



Town of Fairplay Colorado

Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, June 1, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

[Join Meeting by Teams](#)

(Meeting ID: 222 461 945 989 86 / Passcode: nf35z64q)

Dial in by phone [+1 929-352-2940,,904449921#](#)

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Agenda

V. Consent Agenda

This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.

A. Approval of expenditures for all Town funds from May 1, 2026 to May 31, 2026 in the amount of \$200,134.42. (A)

VI. Citizen Comments

This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.

VII. Public Hearings

A. Location & Extent review of Colorado Department of Transportation Mobility Hub to be located at 401 Main Street. (A)

VIII. New Business

A. Should the Board of Trustees for the Town of Fairplay, Colorado, approve the adoption of Resolution No. 26, Series of 2026, entitled "A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, awarding a Proposal to RICK Engineering Company for the Town of Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project." (A)

B. Should the Board of Trustees for the Town of Fairplay, Colorado, approve adoption of Resolution No. 27, Series of 2026 entitled "A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, approving the First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route Between Summit County Government, Park County Government, and the Towns of Fairplay, Alma and Breckenridge."? (A)

IX. Adjournment

(A) Administrative: Day-to-day operational decisions, implementation of policies, and enforcement of existing laws.

(L) Legislative: Policy-making decisions of a permanent or general character, such as adopting ordinances, setting tax rates, and approving budgets.

(QJ) Quasi-Judicial: Decisions involving applying existing policies or regulations to specific facts or individuals (e.g., land use variances, rezoning of an area, or granting of licenses or licensing appeals).

Posted at Fairplay Town Hall, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on Saturday, May 30, 2026.

This Agenda May Be Amended.

BILLS PAID FROM MAY 1, 2026 TO MAY 31, 2026

Process Date	Payment Amount	Memo	Vendor Name
5/14/2026	36.84	Policy POV 107B4 Apr 2026 Premium	Aflac
5/14/2026	69.98	Work Clothing Reimbursement	Alex Wagner
5/5/2026	306.19	AT&T Office at Hand Fees April 2026	AT&T
5/13/2026	2210.2	VoIP, Body Cam, MDT, Cellular Charges	AT&T Mobility
5/22/2026	5750	April 2026 WWTP ORC Services	AWT Consulting LLC
5/5/2026	143	Mailing Expense April Newsletter	BDS Valli Info System
5/5/2026	342.94	Mailing Expense, marhc utility bills	BDS Valli Info System
5/4/2026	61.95	PW/UTILITIES UNIFORMS	CÄ°NTAS
5/4/2026	61.95	PW/UTILITIES UNIFORMS	CÄ°NTAS
5/22/2026	61.95	PW/UTILITIES UNIFORMS	CÄ°NTAS
5/22/2026	61.95	PW/UTILITIES UNIFORMS	CÄ°NTAS
5/28/2026	61.95	PW/UTILITIES UNIFORMS	CÄ°NTAS
5/1/2026	3328	Programs Monthly Maintenance & Support Fees	Caselle LLC
5/26/2026	3328	Programs Monthly Maintenance & Support Fees	Caselle LLC
5/14/2026	100	Pest Control PW Office	Central Mountain Pest Control
5/20/2026	100	Pest Control Town Hall	Central Mountain Pest Control
5/14/2026	83.14	Water Plant Telephone Line	CenturyLink
5/14/2026	4221.27	Building Official Fees	Charles Abbott Associates Inc
5/14/2026	30656.04	PC Insurance Premium	CIRSA
5/22/2026	950	Annual MuniDocs Subscription / Online Code Hosting Fee	CivicPlus LLC
5/5/2026	5000	Ballot Services for April 7, 2026	Clear Ballot Group Inc
5/1/2026	395	Rack Card Distribution Summer Season	Colorado Activities Centers Inc
5/4/2026	42	Water Testing	Colorado Analytical Laboratory
5/4/2026	471	Wastewater testing.	Colorado Analytical Laboratory
5/26/2026	182.25	2039735 - Natural Gas 501 Main	Colorado Natural Gas, Inc.
5/26/2026	202.87	2039735 - Natural Gas PW Office	Colorado Natural Gas, Inc.
5/26/2026	262.46	2039735 - Natural Gas Town Hall	Colorado Natural Gas, Inc.
5/26/2026	414.96	2039735 - Natural Gas WW Plant	Colorado Natural Gas, Inc.
5/26/2026	562	2039735 - Natural Gas Office	Colorado Natural Gas, Inc.
5/14/2026	750	Monthly Cleaning Town Hall, 501 Main, Bunkhouse	Elevated Cleaning Co
5/28/2026	40	Elkhorn Ranch Annual HOA Dues - 17 Kiwi Court	Elkhorn Ranch Owners Association
5/26/2026	1779.93	Senior Banners Printing Services	Envision Sign & Graphics
5/28/2026	397.39	Event Schedule Banner Printing Services	Envision Sign & Graphics
5/14/2026	254.3	Acct 15890460 - Inv 15890460 05-15-2026	Family Support Registry
5/28/2026	254.3	Acct 15890460 - Inv 15890460 05-29-2026	Family Support Registry
5/4/2026	406.18	Blower Repair Kit	HD Supply Inc
5/13/2026	2034.2	parts for equipment repair in sewer plant	HD Supply Inc
5/14/2026	694.95	Monthly Fiber Public Works/Town Hall/ 501	Highline
5/22/2026	5000	Audit Services	Hinkle & Company PC
5/14/2026	1631.85	Monthly Water Line Coverage Premiums	HomeServe USA Corp
5/14/2026	2101.25	Monthly Planning Services	Hunn Planning & Policy LLC
5/21/2026	189	Off Site Vital Records Storage Fees	Iron Mountain
5/14/2026	214.6	Mileage Reimbursement for Leadership Training & Confer	Kelsey Sprys
5/14/2026	5255.88	On-Call Engineering Services - Water Projects	Ken Hardesty
5/14/2026	120.11	Copies	Konica Minolta Business Solutions USA Inc
5/14/2026	472.95	Copier Lease Fees	Konica Minolta Premier Finance
5/28/2026	475.52	Copier Lease Fees	Konica Minolta Premier Finance
5/1/2026	874	Event Postcard Printing Services	Laser Graphics
5/1/2026	1989	Town Map Printing Services	Laser Graphics
5/22/2026	1548.5	Police / Court Legal Counsel Fees - April 2026	Murray Dahl Beery Renaud LLP
5/22/2026	4170.5	Planning & Development Legal Counsel Fees - April 2026	Murray Dahl Beery Renaud LLP
5/22/2026	4817.5	General Legal Counsel Fees - April 2026	Murray Dahl Beery Renaud LLP

5/22/2026	5022.5	Gemenskap Legal Fees - April 2026	Murray Dahl Beery Renaud LLP
5/28/2026	2020.7	TAC 10 Maintenance renewal	N Harris Computer Corporation
5/22/2026	21759.06	Accounting/Audit/AP Services 3/1/20-4/15/2026	P&M Holding GroupLLP
5/26/2026	5105.09	Accounting/Audit/AP Services 3/1/20-4/15/2026	P&M Holding GroupLLP
5/5/2026	4900	Nate Carrigan Memorial Golf Tournament Sponsorship +	Park County Law Enforcement Gives Back
5/5/2026	9750	Portolets	Patriot Portables Events LLC
5/5/2026	4534.6	May '26 Monthly Managed ISP Fees	Phoenix Technology Group
5/26/2026	30	May '26 Monthly Managed ISP Fees Underpay	Phoenix Technology Group
5/28/2026	4564.6	Jun '26 Monthly Managed ISP Fees	Phoenix Technology Group
5/1/2026	22498	Worker's Comp Premium	PINNACOL ASSURANCE
5/14/2026	4659.81	Compliance Rated Cartridge Micro-Fiber / 7-3/4" x 30-3/4	ProWest Filtration, Inc.
5/11/2026	60	Engraved name signs for new Mayor and Trustees	RIVERSIDE TROPHIES
5/22/2026	54.5	Impact Fee Grant Expenses - Utility	Schmueser Gordon Meye Inc
5/22/2026	54.5	General Engineering - CDOT POTW	Schmueser Gordon Meye Inc
5/22/2026	56.25	Habitat for Humanity In-Kind & DIA/LOC Fees	Schmueser Gordon Meye Inc
5/22/2026	281.25	Stone River (Pre-Application Mtg)	Schmueser Gordon Meye Inc
5/22/2026	337.5	General Engineering Fees 3/11 - 4/2/26	Schmueser Gordon Meye Inc
5/22/2026	2524.15	CDOT Mobility Hub LAE Review Fees	Schmueser Gordon Meye Inc
5/26/2026	900	SPHSD Pharmacy In-Kind Fees April 2026	Schmueser Gordon Meye Inc
5/26/2026	2492	Gemenskap Review Fees 3/16-4/7/26	Schmueser Gordon Meye Inc
5/4/2026	20	Monthly Shredding Console Service	ShredAmerica Colorado LLC
5/4/2026	28.01	Monthly Shredding Console Service	ShredAmerica Colorado LLC
5/28/2026	28.01	Monthly Console Shredding	ShredAmerica Colorado LLC
5/28/2026	120	Annual Records Destruction	ShredAmerica Colorado LLC
5/14/2026	634.02	Miscellaneous Tools/Equipment for Repairs, Etc	South Park Ace
5/14/2026	450	Senior Salutes Radio Ad	Three Eagles Communications of Colorado
5/21/2026	167.4	Shop Utilities 1190 CR 16	Town of Fairplay
5/21/2026	188.9	Utilities 1190 Park CR 16	Town of Fairplay
5/22/2026	773.7	Utilities 901 Main Street	Town of Fairplay
5/1/2026	370	Bulk Mailing Permit Renewal	United States Postal Service
5/14/2026	24.5	Sewer Locates	Utility Notification Center of Colorado
5/14/2026	47.77	Sewer Locates	Utility Notification Center of Colorado
5/14/2026	80.5	Water Locates	Utility Notification Center of Colorado
5/14/2026	442.8	Dumpster/Roll Off Fees	Western Waste Holdings Inc
5/1/2026	450.32	Fuel Purchases March 2026	WEX Bank
5/26/2026	1010.32	PD Fuel Purchases April 2026	WEX Bank
5/22/2026	8753.86	Electricity - Facilities/Lights	Xcel Energy
	\$	200,134.42	

Fairplay Planning Department
Fairplay Town Hall
901 Main Street
Fairplay, Colorado 80440



Fairplay Board of Trustees
Mayor – Ray Douglas
Mayor Pro Tem – Shayanne Bossert
Trustee - Courtney Avery
Trustee - Erik Baum
Trustee - Megan Permakoff

Town Board of Trustees Hearing

Colorado Department of Transportation Mobility Hub Parking Lot - Location and Extent Review 401 Main Street

Hearing Date: June 1, 2026
File Name and Process: CDOT Mobility Hub – Location and Extent
Owner/Applicant: Colorado Department of Transportation
Representative: Scott Skinner
Location/Legal: 401 Main Street / Lots 14, 15 and 16, Block 5
Zoning: Town Center
Staff Member: Scot Hunn, Town Planner

Staff Report

I. Summary of Request:

The Applicant, the Colorado Department of Transportation (CDOT), represented by Scott Skinner, is requesting review by the Town of Fairplay Town Board of Trustees of a Location and Extent application for the development of a 34-space parking lot located at 401 Main Street within the Town Center Zone District.

The project is proposed as part of CDOT’s mobility and transportation initiatives, and the location of the parking lot (currently a vacant lot surfaced with gravel on the corner of Main and 4th streets) is being dubbed the CDOT “Mobility Hub.” According to the application materials provided by CDOT, the following improvements are proposed:

- Paving the lot and alley with asphalt

- Curb and gutter replacement on 4th, Main St (CO-9)
- Curb along alley
- Adding new drainage inlet on Main St (CO-9)
- Installing lights and meter
- ADA ramps on 4th and at the corner of 4th and Main St (CO-9)
- The corner ADA ramp will reflect the one across the street
- Adds 32 traditional parking spots
- Adds 2 ADA parking spots
- Total of 34 spots
- Install sidewalk connecting parking lot to sidewalk along Main St (CO-9)

The Location and Extent (LEA) process is established and enabled by State Statute and is intended to permit local jurisdictions in Colorado (in this case, the Town) to review governmental (such as a state agency) and quasi-governmental development projects for conformance primarily with local comprehensive plans, and to a lesser degree, local zoning and land use requirements. This process also allows for government agencies proposing public facilities or improvements to request waivers or variances from local development standards.

Staff suggest that this proposal is generally in conformance with the Town of Fairplay Comprehensive plan and appears to comply with the Town’s zoning and development standards such as parking lot design and ADA parking space requirements.

However, the application does not address or adhere to the Town’s parking lot landscaping requirements (Section 16-11-60 – *Parking Lot Landscape Standards*, Unified Development Code).

Landscaping:

The UDC requires minimum landscaping for parking lots with ten (10) or more spaces. The Applicant is not proposing any landscaping with this project. For instance, Section 16-11-60 UDC requires:

- One (1) tree for every five (5) parking spaces to break up large expanses of paving and to provide shading.
- One (1) shrub for every one-hundred fifty (150) square feet of landscape area.
- Landscape islands.
- Landscape setbacks along public streets to create a buffer between a public street and the parking lot (this is a 30 foot setback from Main Street and a 25 foot setback from 4th Street).

The application does not specify why CDOT seeks relief from the Town’s landscaping requirements. However, based on prior discussions with CDOT representatives, staff respectfully

suggest that the basis for CDOT’s requested waiver/variance from Town standards is likely based on the following public purposes and site constraints:

1. Maximize public parking associated with and supporting critical public transportation infrastructure and services (regional mass transit stop) within a fairly small parcel.
2. Prioritize the provision of parking spaces over compliance with the Town’s landscape requirements in order to maximize the use of the property and to provide the greatest public transportation and mobility benefits to residents and visitors to the Town.
3. Reduce public cost of maintenance of landscaping and water requirements.

II. Summary of Location and Extent Review Procedures:

The following excerpts from the UDC outline how Location and Extent reviews are to be carried out by the Town:

Sec. 16-17-70. Location and extent review for public facilities projects.

(A) Purpose. This Section implements C.R.S. § 31-23-209 and is intended to provide an opportunity for review of the location and extent of specified public facilities and uses sought to be constructed or authorized by Colorado government entities within the Town of Fairplay, especially as to whether such public use is consistent with the Town of Fairplay Comprehensive Plan and this Code provided however that Location and Extent Review shall not be required for any Town Project for which the majority of funding (including grant funding) is authorized by the Board of Trustees.

(B) Applicability.

1. *Location and Extent Review shall apply to the construction or authorization of any public school, street, square, park or other public way, ground or open space, public building or structure **constructed by a Colorado government entity, including a municipality, county, school district, or special district or agency of state government,** or major facilities of a publicly or privately owned public utility.*
2. *Location and Extent Review shall generally apply to the construction of new schools, streets, squares, **and other facilities** constructed by the entities referenced in Subsection 16-17-70(b)(1), but not to maintenance, repair, or improvement of existing facilities.*
3. *Notwithstanding the foregoing, the Board of Trustees shall have the final authority to determine whether any given public project must be evaluated through the Location and Extent Review process, after consultation with the Town Planner and other Town Staff and consultants, as needed.*

Location and Extent Standards

The following sections of Section 16-17-70 – *Location and extent review for public facilities projects*, Unified Development Code (UDC) are applicable to the review of this request:

1. *All other public uses to be constructed by Colorado government entities.*
 - a. *A Location and Extent Review application shall be submitted to the Board of Trustees for approval, pursuant to the Development Review and approval process set forth in this Code, prior to the construction or authorization of any public use that is subject to Location and Extent Review.*
 - b. *Failure of the Board of Trustees to act within sixty (60) business days after the date of official submission of the Location and Extent Review application shall be deemed an approval, unless a longer period is granted by the submitting board, body or official.*
 - c. *If the Board of Trustees disapproves the Location and Extent Review application, it shall communicate its reasons to the submitting board, body or official. The respective submitting board, body or official is authorized to overrule such disapproval by a recorded vote of not less than two-thirds (2/3) of its entire membership. Upon overruling, the submitting board, body or official may proceed with construction or authorization of the project, as applicable.*
 - d. *If the project is not required to be authorized or financed by the Board of Trustees, or other Town official or board, the Board of Trustees' disapproval may be overruled by the body having jurisdiction over the authorization and financing of the project. A vote to overrule by such body shall be by a recorded vote of not less than two-thirds (2/3) of its entire membership. In the case of a utility owned by an entity other than a political subdivision, the Board of Trustees' disapproval may be overruled by the Public Utilities Commission by a recorded vote of not less than two-thirds (2/3) of its entire membership.*

Location and Extent Standards for Review

Sub-section (D) of Section 16-17-70, UDC, sets forth the standards for the Town Board's review of new public facilities and uses:

(D) Standards for Review. The Board of Trustees shall review the extent and location of the proposed public use for its consistency with the goals, policies and objectives stated in the Comprehensive Plan and for its compliance with this Code.

Staff Response:

Staff suggest that the proposed location and extent for the CDOT Mobility Hub parking lot supports several goals, policies and objectives of the Comprehensive Plan while also maintaining a high degree of compliance with the Town of Fairplay Unified Development Code, specifically the Town's engineering standards and public works manual.

The Applicant does not intend to comply with the Town's requirement to integrate landscape islands within the parking lot (to break up the paving) or to provide minimum setbacks or plantings due to the limited amount of space available to provide as much parking as possible for the State's intended transportation needs and goals.

Staff is generally supportive of the Applicant’s requested waiver/variance in this instance.

III. Zoning Analysis:

Zoning

The subject property is located within the Town Center Zone District. The purpose and objectives of the Town Center Zone District are described as follows:

“The Town Center is the historic core of Fairplay. 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 requires a special use permit. Buildings front on sidewalks. The Town Center is the hub of civic activity and a place for social interaction. The associated Town Center Overlay District (TCO) ensures that the historic character is maintained.”

- Town of Fairplay UDC Section 16-5-20 – Description of Zone Districts



Figure 1: Town of Fairplay Zoning Map

Dimensional Limitations and Standards

Because no vertical structures are proposed such as a building, typical dimensional limitations such as building setbacks and maximum building height do not apply. Additionally, the Town Center Zone District allows for a maximum lot coverage (the percentage of a lot covered by buildings and/or paved areas) to be 100%.

The plans submitted by CDOT show that the entire property will be covered by pavement, sidewalks, and curb/gutter improvements. This complies with the Town Center allowance for 100% coverage.

IV. Community Plan Policies:

Applicable Community Plan Policy Goals and Objectives

In addition to the standards listed above, the following Town of Fairplay Comprehensive Plan goals and policies are provided for reference.

Community Character, Design & Identity (p. 18)

The following passages included within the “Community Character, Design and Identity” vision statement are relevant to the CDOT Mobility Hub proposal and Location and Extent application review:

“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.

“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 Hwy. 285 include wide sidewalks, thematic signage, traffic calming, landscaping and improvements that support motorized and non-motorized movement.”

Relevant Community Character, Design and Identity Goals and Policies:

Goal CCDI-2 – Maintain a Compact Community

Policies relating to the request include:

- A. *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.*
- C. *Endorse incremental, logical and cost-effective street and/or utility extensions to serve orderly growth.*

Goal CCDI-3 – Define Community Entries and Develop Attractive Landscape Thoroughfares

Policies relating to the request include:

- A. *Create gateways at the primary entrances to Fairplay.*
- B. *Coordinate with other governments to ensure a clear transition from rural to unincorporated Park County into Fairplay.*

Goal CCDI-4 – Ensure that New Development Substantially Conforms to the Comprehensive Plan

Policies relating to the request include:

- 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.*

Staff Response:

The proposed CDOT Mobility Hub parking lot project can be viewed as generally supporting the Town’s Comprehensive Plan vision for community character and design. While the proposal does not include landscaping or adherence to the Town’s landscape buffer/setbacks along Main Street, the parking lot appears to be designed in a manner that will enhance the appearance of the property located at or near the entry into Town. The proposal also furthers pedestrian and motorized mobility goals and objectives of the Town.

Transportation (p. 24):

The following passage included within the “Transportation” vision statement is relevant to the CDOT Mobility Hub parking lot proposal and Location and Extent application review:

“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.”

Relevant Transportation goals and policies:

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 relating to the request include:

- 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.*

Staff Response:

The proposed CDOT Mobility Hub parking lot project furthers the Town’s transportation goals and objectives by introducing new sidewalk segments and increasing pedestrian mobility and amenities such as a bus shelter in a highly trafficked portion of Town.

Economy:

The following passages included within the “Economy” vision statement is relevant to the CDOT Mobility Hub parking lot proposal and Location and Extent application review:

“Support for and promotion of existing businesses in Fairplay is a proven and long-term strategy for economic stability.

“Upgraded and continuous sidewalks, landscaping, and other street-scape measures are targeted at enhancing Fairplay’s appearance and identity.

Relevant Environment goals and policies:

Goal EC-2 – Create an Environment in Which Local Businesses Prosper

Policies relating to the request include:

- B. *Maintain infrastructure to support existing business.*
- C. *Actively support existing business retention and expansion.*

Staff Response:

The CDOT Mobility Hub parking lot proposal provides sidewalk connectivity and other streetscape measures; and, generally, supports the local economy by supporting the viability of a critical community partner in the Colorado Department of Transportation which, in turn, supports community infrastructure.

Future Land Use (pp. 56-64):

The subject property is located within the “Town Center” future land use designation. The following excerpt is applicable to the review of the CDOT Employee Housing proposal:

“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.”

And:

“Inviting pedestrian friendly sidewalks connect Main Street to Front Street between 4th and 8th Streets, so the public can easily move back and forth on wide sidewalks without their vehicles.”

Staff Response:

The proposed CDOT Mobility Hub parking lot also located in a “Gateway” area identified in the Comprehensive Plan, where the Town’s goals are aimed at creating a good first impression as visitors and travelers enter the Town on Hwy. 9. Generally, while the proposal lacks landscape treatments and buffers, the improvements can be viewed as improving the appearance of the existing, vacant property while supporting pedestrian connectivity goals and objectives by providing new sidewalks.

One way to enhance the appearance of the property – as a gateway parcel specifically called out in the Town’s Comprehensive Plan and in absence of landscape buffers – would be to work with the Applicant to encourage movable planters for summer beautification.

V. Staff Recommendation and Suggested Conditions:

Location and Extent – Recommendation and Suggested Motion:

Staff suggests that the Location and Extent request can be viewed favorably in light of the Town’s Location and Extent standards and necessary findings.

Staff is recommending **approval with one condition:**

1. In lieu of compliance with the Town of Fairplay Parking Lot Landscape Standards (Section 16-11-60, UDC), the Applicant shall work with the Town of Fairplay on an annual basis to provide seasonal, movable planters on the property and/or along the sidewalk along 4th Street and Main Street in a manner that does not impede or adversely affect pedestrian safety for beautification during summer months.

In the event the Town Board votes to approve the Location and Extent request, staff respectfully recommends the following motion:

“I move that the Town of Fairplay Town Board of Trustees approve the Location and Extent application by the Colorado Department of Transportation for Mobility Hub parking lot project located at 401 Main Street, with condition(s), because the Board finds that the proposal meets a preponderance of the Town of Fairplay Comprehensive Plan goals and policies and the requirements of the Unified Development Code.”



COLORADO

Department of Transportation

Fairplay Mobility Hub



Where

4th and Main St (CO 9)

- Parcel 401 and 405
- Current location 640 US Hwy 285, Fairplay, CO 80440.





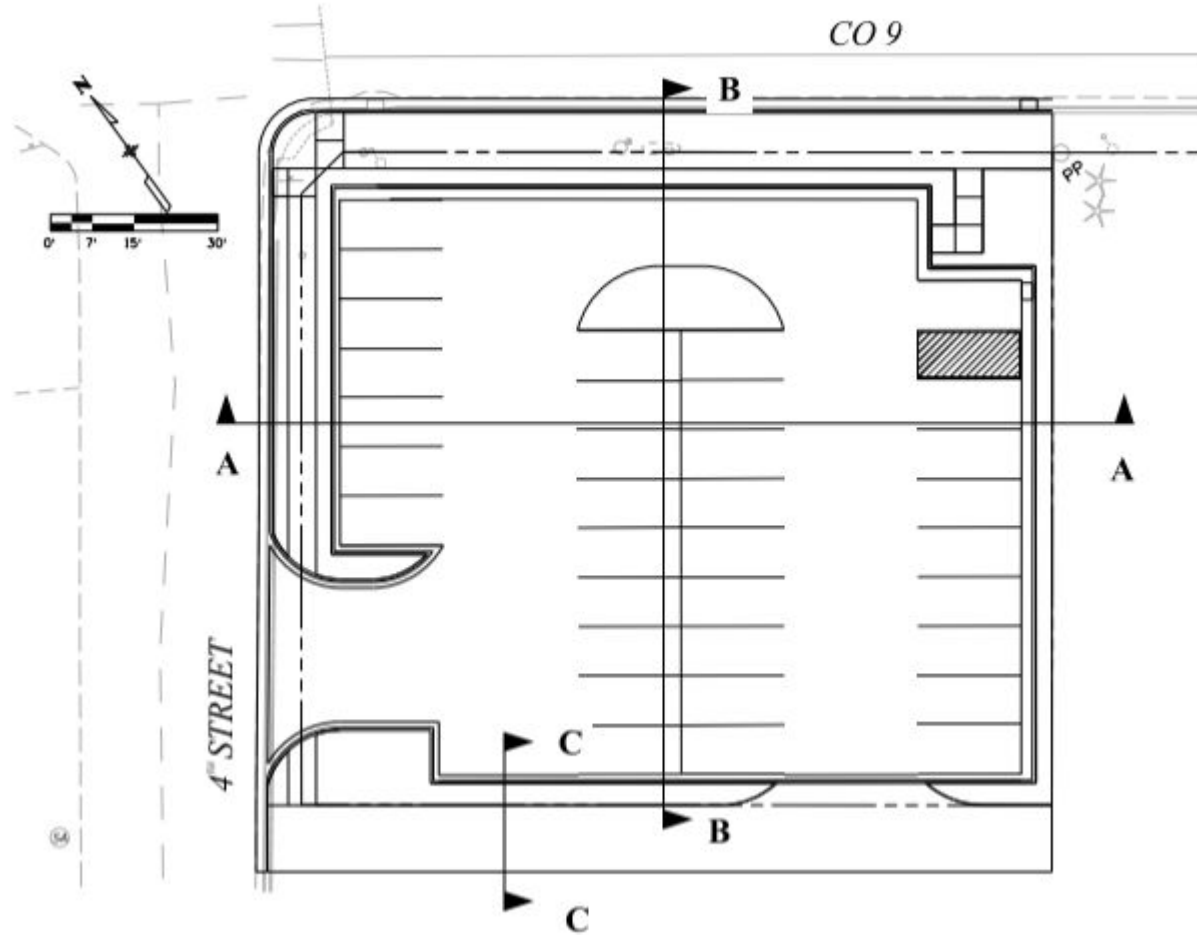


What CDOT is improving

- **Updating the parking lot and alley**
 - This includes paving the lot and alley with asphalt
 - Curb and gutter replacement on 4th, Main St (CO-9)
 - Curb along alley
 - Adding new drainage inlet on Main St (CO-9)
 - Installing lights and meter
 - ADA ramps on 4th and at the corner of 4th and Main St (CO-9)
 - The corner ADA ramp will reflect the one across the street
 - Adds 32 traditional parking spots
 - Adds 2 ADA parking spots
 - Total of 34 spots
 - Will include a sidewalk connecting parking lot to sidewalk along Main St (CO-9)



Proposed Layout





What CDOT needs from the Town Of Fairplay

- Deviation from Town of Fairplay standards
 - CDOT requests the project follow internal procedures and standards
 - With CDOT's level of standards we will meet and possibly exceed the current standards set forth by the Town of Fairplay
 - Following CDOT standards for the Fairplay Mobility Hub will accelerate the project to completion by the end of this summer
- IGA for basic maintenance of the Fairplay Mobility Hub
 - Still in development and will be presented at a later date during construction of the Hub



Future CDOT Improvements

- **Adding Bus Shelter at the Fairplay Mobility Hub for both Summit Stage and the Bustang/Outrider system**
 - Will include a solar light and an information display for passengers

Discussion and Thank you

- For questions or comments on this presentation, please contact:
 - Email: scott.skinner@state.co.us
 - Phone: 719-924-2270



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator
Scot Hunn, Town Planner

RE: Should the Board of Trustees for the Town of Fairplay, Colorado, approve the adoption of Resolution No. 26, Series of 2026, entitled "**A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, awarding a Proposal to RICK Engineering Company for the Town of Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project.**" (A)

Date: 6/1/2026

Background/Analysis:

In late 2025, the Town of Fairplay was notified that it had been awarded a \$112,500.00 Local Planning Capacity grant from the Department of Local Affairs to assist in implementing an Affordable Housing "Fast Track" development review system in conjunction with a larger project to update the Town's Unified Development Code and Comprehensive Plan. The grant was formally accepted on February 2, 2026, and the Town moved forward to post a Request for Proposals on March 6, 2026.

Six proposals were received by the submittal deadline. The Town Administrator, Town Planner and Trustee Baum evaluated those proposals using a rubric prepared by Planner Hunn, and narrowed the proposals to four for conducting in-person interviews. In-person interviews were conducted with the four consultant teams on May 11 and the field was narrowed to two. Specific questions were sent to the two remaining consultant teams with responses due back by end of day on Monday, May 25. Following review of the responses, the interview team generally felt the best consultant team for the Town's project would be RICK Engineering Company. Staff is recommending the Board of Trustees formally award the Town of Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project to RICK Engineering Company.

Recommendation:

To approve Resolution No. 26, Series of 2026, awarding a proposal for the Fairplay Unified Development Code and Comprehensive Plan Update Project.

Attachments:

1. 2026-26 Award of LPC RFP
2. RICK_TownFairplay_CompPlanUnifiedDptCodeUpdate

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 26

Series of 2026

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, AWARDING A PROPOSAL TO RICK ENGINEERING COMPANY FOR THE TOWN OF FAIRPLAY LOCAL PLANNING CAPACITY GRANT UNIFIED DEVELOPMENT CODE AND COMPREHENSIVE PLAN UPDATE PROJECT.

WHEREAS, the Town of Fairplay, Colorado (Town) is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, the Town of Fairplay (the "Town") is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town of Fairplay received a \$112,500 Colorado Department of Local Affairs Local Planning Capacity grant to help the Town update its Unified Development Code and Comprehensive Plan while also implementing Affordable Housing and “Fast Track” development review requirements; and

WHEREAS, the Town posted a Request For Proposals via BidNet on March 9, 2026 seeking multidisciplinary consultant teams to manage and perform strategic updates to the Fairplay land use and subdivision regulations (Unified Development Code) and Comprehensive Plan; and

WHEREAS, six (6) consultant teams responded, and following the initial review and evaluation, four (4) consultant teams were selected for in-person interviews which were conducted on May 11, 2026; and

WHEREAS, following in-person interviews, the field was narrowed to two (2) consultant teams that were given follow up questions; and

WHEREAS, following review of submitted responses, the individual interview team members provided the Town Administrator with the name of their preferred consultant team; and

WHEREAS, the Board of Trustees, after full consideration of all proposals submitted and completion of interviews and review of consultant team question responses, desires to award the Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project to RICK Engineering Company.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that:

SECTION 1. The Board of Trustees hereby (a) awards the Fairplay Local Planning Capacity Grant Unified Development Code and Comprehensive Plan Update Project to RICK Engineering Company as per the proposal attached hereto as “**Exhibit A**” and in the

not to exceed amount with no change orders of Two Hundred Twenty-Four Thousand Nine Hundred Dollars and No Cents (\$224,900.00) of which \$112,400.00 shall be paid from the DOLA Local Planning Capacity Grant and \$112,500.00 shall be budget for and paid from the Town's General Fund;

SECTION 2. The Board of Trustees hereby authorizes the Mayor to execute any DOLA related required agreement and further authorizes the Town Administrator or Town Planner to execute a formal Notice of Award on behalf of the Town;

SECTION 3. Effective Date. This resolution shall become effective immediately upon adoption.

RESOLVED, APPROVED AND ADOPTED this 1st day of June, 20264.

TOWN OF FAIRPLAY, COLORADO

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca, Town Clerk

REQUEST FOR PROPOSAL

COMPREHENSIVE PLAN & UNIFIED DEVELOPMENT CODE UPDATE PROJECT

▲ **Town of Fairplay**

▲ **April 23, 2026**

8678 Concord Center Dr., Unit 200, Englewood, CO 80112

WWW.RICKENGINEERING.COM

(303) 537-8020





Table of Contents

▶ 1 COVER LETTER / LETTER OF INTEREST	02
▶ 2 PERSONNEL QUALIFICATIONS	04
▶ 3 PROJECT APPROACH	13
▶ 4 PRIOR PROJECT EXPERIENCE	23
▶ 5 ATTACHMENTS	31

1 | Cover Letter/Letter of Interest

April 23, 2026

Attn. Janell Sciacca
Town Administrator
Town of Fairplay
Fairplay, Colorado

(303) 537-8020
www.rickengineering.com

RICK 
8678 Concord Center Drive
Unit 200
Englewood, CO 80112

RE: Response to RFP for the Comprehensive Plan & Unified Development Code Update Project

Dear Ms. Sciacca and Members of the Selection Committee,

Communities like Fairplay face a unique planning challenge, balancing the preservation of a historic mountain town's character and scale with the need to respond to evolving economic conditions, housing demands, and growth pressures occurring across Colorado's central mountain region. Over the past decade, Fairplay has taken important steps to guide its future through strategic planning efforts and regulatory tools. As conditions continue to change, including housing affordability pressures, shifting market dynamics, and new state-level planning and housing legislation, the Town now has an opportunity to revisit its planning framework to ensure that policy direction, development regulations, and implementation tools remain aligned and effective.

From RICK's perspective, the update of the Comprehensive Plan and Unified Development Code (UDC) is not simply a document update, it is an opportunity to ensure that Fairplay's planning framework functions as a clear, practical system for guiding growth and investment. The Comprehensive Plan should articulate a shared vision for the community and establish clear policy direction, while the UDC should translate those policies into straightforward development standards and predictable review processes. When these tools work together effectively, they help communities like Fairplay support economic vitality, address housing needs, manage growth responsibly, and maintain the distinctive character that residents value.

Rick Engineering Company (RICK) is pleased to submit our proposal to assist the Town of Fairplay with this important initiative. Founded in 1955, RICK is a full-service planning, engineering, and design firm with more than 380 professionals serving communities throughout the western United States. For over 40 years, we have supported communities across Colorado with comprehensive plans, zoning and subdivision codes, and related planning initiatives. Our approach emphasizes meaningful community engagement, practical implementation strategies, and regulatory frameworks that align community vision with effective development standards and review processes.

This project will be led by **Britt Palmberg, AICP**, RICK's Director of Planning, who will serve as Project Manager. Britt and Senior Advisor **Brian Mooney, FAICP**, bring a combined 65 years of experience delivering comprehensive plans, land use codes, and related planning efforts for communities across Colorado and the western United States. Together with the RICK Team, they will guide Fairplay through a structured process that includes evaluation of existing plans and policies, robust community engagement, preparation of a housing needs assessment, development of a Future Land Use Map, and preparation of an updated UDC aligned with the goals and policies of the Comprehensive Plan.

RICK has assembled a multidisciplinary consultant team specifically suited to the Town's objectives:

- ▶ **RRC Associates (RRC)** will provide housing policy analysis, demographic and market research, and preparation of a data-driven housing needs assessment.
- ▶ **Western Slope Consulting** will support preparation of the Future Land Use Map and zoning framework, development of Parks and Recreation plan elements, and assist with Unified Development Code updates to ensure regulatory tools align with the Comprehensive Plan's vision and implementation strategies.

Together, our team will deliver a community-centered Comprehensive Plan and a clear, modern Unified Development Code that guide Fairplay's future growth while reinforcing the Town's unique character and long-term resiliency.

All communications regarding this proposal may be directed to Britt Palmberg, AICP, at **(720) 985-9807** or **bpalmberg@rickengineering.com**. The undersigned is authorized to negotiate and contractually bind Rick Engineering Company, and we confirm that none of the firms on our team are party to any outstanding litigation with the Town of Fairplay.

Thank you for your consideration. RICK appreciates the opportunity to support the Town of Fairplay with this important planning effort.

Sincerely,



Robert Fitch, PE (Authorized Signer)
Principal, Assistant Vice President



Britt Palmberg, AICP
Associate, Director of Planning

2 | Personnel Qualifications

RICK is a full-service planning, engineering, and design firm that has served thousands of public and private sector clients throughout the western United States since our founding in 1955. RICK has served clients in Colorado and surrounding states for the past 40 years. Since the company’s founding, Glenn A. Rick and his sons believed in personal and professional accountability to each client, colleague, and community. **We uphold these standards as evidenced in enduring client relationships, our record of strong employee retention, and our record of community outreach.** The RICK Team upholds these standards and will complete the Comprehensive Plan and UDC Update for the Town of Fairplay with the same commitment. With over 380 employees, we offer a full range of services, from initial planning and visioning through concept development, final designs and comprehensive plans, and implementation. Although we offer comprehensive services, we operate like a smaller firm, and as a result we are able to respond rapidly, and with more creative solutions for clients and more personalized service.

Comprehensive Services:

- ▶ Planning and Design
- ▶ Community Engagement and Facilitation
- ▶ General Plans/Comprehensive Plans
- ▶ Specific Plans/Subarea Plans
- ▶ Downtown Plans
- ▶ Civil Engineering
- ▶ Traffic and Transportation Planning
- ▶ Construction Management
- ▶ Corridor Plans
- ▶ Zoning and Development Regulations
- ▶ Form Based Codes
- ▶ On-Call Planning and Development Review Services
- ▶ Site Design/Physical Planning
- ▶ Streetscape Design
- ▶ Park and Civic Space Design
- ▶ Economic Analysis

Britt Palmberg and Brian Mooney, as Project Manager and Senior Advisor, bring a combined total of 65 years of experience completing Land Use Codes, Comprehensive and General Plans, neighborhood and subarea plans, corridor plans, and related efforts for communities across the West. Britt has led, as Project Manager, over a dozen Comprehensive Plans and several development code updates over the last 15 years in Colorado and nationally. All staff members outlined in this submittal have sufficient availability to serve the Town of Fairplay as part of the Comprehensive Plan and UDC Update.

Recent Experience in Comparable Municipal Projects (Including State Funded Projects)

- ▶ Burlington, CO Comprehensive Plan and Parks & Recreation Plan (DOLA Funded)
- ▶ Wiggins, CO Comprehensive Plan & Zoning Code Update (DOLA Funded)
- ▶ Walsenburg, CO Comprehensive Plan & Land Use Code Update (DOLA Funded)
- ▶ Granby, CO Comprehensive Plan (DOLA Funded)
- ▶ Frederick, CO Comprehensive Plan & Land Use Code Update
- ▶ Keenesburg, CO Comprehensive Plan



LEGAL NAME

Glenn A. Rick Engineering & Development Company
dba: RICK Engineering Company

LOCAL ADDRESS

8678 Concord Center Drive,
 Unit 200,
 Englewood, CO 80112
 (303) 537-8020

POINT-OF-CONTACT

Britt Palmberg, AICP
Associate / Project Manager
 (720) 985-9807
 bpalmberg@rickengineering.com

YEARS IN BUSINESS

70

NUMBER OF EMPLOYEES

380



ESTABLISHED IN 1955 **70** Years of Related Experience
42+ Local Employees
380+ Total Employees



SUBCONTRACTORS. The following highly qualified subconsultant partners are members of the RICK Team and provide specialty services required for the Town of Fairplay Comprehensive Plan and Unified Development Code Update.



RRC Associates (RRC)

RRC Associates (RRC) offers services in

market research and strategic analysis, economic and feasibility planning, and housing policy formulation to local governments and public agencies as well as private businesses. The company is composed of professionals with extensive experience and qualifications in addressing the needs and challenges of communities. They have completed housing studies and analyses throughout Colorado, for towns and counties of various sizes, and they understand how the latest trends and legislation (at the state level) may impact local communities. RRC’s staff understands the importance of local procedures and requirements, and its experience in assisting and coordinating public policy makers and staff members at all levels of government allows RRC to work effectively in communities representing both public agencies and private entities.



Western Slope Consulting, LLC

Land Use | Zoning | Community Planning & Design

Western Slope Consulting (WSC)

Western Slope

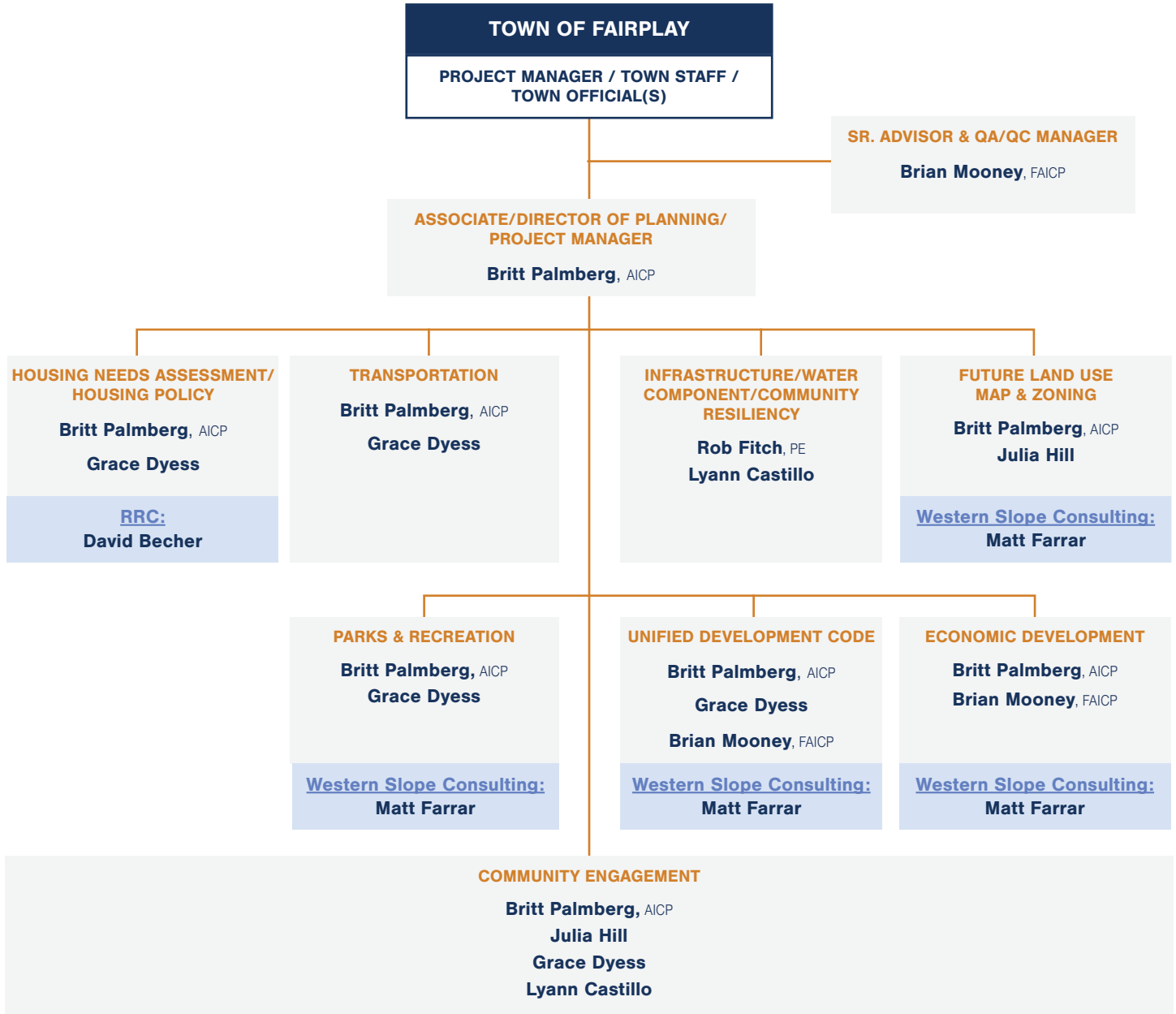
Consulting, LLC (WSC) is a family-owned and operated planning and design firm based in Carbondale, Colorado. WSC has an extensive history working with local governments and private sector clients across western Colorado to address their planning needs. The firm has completed a variety of plans for rural communities and counties. Our Colorado clients have included Fairplay, Minturn, De Beque, Meeker, Paonia, Garfield County, Basalt, New Castle, Silt, Rifle, Parachute, Cedaredge, Rio Blanco County, and Ridgway. The firm’s experience in both the public and private sectors brings a special level of competence to the projects we work on.

WSC’s team has worked both as municipal and county planners charged with developing and implementing regulations and policies derived from large-scale master plans. We understand the practice of using the goals of a plan to establish policies, modify zoning districts and land use regulations and implement other changes to achieve the community’s desired future.



ORGANIZATIONAL CHART. We have structured our organization to include leadership with extensive and specifically-relevant experience on Comprehensive Plan and Development Code projects. All personnel are highly experienced in their areas of expertise within Colorado and the western United States.

All personnel are RICK staff unless otherwise noted. Resumes outlining qualifications and experience are included on the pages that follow.





Britt Palmberg AICP

Associate/Director of Planning; Housing Needs Assessment/Housing Policy; Transportation; Future Land Use Map & Zoning; Parks & Recreation; Unified Development Codes; Economic Development; Community Engagement

EXPERIENCE

22 Years

EDUCATION

MBA, Business,
*University of North Carolina,
Chapel Hill*

MCRP, City and Regional
Planning,
*University of North Carolina,
Chapel Hill*

BA, Economics,
Northwestern University

REGISTRATION

American Institute of
Certified Planners (AICP),
No. 251135

PROFESSIONAL AFFILIATIONS

American Institute of
Certified Planners (AICP),
No. 251135

American Planning
Association (APA)

Urban Land Institute (ULI)

OFFICE LOCATION

Englewood, CO

Britt Palmberg, AICP, the Director of our planning practice here in Colorado, will serve as the Project Manager for the Town of Fairplay Comprehensive Plan and UDC Update. He will also lead land use planning, housing, community engagement, and implementation components of the plan, including recommendations for updates to the zoning code for Fairplay. Britt will manage the overall team, support all project activities and deliverables, and serve as the primary point-of-contact for the Town of Fairplay.

Britt has led numerous community planning efforts across the West over the last 20 years, including comprehensive plans for local municipalities, corridor plans, streetscape plans, neighborhood plans, and downtown plans. Britt has managed zoning code updates for several small to mid-sized communities across Colorado. He has regularly led public and community outreach efforts and worked with stakeholders and client groups to prepare planning documents.

RELEVANT PROJECT EXPERIENCE:

Burlington Comprehensive Plan and Parks & Recreation Plan, Burlington, CO:

Britt served as the lead planner and Project Manager for this planning effort in Burlington. The team conducted a bilingual outreach effort to gather input on the community’s vision and priorities for housing, transportation, economic development, and other components of the first Comprehensive Plan for Burlington in several decades. The Parks and Recreation Plan identified specific projects and programs the City will pursue through grants and fundraising efforts.

Town of Granby Comprehensive Plan and Development Code Update, Granby, CO:

Britt served as the Project Manager for the first new Comprehensive Plan for Granby in over 25 years. Over the two years since the adoption of the plan, Britt has served as the Town’s on-call planner. His work has focused on the implementation of the Comprehensive Plan, including the current effort to update the Town’s development codes in alignment with the Comprehensive Plan.

Walsenburg Comprehensive Plan Land Use Code Update, Walsenburg, CO:

Britt and the RICK Team are in the middle of completing a Comprehensive Plan update and updates to the City’s Land Use Code for Walsenburg, the county seat of Huerfano County in southern Colorado. RICK is leading community engagement, land use and infrastructure planning, parks and recreation planning, and all other components required in DOLA-funded Comprehensive Plans.

Wiggins Comprehensive Plan and Zoning Code Update, Wiggins, CO:

Britt led the RICK Team in completing a new plan for Wiggins. The team executed a bilingual engagement effort that involved outreach at numerous community events, engagement with landowners, and completion of all sections required for plans by DOLA. Britt is currently leading the RICK Team in an update to the Zoning Code for Wiggins as a follow-up to the Comprehensive Plan.

Additional Comprehensive Plans (for Municipalities) led by Britt as Project Manager:

- ▲ De Beque, CO
- ▲ Frederick, CO
- ▲ Lafayette, CO
- ▲ Frederick, CO
- ▲ Elizabeth, CO
- ▲ Garden City, KS
- ▲ Granby CO
- ▲ Cherry Hills Village, CO
- ▲ Grain Valley, MO
- ▲ Keenesburg, CO
- ▲ Lone Tree, CO
- ▲ Waukee, IA



Brian Mooney FAICP

Sr. Advisor & QA/QC Manager; Unified Development Code

EXPERIENCE

47 Years

EDUCATION

MA, Urban History, Concentration in City Planning in the Twentieth Century, University of San Diego

BA, Anthropology, Concentration in Urban Anthropology and Cultural Resource Management, San Diego State University

REGISTRATION

American Institute of Certified Planners College of Fellows (FAICP), No. 010920

AFFILIATIONS

American Institute of Certified Planners College of Fellows (FAICP), No. 010920

American Planning Association (APA)

American Institute of Architects (AIA)

OFFICE LOCATION

San Diego, CA

Brian Mooney, FAICP, has over 45 years of professional experience specializing in planning, public outreach, environmental analysis, research, and development of public policy. His extensive experience includes preparation, coordination, and completion of comprehensive plans, land use codes and general plans for cities, counties, towns, special districts, and tribal governments. Brian’s experience also includes leading the preparation of National Environmental Policy Act (NEPA) documents. His areas of expertise focus on this training and experience in understanding the complex physical, cultural, political and legal issues of planning and developing communities.

As a Principal within the Planning + Design Division, his primary focus has been to identify the key issues at an early stage, develop methodologies to adequately analyze those issues, integrate stakeholders into the planning process, and create a sense of place with innovative designs that meet the long term needs of the community. He has been recognized with both regional and statewide awards by the American Planning Association (APA), the Association of Environmental Professionals (AEP), the American Institute of Architects (AIA), and local government agencies for numerous planning and environmental studies. Brian is currently serving as the Senior Advisor for RICK’s land use and zoning code updates in Walsenburg, Frederick and Granby. Brian will serve as a Senior Advisor to the RICK Team for the Fairplay Comprehensive Plan and UDC Update and will provide quality management and quality control services for the team.

RELEVANT PROJECT EXPERIENCE:

- ▶ Lafayette Comprehensive Plan, Lafayette, CO
- ▶ Elizabeth Comprehensive Plan, Elizabeth, CO
- ▶ Granby Comprehensive Plan, Granby, CO
- ▶ Frederick Land Use Code Update, Frederick, CO
- ▶ Walsenburg Comprehensive Plan and Land Use Code Update, Walsenburg, CO
- ▶ Cherry Hills Village Master Plan Update, Cherry Hills Village, CO
- ▶ Red Rocks Ranch, Morrison, CO
- ▶ Keenesburg Comprehensive Plan, Keenesburg, CO
- ▶ Frederick Comprehensive and Downtown Plan, Frederick, CO
- ▶ Garden City Comprehensive Plan and Downtown Plan, Garden City, KS
- ▶ Town of Granby Land Use Code Update, Granby, CO
- ▶ Wiggins Comprehensive Plan, Wiggins, CO
- ▶ Innovation District Zoning Code, Murrieta, CA
- ▶ Northside Redevelopment Plan and Specific Plan, Riverside, CA
- ▶ Downtown Lemon Grove Zoning Code, Lemon Grove, CA
- ▶ Burlington Comprehensive Plan, Burlington, CO
- ▶ On-Call Planning Services for: City of Solana Beach, CA; City of Calexico, CA; City of El Centro, CA; City of Brawley, CA; County of San Diego, CA; City of Santee, CA; County of Imperial, CA



Grace Dyess

Housing Needs Assessment/Housing Policy; Transportation; Parks & Recreation; Unified Development Code; Community Engagement

EXPERIENCE

1 Year

EDUCATION

BA, Urban and Regional Planning, Minor, Sustainable Architecture and Geography, Texas A&M University

OFFICE LOCATION

Englewood, CO

Grace Dyess is an Assistant Planner at RICK, based in Englewood, Colorado. She works closely with Britt and the Colorado planning team on a range of Comprehensive Plan projects for towns across the state. Grace plays a key role in the development of community engagement materials, including surveys, visioning boards, and informational graphics, and regularly participates in outreach sessions throughout Colorado.

She leads the design and production of both preliminary and final Comprehensive Plan documents, contributing her skills in GIS, Adobe Creative Suite, and other graphic and technical platforms essential to the planning process. For the Town of Fairplay, Grace will support the creation of public-facing materials and assist in the production of the draft and final Comprehensive Plan. Grace regularly prepares graphics and exhibits for zoning code updates and will assist with the update to the UDC for Fairplay.

RELEVANT PROJECT EXPERIENCE:

Burlington Comprehensive Plan and Parks & Recreation Plan, Burlington, CO:

Grace assisted with community engagement at various events, participated in outreach with high school students, and managed the creation of the graphical template and final documents for the Comprehensive Plan and Parks and Recreation Plan for Burlington.

De Beque Comprehensive Plan, De Beque, CO: Grace has produced materials for various community events and surveys for the development of this plan, is completing all GIS and technical analyses for the plan and will lead the production of the final plan document.

Wiggins Comprehensive Plan, Wiggins, CO: Grace assisted with engagement at several community events and helped assemble the graphics and the final document for the Comprehensive Plan in 2025.

Walsenburg Comprehensive Plan and Land Use Code Update, Walsenburg, CO:

Grace is assisting with community engagement, including the setup and operation of community surveys and other engagement materials, for this plan. She is also assisting with GIS and graphics for the future land use plan and land use code update and will lead the compilation of the final document for the Comprehensive Plan.

Frederick Downtown Plan, Frederick CO: Grace assisted with graphics and renderings for the completion of the new Downtown Plan document, a follow-up document to the Comprehensive Plan document completed by RICK in Fall 2024.

Granby Land Use Code Update, Granby, CO: Grace is assisting with GIS analysis and research needed for the update to the land use codes for the Town, as a follow-up to the Comprehensive Plan for Granby completed by RICK in 2023.

East Greeley Subarea Plan, Greeley, CO: Grace has assisted with GIS and data analysis for this subarea plan and is assisting with graphics and in-person community engagement efforts for this important planning effort led by the City, for areas east of Downtown and in rural areas around the city's eastern edge.

Frederick Land Use Code Update, Frederick, CO: Grace assisted with zoning mapping through GIS and other materials in the development of updates to the Town's zoning code.



Rob Fitch PE

Infrastructure/Water Component/Community Resilience

EXPERIENCE

23 Years

EDUCATION

BS, Civil Engineering,
University of Colorado

REGISTRATION

Professional Engineer in:
CO, No. 48704
CA, No. 70149

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)
Architectural, Construction, & Engineering (ACE) Mentor Program
U.S. Green Building Council

OFFICE LOCATION

Englewood, CO

Robert Fitch is a Principal at RICK and serves as the Office Manager of its Denver-area offices. He supervises and manages a civil engineering division of project managers, civil engineers, designers and drafters. He is responsible for project management and design engineering for many private land development projects, including single and multi-family residential, commercial and tribal projects. He directs staff through the entitlement process and the preparation of preliminary site layouts, final engineering plans, and final maps. He also serves as the primary client contact and provides required interaction with regulatory agency personnel.

Rob regularly supports Comprehensive Plan efforts by leading infrastructure analysis and helping to guide the integration of infrastructure planning with land use planning and other plan elements. Rob is currently leading the completion of the water component for the Comprehensive Plan for Walsenburg, Colorado.

RELEVANT PROJECT EXPERIENCE:

Burlington Comprehensive Plan and Parks & Recreation Plan, Burlington, CO: Rob led infrastructure analysis and planning for these two new plans for the City of Burlington. He completed an existing conditions analysis for infrastructure and worked with the rest of the RICK Team in developing the draft land use plan and other components of the Comprehensive Plan, with a focus on creating the water component of the plan for Burlington.

Keenesburg Comprehensive Plan, Keenesburg, CO: Rob led analysis of existing infrastructure systems and community facilities in Keenesburg as part of the Community Assessment, assisted in community engagement efforts, and aligned planning for future land uses and parks with infrastructure capacities and systems serving the Town.

Walsenburg Comprehensive Plan and Zoning Code Update, Walsenburg, CO: Rob is currently working with the RICK Team to integrate infrastructure analyses into the development of the future land use plan and is assisting Britt with project management.

Additional Relevant Project Experience Includes:

- ▶ Wiggins Comprehensive Plan (Infrastructure Planning), Wiggins, CO
- ▶ Elizabeth Comprehensive Plan (Community Engagement), Elizabeth, CO
- ▶ Granby Comprehensive Plan (Admin. Support), Granby, CO
- ▶ Cherry Hills Village Master Plan (Infrastructure), Cherry Hills Village, CO
- ▶ Frederick Comprehensive Plan and Downtown Plan, Frederick, CO
- ▶ Lone Tree Comprehensive Plan (Infrastructure Planning), Lone Tree, CO
- ▶ Piney Trails Infrastructure Planning and Civil Engineering, Douglas County, CO
- ▶ Red Rocks Ranch Infrastructure Planning and Civil Engineering, Jefferson County, CO
- ▶ Lagae Ranch Infrastructure Planning and Civil Engineering, Castle Pines, CO
- ▶ Meadowview Infrastructure Planning and Civil Engineering, Greeley, CO
- ▶ Garden City Comprehensive Plan and Downtown Plan (Administrative Support), Garden City, KS
- ▶ Lafayette Comprehensive Plan, Lafayette, CO
- ▶ East Greeley Subarea Plan (Infrastructure Planning), Greeley, CO



Lyann Castillo

Infrastructure/Water Component/Community Resilience; Community Engagement

Lyann Castillo is a Principal Water Resources Designer in the Colorado office of RICK. Lyann has experience in various water resources engineering projects including hydrologic and hydraulic analysis, storm drain and drainage design, green infrastructure studies, and hydromodification management. She is familiar with planning for water resources throughout Colorado and surrounding states and will assist Rob Fitch in providing infrastructure planning for this project. Lyann is fluent in Spanish and will assist with RICK's community engagement effort, including any translations and bilingual engagement needed during the plan.

EXPERIENCE

11 Years

EDUCATION

BS, Civil Engineering,
Lamar University

PROFESSIONAL AFFILIATIONS

Society of Hispanic Professional Engineers - Member
American Society of Civil Engineers - Member

RELEVANT PROJECT EXPERIENCE:

Waterfront Community, Mead, CO: Lyann serves as Lead Water Resources Designer for this new community of 1,800 homes and over 100,000 square feet of commercial space. She is performing onsite hydrology and hydraulic calculations for the proposed storm drain system and storm water conveyance systems. She has prepared detention, excess urban runoff volume, and water quality capture volume analysis for the project. Lyann has prepared a drainage study for this new community, which includes various open spaces, parks, and a regional trail system.

Additional Relevant Project Experience Includes:

- ▶ Piney Lake Trails, Douglas County, CO
- ▶ Red Rocks Ranch, Jefferson County, CO
- ▶ Deseret Community, Grantsville, UT



Julia Hill

Future Land Use Map & Zoning; Community Engagement

Julia Hill is an Associate Planner with RICK's Planning + Design Division. She has over a decade of experience in the land planning industry and is involved with several professional organizations. Her experience has made her a technical and graphic expert in drafting grading plans and technical maps, exhibits, and composite rendered overlays. She is well-versed in assessing regulatory documents, including general plans, zoning ordinances, and specific area plans, and creating future land use maps in coordination with technical partners. Julia is also an expert in AutoCAD, Adobe Suite, and GIS software. Julia lives in Frisco, CO and will assist with in-person community engagement for the Fairplay project.

EXPERIENCE

10 Years

EDUCATION

BS, City and Regional Planning, California Polytechnic State University School of Architecture and Environmental Design

PROFESSIONAL AFFILIATIONS

Co-chair of Young Leaders Group, Urban Land Institute (ULI)
Member, American Planning Association (APA)
Member, Building Industry Association (BIA)

RELEVANT PROJECT EXPERIENCE:

Granby Comprehensive Plan, Granby, CO: Julia assisted with GIS work on the final versions of the Future Land Use Plan and Three Mile Plan for Granby, as well as edits and graphics for the final Comprehensive Plan document.

Wiggins Comprehensive Plan, Wiggins, CO: Julia assisted with GIS analysis and graphical production for land use alternatives and other graphics for the Wiggins plan.

Keenesburg Comprehensive Plan, Keenesburg, CO: Julia led completion of the future land use plan and three mile plan for Keenesburg, as well as graphics outlining the framework plan for Downtown in greater detail. Julia led GIS production for this project.

Additional Relevant Project Experience Includes:

- ▶ Advanced Planning & Land Development Review On-Call Services, County of San Diego, San Diego, CA



David Becher

Housing Needs Assessment/Housing Policy



In his three decades at RRC, David Becher has had diverse experience conducting and managing many types of surveys, market studies, and planning projects for public and private sector clients. With an educational background in urban and regional planning, public administration, and business administration, David works extensively in the areas of survey research, economic and demographic research, community planning, and affordable housing.

EXPERIENCE

32 Years

EDUCATION

MS, University of Colorado at Boulder

MS, Urban and Regional Planning, University of Colorado at Denver

MS, Public Administration, University of Colorado at Denver

BA, Philosophy, Concentration in Environmental Studies, Williams College

RELEVANT PROJECT EXPERIENCE:

Planning and Affordable Housing:

- ▶ Aspen Employment Generation Study, CO
- ▶ Boulder Comprehensive Plan Survey, CO
- ▶ Frederick Comprehensive Plan, CO
- ▶ Granby Comprehensive Plan, CO
- ▶ Gunnison County Fee-In-Lieu Update, CO
- ▶ Lone Tree Comprehensive Plan, CO
- ▶ Mesa County Master Plan Survey, CO
- ▶ Park County Housing Survey, CO
- ▶ Roaring Fork Valley Housing Survey, CO
- ▶ Roaring Fork Valley Transportation Survey, CO
- ▶ San Miguel County Housing Study, CO
- ▶ Snowmass Village Housing Study, CO
- ▶ Telluride Region Growth Study, CO
- ▶ Wiggins Comprehensive Plan, CO
- ▶ Burlington Comprehensive Plan, CO
- ▶ East Greeley Subarea Plan Housing Study, Greeley, CO
- ▶ De Beque Comprehensive Plan, De Beque, CO



Matt Farrar

Future Land Use Map & Zoning; Parks & Recreation; Unified Development Code



Matt Farrar is the principal of Western Slope Consulting. He has over a decade of experience working as a municipal planner, a senior project manager/planner for a non-profit organization, and public and private sector planning consultant. As a native of western Colorado (born and raised in the Roaring Fork Valley), Matt enjoys working with rural communities to develop realistic and sustainable economic growth strategies that build on and preserve important assets, such as authenticity, local heritage, local economies rooted in small business, and natural resources.

EXPERIENCE

10 Years

EDUCATION

Master of Urban Design, University of Colorado at Denver

Master of Urban & Regional Planning, University of Colorado at Denver

BA, Geology, University of Colorado at Boulder

RELEVANT PROJECT EXPERIENCE:

- ▶ Contract Town Planner, De Beque, CO
- ▶ Town of Fairplay Comprehensive Plan Update, Fairplay, CO
- ▶ Town of Fairplay Land Use Code Update, Fairplay, CO
- ▶ Fairplay Forward (Downtown Master Plan), Fairplay, CO
- ▶ Minturn Forward (Land Use Code Update), Minturn, CO
- ▶ Town of Meeker Comprehensive Plan & Land Use Code Update | Meeker, CO
- ▶ Garfield County Comprehensive Plan Update, Garfield County, CO
- ▶ Town of Poncha Springs Comprehensive Plan Update, Poncha Springs, CO
- ▶ Paonia in Motion: Parks, Recreation & Trails Master Plan, Paonia, CO
- ▶ Town of Poncha Springs Parks and Recreation Master Plan, Poncha Springs, CO
- ▶ Town of Eagle, River Corridor Plan, Eagle, CO
- ▶ Confluence Redevelopment Plan, Glenwood Springs, CO

AWARDS

2012, Outstanding Student Project, American Planning Association (APA) - Colorado



3 | Project Approach

TECHNICAL APPROACH

Our team’s overall technical approach to the Town of Fairplay Comprehensive Plan and Unified Development Code (UDC) project integrates the following primary components.

THOROUGH, DEDICATED AND MEASURABLE COMMUNITY ENGAGEMENT

As outlined in our approach to community engagement that follows, our commitment to transparent, thorough, equitable and meaningful engagement serves as the foundation for our planning efforts in Colorado. We normally set goals for the magnitude, breadth, and nature of community engagement with our clients at the beginning of planning projects and we hit the ground running, embedding ourselves in the culture and activities of communities to ensure that our plans truly reflect the goals, dreams, and concerns of community members. We conduct outreach at community events, at schools and senior centers, with various stakeholder groups, and through pop-up engagement to thoroughly engage communities. As a result, our plans gain greater buy-in and have more momentum following adoption and provide greater clarity for community leaders going forward.

INNOVATIVE URBAN DESIGN, LAND USE, AND ZONING CONCEPTS

Our team regularly integrates creative urban design into Comprehensive Plans to help communities articulate and steer their desired character and built forms. While most Comprehensive Plans do not entail formal or refined downtown plans or neighborhood plans, we believe that planning for small towns should consider community character and provide sufficient guidance for urban design, to help steer necessary and desired development code changes. We believe in creating Comprehensive Plan documents that work seamlessly with development codes and help translate community vision into desired character and effectively guide land use decisions.

LEVERAGING THE POWER OF GRAPHICS AND VISUALIZATION

We will use 3D graphics and renderings to help illustrate the key components of the Comprehensive Plan, to effectively communicate the vision of Fairplay for the future. We have found that the use of compelling graphics helps in engaging the public and creates planning documents that better stand the test of time and maintain excitement in the goals of a planning effort. We have also found that employing high quality graphics allows a community to make its Comprehensive Plan somewhat of a marketing tool or business plan, to help attract new investment and interest in the community.

INNOVATIVE HOUSING STRATEGIES THAT INFORM ALL ASPECTS OF THE PLAN

– Our team includes RRC Associates, a statewide leader in housing analysis and housing policy. We have worked with RRC on numerous Comprehensive Plans to integrate the latest guidance and statewide standards for housing policy into all aspects of plans. Housing policy informs the outcomes of the UDC Update, the future land use plan, infrastructure plans and strategies, and economic development and in turn influences other plan components including transportation and parks and recreation. Our technical approach focuses on the completion of a housing needs assessment that will inform a great deal of the community’s discussion and the updating of the Comprehensive Plan and the UDC.

EMPHASIS ON GIS AND TECHNOLOGY

As a full-service firm, we have access at our finger-tips to the full range of technological resources used in planning today, ranging from GIS analysis to scenario planning modules, interactive mapping, and interactive websites used to engage communities. We can tailor our technological innovations in GIS and related planning technologies to the creation of the Fairplay Comprehensive Plan and the UDC update.

LINKAGES BETWEEN THE COMPREHENSIVE PLAN AND THE WATER COMPONENT AND OTHER INFRASTRUCTURE PLANNING

Planning for water supply and water quality has emerged as one of the top issues facing communities across Colorado, and this focus will only strengthen in the future. We have experience developing the water component and recommendations for strategies in Comprehensive Plans in small town Colorado that address water supply and quality. We will ensure that the land use plan (and Three Mile Plan) for Fairplay can be serviced by water supplies in the future. We anticipate that the Comprehensive Plan will explore concepts to reduce water usage. The engineers on our team will work with planners across different disciplines to develop strategies for all aspects of the community’s infrastructure.

A FOCUS ON IMPLEMENTATION AND FUNDING

Our planning team will focus on implementation throughout the planning process. Our methodology involves discussing the relationships between the community’s vision, plan themes, achievable goals, guiding policies, and implementation tools very early on in the planning process. This approach allows the

community to explore a range of options and to fully vet ideas for implementation, rather than waiting until nearly the end of a planning process to discuss Implementation. We will outline how community input through the process informs the prioritization of action items in the Comprehensive Plan and this input, along with technical analyses, will provide a solid foundation from which the Town of Fairplay can pursue grant funding opportunities and execute its Capital Improvement Program over the near-term and long-term.

INTEGRATION OF MODERN BEST PRACTICES IN DEVELOPMENT CODES

RICK has extensive experience preparing zoning codes and development regulations that effectively implement the goals and policies of Comprehensive Plans. Our project approach emphasizes clear standards, predictable review procedures, and modern zoning tools that support housing diversity, economic vitality, and

community design objectives. By aligning policy direction with practical regulatory tools, we help communities guide development outcomes while maintaining transparency and consistency in the review process.

USER FRIENDLY PLANS AND DIGITAL CODE PLATFORMS

RICK places a strong emphasis on producing planning documents and development codes that are intuitive, visually engaging, and easy to use. We develop Comprehensive Plans that communicate community vision through clear graphics, maps, and illustrations, and we organize zoning codes to be easily navigated by staff, elected officials, developers, and residents. Our experience includes formatting municipal codes for online platforms such as Municode and other digital code repositories, as well as developing streamlined development review procedures and application guidance that improve transparency and usability.

DETAILED WORK PLAN

TASK 1: PROJECT MANAGEMENT

Our team will work with the Town staff to organize a Steering Committee to guide the planning process. We believe it would be most efficient to have one Steering Committee help guide both the Comprehensive Plan and UDC Update, rather than having two separate committees. The RICK Team will conduct an initial meeting with Town staff to discuss and determine parameters and objectives for the Comprehensive Plan and UDC Update. Our team will then meet with the Steering Committee and the Town staff in a formal Kick-Off Meeting to finalize the schedule for the project, schedule initial stakeholder meetings, and begin the process of data acquisition. Our team and the Steering Committee will establish goals and expectations for the planning effort and finalize plans and strategies for community engagement.

Our team will implement a regular and efficient communication strategy. We anticipate conducting weekly coordination conference calls between the Project Manager from the Town and the Project Manager from the RICK Team. In addition, we will communicate with the Steering Committee on a regular basis via emails and regular meetings, as outlined in the Project Schedule.

TASK 2: LAUNCH OF COMMUNITY ENGAGEMENT PROGRAM

The RICK Team will develop a Public Engagement Plan that serves as the “playbook” for meaningful community participation, as outlined in the “Public Engagement Strategies” text following the Detailed Work Plan.

TASK 3: COMMUNITY ASSESSMENT

Our team will conduct an analysis of existing conditions in the Fairplay area. The content outlined below will be included in draft and final versions of the plan document (as part of an Appendix) and will help to inform the development of goals, policies and strategies included in the Comprehensive Plan and the outcomes of the UDC Update.

Task 3.1: Review of Existing Documents:

Members of our team will conduct a thorough review of existing plans, studies, regulations, and policy documents. We will highlight the takeaways from the various documents and articulate how the Comprehensive Plan and UDC Update will incorporate or carry forward relevant plan, study, regulatory, and/or policy recommendations and provisions. We will highlight areas or elements of both documents that are irrelevant or outdated in context to the current direction and needs of the Town.

Task 3.2: Economic Development and Demographic Analysis:

We will prepare a population analysis of Fairplay and the surrounding area, including a composite demographic analysis including key trends and projections for future growth in and around the town. We will compile data from the ESRI database, the State of Colorado, and other sources. Our analysis will also examine the existing economic development programs and efforts in place in Fairplay and Park County and identify sustainable economic development initiatives for the community to consider as the plan moves forward.

Task 3.3: Housing Needs Assessment: We will examine data and issues pertaining to the age, mixture, and affordability of housing in Fairplay, identify housing gaps, and highlight housing needs and opportunities in the community relative to market conditions, current Town inclusionary housing policies, economic trends, and existing zoning regulations. The Housing Needs Assessment will identify potential changes to the UDC to facilitate housing construction that addresses the gaps in the local market. It will inform future land use recommendations and the Future Land Use Map.

Task 3.4: Audit / Assessment of the Existing UDC: The RICK Team will analyze the UDC and identify areas for potential updates and reorganization of code content to resolve inconsistencies and conflicts between different sections of the code. The audit will be informed by our technical analysis as well as input from various stakeholder groups, Town officials, and general input from the community. We will examine the organization of zoning classifications, the list of identified uses by zoning classification, and current design standards for the various zoning classifications. We will identify potential areas for updating in the codes based upon recent state regulations pertaining to housing and other topics and the outcomes of the Housing Needs Assessment. Our audit will identify submittal requirements that may be inadequate or inappropriate given contemporary planning practices. We will examine how updated regulations may potentially reduce the need for or reliance on Planned Unit Development (PUD) zoning and we will conduct a thorough review of PUD processes and standards. Our team will build upon this initial audit throughout the project.



Easter Egg Hunt at South Park City

Task 3.5: Updating of Existing Conditions: Our team will compile the remaining components of the Existing Conditions analysis for Fairplay, including: Existing land use and zoning; Historic resources and historic preservation issues; Community health metrics; Multimodal transportation; School district facilities; Parks and recreation facilities and programs; Community infrastructure and water supply; and, Community resiliency and hazard mitigation.

We will create base maps incorporating key data from the Community Assessment and create a summary presentation of the Community Assessment for community and stakeholder meetings during the process.

TASK 4: ROUND ONE COMMUNITY ENGAGEMENT – VISIONING AND IDEA GENERATION

During the first round of community engagement, our team will introduce the Comprehensive Plan and UDC Update, gain input from community members on their vision for Fairplay and explore and gather initial ideas for how to guide the town’s evolution over the next few decades. We anticipate the first round of engagement will include the following components:

Task 4.1: Community Open House / Visioning Session: Our team will lead a community open house / visioning session (of one to two hours in length) to introduce the Comprehensive Plan and UDC Update, review the findings from the Community Assessment, and gather input on the desired vision and key issues pertaining to the Comprehensive Plan and UDC. We anticipate the open house will include the following:

- ▶ Opening presentation introducing the Comprehensive Plan and UDC update and takeaways from the Community Assessment
- ▶ Visioning exercise / interactive boards, to gather input on the desired components of the community vision for the Fairplay community. We anticipate conducting small group discussions at the open house (six to eight people per table) to discuss the community vision and then reconvene the larger group of attendees to discuss takeaways from the visioning discussions.
- ▶ We will provide food and drink at this and subsequent open houses to help increase attendance, and to encourage attendees to stay as long as they would like for the event.

Task 4.2: Round One Stakeholder Meetings: Our team will work with Town staff and the Steering Committee to identify key stakeholders for engagement as part of stakeholder meetings to gather information, identify opportunities and challenges, and develop a shared vision for the future. Potential stakeholders (for the Round One Stakeholder Meetings and for subsequent rounds of community engagement) may include: members of the Town staff, elected and appointed leaders, business owners, the school district, Park County, and social and civic organizations in the Fairplay area.



Historic courthouse in Fairplay

TASK 5: CONCEPTUAL ALTERNATIVES AND APPROACHES

Building from input gathered to date, members of the RICK Team will develop a series of diagrams and exhibits to outline potential alternatives and approaches to address key issues in the Comprehensive Plan and UDC Update. Our team will create alternatives addressing the following topics:

- ▶ Alternatives for future land uses and development in the Fairplay area.
- ▶ Alternative concepts or ideas for overall economic development and tourism
- ▶ Alternative concepts for housing opportunities and strategies
- ▶ Alternative strategies for enhancing or preserving community character.
- ▶ Alternative concepts for the development of the parks and recreation facilities and programs
- ▶ Alternative concepts for enhancing resiliency, sustainability, and environmental quality
- ▶ Highlights of the main policy choices or alternatives that inform the direction for the UDC update (regarding approval processes, design and development standards, and zoning classifications, etc.)
- ▶ Alternatives related to any other key topics, based upon discussions with the Town staff and the Steering Committee

TASK 6: ROUND TWO COMMUNITY ENGAGEMENT - REVIEW OF KEY ALTERNATIVES:

During the second round of community engagement, our team will gather input from the community concerning a series of alternatives and concepts created during Task 5. We will organize this engagement around an initial community survey to gain input on the alternatives and concepts and gather survey across various types of meetings and events, including:

- ▶ A second community open house, focusing on community input on the alternatives for the plan and UDC update.

- ▶ A second round of stakeholder meetings with leaders and community groups
- ▶ Pop-up outreach at local gathering places and community events to gather input on the initial community survey and overall input regarding the alternatives and concepts
- ▶ Online input (via an online version of the community survey and input through discussion forums and input through an online mapping tool)

TASK 7: CREATION OF PREFERRED DIRECTION FOR THE COMPREHENSIVE PLAN AND UDC UPDATES

The RICK Team will create preferred versions of the various elements of the Comprehensive Plan and UDC Update, drawing from input to date from the public and the various stakeholders. This will include the following components:

- ▶ Outline of projected needs for the multimodal transportation system, including major roadways as well as pedestrian and bicycle facilities and routes;
- ▶ Outline of projected future public facility needs serving Fairplay, including strategies for water supply, water quality and for conservation, and a water supply element in accordance with state statutes;
- ▶ Preferred parks and recreation strategy for Fairplay, identifying locations for future parks, trails, and open spaces in and around Fairplay and preferred, recommended goals and strategies
- ▶ Preferred Future Land Use Plan for Fairplay and surrounding areas, including a draft three-mile plan
- ▶ Preferred strategies for enhancing the housing stock in Fairplay to serve all sectors of the housing market, and to provide for affordable housing.
- ▶ Preferred strategies for economic development and tourism
- ▶ Preferred strategies for community character, including historic preservation
- ▶ Preferred strategies for community facilities, community resiliency and sustainability, hazard mitigation, and environmental quality;
- ▶ For the UDC update, preferred direction for the following:
 - Approval processes and review procedures
 - Design and development standards
 - Zoning districts, including adjustments to uses allowed and dimensional standards, in alignment with the Comprehensive Plan



Newer housing in Fairplay

TASK 8: ROUND THREE COMMUNITY OUTREACH: REVIEW OF PREFERRED DIRECTION

Our team will gather input from the community concerning the preferred direction for the Comprehensive Plan and UDC Update. This outreach will focus on gathering input to help prioritize the various elements in the Comprehensive Plan and to fine-tune the preferred direction for the UDC update.

We anticipate gathering input across all elements of the third round of engagement on the preferred direction for the Comprehensive Plan and UDC Update through a second community survey. We will design this survey to include graphics associated with the preferred plan components and highlights of the UDC Update. We will provide the second community survey at all meetings and engagement opportunities and the survey will also be available online on the project website and promoted throughout the community. We anticipate organizing this stage of engagement into the following components.

- ▶ A third community open house, focusing on gaining community input on the preferred direction for the Comprehensive Plan and the updates to the UDC.
- ▶ A third round of stakeholder meetings with leaders and community groups
- ▶ Pop-up outreach at local gathering places and community events to gather input on the community survey and overall input regarding the preferred direction for the Comprehensive Plan and the UDC Update
- ▶ Online input (via an online version of the community survey and input through discussion forums and input through an online mapping tool)



Historic train in South Park City

TASK 9: DRAFT VERSION OF THE COMPREHENSIVE PLAN

Our team will create a draft version of the Comprehensive Plan document for Fairplay for presentation to the Steering Committee, Town staff, and the Board of Trustees, including but not limited to the following components:

- ▶ Summary of community and stakeholder engagement conducted during the planning effort
- ▶ Summary of findings from the Community Assessment
- ▶ Housing section, to include the conclusions of the housing needs assessment and goals, strategies, and/or actions to address housing needs and affordability
- ▶ Sustainability, environmental quality, and resiliency section, that will identify risks and vulnerabilities of natural and human caused hazards, identify goals, strategies, and/or actions to address these hazards and vulnerabilities, and incorporate resiliency planning.
- ▶ A water component that describes the community's goals and values related to water supply, infrastructure, quality and conservation.
- ▶ An economic development section and a tourism component
- ▶ A parks and recreation section that develops strategies to provide for the health and well-being of the community through parks and recreation amenities and programs
- ▶ A section addressing the community's plan for community facilities and services
- ▶ A multimodal transportation section, identifying improvements to serve people driving, walking, and biking
- ▶ A land use and future development section, providing a Future Land Use Plan and a Three-Mile Plan
- ▶ An appendix will include the results of in-person and online community surveys
- ▶ The document will include various renderings, graphics, and other illustrative tools to convey the vision and intent of the plan

The Comprehensive Plan document will meet web accessibility requirements and all state and DOLA guidelines, requirements, and recommendations. We will design the document to be manageable in size, easy to navigate (in both paper form and online), and easy to update and amend over time.



Cohen Park

TASK 10: IMPLEMENTATION AND NEXT STEPS (COMPREHENSIVE PLAN):

Our team will work with the Steering Committee and Town staff to draft a list of priorities and implementation programs to guide the Town in achieving the goals outlined in the Comprehensive Plan. A summary of the Implementation Strategy and Next Steps will be included within the final plan document, to organize action items by plan themes into a matrix and present an approach for monitoring and evaluating progress toward achieving the community’s vision and goals. The Implementation Strategy and Next Steps will:

- ▶ Identify clear steps, timing and phasing for action items and next steps, tied to various elements of the plan, and the responsibilities of different entities for implementing various parts of the plan (including Town staff and various stakeholder groups). We will prioritize the various components of the final recommendations into short, middle and long-term objectives;
- ▶ Include estimated costs and associated financial resources and mechanisms (public and private, including various grant sources) for various elements of the Comprehensive Plan;
- ▶ Final recommendations for projects and initiatives to be included in a Capital Improvement Program, along with identification of long term financial planning for these projects including responsibility by entity;
- ▶ Recommendations for performance indicators and a framework for tracking progress over time in achieving the various implementation items outlined in the Comprehensive Plan.

TASK 11: DRAFT UDC CHANGES: The RICK Team, including senior planners from RICK and Matt Farrar from Western Slope Consulting, will draft updates to the UDC, based upon the input from stakeholders and the Steering Committee to date. We will review our proposed code update language with the Town Attorney (for adherence with State statutes and the Town’s operations) and will review the proposed code changes in a joint meeting between the Mayor and Board of Trustees and the Steering Committee. Following review with these groups and a

thorough review by Town staff, we will distribute the final version of the “draft” UDC updates on the project website and the Town’s website, for formal public review and comment. The draft UDC changes will focus on revisions to existing zone districts, design and development standards, landscape and exterior lighting standards, providing common submittal requirements, providing land use and subdivision application processes and standards, revising PUD processes and standards, and articulating accessory dwelling unit and affordable housing incentives. We will ensure that the UDC incorporates regulatory mandates such as Colorado’s Proposition 123. We will focus on providing streamlined requirements and processes for land use and subdivision applications. We will focus on updating review and approval processes across the entire UDC, and we will ensure that the UDC is easy to follow and is in alignment and reflects the community’s vision outlined in the Comprehensive Plan. We will provide content for the UDC that is manageable in size and may be easily updated and amended over time.

TASK 12: OPEN HOUSE TO REVIEW DRAFT UDC UPDATE:

The RICK Team will convene a fourth and final community open house to focus on a review of the draft UDC changes. We will provide presentation boards outlining the draft changes to different zoning classifications, changes to the approval processes, changes to design standards, and related topics. The RICK Team will provide an opening presentation to attendees and members of the team will be stationed around the room to explain, discuss, gather input, and answer questions regarding the draft changes to the UDC for Fairplay.



High school football field in Fairplay

TASK 13: WORKSESSION TO REVIEW FINAL DRAFTS OF THE COMPREHENSIVE PLAN AND UDC UPDATE:

We will work with Town staff to conduct a worksession with the Mayor and Board of Trustees to review the final drafts of the Comprehensive Plan and UDC Update to obtain detailed input and edits, prior to preparing these items for adoption.

TASK 14: FINAL VERSION AND ADOPTION OF THE COMPREHENSIVE PLAN: Drawing from input from the Mayor and Board of Trustees, as well as from Town staff and the Steering Committee, we will produce a final version of the Comprehensive Plan document. The project manager from the RICK Team will attend a public hearing with the Board of Trustees in Fairplay to adopt the document.

TASK 15: FINAL VERSION AND ADOPTION OF UDC UPDATE: The RICK Team will create the final version of the proposed updates to the UDC. We will conduct final quality assurance and reviews of the code to ensure proper cross-referencing, verify words and phrases, and confirm the proper format for the final version of the code. The RICK Team will create an executive summary of the final UDC changes, including the rationale behind the major changes in the code, for use on the Town’s website and in other channels, for educational and presentational purposes. RICK’s project manager will attend a public hearing in Fairplay to adopt the final UDC Updates.

PUBLIC ENGAGEMENT STRATEGIES

RICK regularly leads community engagement efforts that are thorough, transparent, and engage the people in a community where they live, work, and play. Our approach to engagement for Fairplay will emphasize ongoing engagement with community groups and stakeholders, engagement with underserved populations including seniors and youth, and meaningful and easy-to-use online engagement. Together, these efforts will reach the full range of community members and help ensure that the Comprehensive Plan and UDC update reflects the voice and direction of the people in the Fairplay area. The following highlights the primary components of RICK’s engagement approach.

PUBLIC OUTREACH MATERIALS AND PROJECT CONTACT DATABASE

We will work with Town staff to develop language to include on emails, press releases, informational flyers, banners, and community signage, communicating the goals of the project as well as the purpose for different stages of the project, reflected in the Detailed Work Plan. Our team will work with Town staff to develop a database of contact names from throughout the Fairplay area, as well as stakeholders and representatives from other agencies, for use throughout the project. We will include sign-in sheets at community events and at community and stakeholder meetings held during the project to gather additional names for inclusion in the database. We will use the database to create email blasts to the community to publicize community meetings and outreach opportunities and to direct community members to the project website to view information (including exhibits, graphics, and community surveys) concerning the Comprehensive Plan and UDC Update.

PROJECT WEBSITE: Our team will create and maintain a project website, using Social Pinpoint as its functionality, which will allow us to incorporate a wide variety of information and outreach efforts. Our team will ensure that the website contains sufficient and appropriate information concerning the planning effort. The website will include online versions of survey questions developed for community meetings and events, as well as pdf versions of key concepts, alternatives, and information presented to the community.

SOCIAL MEDIA ENGAGEMENT: Our team will provide content necessary to publicize the Comprehensive Plan and UDC Update on the Town’s Facebook page and the social media accounts of other organizations in the local area.

ONLINE ENGAGEMENT TOOLS: We will promote online engagement tools throughout the project, including discussion forums, idea walls, and online maps and commenting tools through Social Pinpoint or a similar online engagement tool to gain additional input from the public. The mapping tools will enable residents to post comments and images on a map of the Fairplay area to obtain input concerning various planning topics (transportation, land use and development, etc.) tied to specific locations or geographic areas in the Fairplay area, as the project progresses.



Outreach at Youth Baseball Games, Wiggins Comp. Plan

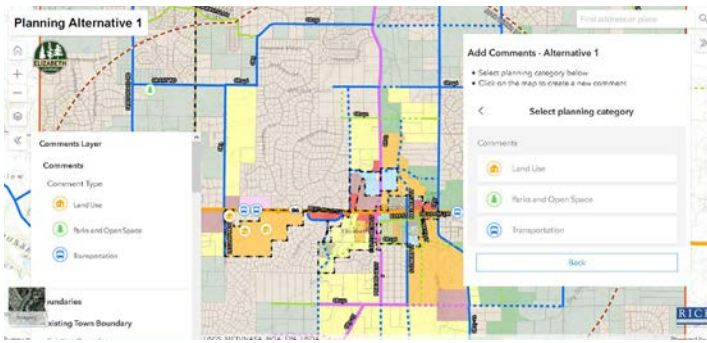


Image from Online Mapping Tool used for the Elizabeth Comprehensive Plan, Elizabeth, CO

CONNECTING WITH COMMUNITY ORGANIZATIONS:

While strong promotion and support of the planning effort from the Town will be important, we also recommend an effort be spearheaded to engage local community organizations, religious organizations, school organizations, and other groups to assist in creating public awareness of and engagement with the planning process. We anticipate that members of the Steering Committee may be able to assist with this effort, in reaching out to various community organizations and working with them to help spread the word about the Comprehensive Plan and UDC Update.



Outreach during the East Greeley Subarea Plan

STAKEHOLDER MEETINGS: As noted in the Detailed Work Plan, our team will conduct a series of stakeholder meetings during all stages of the project to gain ongoing input from community groups and representatives regarding the Comprehensive Plan and UDC Update. We will prepare presentations, including powerpoints or presentation boards, as necessary for these stakeholder meetings. We will document the takeaways from each stakeholder meeting and share them with the Town staff and the Steering Committee throughout the process. The purpose of stakeholder meetings is to understand the most important issues facing the community, review potential options for addressing the critical issues facing Fairplay, and to build trust in the overall planning effort as it moves toward conclusion.

COMMUNITY OPEN HOUSES: As noted in the Detailed Work Plan, we will orchestrate four community-wide open houses to gather input throughout the process. Each of the open houses will include an opening presentation, a series of presentation boards by topic around the room, and in-person engagement and discussion with members of our team. We believe that the best open houses are organized as interactive and fun community events. Thus, our open houses include good food and drink, games and exercises for kids, and interactive tools for adults to provide input on components of the plan. For example, many of our open houses include ‘budgeting’ games in which participants can vote on alternatives (on a given topic) by depositing tokens (in a jar or similar receptacle) to support one alternative or another. We also include a good deal of mapping in our open houses and encourage attendees to provide written comments on post-it notes or directly on maps. We often use the ‘chip game’, in which participants can provide input on the land uses and features they would like to see in different areas of a community. Together, these interactive exercises at open houses provide measurable and meaningful input that helps guide community planning efforts. We view the orchestration of open houses as more than a one-dimensional information sharing exercise and view them as important tools for the community to have hands-on input in the shaping of community plans.

COMMUNITY SURVEYS: The Detailed Work Plan outlines two community-wide surveys to gain input on alternatives and the preferred direction for the Comprehensive Plan and UDC Update, respectively. Our community surveys have helped to guide the outcomes of countless Comprehensive Plans in similar communities and have helped steer the direction of implementation and the prioritization of action items resulting from community plans and development code updates. We design community surveys in both online and paper formats to allow multiple ways for people to complete the survey. Our surveys integrate graphics and illustrations from the planning effort to provide as much contextual information as possible to help people taking the survey answer questions. We work carefully with Steering Committees and municipal staff to develop survey questions that are meaningful and gather measurable input on alternatives for a Comprehensive Plan, the preferred direction for community plans, and the highlights of development code changes. We have found that in-person engagement at community events and where people gather on a daily basis, including coffee shops and restaurants, recreation centers, school activities, and other places of gathering, allows us to gather a larger number of survey responses. This ‘go to the people’ strategy involves a good deal of ‘pop-up’ engagement that forms a critical part of our community engagement strategy. We regularly

set goals for the number of surveys to be completed as part of community engagement efforts and achieve these goals. Our engagement efforts typically reach at least 10 to 20 percent of the population in a given community, during each round of engagement. By going to the people where

they are, coupled with meaningful and comprehensive online engagement, our engagement strategies truly gather a diverse and comprehensive body of input that shapes the outcomes of community plans.

PROJECT TEAM ORGANIZATION

RICK's Director of Planning in the Rocky Mountain region, Britt Palmberg, will serve as Project Manager and oversee all aspects of the project, including internal management and communication and coordination with Town staff and the Steering Committee.

Julia Hill, a Senior Planner with RICK who lives nearby in Frisco, will work jointly with Britt to orchestrate the community engagement effort, including our community open houses, stakeholder meetings, and pop-up engagement in the Fairplay area.

Grace Dyess, Assistant Planner with RICK, will lead graphic design, GIS analysis and mapping, and other graphical elements of the project, including online engagement efforts.

Rob Fitch and Lyann Castillo of RICK will lead infrastructure planning for the effort. Lyann is a native Spanish speaker and will assist with any bilingual engagement or translations needed during the planning process.

David Becher of RRC will lead the housing needs assessment and economic analysis components of the plan, including formulating economic development strategies and action items for the Comprehensive Plan.

Matt Farrar of Western Slope Consulting will help co-lead the UDC Update with Britt Palmberg and Brian Mooney of RICK. Brian Mooney, a senior Principal in our planning practice, will lead overall quality control and quality review efforts for our team. Members of the RICK Team outlined above will collaborate, as outlined in the team organizational chart, to develop the various components of the Comprehensive Plan, including the future land use plan, parks and recreation, transportation, resiliency and tourism, and other sections of the plan.

All of our team members will collaborate with Town staff and the Steering Committee to develop the implementation strategies for the plan and how the outcomes of the Comprehensive Plan translate into updates for the UDC.

Outreach events during the Granby Comprehensive Plan



PROJECT SCHEDULE

As outlined in the Project Schedule, we anticipate an approximately 16-month process to prepare and adopt the new Comprehensive Plan and UDC Update. To improve efficiency, we propose engaging the community and stakeholders while advancing both efforts concurrently, resulting in a shorter timeframe than completing the UDC Update after adoption of the Comprehensive Plan. Each round of community engagement is expected to span approximately three months to reach a broad range of community members through various venues and events in Fairplay. Project management will occur throughout the duration of the project.

The schedule may be accelerated based on the preferences of the Town and the Steering Committee. Conversely, we remain flexible and can adjust the pace if additional time is needed to address key issues that arise during the planning process. We will meet with the Town and Steering Committee at the outset to confirm the schedule and will review progress regularly with the Committee and Town staff.

	2026							2027								
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Task 1: Project Management	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Task 2: Launch of Community Engagement Program	Green	Green	Green													
Task 3: Community Assessment	Blue	Blue	Blue													
Task 4: Round One Community Engagement - Visioning and Idea Generation			Yellow	Yellow	Yellow											
Task 5: Conceptual Alternatives and Approaches					Green	Green	Green									
Task 6: Round Two Community Engagement - Review of Key Alternatives							Blue	Blue	Blue							
Task 7: Creation of Preferred Direction for the Comprehensive Plan & UDC Updates									Yellow	Yellow	Yellow					
Task 8: Round Three Community Engagement - Review of Preferred Direction											Green	Green	Green			
Task 9: Draft Version of the Comprehensive Plan												Blue	Blue	Blue		
Task 10: Implementation and Next Steps (Comprehensive Plan)												Yellow	Yellow	Yellow		
Task 11: Draft UDC Changes									Green	Green	Green	Green	Green	Green		
Task 12: Open House to Review Draft UDC Update														Blue		
Task 13: Worksession to Review Final Drafts of the Comprehensive Plan and UDC Update															Yellow	
Task 14: Final Version and Adoption of the Comprehensive Plan																Green
Task 15: Final Version and Adoption of the UDC Update																Blue

4 | Prior Project Experience

RICK has extensive experience supporting small and rural communities across Colorado and the Rocky Mountain region in the development of Comprehensive Plans and related planning initiatives. Our team has partnered with public agencies to prepare plans that integrate land use, housing, economic development, infrastructure, and natural resource considerations while reflecting local priorities and growth objectives.

The table below highlights recent, relevant projects completed for communities similar in scale and context to the Town of Fairplay. These examples demonstrate the RICK Team's experience leading comprehensive planning and development code efforts, coordinating with stakeholders and partner agencies, and delivering practical planning documents and development codes that guide long-term policy and development decisions.

Representative projects are summarized in greater detail on the following pages, including client references.

Project Experience	Project Elements						
	Land Use Planning	Strategic Planning	Environmental Planning	Rural / Regional Planning	Community Engagement	GIS	Development or Zoning Codes
* City of Burlington, Comprehensive Plan & Parks Recreation Plan	✓	✓	✓	✓	✓	✓	
* Town of Frederick, Comprehensive Plan, Downtown Plan, & Land Use Update	✓	✓	✓		✓	✓	✓
* City of Walsenburg, Comprehensive Plan & Land Use Code Update	✓	✓	✓	✓	✓	✓	✓
* City of Greeley, East Greeley Subarea Plan	✓	✓	✓	✓	✓	✓	
* Town of Granby, Comprehensive Plan & Development/ Zoning Code Update	✓	✓		✓	✓	✓	✓
* Town of Wiggins, Comprehensive Plan & Development/Zoning Code Update	✓	✓		✓	✓	✓	✓
* Town of De Beque, CO, Comprehensive Plan Update	✓	✓	✓	✓	✓	✓	
City of Garden City, KS, Comprehensive Plan & Downtown Plan	✓	✓		✓	✓	✓	
Imperial County, General Plan Update	✓	✓	✓	✓	✓	✓	
County of San Diego, General Plan Update	✓	✓	✓	✓	✓	✓	
Town of Elizabeth, Comprehensive Plan & Three Mile Plan	✓	✓	✓	✓	✓	✓	
Town of Keenesburg, Comprehensive Plan & Three Mile Plan	✓	✓		✓	✓	✓	

* Denotes a featured project.



CITY OF BURLINGTON

Comprehensive Plan & Parks and Recreation Plan

With a prime location on I-70 on the Eastern Plains, Burlington serves as a vital economic and agricultural center for eastern Colorado. RICK was selected to prepare a new Comprehensive Plan and the city's first Parks and Recreation Plan that highlights the diverse demographic makeup of Burlington and our commitment to bilingual community engagement efforts, ensuring inclusivity for the community.

RICK led a comprehensive community engagement effort including a bilingual project website, outreach at community events and pop-ups, community open houses, online and paper surveys, and various stakeholder meetings.

The Comprehensive Plan effort, in particular, focused on developing housing strategies and action items. The plan also outlined how Burlington can help provide for economic development, given that irrigation of the agricultural economy that currently supports the Burlington area will decrease in the future. Burlington is seeking to diversify its economy to better take advantage of I-70 and its cost advantages versus the Front Range region. The Comprehensive Plan, funded by DOLA, included a water component, transportation strategies, concepts for the Downtown area and concepts for revitalization of the Rose Avenue corridor (US 24).

The Parks and Recreation Plan focused on developing recommendations to enhance indoor recreation in Burlington and identified specific improvements for the two main city parks. The support from the community for the Parks and Recreation Plan will help the city in securing grants and other funding sources for identified improvements in the plan.

Example of Completed Plan:

https://www.burlingtoncolo.com/DocumentCenter/View/981/Burlington-Comprehensive-Plan_FINAL_041025?bidId=

REFERENCE

Jim Keehne,
City Administrator

(719) 346-8652
jim.keehne@burlingtoncolo.com

LOCATION

Burlington, Colorado

ROLE

Prime Consultant

PROJECT DURATION

2024 - 2025

CONSULTANT'S FEES

\$245,000

KEY PERSONNEL

- ▲ Britt Palmberg (PM)
- ▲ Grace Dyess
- ▲ Rob Fitch
- ▲ David Becher (RRC)

SERVICES PROVIDED

- ▲ Bilingual Community Engagement
- ▲ Water Component / Infrastructure Analysis
- ▲ Parks and Recreation Planning
- ▲ Housing and Transportation Planning
- ▲ Land Use and Economic Development Planning
- ▲ Downtown Planning (Conceptual)



TOWN OF FREDERICK

Comprehensive Plan, Downtown Plan, & Land Use Code Update

RICK led a multi-disciplinary team to create a new Comprehensive Plan/ Downtown Plan for Frederick, a growing community of 17,000 residents east of Longmont. This effort, dubbed “Frederick Forward”, included outreach at community festivals, local restaurants and breweries, community open houses, and stakeholder meetings with a wide range of groups in the community. The three rounds of community outreach included input from around 2,700 people in the Frederick area, including residents, visitors, business owners, and other stakeholders. The Comprehensive Plan/ Downtown Plan included community outreach materials in both English and Spanish, a bilingual project website with survey and online engagement opportunities, and a Steering Committee to guide the planning effort. Frederick is seeking to maintain its small town qualities while planning for continued growth along the I-25 corridor over the next 20 years. RICK led all aspects of community outreach, parks and open space planning, and planning for Downtown Frederick. RRC assisted with housing analysis and strategies and RICK led the bilingual community outreach.

RICK completed working on a new Frederick Downtown Plan that provides a more detailed physical plan, building from previous visioning and workshop efforts completed by Downtown Colorado, Inc. The Downtown Plan specifies improvements for streetscape, public gathering places, bike facilities and accommodations, parking, lighting, and other features to elevate the appeal of the district. Within the Comprehensive Plan contract, we have completed park conceptual design for Crist Park in Downtown Frederick. RICK has also completed conceptual plans for the Mendoza Open Space property in Frederick.

RICK worked with Frederick staff and stakeholders to complete an overhaul of the Town’s Land Use Code as a follow-up to the Comprehensive Plan. The new code developed new mixed use zoning classifications and parameters for Downtown Frederick and emerging mixed use districts within the Town’s planning area. The code includes strengthened architectural guidelines, streamlined sign regulations, use-specific guidelines for uses that have caused issues in the past in Frederick, and updates to various dimensional standards. The new land use code replaces the last major overhaul of Frederick’s code, completed in 2004.

Example of Completed Plan:
https://rickeng-my.sharepoint.com/:f:/g/personal/bpalmberg_rickengineering_com/IgDYS0gvicSORZ4DguMuhj5iAf0HE9Wx4MDJ_3a4baCa90k?e=xmaoil

REFERENCE
Ali Lommel,
Planning Manager
 (720) 382-5652
 alommel@frederickco.gov

LOCATION
 Frederick, Colorado

ROLE
 Prime Consultant

PROJECT DURATION
 2022 - 2026

CONSULTANT’S FEES
 \$450,000

- KEY PERSONNEL**
- ▲ Britt Palmberg (PM)
 - ▲ Grace Dyess
 - ▲ Rob Fitch
 - ▲ David Becher (RRC)

- SERVICES PROVIDED**
- ▲ Bilingual Community Engagement
 - ▲ Land Use, Economic Development, Parks, & Housing Planning
 - ▲ Infrastructure Planning and Water Component
 - ▲ Multi-modal Transportation Planning
 - ▲ Downtown Planning
 - ▲ Land Use & Development Code



CITY OF WALSENBURG

Comprehensive Plan and Land Use Code Update

The RICK Team, led by Britt Palmberg and Grace Dyess, is currently working to create a new Comprehensive Plan and associated Land Use Code for the City of Walsenburg in southern Colorado. The RICK Team has documented existing conditions and is around two-thirds of the way through the project, and currently working on the third and final round of community engagement. The project team has conducted nearly twenty pop-up community engagement sessions, including outreach at school pickups, food pantry pickups, the Miners Day community festival, the San Isabel Electric community meeting, the Walsenburg Seniors Center, the Huerfano County Community Coalition meetings, and Historic Preservation board meetings. RICK is leading a Steering Committee of community volunteers to explore ideas for how to transform Walsenburg into a stronger regional center of commerce and tourism in Southern Colorado.

As part of the engagement, RICK is creating a new zoning map for the city, which it has lacked for many years, and outlining potential new zoning classifications and design standards as part of the code update process. The first community engagement effort attracted nearly 500 responses from a community of 3,500 residents and the second and third rounds of engagement are on track for similar metrics. The new Comprehensive Plan is focusing on how to make Downtown a stronger tourism draw, including the potential of creating festival streets to take advantage of traffic passing through town on the way to the Sand Dunes and southwest Colorado. The plan is also focusing on housing strategies, improving and maintaining park and recreation assets, and upgrading the many deficiencies in the city's infrastructure systems to serve both infill and greenfield development. The zoning code is developing new zoning regulations for Downtown and other mixed use districts in the city. It is outlining new landscaping and lighting regulations and incorporating architecture and site design standards into the city's code, for the first time. The RICK Team anticipates completing both the Comprehensive Plan and the Land Use Code Update in June 2026.

REFERENCE

David Rausch,
Planning and Zoning Commission Chair

(719) 232-6337
zoningchair@walsenburg.org

LOCATION

Walsenburg, Colorado

ROLE

Prime Consultant

PROJECT DURATION

2024 - Ongoing

CONSULTANT'S FEES

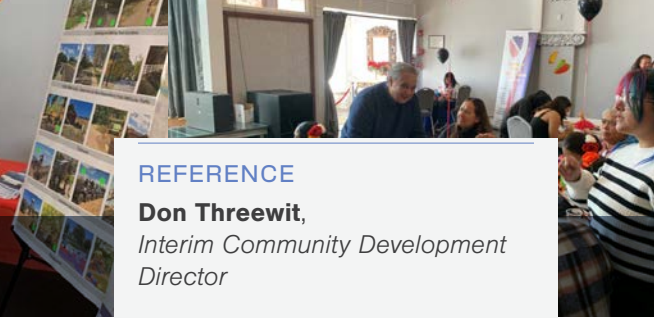
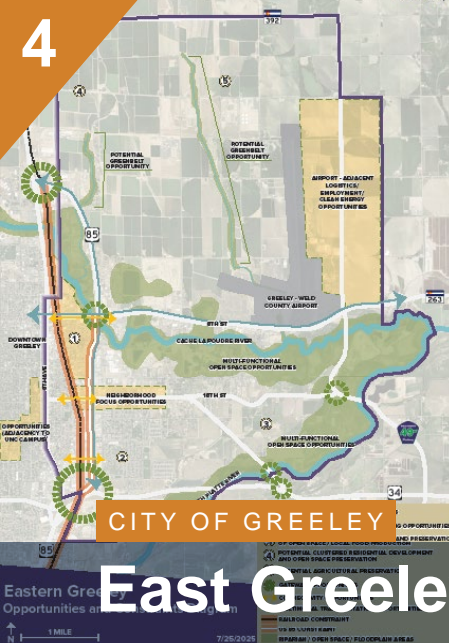
\$187,000

KEY PERSONNEL

- ▶ Britt Palmberg (PM)
- ▶ Grace Dyess
- ▶ Rob Fitch
- ▶ David Becher (RRC)

SERVICES PROVIDED

- ▶ Existing conditions analysis
- ▶ Community engagement
- ▶ Steering Committee support
- ▶ Future land use mapping
- ▶ Zoning/code updates
- ▶ Housing strategies
- ▶ Downtown revitalization
- ▶ Recreation assessment
- ▶ Infrastructure review
- ▶ Economic development strategies
- ▶ Critical issues summary
- ▶ Goals & policies
- ▶ Implementation planning
- ▶ Graphic/map production



East Greeley Subarea Plan

RICK’s planning practice and team, including Britt Palmberg, Grace Dyess, Rob Fitch, and David Becher, are working with the Greeley community on the East Greeley Subarea Plan. This plan, which functions as a Comprehensive Plan for the east side of Greeley, includes around 27 square miles along and to the east of Downtown Greeley, as well as the edges of the UNC campus. This is the most diverse part of Greeley, with a multitude of Latin American, Somali, and Asian immigrant populations represented in the study area. RICK has worked with the city’s Communications and Engagement team and local stakeholders to conduct a bilingual outreach process to gather input on the vision for East Greeley and input on a full range of planning topics covered in community plans. The RICK Team hosted a community-wide open house in August attended by over 100 residents and has conducted outreach at neighborhood events in East Greeley, including the grand opening of Delta Park and a Generation Next symposium of different non-profit organizations serving East Greeley. RICK has also engaged with Spanish language participants at an annual LULAC event (the League of United Latin American Citizens first-ever green chili cookoff). The team has conducted pop-up outreach at the Greeley Farmers Market and local food and beverage establishments. The team’s first round of engagement involved over 600 residents and stakeholders in Greeley. The team continues to engage with property owners, Weld County representatives, and various city departments in the development of the plan.

The East Greeley Subarea Plan is focusing on improving transportation and safety connections for the lower income neighborhoods on the eastern edge of Greeley to the rest of the city. The plan is also exploring the creation of a ‘mercado’ district to serve local communities and support local entrepreneurship, and the creation of a ‘southern gateway’ into the east side of Greeley that would also leverage connections with UNC and Downtown. As Greeley continues to rapidly develop with suburban growth far to the west of Downtown, the City and the RICK Team are working together to create a plan that serves an often overlooked part of the city and surrounding areas in Weld County.

REFERENCE
Don Threewit,
Interim Community Development Director

(307) 256-4879
 Don.threewit@greeleygov.com

LOCATION
 Greeley, Colorado

ROLE
 Prime Consultant

PROJECT DURATION
 2025 - Ongoing

CONSULTANT’S FEES
 \$300,000

KEY PERSONNEL

- ▲ Britt Palmberg (PM)
- ▲ Grace Dyess
- ▲ Rob Fitch
- ▲ David Becher (RRC)

SERVICES PROVIDED

- ▲ Existing conditions review
- ▲ Bilingual engagement
- ▲ Diverse community outreach
- ▲ Pop-up engagement
- ▲ Stakeholder coordination
- ▲ Steering Committee support
- ▲ Visioning facilitation
- ▲ Land use analysis
- ▲ Transportation/safety planning
- ▲ Economic development concepts
- ▲ Cultural district planning
- ▲ Gateway/placemaking strategies
- ▲ Housing & equity focus
- ▲ Infrastructure considerations
- ▲ Graphic/map development



TOWN OF GRANBY

Comprehensive Plan and Development Code Update

RICK completed the Comprehensive Plan and Three Mile Plan for Granby, the hub community of Grand County. The project developed a Future Land Use Plan for the Town and areas expected to develop over the next 20 years, including areas along the Highway 40 and Highway 34 corridors. The team coordinated with residents and property owners in unincorporated Grand County to develop a Three Mile Plan for areas within three miles of the Town limits. The Comprehensive Plan focused on establishing park, trail, and open space connections between areas of Granby and between the town and nearby lakes, the Fraser and Colorado rivers, and state and federal conservation areas and public lands. Our team established policies and action items related to multimodal transportation, including enhancing safety for people walking and biking around town and crossing the US highways in the Granby area, and improving transit connections within Granby and to other communities in Grand County. Housing policies and action items were also developed to help address the housing affordability challenges facing Granby and Grand County.

The RICK Team utilized a project website on the Social Pinpoint platform to provide project information, mapping tools, and online engagement. Outreach included in-person open houses, online surveys, online stakeholder meetings, and participation at community events such as the Granby Rodeo and the Granby Farmers Market. The team also conducted in-person engagement with students at Middle Park High School in Granby. The final Comprehensive Plan and Three Mile Plan, funded by a DOLA grant, include sections on resiliency, tourism, recreation, water and infrastructure, and other traditional topics such as transportation, land use, and parks and open space. RICK also worked with Town staff to prepare a new development code reflecting the vision of the Comprehensive Plan. The update included revisions to approval processes for 18 land use actions, creation of flow charts and application forms, and updates to annexation regulations. The zoning code update converted highway zoning along US 40 and US 34 to mixed-use zones, expanded regulations for accessory dwelling units, strengthened landscaping standards, updated lighting requirements, revised parking and use tables, and ensured consistency and usability for staff and applicants. The code update process included two public open houses and numerous meetings with an advisory group and the Town's Board of Trustees.

Example of Completed Plan: https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/Granby_Comprehensive_Plan_Final_07_2023.pdf

REFERENCE

Ted Cherry,
Town Manager

(970) 531-0011 (office)
(970) 887-2501 (cell)
tcherry@townofgranby.com

LOCATION

Granby, Colorado

ROLE

Prime Consultant

PROJECT DURATION

2021 - 2023 (Comprehensive Plan);
2025-2026 (Development Code Update)

CONSULTANT'S FEES

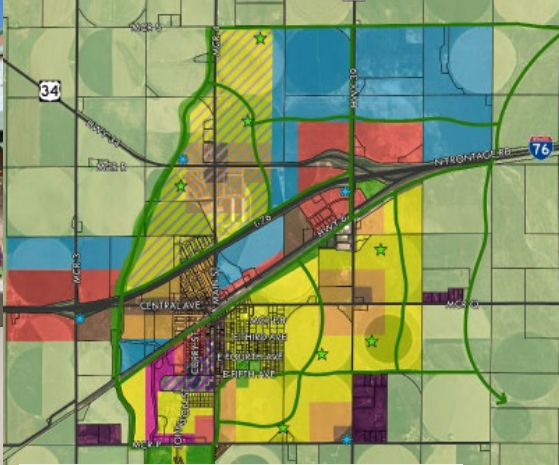
\$198,000 (Comprehensive Plan);
\$60,000 (Development Code Update)

KEY PERSONNEL

- ▲ Britt Palmberg (PM)
- ▲ Brian Mooney
- ▲ Grace Dyess
- ▲ Rob Fitch
- ▲ David Becher (RRC)

SERVICES PROVIDED

- ▲ Community Engagement
- ▲ Urban Design / Downtown Planning
- ▲ Land Use and Economic Development Planning
- ▲ Infrastructure Planning
- ▲ Multimodal Transportation Planning
- ▲ Housing Analysis and Planning
- ▲ Conceptual Planning for Kaibab Park along the Fraser River
- ▲ Development Code/Zoning Update



TOWN OF WIGGINS

Comprehensive Plan and Zoning Code Update

Wiggins is a small town of around 2,000 residents. It has experienced some significant growth over the last several years as families have moved to the area for more affordable living compared to the Front Range. As a result, the community is concerned about losing its small-town character and feel.

RICK led the completion of the first Comprehensive Plan for Wiggins since 1991. One of the major goals of the effort was to better tie the community together, between the historic core of the community and an outlying subdivision which emerged over the last several years. The plan also focused on how to build the base of sales tax revenue, with development benefiting from the Town's location along the I-76 corridor, and how to create more things to do for residents of all ages, as part of local parks or a new community hall or community hub. RICK led bilingual community outreach efforts in Wiggins. The team conducted outreach at local soccer and baseball games, the 4th of July celebration, and at other community events. The Comprehensive Plan outlines how the Town should update its codes and development regulations to better provide for quality growth, as well as goals and strategies for housing, transportation, economic development, parks and open space, and infrastructure planning.

The plan included a water component and all other elements required by DOLA as part of DOLA-funded planning efforts, including tourism and resiliency.

RICK is currently working with Town staff, the Planning Commission, and the Board of Trustees to update the Town's zoning codes to reflect best practices and the vision adopted in the Comprehensive Plan. The Town's existing code is several decades old and does not reflect current trends or state regulations. The code is updating landscaping, sign, parking, and design standards for all zoning classifications. The new code includes a mixed use zoning classification for the Downtown district and part of the Highway 6 corridor to provide greater flexibility for residential and commercial development. RICK is ensuring that the new code reflects the latest state statutes and regulations and provides for greater flexibility for accessory dwelling units and other, smaller housing types in Wiggins.

Example of Completed Plan: https://townofwiggins.colorado.gov/sites/townofwiggins/files/documents/Wiggins%20Comp%20Plan_DRAFT_111324.pdf

REFERENCE
Diana Evans,
Planning / Zoning Administrator

(970) 483-6161
 diana.evans@wigginsco.com

LOCATION
 Wiggins, Colorado

ROLE
 Prime Consultant

PROJECT DURATION
 2023-2025 (Comprehensive Plan);
 Zoning Code Update (2026)

CONSULTANT'S FEES
 \$160,000 (Comprehensive Plan);
 \$40,000 (Zoning Code Update)

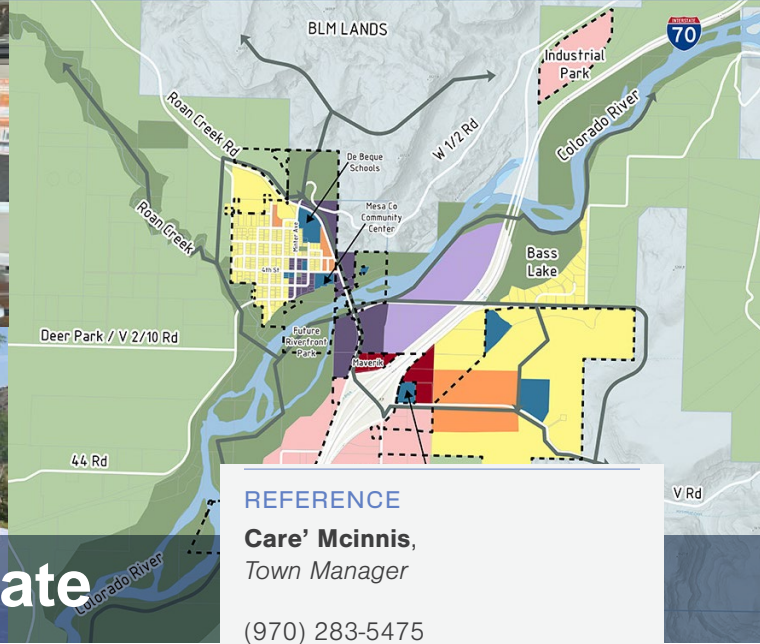
KEY PERSONNEL

- ▲ Britt Palmberg (PM)
- ▲ Grace Dyess
- ▲ Rob Fitch
- ▲ David Becher (RRC)

SERVICES PROVIDED

- ▲ Bilingual Community Engagement
- ▲ Parks and Recreation Planning
- ▲ Transportation Planning
- ▲ Housing Analysis, Policies and Strategies
- ▲ Infrastructure Planning as it Relates to the Comprehensive Plan (including a Water Component)
- ▲ Urban Design
- ▲ Land Use Planning and Growth Projections
- ▲ Downtown Planning
- ▲ Zoning Code Update





TOWN OF DE BEQUE

Comprehensive Plan Update

RICK is currently leading a consultant team (including Fairplay team member RRC) in developing an update to the Town of De Beque’s Comprehensive Plan. De Beque is a small town of 500 residents along I-70, at the eastern edge of Mesa County on the Western Slope. While the town enjoys access to the interstate, it has experienced very limited commercial development over the years and has a very limited commercial tax base. De Beque is known as the home of Wild Horse Days each year and residents value the small town character and the orientation of the area around agriculture, ranching, and recreation.

RICK is nearly complete with the planning effort for De Beque, with adoption of the plan anticipated in May 2026. We led an initial round of community engagement, including surveys and pop-up engagement at the local craft fair and Easter Egg hunt in 2025. The team developed a series of alternatives for future land uses, housing, transportation, parks and open space, and other elements of the Comprehensive Plan. The team conducted an all-day outreach at Wild Horse Days in August and hosted a community cookout in June to gather interactive input, on maps of the area, concerning future land uses and the desired types and locations of parks and recreation features and amenities.

The final Comprehensive Plan will outline the priorities of the town across all of the elements required in DOLA-funded Comprehensive Plans, including topics such as resiliency, tourism, and water conservation. The RICK Team led a series of Steering Committee meetings, conducting briefings with the Town Board, and continued with community outreach in developing the plan through early 2026.

REFERENCE

Care’ Mcinnis,
Town Manager

(970) 283-5475
cmcinnis@debeque.org

LOCATION

De Beque, Colorado

ROLE

Prime Consultant

PROJECT DURATION

2025 – 2026

CONSULTANT’S FEES

\$159,000

KEY PERSONNEL

- ▲ Britt Palmberg (PM)
- ▲ Grace Dyess
- ▲ Rob Fitch
- ▲ David Becher (RRC)

SERVICES PROVIDED

- ▲ Community Engagement
- ▲ Land Use Planning
- ▲ GIS mapping
- ▲ Infrastructure Planning
- ▲ Parks and Open Space
- ▲ Transportation Planning
- ▲ Housing Analysis and Policy
- ▲ Recommendations for Code Updates

ATTACHMENTS

▲ Schedule of Rates/Fees



Attachments: Schedule of Rates/Fees

RICK is committed to providing high-quality planning services that are both cost-effective and transparent. Our proposed fee structure reflects the scope and complexity of the Town of Fairplay Comprehensive Plan and Unified Development Code Update and is based on our understanding of the Town’s goals, expectations, and required deliverables. We have structured our pricing to ensure efficient use of resources while maintaining flexibility to respond to evolving needs throughout the project.

CURRENT RATE SHEET. The table below outlines the current hourly billing rates for key RICK Team members and subconsultants assigned to this project. These rates are valid through the duration of the contract and include all direct labor costs. Any additional services outside the agreed scope will be billed at these rates, pending prior Town approval.

Name	Role	Cost (Per Hour)
RICK		
Britt Palmberg , AICP	Associate/Director of Planning	\$215.00
Brian Mooney , FAICP	Senior Advisor/QA/QC Manager	\$225.00
Rob Fitch , PE	Civil Engineering & Infrastructure Planning	\$235.00
Grace Dyess	Assistant Planner	\$125.00
Lyann Castillo	Civil Engineer	\$145.00
Julia Hill	Associate Planner	\$145.00
RRC		
David Becher	Director of Research	\$164.00
Western Slope Consulting		
Matt Farrar	Principal	\$150.00

PROJECT COST BREAKDOWN. The following includes a detailed breakdown of our proposed costs by project phase and key tasks.

Task	Labor Cost
Task 1: Project Management	\$10,800
Task 2: Launch of Community Engagement Program	\$8,245
Task 3: Community Assessment	\$17,425
Task 4: Round One Community Engagement - Visioning and Idea Generation	\$15,700
Task 5: Conceptual Alternatives and Approaches	\$19,575
Task 6: Round Two Community Engagement - Review of Key Alternatives	\$16,750
Task 7: Creation of Preferred Direction for the Comprehensive Plan & UDC Updates	\$24,800
Task 8: Round Three Community Engagement - Review of Preferred Direction	\$15,400
Task 9: Draft Version of the Comprehensive Plan	\$19,550
Task 10: Implementation and Next Steps (Comprehensive Plan)	\$6,950
Task 11: Draft UDC Changes	\$27,400
Task 12: Open House to Review Draft UDC Update	\$8,270
Task 13: Worksession to Review Final Drafts of the Comprehensive Plan and UDC Update	\$3,975
Task 14: Final Version and Adoption of the Comprehensive Plan	\$9,870
Task 15: Final Version and Adoption of the UDC Update	\$13,975
Total Labor	\$218,685
Reimbursable Expenses	
Travel and Mileage	\$1,875
Printing and Plotting	\$1,895
Incentives for Community Outreach	\$1,725
Other Supplies	\$720
Total Reimbursable Expenses	\$6,215
TOTAL PROJECT BUDGET	\$224,900



RICK



Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622

[Fairplay Colorado Website](#)

Staff Memorandum

To: Board of Trustees

From: Janell Sciacca, Town Administrator

RE: Should the Board of Trustees for the Town of Fairplay, Colorado, approve adoption of Resolution No. 27, Series of 2026 entitled "**A Resolution of the Board of Trustees for the Town of Fairplay, Colorado, approving the First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route Between Summit County Government, Park County Government, and the Towns of Fairplay, Alma and Breckenridge.**"? (A)

Date: 6/1/2026

Background/Analysis:

The First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route is generally beneficial for the participating local governments. It formalizes continued commuter transit service between Park and Summit Counties while spreading costs and operational responsibilities among the parties.

This agreement allows continued operation of the Park County Commuter bus service through the Summit Stage system, with Summit County assuming operational management responsibilities while the participating jurisdictions provide annual financial contributions. The agreement creates long-term transit continuity, regional cooperation, and access to outside grant funding, but also commits the parties to ongoing escalating financial contributions and shared responsibility for maintaining service viability.

Contribution amounts automatically increase annually based on Consumer Price Index (CPI) adjustments tied to regional inflation conditions. While this allows the Town to anticipate annual increases, it could become a significant impact as well creating a budget constraint if not monitored.

The initial term runs for 3-years and automatically renews annually thereafter, and the Town's initial contribution is rising from \$18,000 to \$18,468. The Town's budget currently has an approved line item in the Transit budget for \$18,000 Staff will budget an annual increase accordingly upon approval.

Approval of the agreement provides for the continuation of important regional transportation benefits. Therefore, Staff is recommending adoption of Resolution No. 27, Series of 2026, as presented.

Recommendation:

To approve adoption of Resolution No. 27, Series of 2026, as presented approving the First Restated Intergovernmental Agreement for Provision of Inter-County Commuter Bus Transit Services for the Park County Commuter Route Between Summit County Government, Park County Government, The Town of Fairplay, Alma and Breckenridge

Attachments:

- 1. 2026-27 Summit Stage IGA
- 2. First Restated IGA Park County Commuter Draft 05012026

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 27

Series of 2026

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING THE FIRST RESTATED INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF INTER-COUNTY COMMUTER BUS TRANSIT SERVICES FOR THE PARK COUNTY COMMUTER ROUTE BETWEEN SUMMIT COUNTY GOVERNMENT, PARK COUNTY GOVERNMENT, AND THE TOWNS OF FAIRPLAY, ALMA AND BRECKENRIDGE.

WHEREAS, the Town of Fairplay desires to continue the Summit Stage bus service that provides intercounty commuter transit services for Park County residents; and,

WHEREAS, the Town of Fairplay has supported the effort to provide commuter transit services via the Summit Stage by leasing property from the Colorado Department of Transportation for the purposes of storing Summit Stage buses; and,

WHEREAS, the Town of Fairplay finds its scope of responsibilities outlined in the IGA to be appropriate; and,

WHEREAS, the Board of Trustees recognizes the value that this service brings to the Fairplay community and surrounding areas.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that the Intergovernmental Agreement, attached hereto as Exhibit A, regarding commuter transit services for Park County is hereby approved and Mayor Ray Douglas is authorized to sign on behalf of the Town of Fairplay.

RESOLVED, APPROVED, and ADOPTED this 1st day of June, 2026.

TOWN OF FAIRPLAY, COLORADO

Raymond A. Douglas, Mayor

ATTEST:

Janell Sciacca, Town Clerk

EXHIBIT A

FIRST RESTATED INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF INTER-COUNTY COMMUTER BUS TRANSIT SERVICES FOR THE PARK COUNTY COMMUTER ROUTE BETWEEN SUMMIT COUNTY GOVERNMENT, PARK COUNTY GOVERNMENT, THE TOWNS OF FAIRPLAY, ALMA, AND BRECKENRIDGE

THIS FIRST RESTATED INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF INTERCOUNTY COMMUTER TRANSIT SERVICES FOR THE PARK COUNTY COMMUTER ROUTE (the "IGA") is made this 1st day of January, 2026, by and between Summit County Government ("Summit County"), Park County Government ("Park County"), Town of Fairplay ("Fairplay"); Town of Alma ("Alma"); and Town of Breckenridge ("Breckenridge") hereinafter referred to collectively as the "Parties".

WHEREAS, Summit County, pursuant to C.R.S. § 30-11-101(f) and other legal authority operates a mass transportation system known as the Summit Stage ("Summit Stage"), which provides Fixed Route Transit throughout Summit County; and

WHEREAS, the Parties are authorized to make the most efficient and effective use of their powers and responsibilities by coordinating and contracting with each other pursuant to Section 18(2)(a) and (b) of Article XIV and Section XI of the Colorado Constitution and §29-1-201 C.R.S.; and

WHEREAS, the Parties entered into an Intergovernmental Agreement on June 1, 2022, which was amended on January 1, 2024, to engage the Summit Stage to operate an inter-county commuter transit service between Park and Summit Counties; and

WHEREAS, the Parties wish to continue providing local contributions to assist with the operation of inter-county commuter transit service.

NOW THEREFORE, in consideration of the above and in consideration of the mutual and dependent covenants contained herein, the Parties agree as follows:

I. Purpose; Term and Termination:

- a. The purpose of this IGA shall be to set forth the Parties' agreement regarding the scope of responsibilities and duties related to the Summit Stage's provision of the Park County Commuter transit services between Park and Summit Counties (Park County Commuter) as set forth in Exhibit A (Scope of Transit Services).
- b. The Parties agree that the Term of this IGA shall be for three (3) years commencing on the date executed and automatically extend for successive one (1) year periods (the "Term").
- c. Any Party may, for any reason, terminate their obligations under this IGA upon one hundred eighty (180) days prior written notice to all Parties.
- d. Further, as required by Article X, Section 20 of the Colorado Constitution, any obligation of a Party not performed in the current fiscal year shall be subject to annual appropriation of funds by the Party's governing body. Should sufficient funds not be appropriated for a Party's performance in future fiscal years this agreement shall be terminated or amended accordingly.

II. Summit County Responsibilities:

- a. Summit County agrees to provide day to day management and operate the Park County Commuter according to a mutually agreed upon schedule as set forth in Exhibit A (Scope of Transit Services), which from time to time may be modified by mutual agreement of the Parties.
- b. Summit County agrees to bear the fully allocated cost of operating the Park County Commuter, which is estimated and projected in Exhibit A (Scope of Transit Services).
- c. Summit County agrees to maintain all local contributions and grant revenue generated pursuant to this IGA in a segregated general ledger account.
- d. Any surplus funds shall be held by Summit County and shall be used for improving infrastructure, facilities and/or service that directly affects the transit operations contemplated hereunder.
- e. Summit County agrees to monitor performance and compliance in accordance with its policies, procedures, and performance indicators.
- f. Upon request, Summit County will assist Parties with grant applications and National Transit Database reporting.

III. Prak County, Breckenridge, Alma, and Fairplay's Responsibilities:

- a. The non Summit County Parties agree to provide annual share contributions to Summit County to offset operating expenses incurred by the Park County Commuter as set forth in Exhibit A (Scope of Transit Services). The contribution amounts will be automatically adjusted on an annual basis according to the Bureau of Labor Statistics, Consumer Price Index most closely reflecting inflationary conditions in Summit and Park Counties.
- b. If any Party amends or terminates their obligations hereunder, the remaining Parties shall convene to discuss changes to service and amend the IGA as needed to continue the Park County Commuter.
- c. Park County will apply for federal and state transit funding to supplement the operating costs of the Park County Commuter. If necessary, local funds from the Parties will be used to provide the required local match for any grants that are awarded.

IV. Reporting:

- a. Parties agree that the state of the operational revenue and expenditures shall be evaluated and reported out to the Parties on an annual basis, and any necessary changes to the service shall be based on that reporting, and community demand for service.

V. General Provisions:

- a. Governmental Immunity: Notwithstanding any other provision of this IGA to the contrary, no term or condition of this IGA shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of any parties, their

departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of C.R.S. § 24-10-101, et seq., as now or hereafter amended. The parties enter into this Agreement as separate, independent entities and shall maintain such status throughout.

- b. The provisions of this Agreement shall only become effective upon execution of the Agreement by all parties.
- c. No party may assign its rights or obligations under this Agreement without the prior, written consent of the other parties.
- d. This agreement shall be governed by the laws of the State of Colorado.
- e. No third parties are intended to be beneficiaries of this Agreement.
- f. This Agreement is intended to be fully integrated.
- g. Indemnification: All actions or omissions by any Party, including their respective representatives, employees, agents, volunteers or officials, shall be the sole responsibility of the respective Party. The Parties do not agree to indemnify, hold harmless, exonerate or assume the defense of any other Party or any other person or entity whatsoever, for any purpose whatsoever.
- h. The Parties and their officers, attorneys, and employees are relying on, and do not waive or intend to waive by any provision of this IGA, the monetary limitations or any other rights, immunities, or protections provided by the Colorado Governmental Immunity Act, C.R.S § 24-10- 101, et. seq., as amended, or otherwise available to the Parties and their officers, attorneys or employees.
- i. This IGA may only be modified or amended upon written agreement of the Parties.
- j. Effective Date. The effective date of this Agreement shall be the date when the Agreement is actually signed by the parties.

Execution by Counterparts; Electronic Signatures. This Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Contract. Only the following two forms of electronic signatures shall be permitted to bind the Parties to this Contract: (1) Electronic or facsimile delivery of a fully executed copy of a signature page; (2) The image of the signature of an authorized signer inserted onto PDF format documents. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§24-71.3-101 to -121.

BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY

Signature: _____

Name: _____

Title: _____

BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY

Signature: _____

Name: _____

Title: _____

TOWN OF BRECKENRIDGE

Signature: _____

Name: _____

Title: _____

TOWN OF FAIRPLAY

Signature: _____

Name: _____

Title: _____

TOWN OF ALMA

Signature: _____

Name: _____

Title: _____