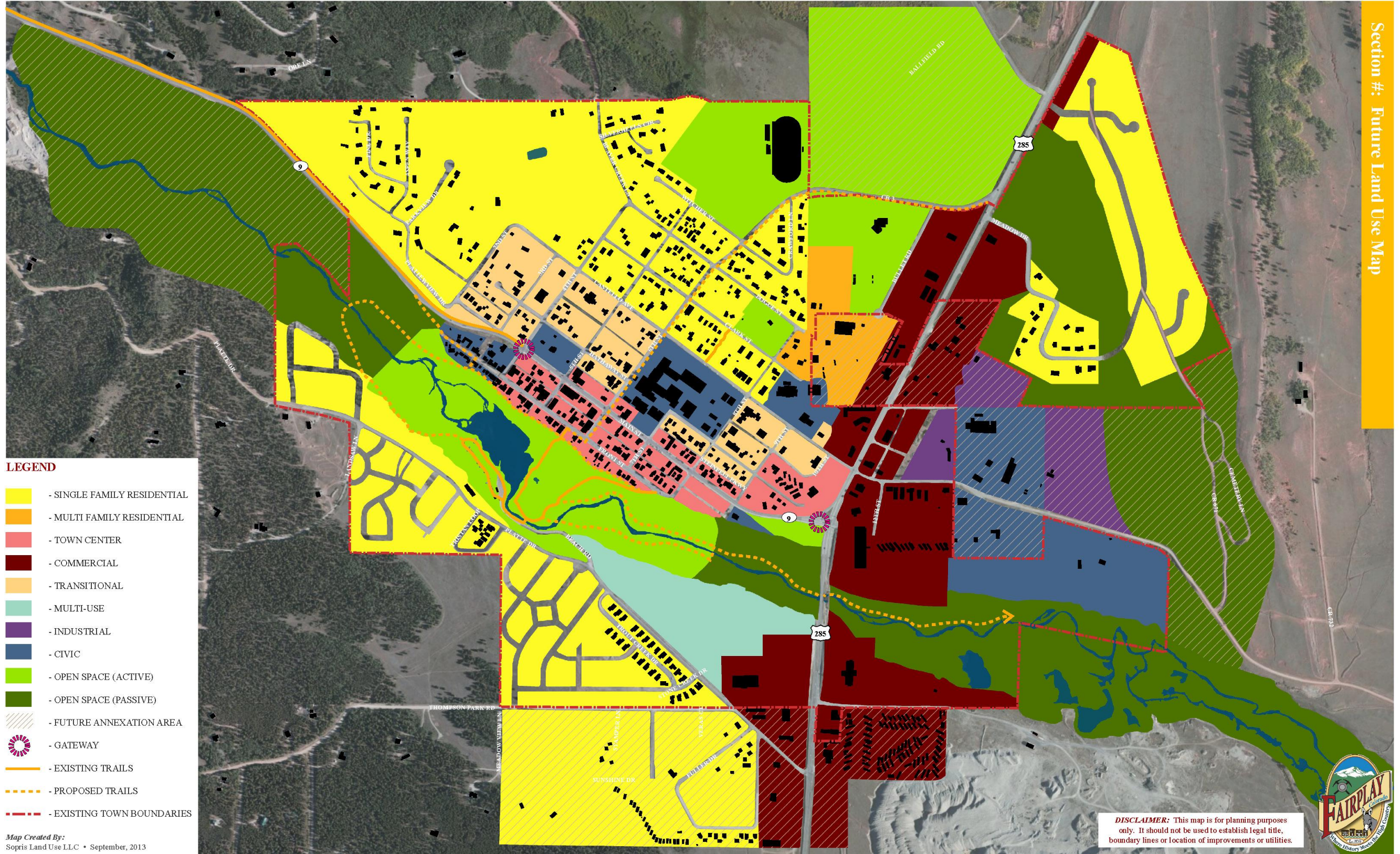
1. Main Street at 4th Street.
2. Main Street at Highway 285.
3. East town boundary at Highway 285.
4. West town boundary at Highway 285.

Each gateway serves as a welcome entry and offers visitors a first impression of Fairplay. First impressions are those that remain and shape perceptions. Gateways are an opportunity to provide visitors information about the area attractions, services and businesses and entice them to stay.

The picture below is of a mining dredge used to extract gold from the river. Fairplay is working on a plan to purchase, rebuild and move this massive machine to the intersection of Main Street and Highway 285 in 2015 as a Gateway icon reminiscent of the mining heritage of the area.



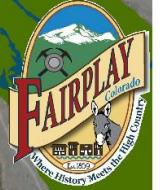




- LEGEND**
- SINGLE FAMILY RESIDENTIAL
  - MULTI FAMILY RESIDENTIAL
  - TOWN CENTER
  - COMMERCIAL
  - TRANSITIONAL
  - MULTI-USE
  - INDUSTRIAL
  - CIVIC
  - OPEN SPACE (ACTIVE)
  - OPEN SPACE (PASSIVE)
  - FUTURE ANNEXATION AREA
  - GATEWAY
  - EXISTING TRAILS
  - PROPOSED TRAILS
  - EXISTING TOWN BOUNDARIES

Map Created By:  
Sopris Land Use LLC • September, 2013

**DISCLAIMER:** This map is for planning purposes only. It should not be used to establish legal title, boundary lines or location of improvements or utilities.







**Design Characteristics**



Each gateway should include the following attributes: attractive appearance, community information, landscaping and reflect community pride. The gateways should include a monument sign, well-designed lighting, xeric landscaping, and signage that guide visitors to points of interest. The gateways introduce the community, promote economic development and create a sense of place. Landscaped gateways welcome folks to town and signage directs visitors.






## Future Land-Use Summary Table



Future Land Use Category	Use Intensity	Types of Uses	Example
<p><b>Single-Family Residential</b></p>	<p>Lot size between 2,500 square feet &amp; 6,000 square feet. Typical densities 5-8 units per acre.</p>	<p>Single-Family, Small Lot Single-Family, Duplexes, Accessory Dwelling Units, Home Occupations, Churches*, Community Facilities*, Schools* *Must Be Compatible with Neighborhood</p>	
<p><b>Multi-Family Residential</b></p>	<p>Lot size between 2,500 square feet &amp; 6,000 square feet. Typical densities 6-10 units per acre.</p>	<p>Single-Family, Small Lot Single-Family, Duplexes, Multifamily Dwellings, Accessory Dwelling Units, Home Occupations, Churches*, Community Facilities*, Schools* *Must Be Compatible with Neighborhood</p>	



<p><b>Transitional Multi-Use</b></p>	<p>Lot size between 2,500 square feet &amp; 6,000 square feet. Typical densities 6-10 units per acre.</p>	<p>Single-Family, Small Lot Single-Family, Duplexes, Multifamily Dwellings, Accessory Dwelling Units, Home Occupations, Multiple Uses Including: Office*, Small-Scale Retail Shops*, Small-Scale Medical Clinics*, Post Office*, Small Office Buildings*, Cafés* Churches*, Community Facilities*, Schools*</p> <p>*Must Be Compatible with Neighborhood</p>	
<p><b>Town Center</b></p>	<p>No Minimum Lot Size</p>	<p>Primarily Small Businesses, Hotels Restaurants, Taverns, Governmental Buildings, Professional Offices, Medical/Dental Clinics, Museums, Art Galleries and a Compatible Collection of Uses. Residential Use Is Accessory and Subordinate to Business Functions.</p>	

<p><b>Commercial</b></p>	<p>No Minimum Lot Size</p>	<p>Automobile Focused Larger Scale Retail Which May Include: Grocery Stores, Restaurants, Vehicle Service Stations, General Retail, Business/Professional Offices, Governmental Facilities, Banks, Medical/Dental Clinics, Vehicle Sales, Motels, Car Wash Facilities, Bowling Lanes. No single retail facilities larger than 10,000 square feet.</p>	
<p><b>Residential-Commercial Multi-Use</b></p>	<p>Various and Depends upon Negotiations with the Town</p>	<p>Hybrid mix of small-scale retail, single/multifamily residential, recreational uses. May include multiuse is with: restaurant/café, brewpubs, fishing shops, ski/bike/hike/sporting goods, upper floor residential uses, stand-alone multiuse structures with both residential and commercial/office uses</p>	

<p><b>Light Industrial</b></p>	<p>No Minimum Lot Size. Lot Sizes Typically Are Larger to Accommodate Light Industrial Uses.</p>	<p>Lumber Yards, Wholesale Sales, Contractor's Yards, Offices, Manufacturing, Cabinet Shops, Ministorage, Vehicle/Truck Repair, Vehicle/Equipment Sales, Jails, County Facilities, Emergency Service Facilities, Veterinary Hospitals. Inside Storage, Screened Outside Storage. Residential Use Only in Association with Business.</p>	
<p><b>Civic Center</b></p>	<p>Not Applicable</p>	<p>Primarily Public or Civic Uses Such As Libraries, Governmental Facilities, Recreation Centers, Museums, Schools, Fairgrounds, Utility Facilities.</p>	

<p><b>Trails, Parks &amp; Open Spaces</b></p>	<p>Not Applicable</p>	<p>Active and Passive Parks, Natural Areas, Trails, Water Features, Related Storage Facilities.</p>	
<p><b>Gateways</b></p>	<p>Not Applicable</p>	<p>Entry Monument Features Create Sense of Arrival. Monument Signs, Landscaping, Public Art, Dark Sky Lighting.</p>	

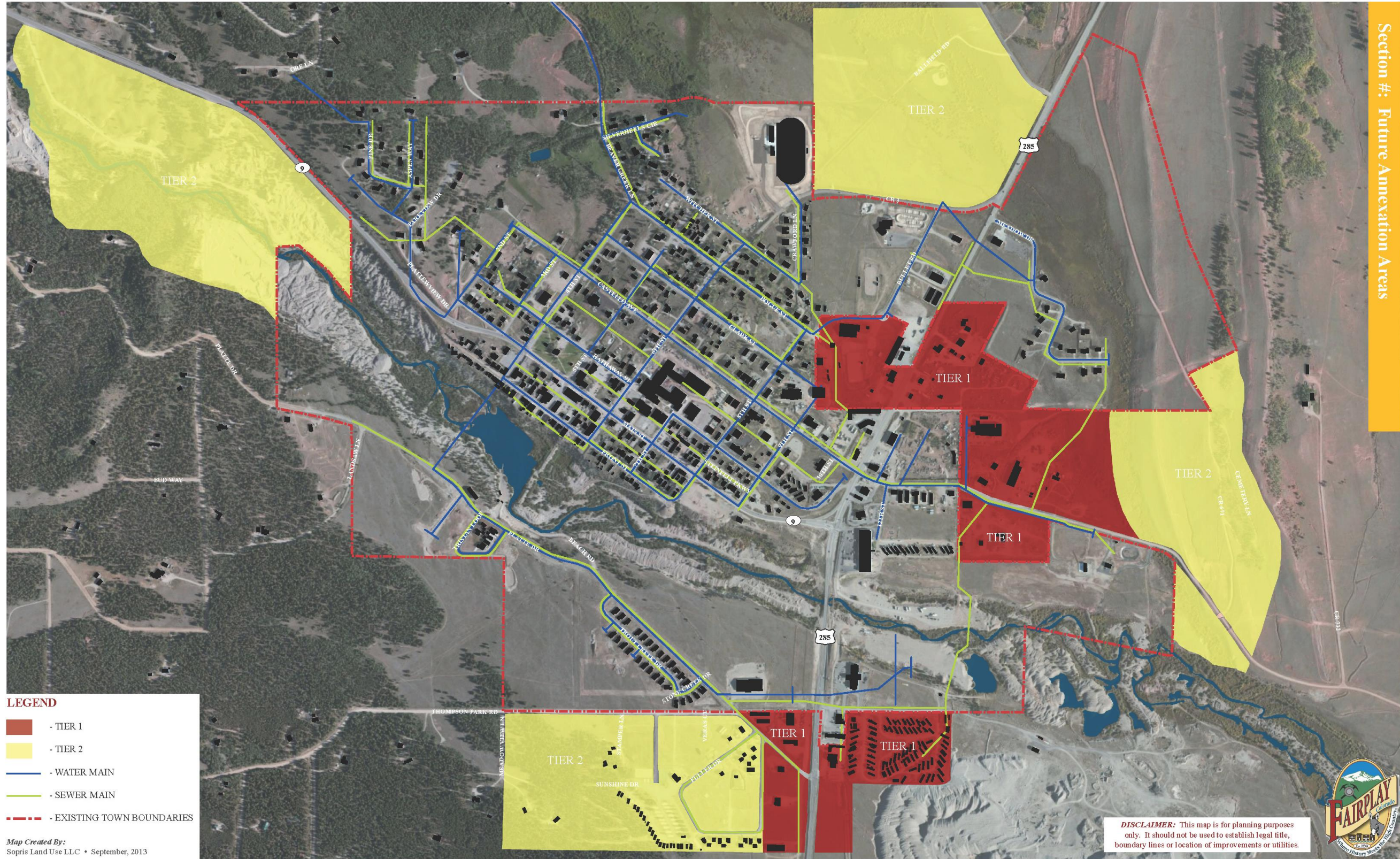


## *Annexation*

Annexation is the process through which a town adds new land to the area within the municipal boundary. Annexation is an important tool that can offer substantial benefits to both the municipality and the annexing party. A property owner requesting annexation derives the advantages available from a town such as more desirable zoning, increased densities, central water/sewer, urban services and other opportunities. Similarly, a municipality uses annexation to direct where and when new development occurs. In conjunction with the comprehensive plan, carefully considered annexation promotes logical cost-effective infrastructure extensions and services. Annexation permits negotiation with an applicant on development plans, infrastructure expansion, water rights dedication, impact analysis and issues that otherwise are not available afterward. It is important to use annexation carefully and strategically to ensure an overall community benefit. The Comprehensive Plan should be a primary tool that guides the process and to help decision-makers achieve the community's future vision.

The Annexation Map on the following page, is separated into two divisions; Tier 1 and Tier 2. Tier 1 includes lands close to infrastructure and developed areas where it can be cost-effectively served. Tier 2 includes properties farther from the developed core. They are distant from readily accessible municipal infrastructure and services. Premature development of these properties can result in "leapfrog" development, "flagpole" annexations and expensive extension of services and infrastructure. These properties are identified for future growth to be considered for annexation and development as Fairplay grows and these lands become adjacent to town and infrastructure. Through the process of logical stepwise growth described in this plan, Fairplay can avoid disproportionately high costs to town residents and the goal of sequential development can be achieved. In support of this goal, Tier 1 properties should be developed with suitable infrastructure before annexation of Tier 2 lands occurs. Achievement of this objective will involve close coordination between Fairplay and Park County on land use policies and implementation of the Fairplay Comprehensive Plan. The goal of effective intergovernmental land use cooperation is to ensure that cost effective infrastructure and service delivery protects taxpayer's interests by avoiding illogical and expensive development patterns.





**LEGEND**

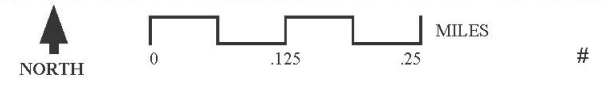
- TIER 1
- TIER 2
- WATER MAIN
- SEWER MAIN
- EXISTING TOWN BOUNDARIES

*Map Created By:*  
Sopris Land Use LLC • September, 2013

**DISCLAIMER:** This map is for planning purposes only. It should not be used to establish legal title, boundary lines or location of improvements or utilities.



*Future Annexation Areas Map*





## Introduction

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Fairplay is a charming small Colorado mountain community. Its location high in the Rocky Mountains surrounded by scenic vistas, wide-open spaces and majestic mountains makes it an attractive place to live, work and play. Physically, Fairplay is a compact town where folks can get most places on foot or bicycle without the need of a car. The older buildings in town reflect Fairplay's mining heritage and history. South Park City is a wonderful collection of older buildings and artifacts from the past. An essential starting point for the Fairplay comprehensive planning process is an understanding of the existing conditions in the community.

This section paints a portrait of Fairplay's history, geography, land uses, population, economy, climate, housing, transportation, utilities and services. An analysis of the Town's existing conditions establishes a framework for understanding issues and opportunities. This information is the starting point for defining Fairplay's future and is a foundation for public policy and future land use decisions. It is a useful resource for the public, town staff, public agencies, land use applicants and elected officials.

## History

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The Ute Indians and French trappers were the first recorded visitors to the area in the 16th and 17th century. Trappers established trading posts for doing business with the Ute Indians. The area became a preferred summer base camp for trapping and hunting and fur trading. Later, in the mid-1800s, ranchers moved in to graze cattle and sheep. The Pike's Peak Gold Rush in 1859 and the discovery of gold in South Park (a high intermontaine grassland basin) at Tarryall Creek in 1859 started the Gold Rush. Tarryall Creek along the South Platte River was one of the most active Colorado locations for gold and silver prospecting. Gold and silver mining became a major economic factor in the early development of Fairplay and the surrounding area. The mining district known as "Fairplay Diggings" was established in 1859 and with it came the declaration that every man would have an equal chance (Fair Play) to stake a claim. Word quickly spread and the population of the remote mountain valley exploded. Like many places during the Gold Rush, small towns sprang up to house the hordes of miners. The settlement at what is now Fairplay was originally known as Platte City, Fair Play and South Park City. Fair Play was founded in 1859 and incorporated later in 1872. The change in the spelling of the name from Fair Play to Fairplay was finally accepted after 1874.



Fairplay Dredge - Largest in Colorado

Prosperity in the mining industry influenced the westward migration of men, women and families which later gave way to permanent settlements, sturdy buildings, and amenities of home life. As Fairplay and other South Park communities were established, skilled services such as carpentry and blacksmithing were needed to build houses and repair equipment. Gold and

silver were shipped back to Denver and Canon City as wagon roads and later a narrow gauge railroad were built to accommodate the businessmen and miners. Recreational outlets were provided by dance halls, saloons and gambling houses. Fairplay became the county seat of Park County in 1867. The town served miners, ranchers, local townspeople, and travelers through periods of economic ups and downs.

Sluices and dredges were set up on the South Platte River and many of its tributaries. Miles of the waterways were churned up in search of gold. The debris piles from these operations can be seen around town and are very evident on aerial photography. Mining activities continued off and on in and around Fairplay until the 1950s. A number of historic buildings from Fairplay's mining days remain in town and add the community's charm. Saint Joseph's Catholic Mission built in 1874, still stands as does the 1874 courthouse that currently houses the library. An interesting monument is the grave of Prunes the burro beside the Hand hotel. Prunes worked in the mines for 62 years. Rupert M. Sherwood worked with the burro for years and asked that upon his demise he be cremated and buried beside his faithful companion.



Located at the intersection of State Highway 9 and US Highway 285, Fairplay is the Park County Seat and provides a full array of services to area residents and community visitors. Year-round recreational activities are available on the nearby public lands and through local businesses.

Front Street in Town Center Fairplay is the site of the South Park City Museum which includes an excellent collection of historic buildings, railroad cars and mining equipment reminiscent of the town's history. The popular adult cartoon series South Park which debuted in August 1997 is set in Fairplay. The original creators of the South Park cartoon series Trey Parker (a.k.a. Randolph Severn Parker III) and Matt Stone attended the University of Colorado. The well-known cartoon series has received four Primetime Emmy Awards as well as a Peabody Award and remains a highly rated comedy series.

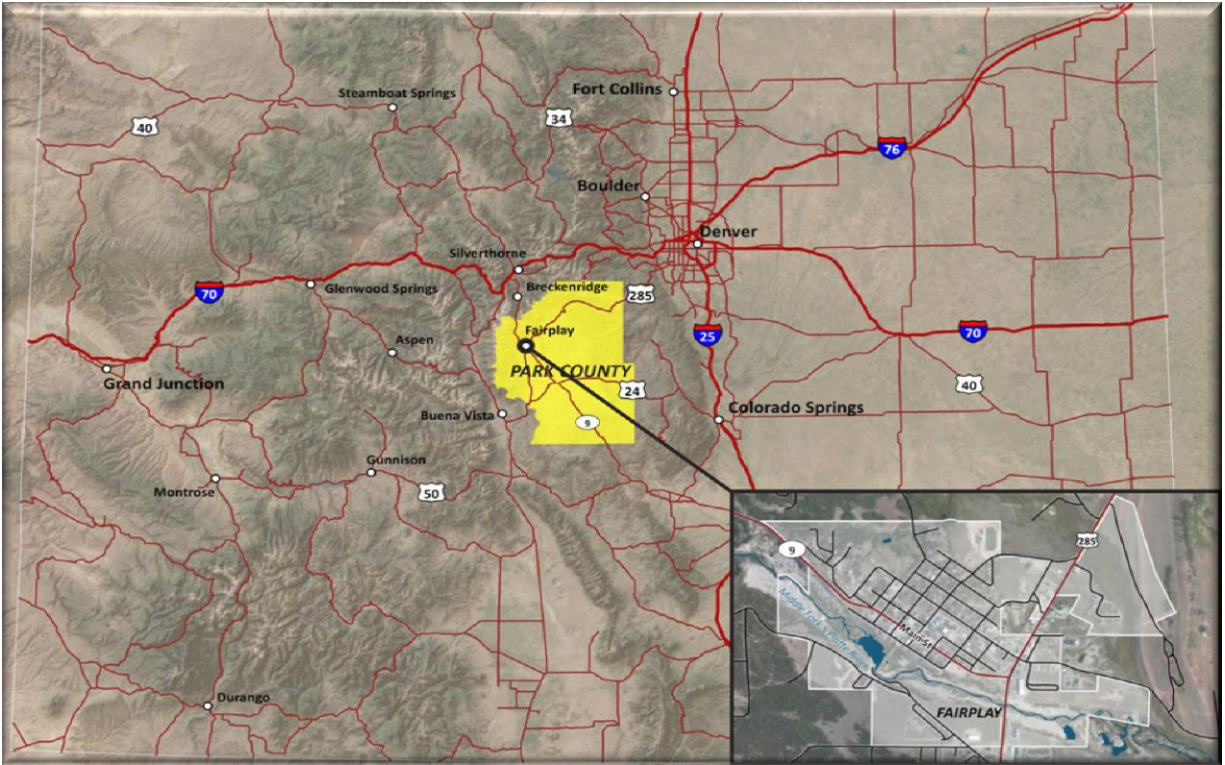


## Location

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Fairplay resides 9,957 feet above sea-level and holds the distinction as the 5<sup>th</sup> highest incorporated town in Colorado. It is located approximately 17 miles from the geographic center of the state of Colorado (N 39° 01.273 W 105° 48.812), which is a point equidistant from the 4 corners of the state.





Fairplay is a statutory municipality and the county seat of Park County. It is the larger of the two incorporated towns in Park County with a 2012 population of 679.

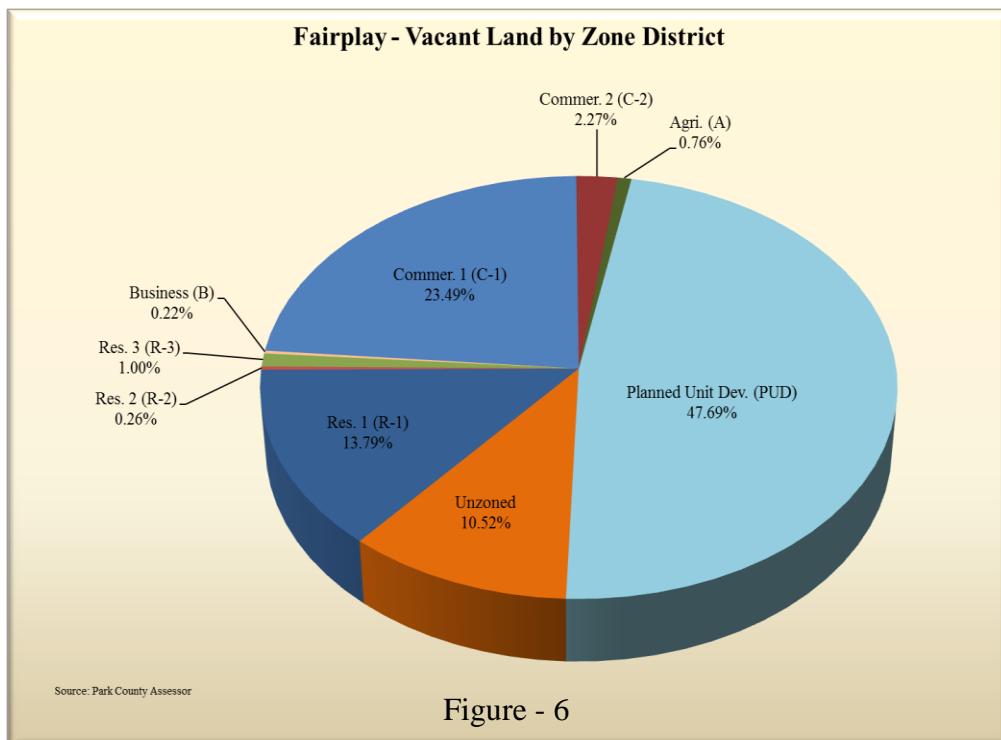
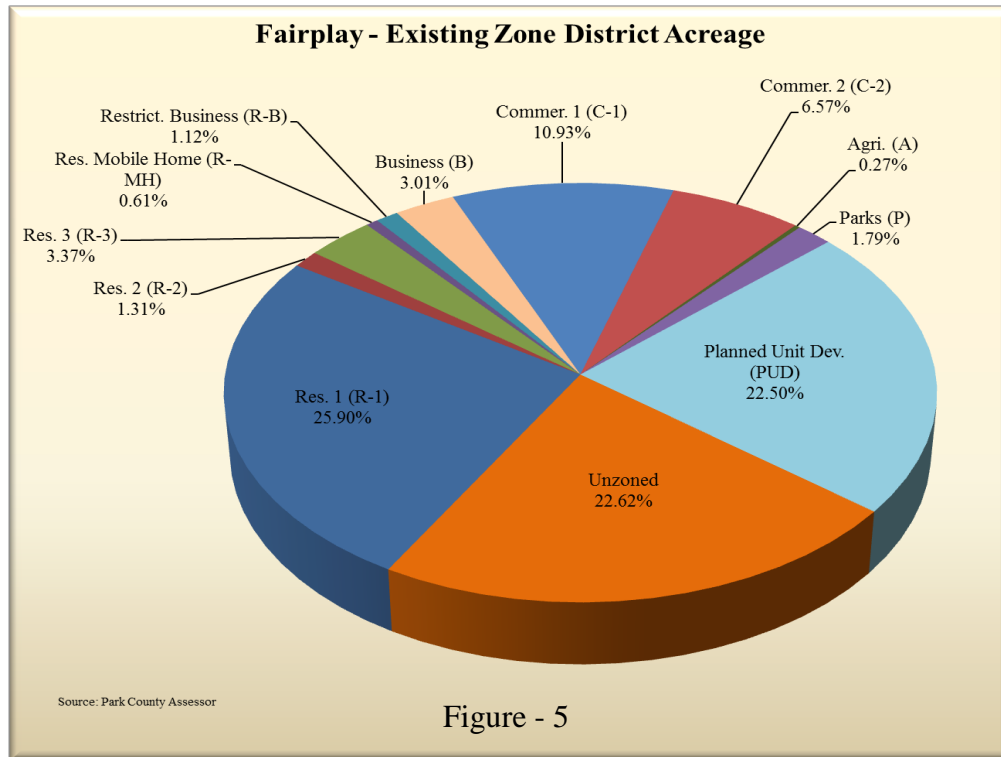
A large grassland basin known as South Park lies south and west of Fairplay and is the source of the name South Park City a historic section of Fairplay where some original buildings and many historic structures have been relocated. The South Park City museum stimulates the imagination of visitors who typically visit during the summer months.

Fairplay is a small and compact community with a land area of 1.17 square miles (747 acres). The small non-urban character is one of many qualities that the community values about its physical setting.

## Land Tenure

Fairplay has 13 zone districts the largest of which is the R-1 Residential District. The pie chart shown in **Figure 5** shows the relative size of each of the districts. Interestingly, almost 29% of the community remains unzoned. The unzoned lands are primarily open space areas in the community. There is a large unzoned area along the middle fork of the South Platte River where Fairplay has a park site that known as “The Beach”.

Undeveloped or vacant land within each zone district is important to measure in order to understand the future community development potential. **Figure 6** shows the relative proportions of vacant land within each zone district. **Table 1** shows the total and vacant land acreage within each zone district.



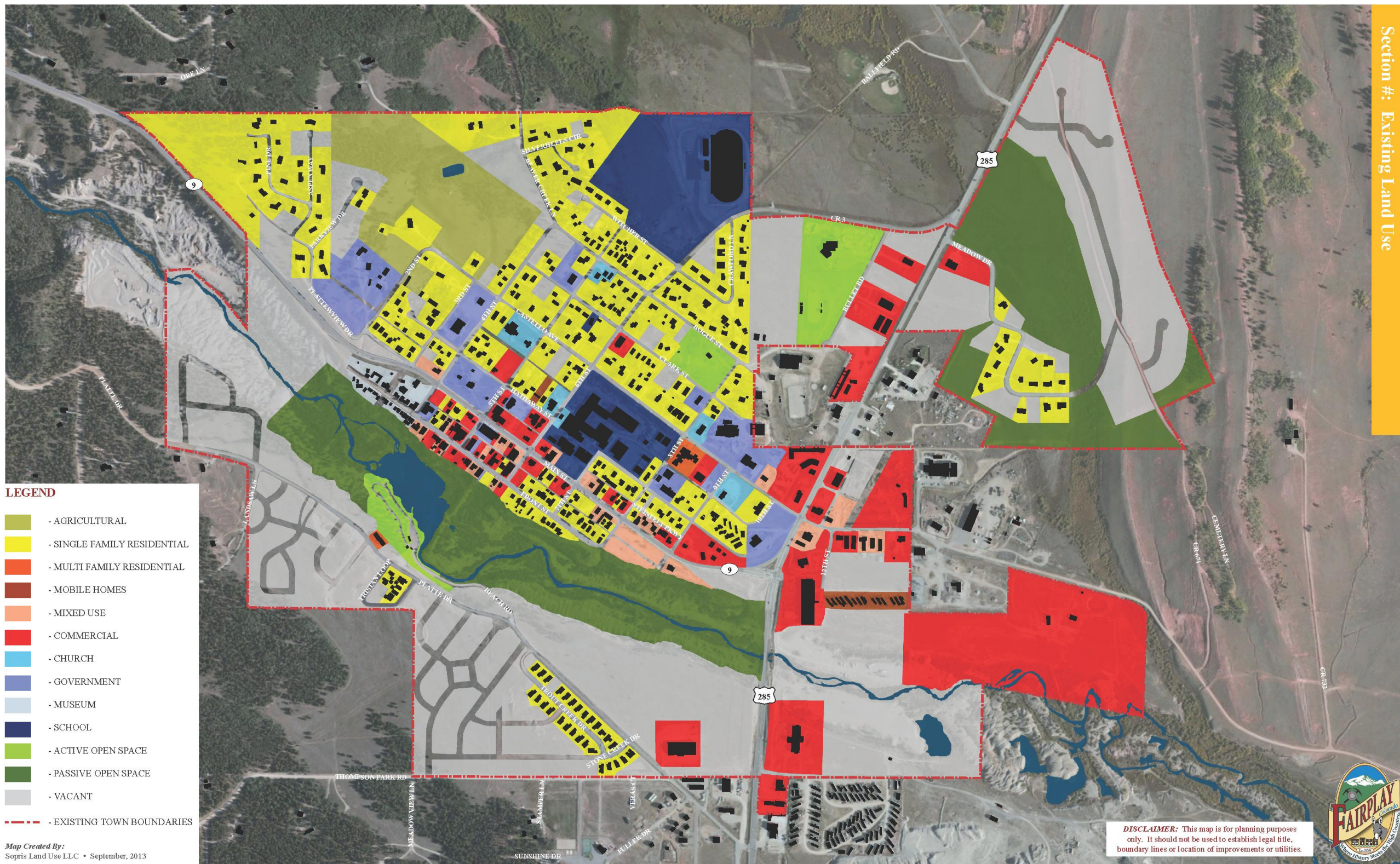
**Total Land within Town Boundary - 1.17 Square Miles (747 Square Acres).**

<b>Zone District</b>	<b>Total Acreage</b>	<b>Vacant Acreage</b>
Residential 1 (R-1)	193.46	30.29
Residential 2 (R-2)	9.77	0.56
Residential 3 (R-3)	25.19	2.19
Residential Mobile Home (R-MH)	4.54	0.0
Restricted Business (R-B)	8.38	0.0
Business (B)	22.47	0.48
Commercial 1 (C-1)	81.64	51.57
Commercial 2 (C-2)	49.08	4.99
Agricultural (A)	1.98	1.67
Parks (P)	13.40	0.0
Planned Unit Dev. (PUD)	168.00	104.72
Unzoned	168.92	23.11
<b>Total:</b>	<b>746.83</b>	<b>219.58</b>

Table - 1

Fairplay is predominately single-family with some multifamily residential and a mix of commercial uses. The town is bisected north to south by State Highway 9 which intersects east-west US Highway 285 on the south end of town. Fairplay surrounded by a mix of rural residential properties, mining sites, agricultural lands, and areas of US Forest Service and BLM public lands. Fairplay’s economic and job base comprises governmental offices including County, federal, school district, recreation district, sanitation district, ambulance district, and private sector employment. As Fairplay continues to grow, land-use decision-making should maintain a focus on balancing land-use types to ensure that one land-use sector does not disproportionately overshadow another. For example, future residential development should be balanced with commercial and light industrial uses to ensure sustainable municipal revenues and local employment.

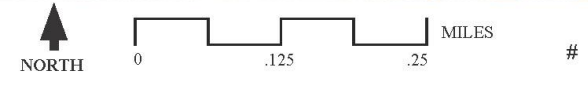




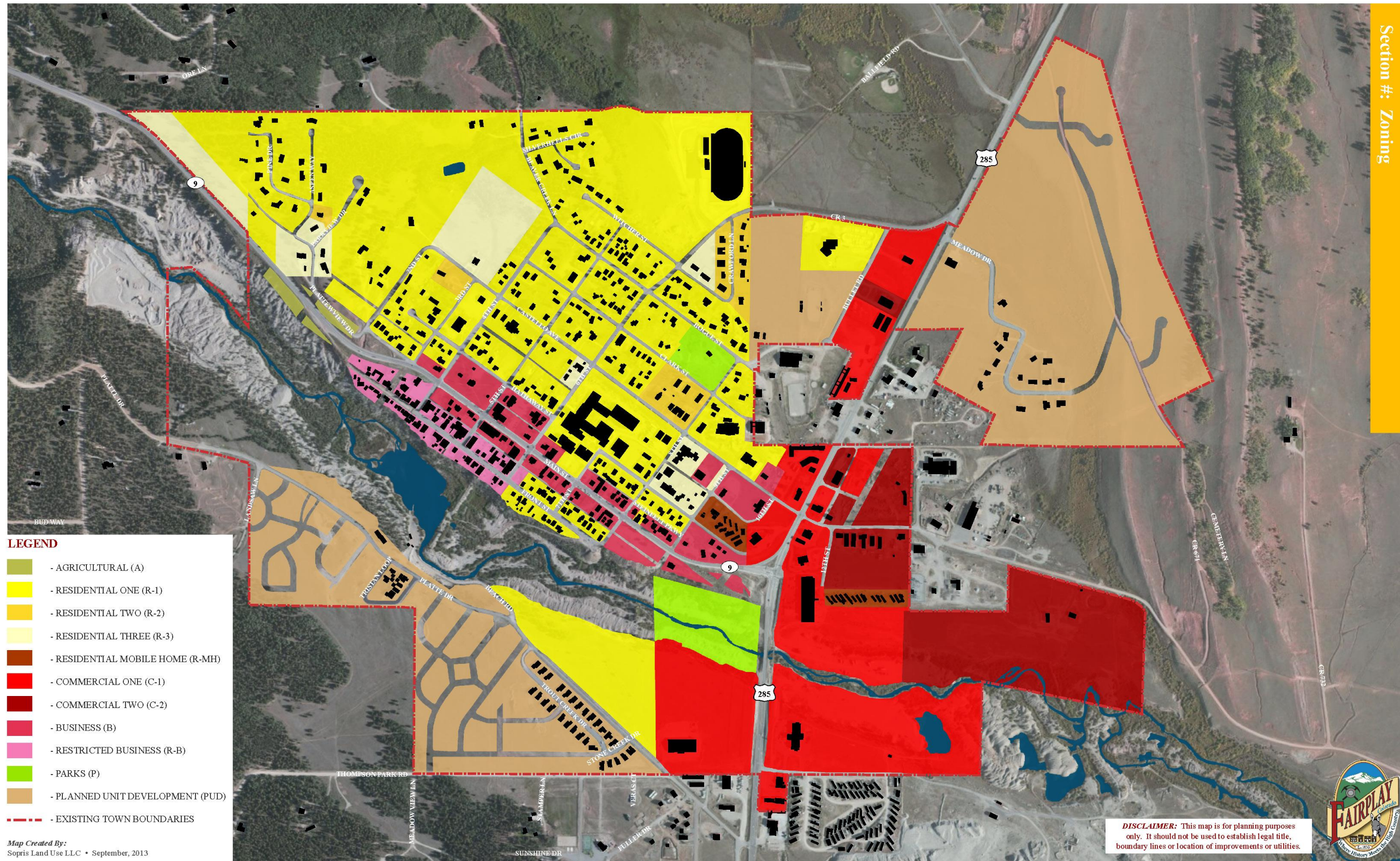
- LEGEND**
- AGRICULTURAL
  - SINGLE FAMILY RESIDENTIAL
  - MULTI FAMILY RESIDENTIAL
  - MOBILE HOMES
  - MIXED USE
  - COMMERCIAL
  - CHURCH
  - GOVERNMENT
  - MUSEUM
  - SCHOOL
  - ACTIVE OPEN SPACE
  - PASSIVE OPEN SPACE
  - VACANT
  - EXISTING TOWN BOUNDARIES

Map Created By:  
Sopris Land Use LLC • September, 2013

Existing Land Use Map









# Demographics

## Population

Fairplay's 2012 population estimate for is 679. **Figure 7** shows that between 2000 and 2010, Fairplay grew at an annual average rate slightly under 1%. There was a growth spurt between 1980 and 1982, but Fairplay lost population between 1983 and 1991. Population has steadily increased since 1992. Population change in Fairplay is similar to that in nearby Alma. Both of these communities are influenced by development in the nearby ski resort areas of Breckenridge and Summit County. The overall 1% growth rate in Fairplay is manageable and while the low growth rate is a challenge for local businesses, it allows Fairplay to plan and manage growth as it occurs.

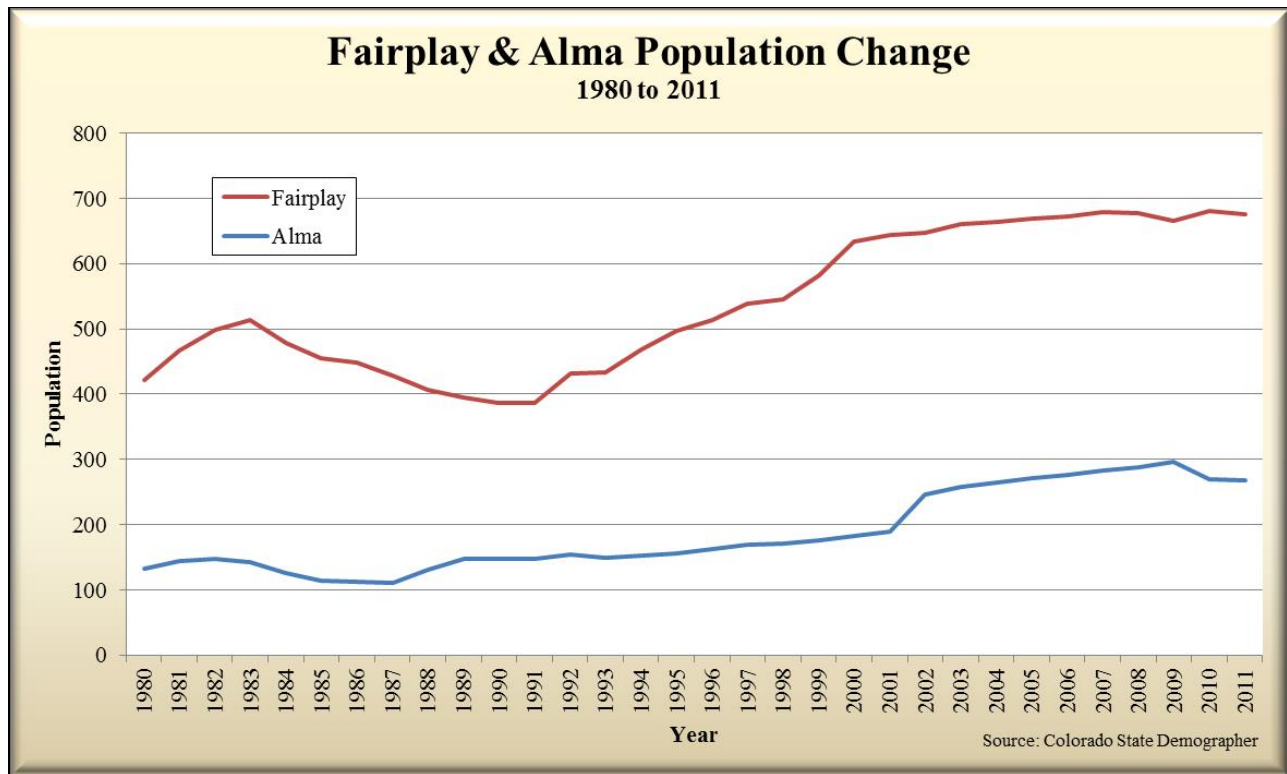
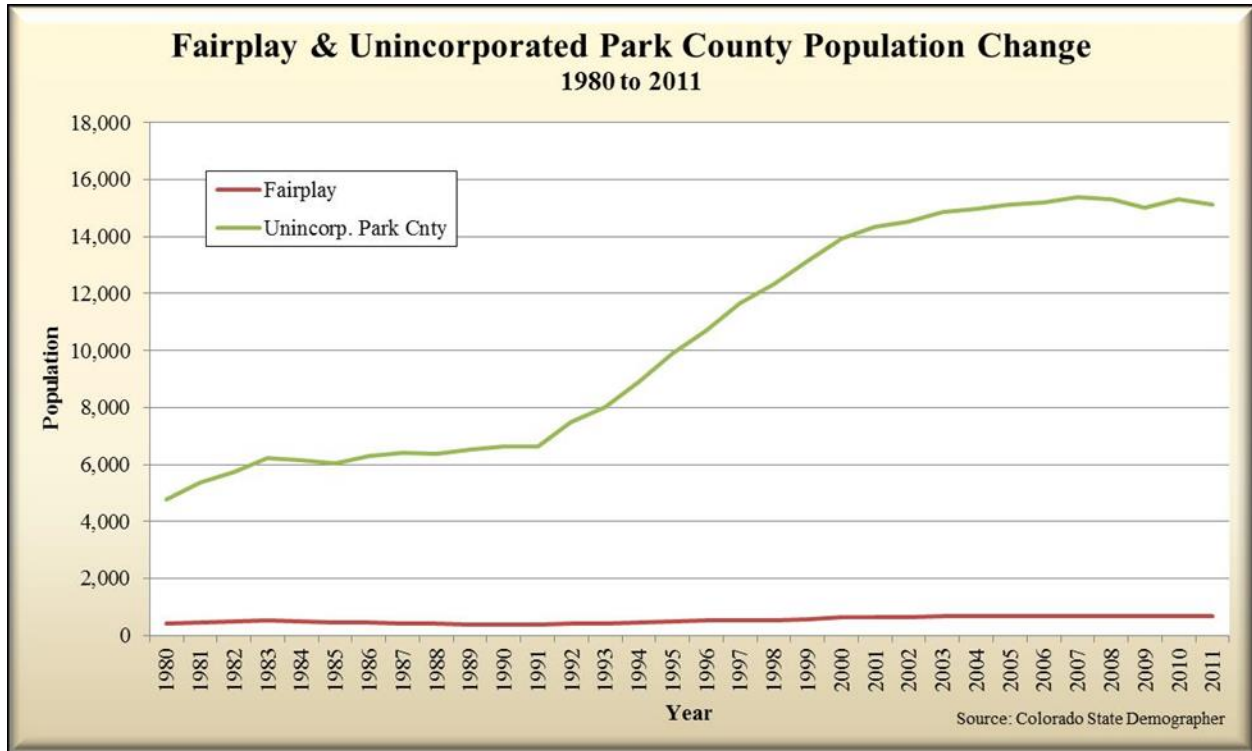


Figure - 7

During the same time (2000-2010), Park County grew at an annual average rate of 11.6%. **Figure 8** indicates that Park County absorbed the majority of new growth in the unincorporated areas. Much of this new growth is from second homes as Front Range residents move to the high country. Like Fairplay and Alma, Park County experienced continuous growth from 1992 to the present. Fairplay's population peaked in 2008 just prior to the 2007 national recession. Between 1992 and 2000, Park County's accelerated growth rate flattened after 2000 and also declined slightly after the beginning of the 2008 national recession.

Figure - 8



There are 396 residential units in town (Colorado Department of Local Affairs). The average single-family household size is 1.82 persons which is slightly less than the 2010 Census identified average household size of 1.87. This is typical and indicative of a rural mountain community with lower housing and population densities.

The Fairplay median household income is \$50,385 and the median income for a family was \$51,979. Approximately 6.6% of families had incomes below the poverty line.

### Population Age Distribution

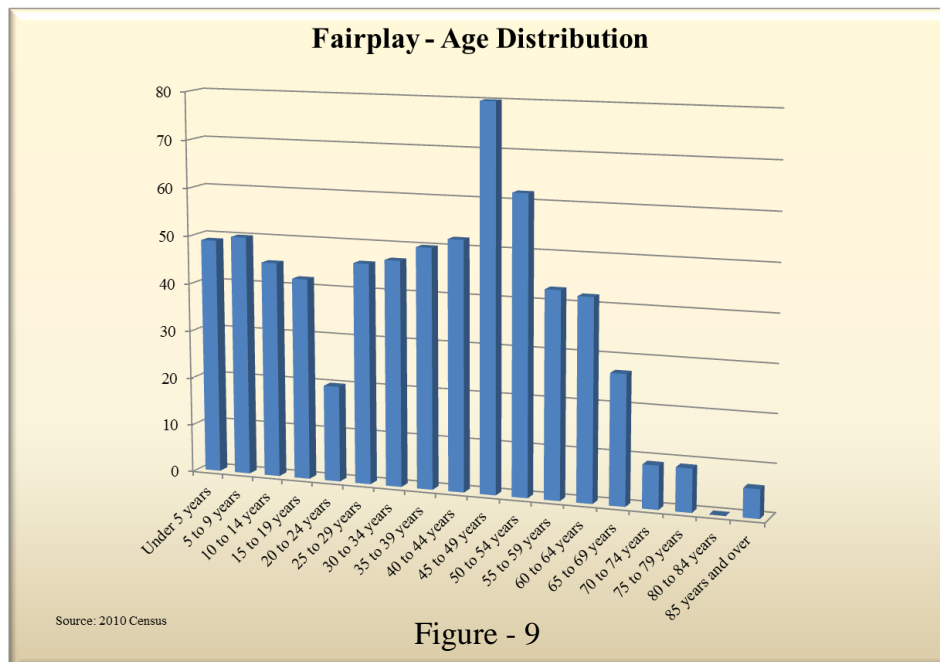


Figure - 9

The median age in Fairplay is 38.8 years with the largest age group between 45 and 49. It is evident from **Figure 9** that there is a large age segment between less than 5 years to 19 years. This is indicative of young families with children and should be an area of focus for the community to accommodate the needs of this age group. The 20 to 24-year-old age group is disproportionately less than the age cohorts above and below. This is indicative of young adults leaving the community for college and/or work. The female population with a median age of 38.4 years is slightly younger than the median male population age of 39.2 years. This is slightly older than the median age of 36.1 for the entire state of Colorado. (Source: Census 2010)

### Race Distribution

Like many Colorado communities, Fairplay is predominately White and 6% of the population is Hispanic. The 5% community racial balance includes Mixed Race, Black, Asian and American Indian.

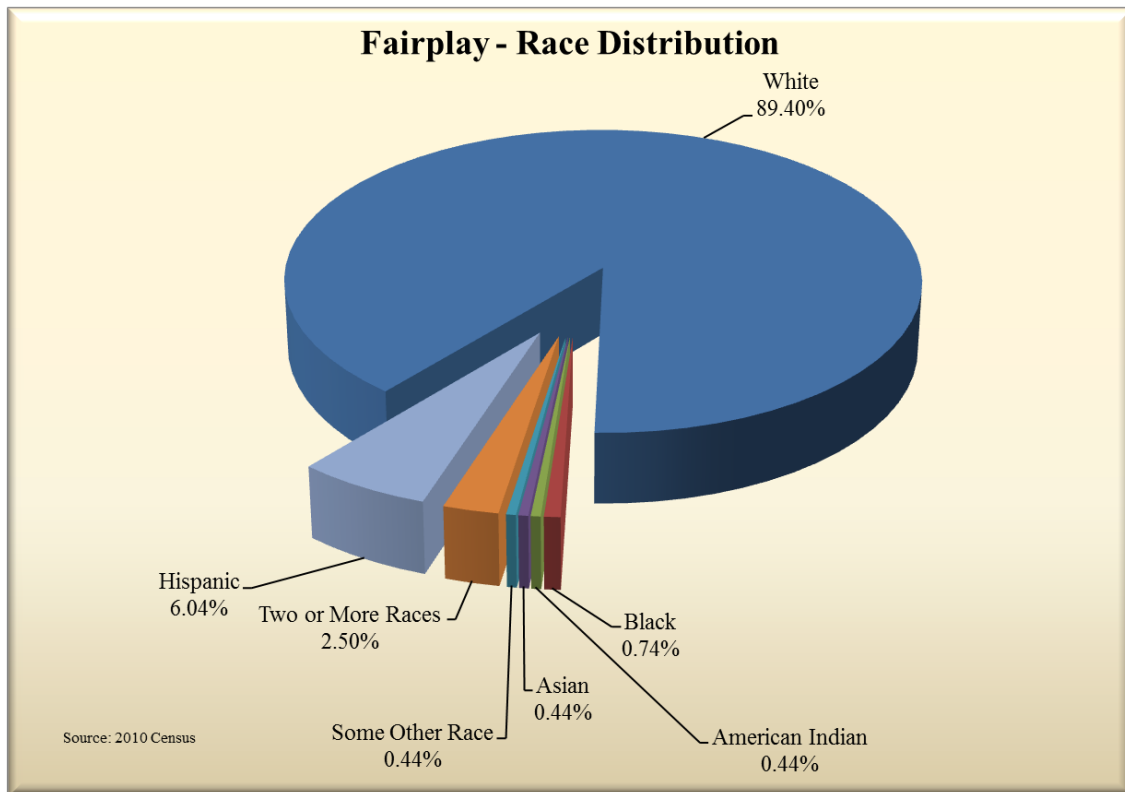
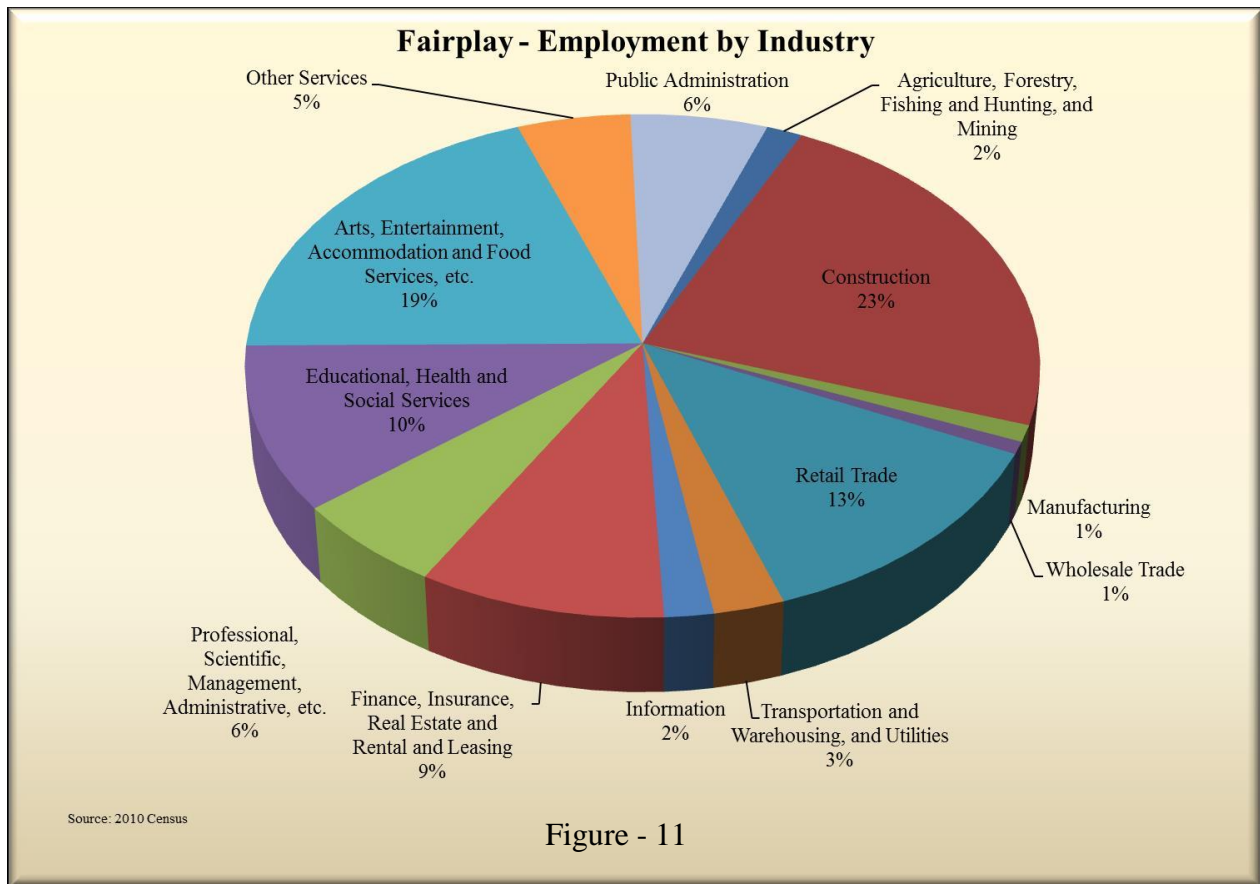


Figure - 10



# Economy

**Figure 11** Park County Employment by Industry, shows the two largest occupation sectors are construction and Arts, Entertainment, Accommodation and Educational. These activities maintain the baseline economy along with Health and Social Services, Finance, Insurance, Real Estate, Professional, Scientific, Management, Administrative and Public Administration. Each of these sectors is subject to fluctuation with changing populations and the economy. Fairplay, as the county seat, hosts most of the governmental agencies together with their associated jobs.



**Fairplay Financial Condition**

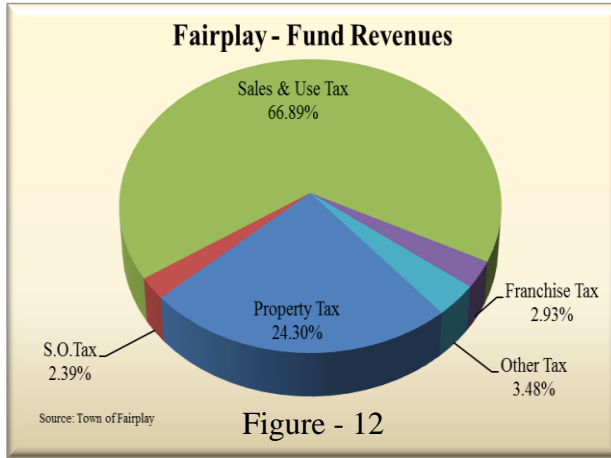


Figure - 12

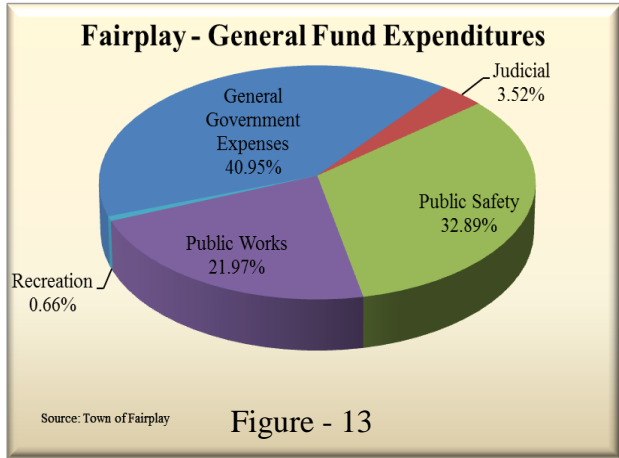


Figure - 13

**Figure 12** shows the importance of sales tax to the community at 67% of total tax revenues. Property tax, while important, occupies 24% of the tax revenue stream. Property tax in Fairplay is disproportionately reduced by the large number of tax exempt governmental entities in the community because they do not pay taxes. General Government Expenses represent the largest segment of expenditures at 41% followed by Public safety (law enforcement) at 33% and Public Works (22%). General government is often the largest category of expenses in local governments because it includes most of the staff salaries.

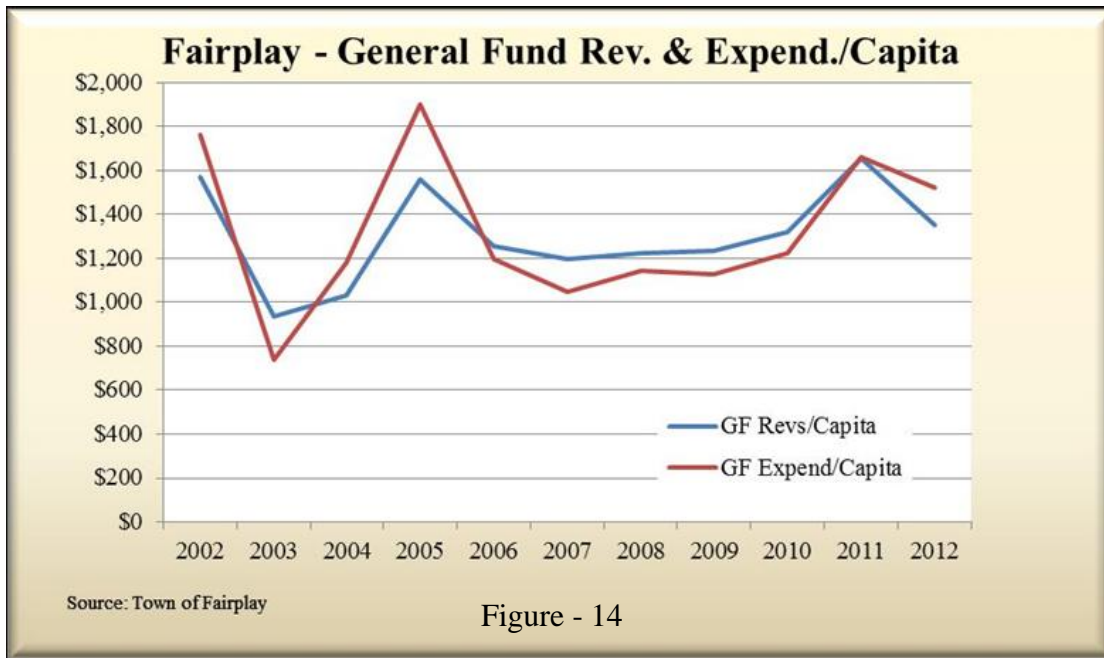


Figure - 14

Between 2006 and 2011, Fairplay built its General Fund reserves by under spending revenues. It is evident in **Figure 14** that spending increased in 2011 as a result of grant funds received. In 2012, revenues and expenditures returned to the normal range. Fairplay is required by state law to adopt a balanced budget. The increase in expenditures in 2012 for the “Staircase” access

to The Beach was a planned capital improvements project funded by cash reserves. This graph underscores the value of enhancing business activity that increases sales tax revenues.

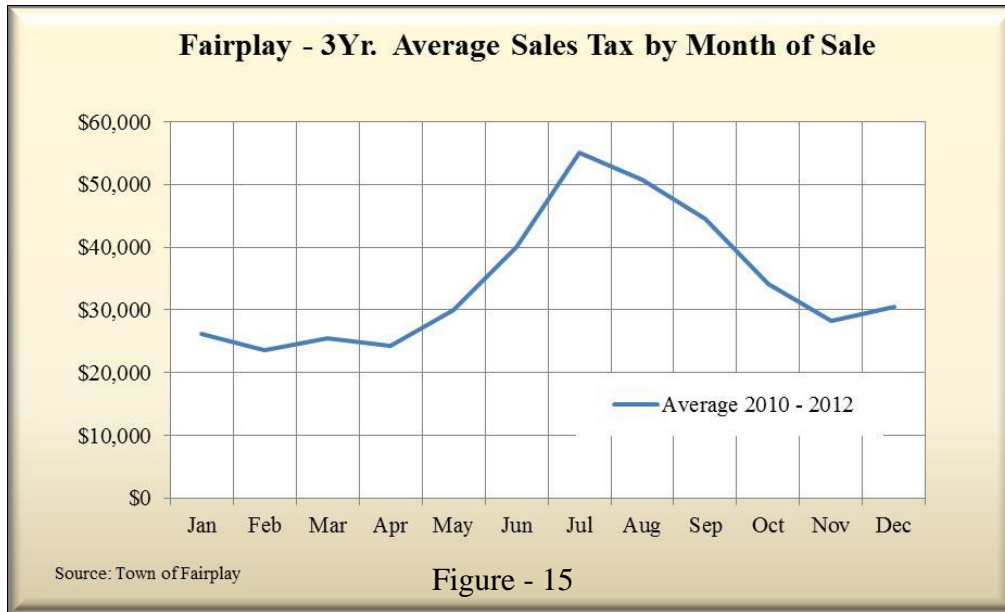


Figure - 15

**Figure 15** reveals the importance of summer time retail sales with a peak occurring in July. An economic enhancement strategy that could prove effective would be to maximize summer activities and expand the shoulder seasons. Winters in Fairplay are an economically quiet period, but developing winter sports and other events targeted at the Summit County visitors could support Fairplay businesses during their most challenging time of year.

Sales tax revenues have increased each year since 2010 even with challenging economic conditions. This situation illustrates the potential for expanding sales taxes by maximizing the summer season and expanding shoulder season business activity.

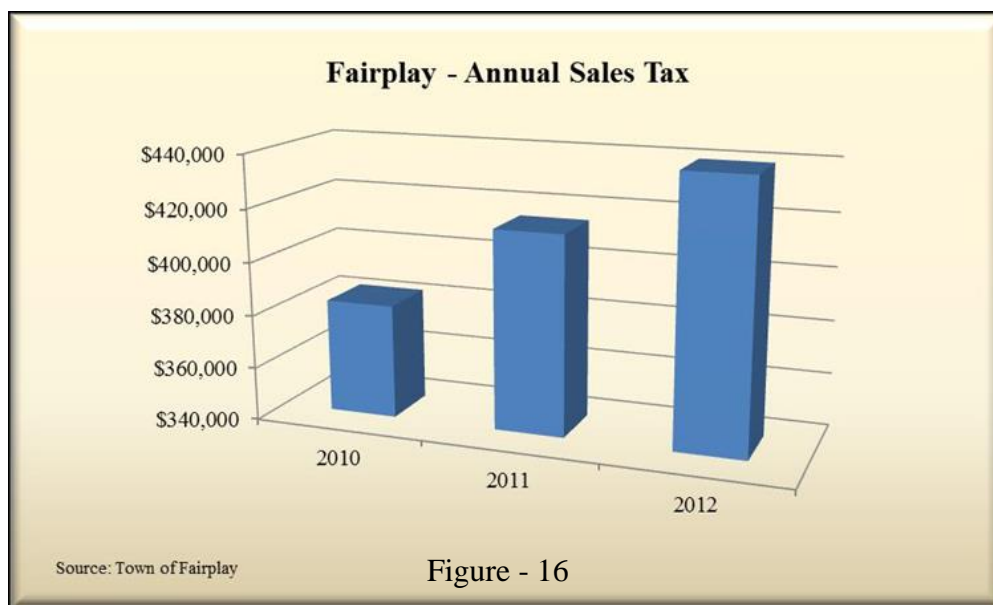


Figure - 16

Fairplay saw increased assessed property values from 2002 until the most recent revaluation which revealed decreased property values from the Great Recession. Property reassessments are completed by the County every two years and the most recent revision shows the decline in real estate values.

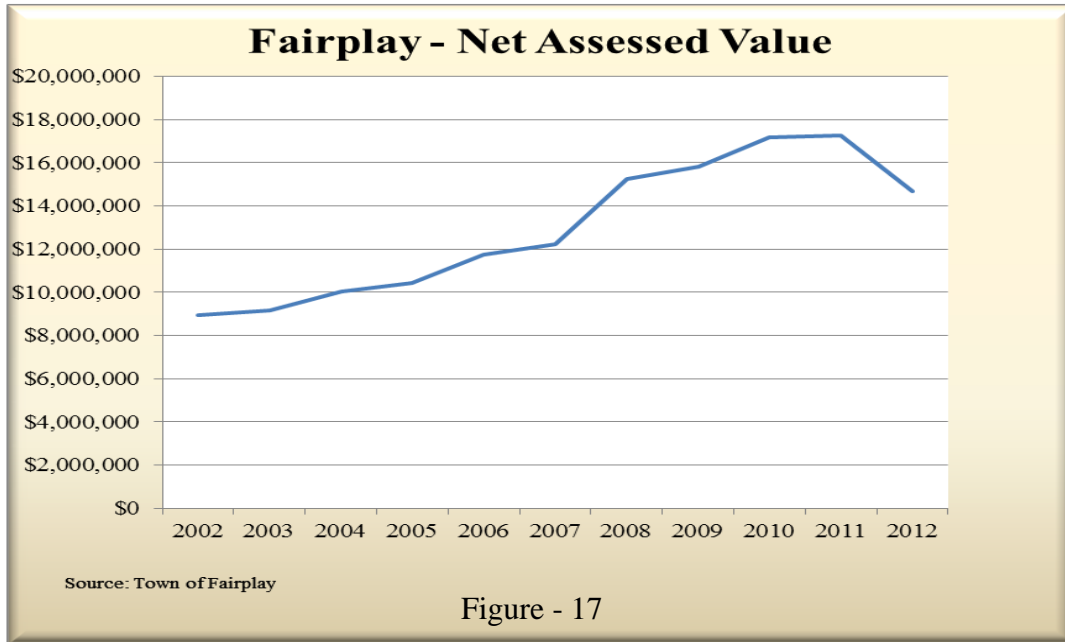


Figure - 17

## Other Governments

As noted previously, Fairplay is the county seat for Park County. As such, primary offices for many of the governmental agencies serving Park County are located in Fairplay. These include the following agencies.

### Schools

- ***South Park High School***  
(Students: 143; Location: 640 Hathaway ST; Grades: 09 - 12)
- ***Edith Teter Elementary School***  
(Students: 249; Location: 640 Hathaway ST; Grades: PK - 05)
- ***Silverheels Middle School*** (Students: 97; Location: 640 Hathaway S; Grades: 06 - 08)



### Governmental Entities, Special Districts & Others.

- ***Park County Government***
- ***Park County Public Library***
- ***Fairplay Sanitation District***
- ***South Park Ambulance District***
- ***US Forest Service***



# Climate & Environment

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## Town of Fairplay Climatic Conditions

Fairplay has an invigorating alpine climate with an average of 246 sunny days annually. The average high temperature in January is 28°F in the average July high temperature is 69°F. Average annual precipitation is 13.6 inches and most of it falls in August during the summer monsoons, but there is a relatively even precipitation distribution during the balance of the year.





The high-altitude climate with bright sunny days is pleasant both during the summer and winter months. Fairplay does experience periods of cold winter temperatures accompanied by strong winds. Weather conditions can change rapidly in this mountain climate and the best protection during outdoor activities is layered clothing, hat, sunscreen and sunglasses. Fairplay is located in the rain shadow of the nearby mountains and generally does not experience the larger snowfalls found in other high elevation communities. Spring storms that move across southern Colorado periodically bring periods of substantial snowfall to the area.

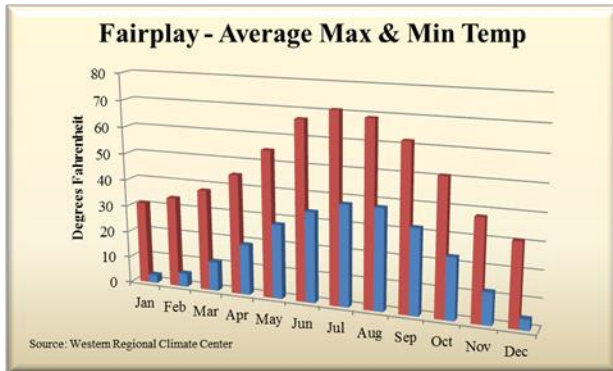


Figure - 18

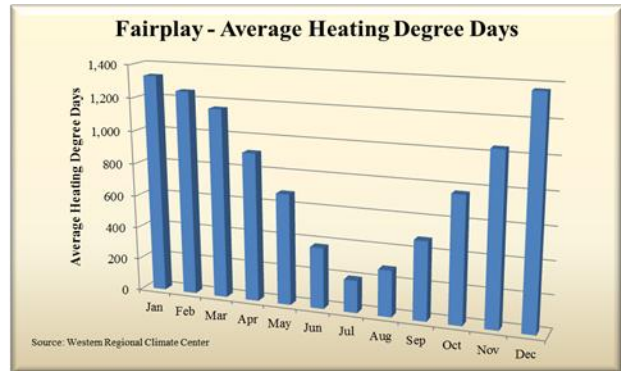


Figure - 19

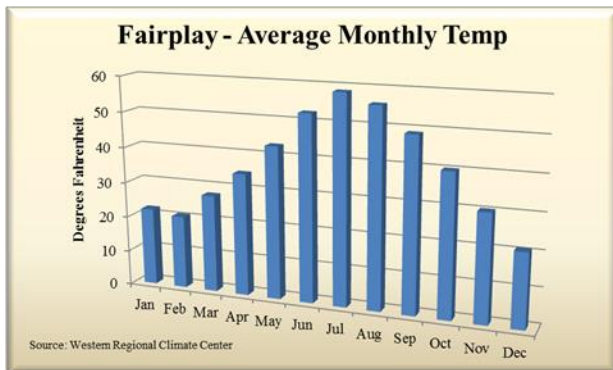


Figure - 20

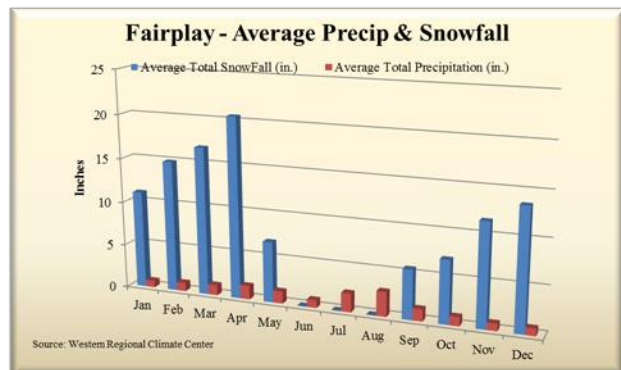


Figure - 21

## Geography

Town of Fairplay is located on the northern edge of the large intermontaine South Park grassland basin. South Park encompasses approximately 1,000 square miles (2,590 km<sup>2</sup> or 640,000 acres) around the headwaters of the South Platte River in Park County approximately 60 mi (100 km) southwest of Denver. It is the largest and southernmost of three similarly named high altitude basins in the Front Range of Colorado, the others being North Park and Middle Park. The largest town in the basin, Fairplay, with a population of 679, sits on the far north edge of the valley. In 2009, South Park was designated as a National Heritage Area

Geologically, the valley is a wide faulted syncline of sedimentary rocks, sitting between the predominantly Precambrian igneous rocks of the Front Range to the east and the Sawatch Uplift to the west. The Mosquito Range forms a high barrier along the western side of the valley. The long-extinct Thirty-Nine Mile volcanic field is located just to the southeast.



The valley is mostly underlain by Paleozoic and Mesozoic sedimentary rocks concealed by a thin layer of gravel laid down by glaciation during Pleistocene time. The underlying rocks are dipping slightly to the east. The eastern (and newer) side of the valley is underlain primarily by Pierre Shale laid down during Cretaceous time. The western (and older) side of the valley, on the west side of Red Hill, is underlain primarily by Permian and Pennsylvanian rocks. Red Hill



runs through the center of the valley as a hogback ridge of tilted Cretaceous and Jurassic sedimentary rocks.

### **South Park National Heritage Area**

South Park National Heritage Area (NHA) is one of 49 U.S. National Heritage Areas and encompasses South Park in Park County. It was established on March 30, 2009 by the Omnibus Public Land Management Act of 2009. South Park NHA is managed by the Park County, Colorado Office of Tourism to promote and interpret the area's natural, scenic, and cultural resources. The National Heritage Area is intended to encourage historic preservation of the area and an appreciation of the history and heritage of the site.

NHA are administered by state governments or non-profit organizations or other private corporations. The National Park Service provides an advisory role and limited technical, planning and financial assistance.

The NHA covers the majority of Park County, including the communities of Lake George, Hartsel, Fairplay, Como, Tarryall, Jefferson and Alma, all roughly within South Park or the surrounding mountains. The area includes portions of the Mosquito Range, the Buffalo Peaks Wilderness, the Lost Creek Wilderness, and the Lost Creek National Natural Landmark.

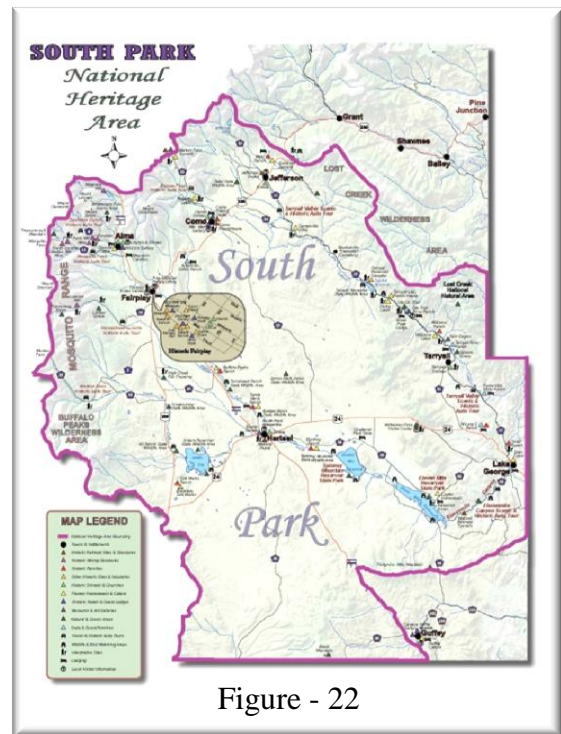


Figure - 22

# Housing

## Town of Fairplay Housing Units

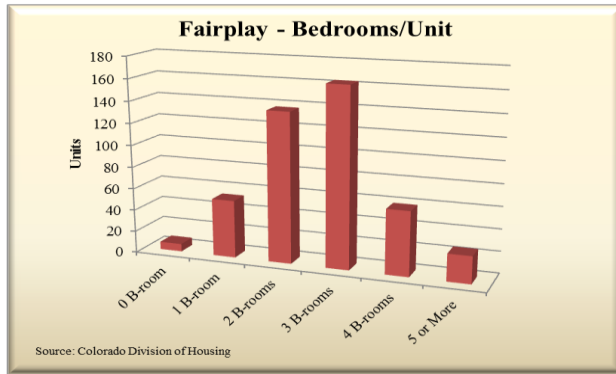


Figure - 23

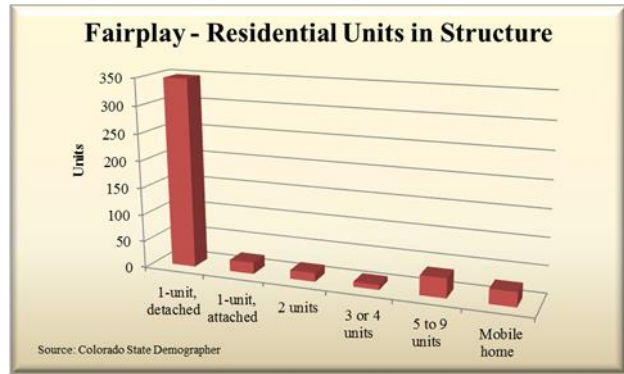


Figure - 24

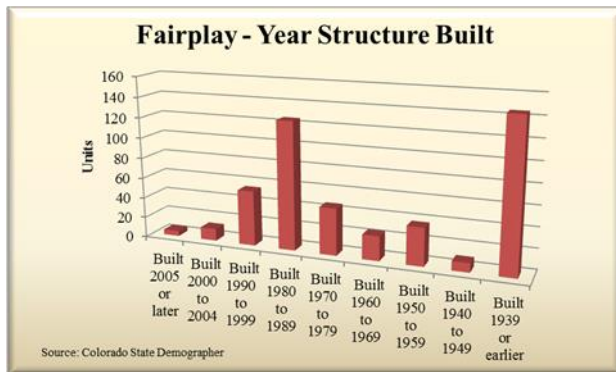


Figure - 25

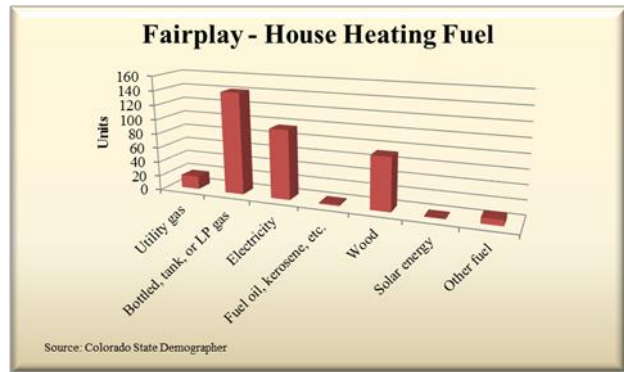


Figure - 26

Of the 396 residential units in Fairplay, over half have 3 bedrooms. In the majority of units have 2-3 bedrooms per structure - **Figure 23**. The dominant residential structure in town shown in **Figure 24** is the detached single-family unit. The most recent housing boom in Fairplay occurred between 1980 and 1989 **Figure 25**. Over 140 units in Fairplay were constructed prior to 1940 **Figure 25**. The predominant heating fuel used in town is LP gas, but in 2012, Colorado Natural Gas finished installation of natural gas lines in town. Gas may remain the predominant heating source but with the lower price of natural gas compared to LP gas, many residents may switch to natural gas. The other 2 major fuel sources are electric and wood. Fairplay has a couple of exterior wood furnaces that are used to heat the adjacent structure. These are an interesting type of heating system and are located outside of the structure to minimize fire hazards. The wood smoke generated by these devices has been a source of complaint from nearby residents.



# Transportation

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Town of Fairplay is served by State Highway 9 and US Highway 285 and the municipal street network. Fairplay's street network consists of 9.03 miles of roadway. Average daily traffic (ADT) on State Highway 9 near the Town Center was 4,200 trips in 2011. The Colorado Department of Transportation projection for this location in 2033 is 6,926 ADT. The 2011 ADT was 4,100 with a 2033 projection of 7,032 on Highway 285 east of the intersection of Highway 9.

Fairplay currently does not have a public transit system and there is no regional transit authority. The Circulation Map on the following page shows the major transportation routes in and around Fairplay.





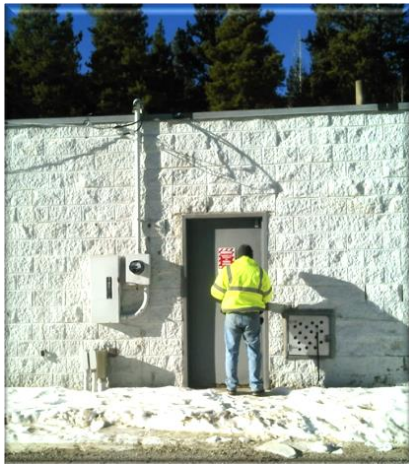




# Water & Wastewater Utilities

## Town of Fairplay Water Services

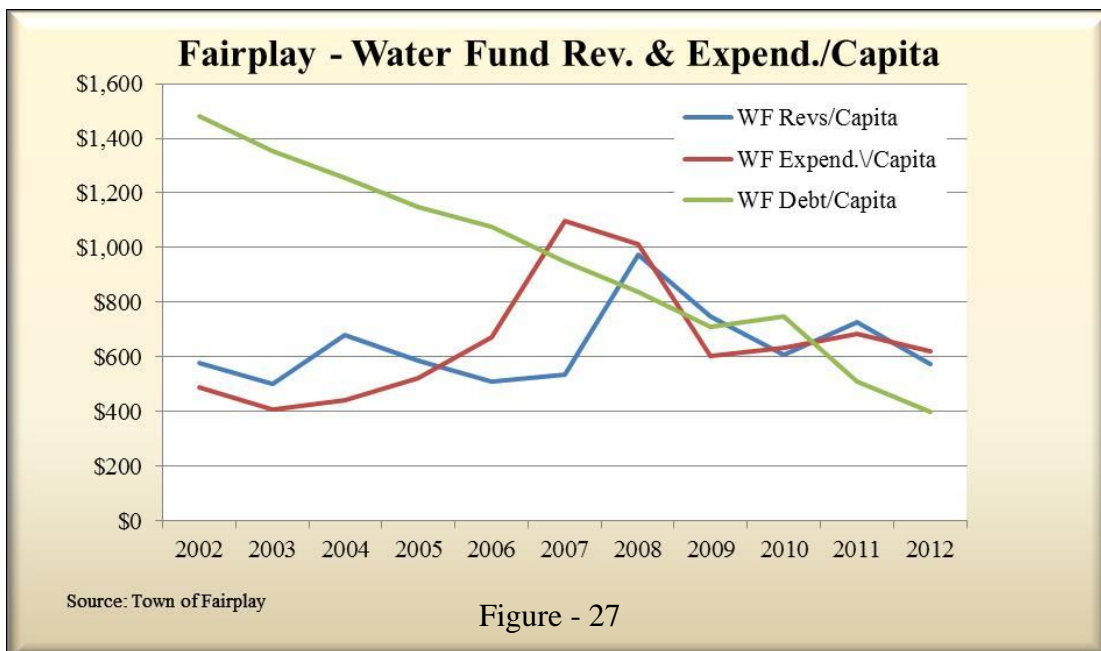
The town of Fairplay operates its own municipal water treatment system. The water system consists of 4 active groundwater wells with chlorination that pump water to two water storage tanks. The main water storage tank is a 500,000 gallon facility located along Beaver Creek and a 150,000 gallon storage tank located in Beaver Ridge Subdivision.



The source waters for the Town of Fairplay are in the Beaver Creek watershed 13 square miles. These wells were constructed in 1990 to replace two infiltration galleries during the 1980s. The town experienced problems with the infiltration galleries and has since taken them off line. The primary water source is snowmelt that percolates into the ground through glacially deposited gravel alluvium.

Presently there are 446 active taps and 14 inactive taps on the system. The new Stone River subdivision will add 305 new taps on the system if it is fully developed.

The annual average daily demand on the system requires approximately 135 gallons per minute production with a peak demand of 184 gallons per minute during August. It is estimated that the 10 year demand will increase production requirements to 324 gallons a minute with an associated peak production of 449 gallons per minute during the summer months. Second homes and service to the county jail constitute a substantial demand on the water system. The second homes created substantial seasonal demand when they are occupied (water system master plan report 2006-2016).





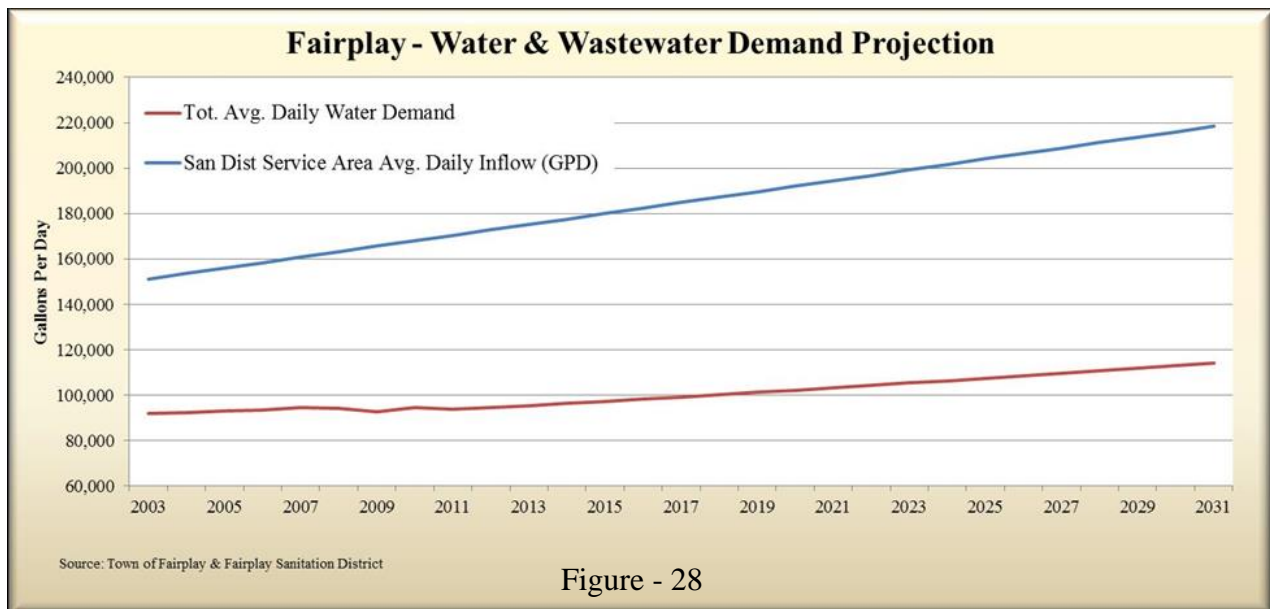
## Fairplay Sanitation District Wastewater Services

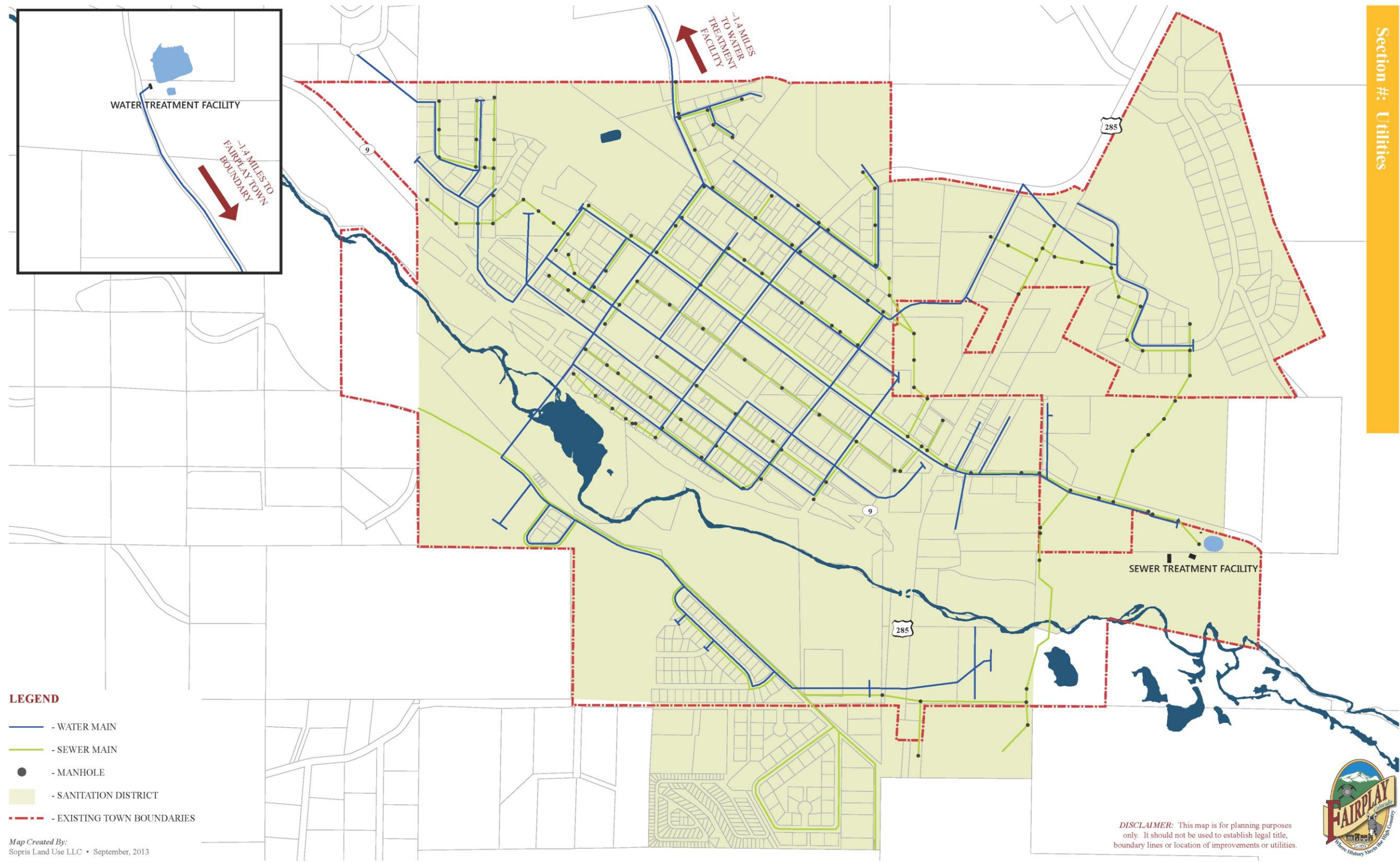
Wastewater services in Fairplay are provided by the Fairplay Sanitation District, a separate government, entity directed by a five-member elected board. The District operates an integrated fixed-film activated sludge biological treatment system with secondary clarifiers UV light disinfection and aerobic sludge digestion. One of the major challenges for wastewater treatment in Fairplay is ammonia removal. This is caused by the high elevation location of the facility and the associated cold temperatures.



Wastewater treatment facilities are located just inside the town on a 37 acre site. The plant elevation is approximately 9,850 feet above sea level. Similar to the town's water system, seasonal peak demands associated with second homes and the Park County Jail are challenges for the system.

The permitted hydraulic capacity of the wastewater treatment facility is 0.4 million gallons per day (MGD). Current winter maximum flows are approximately 0.140 million gallons per day (Engineering Report and Process Design Report 2007).





- LEGEND**
- WATER MAIN
  - SEWER MAIN
  - MANHOLE
  - SANITATION DISTRICT
  - EXISTING TOWN BOUNDARIES

Map Created By:  
Sopris Land Use LLC • September, 2013

Utilities Map

DISCLAIMER: This map is for planning purposes only. It should not be used to establish legal title, boundary lines or location of improvements or utilities.

NORTH 0 .125 .25 MILES #



## Facilities and Services

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Town of Fairplay, the Sanitation District, Fire District, Recreation District and Ambulance District provide a full array of community facilities and services. Municipal services include administration, public works, law enforcement, water utilities and parks. Fairplay recently moved into a new Town Hall that was remodeled from a residential structure on the south end of Main Street. The new facility is a more visible location with additional space for public meetings, offices and storage to better serve community needs.



### Current Staffing:

- Administration - 3
- Police - 4
- Public Works - 4 (½ Public Works & ½ Water)



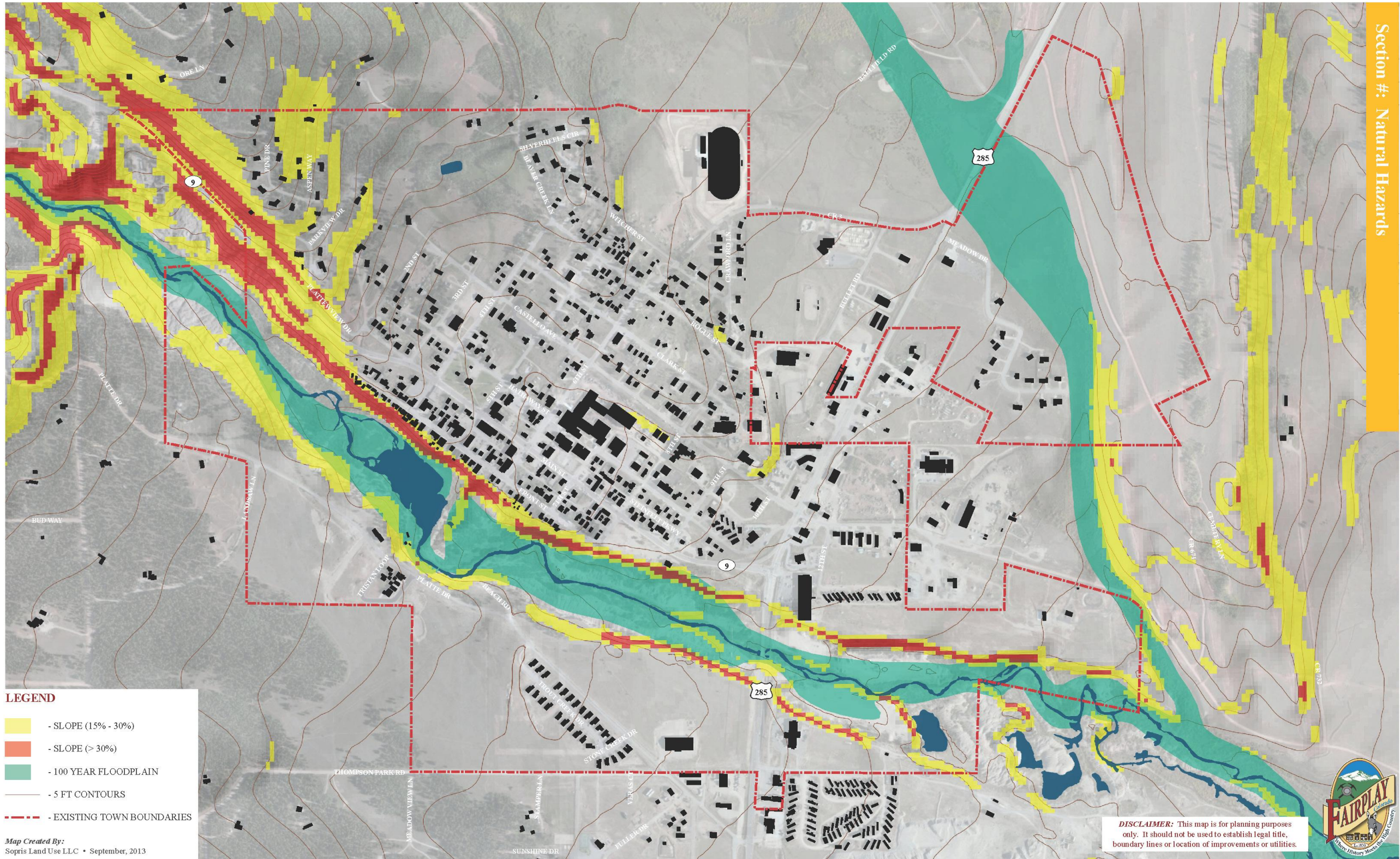
## Natural Hazards

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The primary natural hazard constraints to development in Fairplay are the 100 year flood plain, associated wetlands and steep slopes. The natural hazards map on the following page shows locations of these constraint areas. Areas outside of Fairplay have been adversely impacted by the mountain pine beetle which has devastated many of Colorado's forests. These beetle kill locations are subject to forest fires and the dead trees can fall without warning. Most of the impacted trees are located on United States Forest Service lands. Forest fires could impact the northern and westerly edges of town at the urban-wildland interface. Park County, BLM and the United States Forest Service are the primary agencies obligated to address these hazards.

The steep slopes, floodplains and wetlands in Fairplay should be avoided by development activities. The goals and policies within this document identify the need to protect these areas to avoid associated problems. Revisions to the Fairplay land use code should include language to this effect. The 100 year floodplain has been mapped and the maps and floodplain elevations are available at Town Hall or through FEMA.

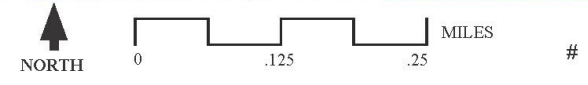
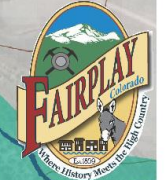




- LEGEND**
- SLOPE (15% - 30%)
  - SLOPE (> 30%)
  - 100 YEAR FLOODPLAIN
  - 5 FT CONTOURS
  - EXISTING TOWN BOUNDARIES

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## Parks, Open Space & Trails

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Fairplay has two active municipal parks: Cohen Park and “The Beach”. There are other large areas of undeveloped or “passive” open space next to The Beach along the Middle Fork of the South Platte River and in the Beaver Meadows Subdivision. These lands are managed by the town for the benefit of area residents.



The South Park Recreation Center was established in 1997 by local residents that started as a nonprofit organization. This dedicated group of citizens worked to establish the South Park Park and Recreation District (SPPRD) which was approved by the voters in May 2002. Establishment of the district generated an operational mill levy and construction bond to build the recreation center and associated facilities. The district covers 1,200 square miles and serves approximately 6,000 residents. The recreation center

houses a broad array of equipment and facilities which include:

- Workout equipment.
- Child care room.
- Multipurpose room with kitchen.
- Swimming pool.

Adjacent to the recreation center are a sauna, state-of-the-art skate park and BMX track. The District holds various fitness and yoga classes. The facilities are state-of-the-art and are an excellent community amenity.

The Park County School District RE-2 maintains and operates their athletic fields and school playgrounds in the town of Fairplay. These facilities add to the variety of active recreational spaces available to Fairplay and area residents.



In 2013, Fairplay has approximately 65 acres of active open space which includes municipal parks, lands owned by the South Park Recreation District and the County Fairgrounds. The total town owned passive open space is approximately 96 acres, and there are approximately 1.16 miles of trails in town limits. In terms of total acreage, Fairplay has ample acreage to serve the needs of town and area residents. The parks open space and trails map shows a quarter mile (1,320 feet) buffer from each of these park areas. This is the typical distance that an average person is willing to walk (or ride a bike) to a park. The majority of Fairplay lies within a quarter mile distance from an active or passive park area. The exceptions to this standard are in northwest and southeast Fairplay. The town may want to consider establishing a neighborhood park for northwest Fairplay depending on citizen interest. The area in southwest

Fairplay is zoned for commercial uses and adjoins the middle fork of the South Platte River; an area that is proposed for future passive open space. Additional active park space in this location is probably not needed, but the area would be suitable for expansion of the municipal trail system.

A good strategy for adding to the town's overall parks, open space and trails network would be to allocate dollars to improvements on the existing acreages. New development should be asked to contribute cash in lieu of land for these improvements. Fairplay should also consider pursuing grant funding from Great Outdoors Colorado (GOCO) for the same purposes. The community survey identified the importance of trails to the community as well as connections to surrounding public lands. Fairplay should actively work with the BLM and Forest Service to develop good trail connections from these public lands to the town.

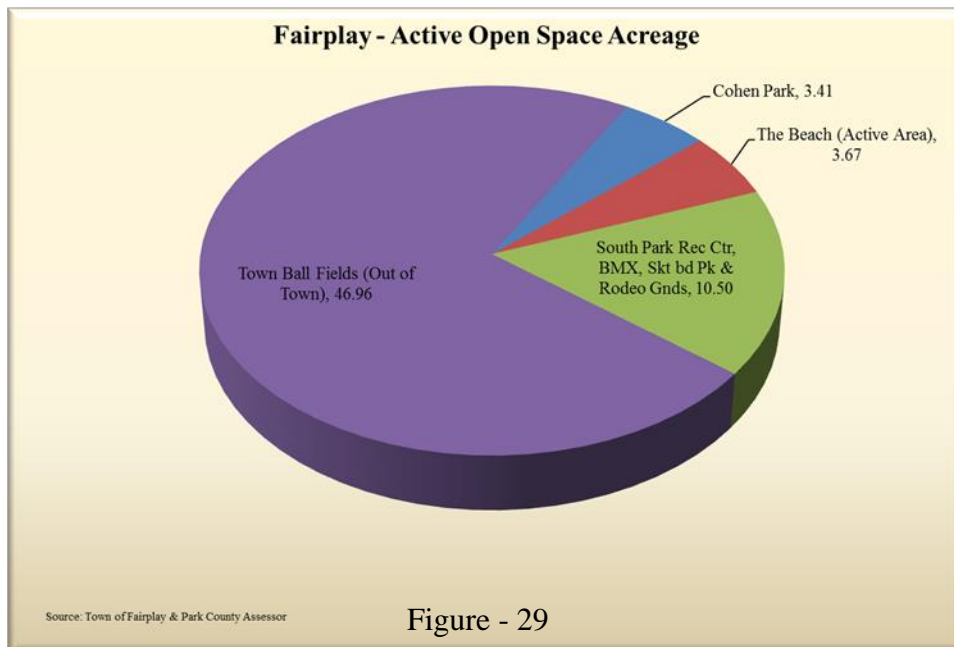


Figure - 29

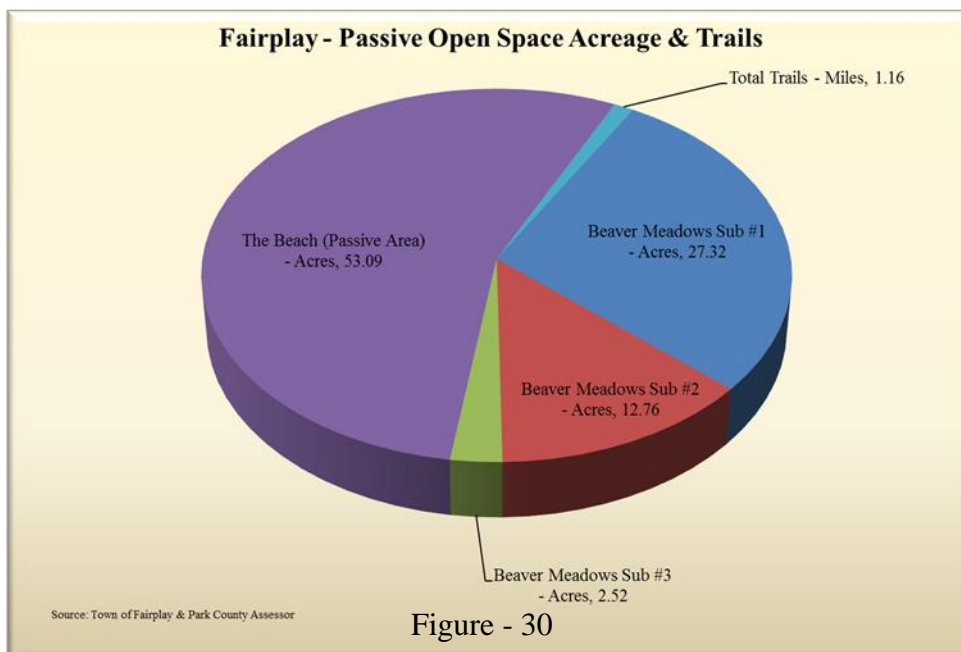


Figure - 30

Table - 2  
Parks, Open Space & Trails Summary

Trails	Length (Miles)
Trail near Cohen Park	0.07
Trail down Staircase, across dam, ending near new Town Hall	0.41
Trail around "The Beach" campground	0.32
Fairplay/Alma Bike Path (in Fairplay Town Limits)	0.37
<b><i>Total Trails in Town</i></b>	<b><i>1.16</i></b>
Active Open Space	Area (Acres)
Cohen Park	3.41
The Beach (Active Area)	3.67
South Park Rec Center, BMX, Skateboard Park & Rodeo Grounds	10.50
Town Ball Fields (Out of Town)	46.96
<b><i>Total Parks in Town</i></b>	<b><i>64.55</i></b>
Passive Open Space	Area (Acres)
Beaver Meadows Sub #1 - Acres	27.32
Beaver Meadows Sub #2 - Acres	12.76
Beaver Meadows Sub #3 - Acres	2.52
The Beach (Passive Area) - Acres	53.09
<b><i>Total Open Space in Town</i></b>	<b><i>95.70</i></b>

A noteworthy attraction in Fairplay and a point of community pride is "The Beach". This active and passive park is situated on the Middle Fork of the South Platte River below the new Town Hall and the west side of Front Street. The Beach offers community members and visitors a unique high elevation opportunity to enjoy a small lake where swimming, boating, fishing and gold panning are available. There is a direct access to the beach from Front Street via the "Staircase". In 2013, the town sold over 300 gold panning permits to visitors. Fairplay is one of the few municipalities in the state that sells gold panning permits and is believed to be the number one municipal gold panning site in the state of Colorado. Those folks that are patient are able to actually find gold to reward their efforts. Another interesting Fairplay attraction is the monument and burial site of "Prunes" a beloved famous local burro that worked the local gold mines from 1867 to 1930.



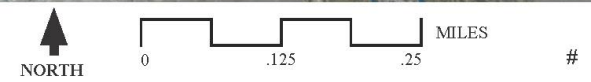




- LEGEND**
- ACTIVE OPEN SPACE
  - PASSIVE OPEN SPACE
  - 1/4 MILE BUFFER
  - EXISTING TRAILS
  - PROPOSED TRAILS
  - EXISTING TOWN BOUNDARIES

Map Created By:  
Sopris Land Use LLC • September, 2013

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# Population Projections

## Park County & Town of Fairplay

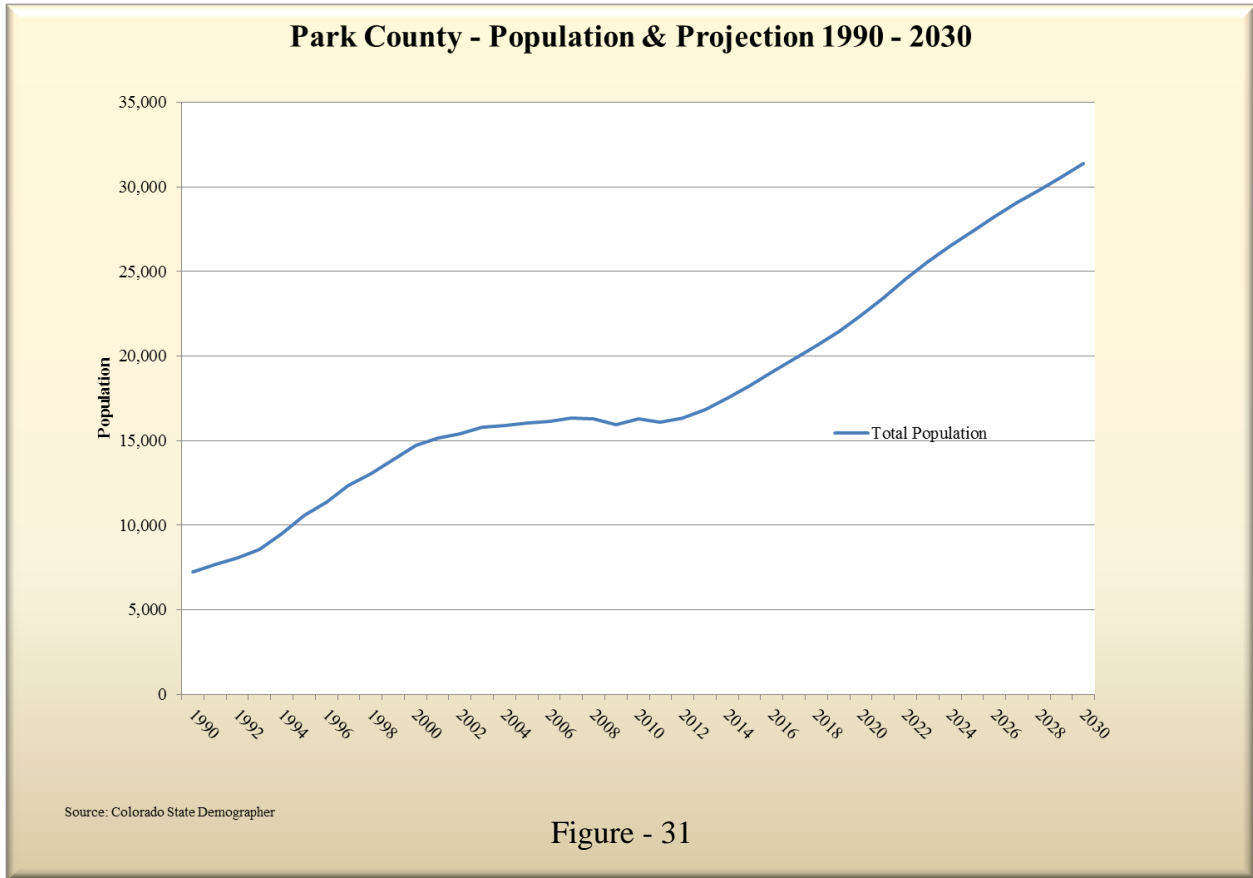


Figure - 31

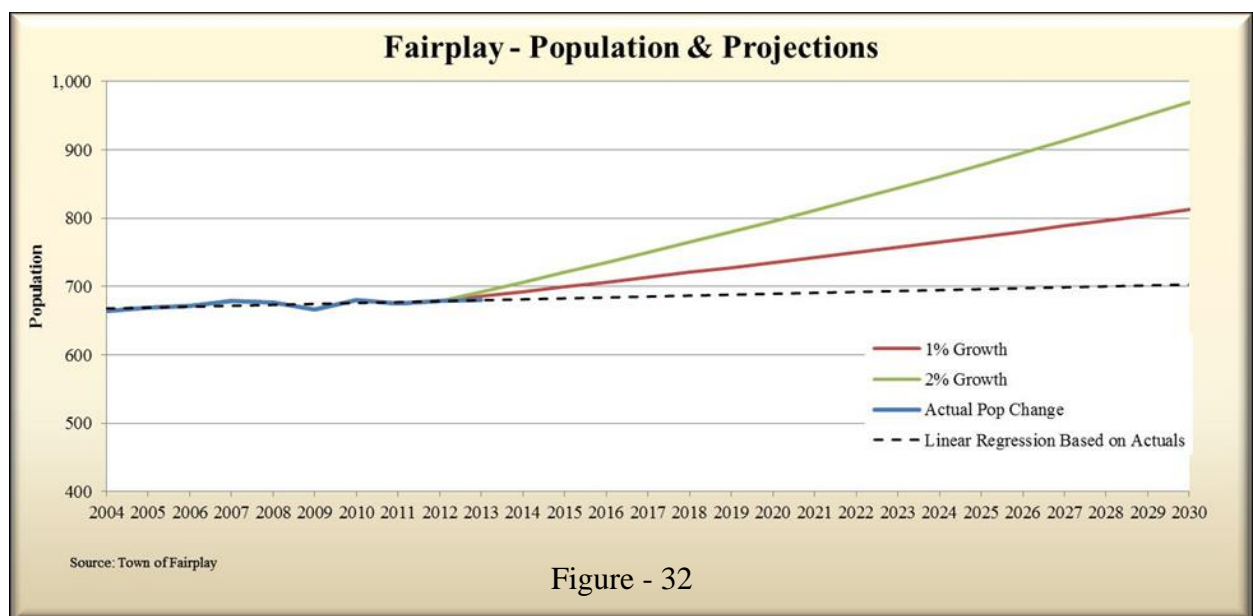


Figure - 32

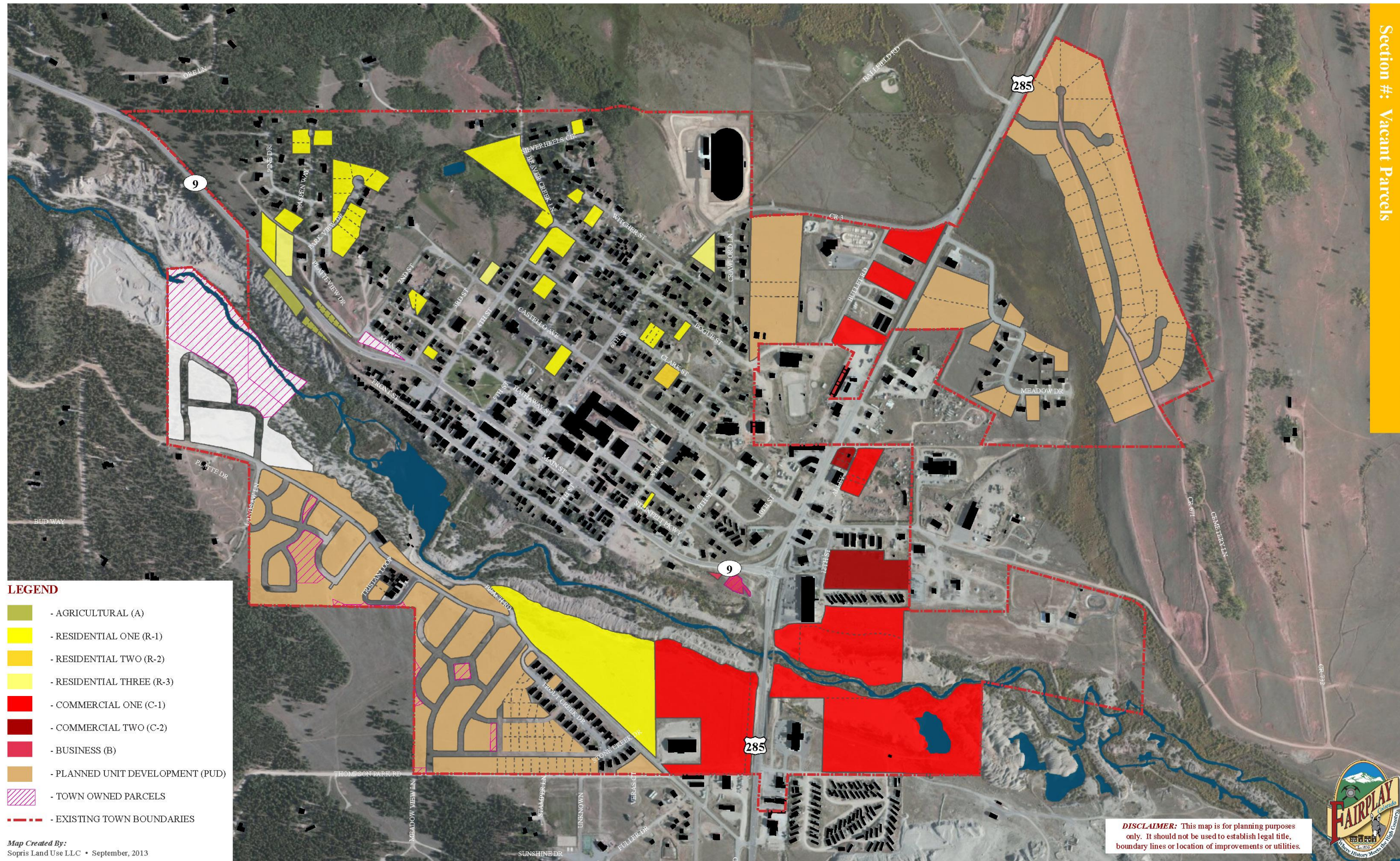


# Buildout Analysis

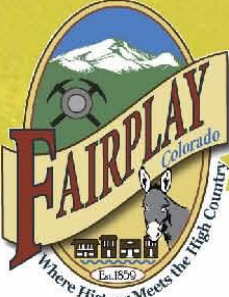
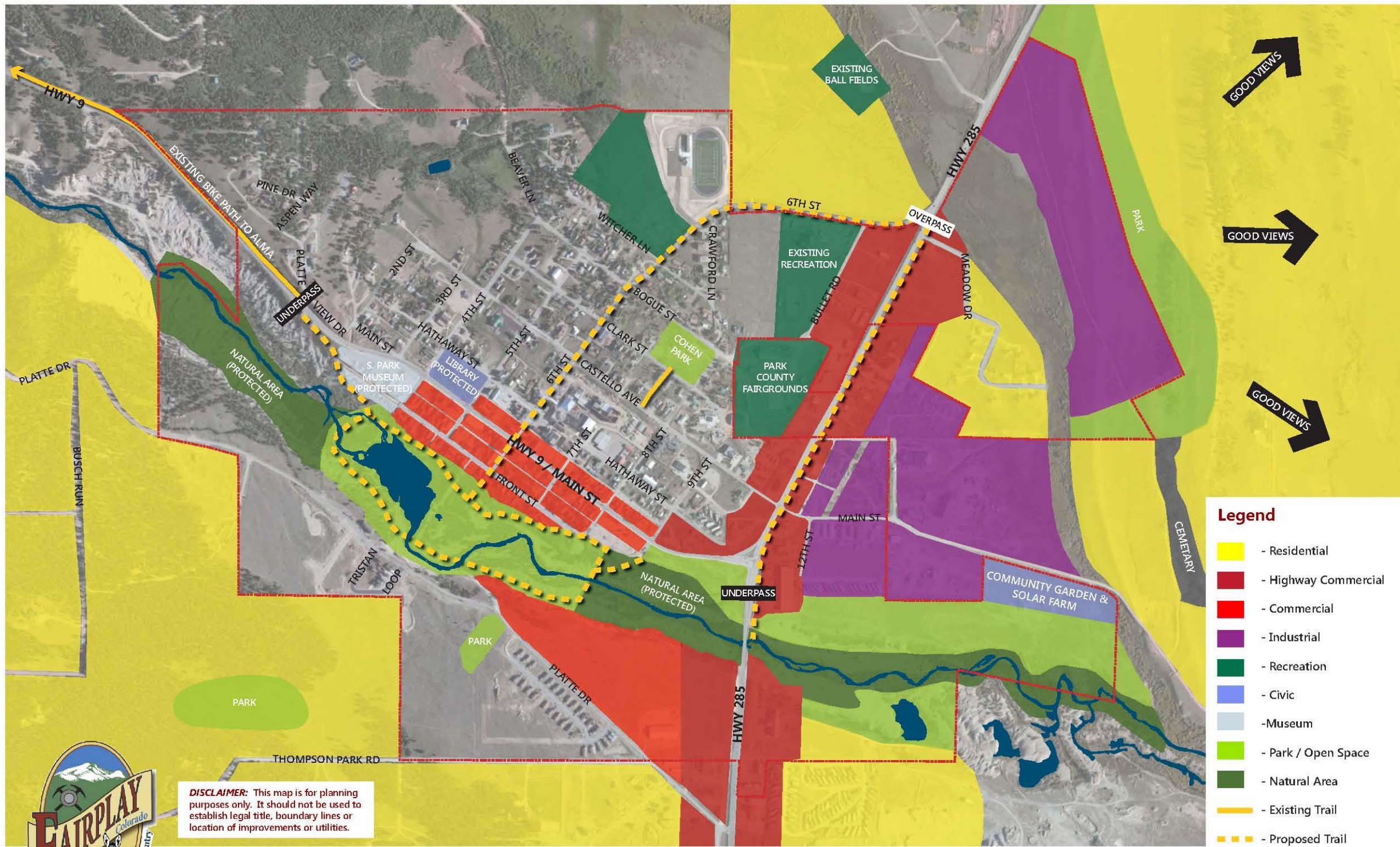
Zone District	Total Acreage	Vacant Acreage	Permitted Residential Uses	Min. Lot Size (sq. ft.)	Min. Lot Size (acres)	Max. # of New Residential Units
Res. 1 (R-1)	193.46	30.29	Single-Family Dwellings	5,800	0	<b>233</b>
Res. 2 (R-2)	9.77	0.56	Single-Family Dwellings; Two-Family Dwellings	Single-Family: 5,800 Two-Family: 9,000	Single-Family: 0.13; Two-Family: 0.21	
Res. 3 (R-3)	25.19	2.19	Multi-Family Residential	11,000 plus an additional 2,000 for every unit over 3	0.25 plus an additional 0.05 for every unit over 3	
Res. Mobile Home (R-MH)	4.54	0.00	Mobile Home Park	2,900 per mobile home	0.07 per mobile home	
Restrict. Business (R-B)	8.38	0.00	Living quarters for one single-family only	450 finished floor area within a business building	0.01 finished floor area within a business building	
Business (B)	22.47	0.48	1 Accessory dwelling unit per business	450 finished floor area within a business building	0.01 finished floor area within a business building	
Commer. 1 (C-1)	81.64	51.57	1 Accessory dwelling unit per business	450 finished floor area within a business building	0.01 finished floor area within a business building	
Commer. 2 (C-2)	49.08	4.99	1 Accessory dwelling unit per business	450 finished floor area within a business building	0.01 finished floor area within a business building	
Agri. (A)	1.98	1.67	Single Family Dwellings	N/A	5 Acres	
Parks (P)	13.40	0.00				
Planned Unit Dev. (PUD)	168.00	104.72				
Unzoned	168.92	23.11				
<b>Total:</b>	<b>746.83</b>	<b>219.58</b>				

Table - 3





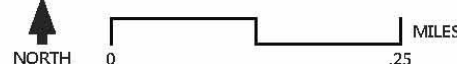




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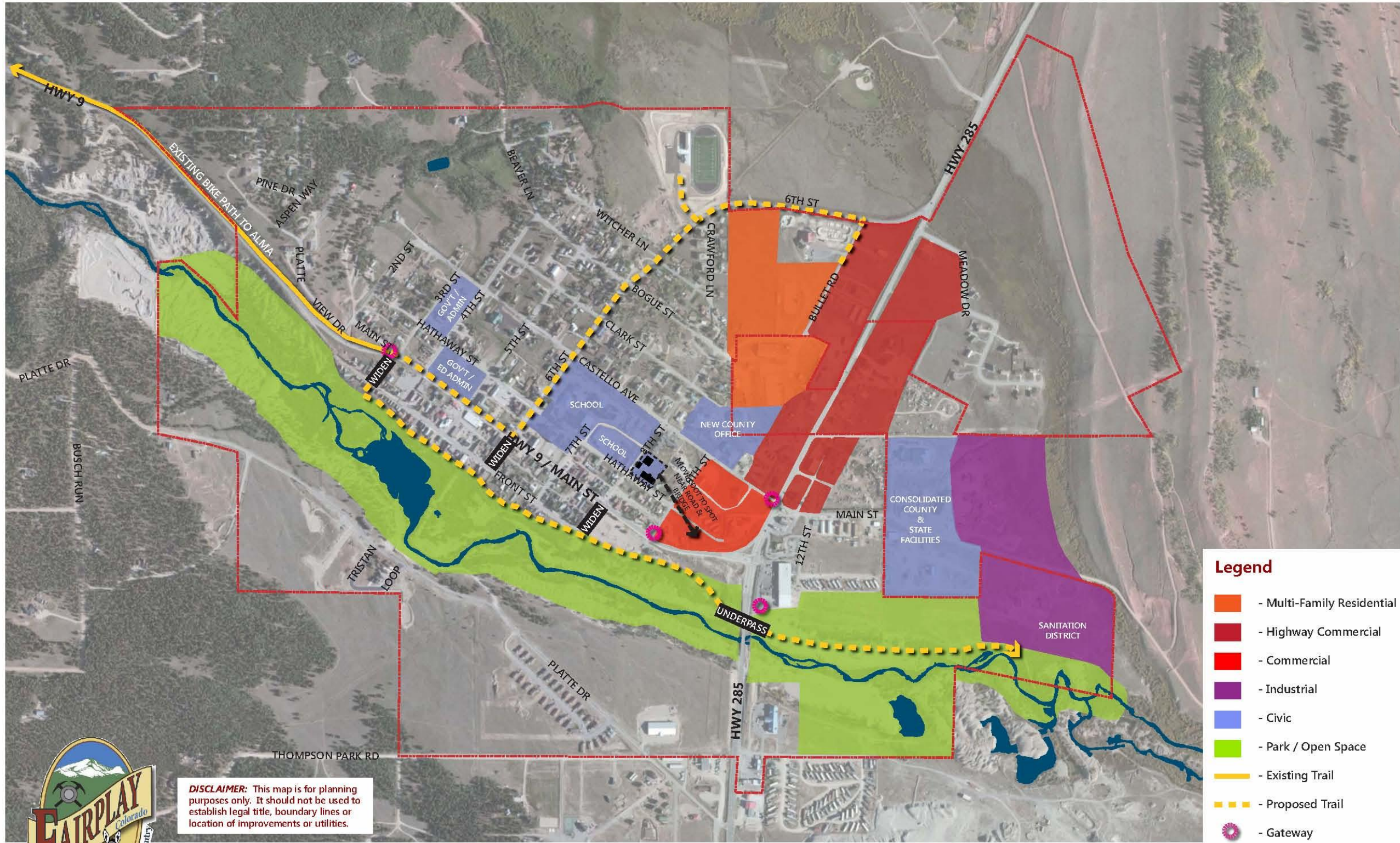
TOWN OF FAIRPLAY COMPREHENSIVE PLAN | FUTURE LAND USE MAP (GROUP 1)

Created By:  
Sapris Land Use LLC  
June, 2013



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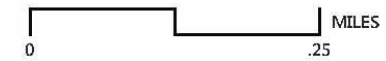




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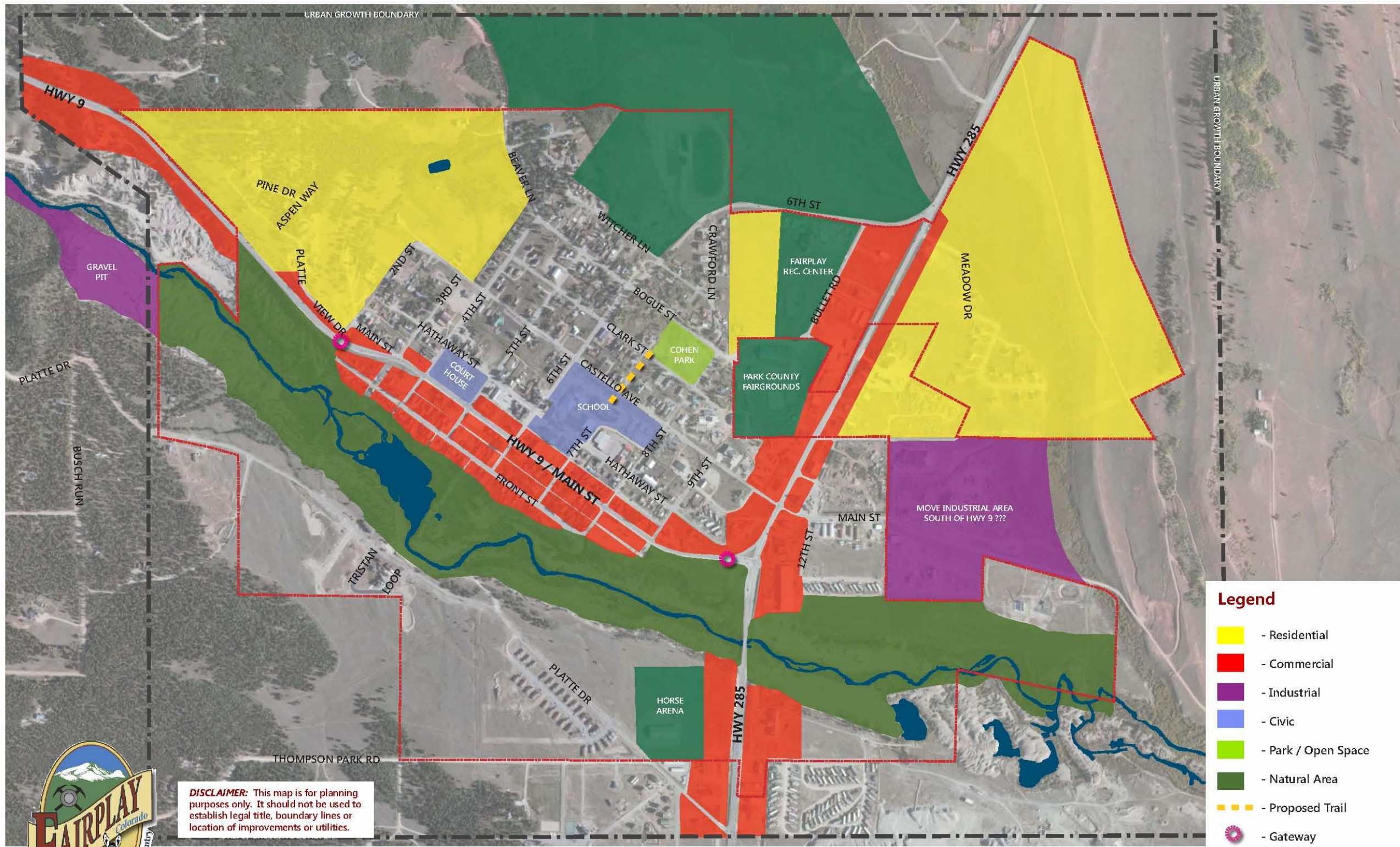
TOWN OF FAIRPLAY COMPREHENSIVE PLAN | FUTURE LAND USE MAP (GROUP 2)

Created By:  
Sopris Land Use LLC  
June, 2013



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TOWN OF FAIRPLAY COMPREHENSIVE PLAN | FUTURE LAND USE MAP (GROUP 3)

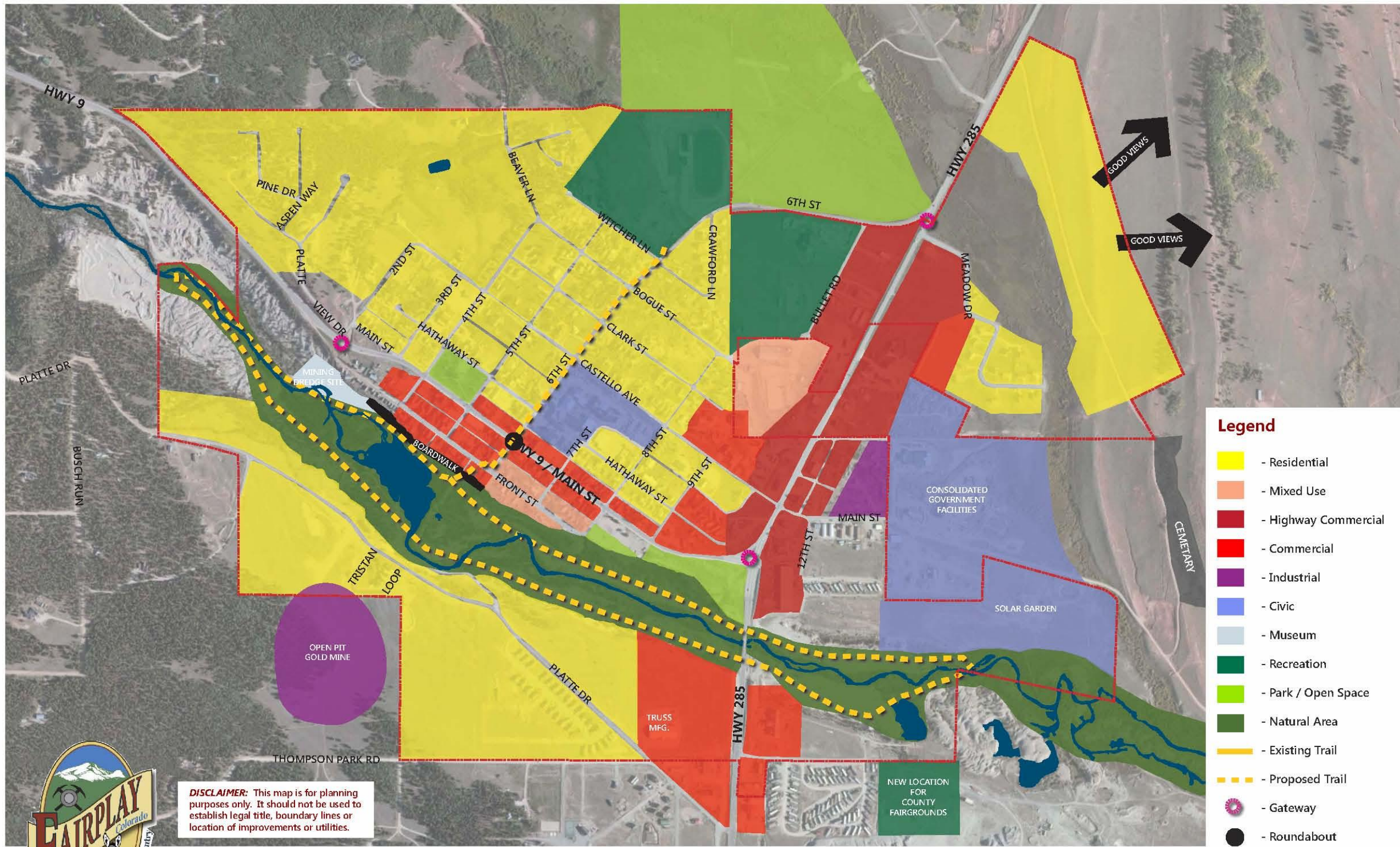
Created By:  
Sopris Land Use LLC  
June, 2013

NORTH

0 .25 MILES

#





- Legend**
- Residential
  - Mixed Use
  - Highway Commercial
  - Commercial
  - Industrial
  - Civic
  - Museum
  - Recreation
  - Park / Open Space
  - Natural Area
  - Existing Trail
  - Proposed Trail
  - Gateway
  - Roundabout



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TOWN OF FAIRPLAY COMPREHENSIVE PLAN | **FUTURE LAND USE MAP (GROUP 4)**

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June, 2013

NORTH

0 .25 MILES