

**TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
RESOLUTION 18-01**

A RESOLUTION NAMING THE PUBLIC PLACE FOR POSTING NOTICES OF THE PLANNING COMMISSION MEETINGS FOR THE TOWN OF FRISCO, COLORADO IN COMPLIANCE WITH THE COLORADO SUNSHINE ACT OF 1972.

WHEREAS, Section 24-6-402 CRS requires a public body to annually designate the public place for posting timely notice of public meetings at the Planning Commission's first regular meeting each calendar year; and

WHEREAS, the Frisco Town Hall, 1 East Main Street, has two bulletin boards in locations which are open to the public during day and evening hours; and

WHEREAS, the Frisco Post Office, 35 West Main Street, Frisco Colorado, has a bulletin board in a location which is open to the public during the day and evening hours;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF FRISCO COLORADO THAT:

The bulletin board outside the east vestibule at Frisco Town Hall, 1 East Main Street, and the Frisco Post Office, 35 West Main Street, Frisco, Colorado are hereby designated as the public places for the posting of the Planning Commission Agendas for the year 2018.

INTRODUCED, READ, AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF FRISCO, COLORADO THIS 4th DAY OF JANUARY, 2018.

TOWN OF FRISCO:

Melissa Sherburne
Planning Commission Chair

ATTEST:

Joyce Allgaier
Director, Community Development



**PLANNING COMMISSION
STAFF REPORT**

January 4, 2018

AGENDA ITEM: Planning File No. 307-17-MAJ: A review of the sketch plan step of the Major Site Plan Application for the proposed Rainbow Court East Building mixed-use project.

LOCATION: 310 East Main Street / Lots 3-5, Block 9, Frisco Townsite

ZONING: Central Core (CC) District

APPLICANT & OWNER: MM Properties LLC
PO Box 44
Frisco, CO 80443

ARCHITECT: TC3 Architects
PO Box 4393
Frisco, CO 80443

TOWN STAFF: Bill Gibson, Assistant Community Development Director
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PROJECT DESCRIPTION

The applicant, MM Properties LLC, represented by TC3 Architects is proposing to demolish and redevelop the “east wing” of the existing Rainbow Court Building located at 310 East Main Street. The proposed redevelopment will include a new first floor restaurant/commercial tenant space, second floor offices, and two (2) residential dwelling units (one, two-bedroom and one studio) on the third floor with roof-top deck access. The application also includes renovation and expansion of the existing Vinny’s Restaurant. The new building will have a gross floor area of approximately 9,770 square feet.

The exterior building materials include: various vintage wood vertical shiplap sidings, Brazilian Walnut horizontal wood siding, painted composite board lap siding, dry stacked stone veneer, rusted corrugated metal siding, concrete masonry units, asphalt composition roof shingles, and standing seam metal roofing.

For a more complete project description, please refer to the attached application materials.

BACKGROUND

The subject property consists of three (3) lots from the original Frisco Townsite with a total lot area of 10,500 square feet. The subject property fronts along East Main Street and abuts the Granite Street Alley on the rear. The property includes the existing Rainbow Court Building which is occupied by a variety of existing commercial uses including restaurants, offices, personal services, and retail. The adjacent uses are Hotel Frisco to the west and the Frisco Market Place Condominiums and Bagali's Restaurant to the east.

According to the submitted application, the existing Rainbow Court Building is composed of renovated elements of former motel buildings from the 1950's and 1970's. The Community Development Department's archives do not include any information about the original construction of this building.

On December 13, 2017, a pre-application meeting was conducted by the Town of Frisco's Development Review Committee (DRC) which consisted of representatives of the Town's Planning Division, Building Division, and Public Works Department along with referral agency representatives from Lake Dillon Fire Rescue, Frisco Sanitation District, and Xcel Energy. A variety of topics were discussed and items that will need to be addressed by the final site plan application were identified.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Photographs of the subject property are included for reference.



Vicinity Map



North Side



Interior view of the East Wing



South Side

SKETCH PLAN REVIEW

A sketch plan review is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to Commissioners' comments and make changes to the proposal prior to a final site plan application submittal.

Pursuant to Section §180-2.5-D-3, Frisco Town Code (in part):

- a. All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission. The applicant shall notify the Community Development staff in writing at least 21 calendar days prior to the Planning Commission meeting at which the sketch plan is requested to be presented. Materials to be presented in support of the development must be of sufficient nature to allow the Planning Commission and Community Development staff to provide informed feedback on the project. At a minimum the applicant must submit the following information:*
 - i. Written project description, including a synopsis of the proposed development program, and how the project will meet the principles of the Master Plan and the standards of the zoning code;*
 - ii. Site plan showing the location of the building(s) and other improvements (retaining walls, berms, dumpster locations, open space, etc.) with dimensions to setbacks, property lines, easements, north arrow, scale (no smaller than 1"=20'), legend, vicinity map;*
 - iii. Existing and proposed utility (main and service) lines;*

- iv. Existing and proposed topography at 2 foot intervals, including 50 feet beyond the property boundary, existing easements, lot dimensions, lot size in square feet/acreage;
- v. Existing site characteristics map with vegetation, wetlands, unique natural features;
- vi. Parking space location and counts and traffic circulation design, with driveway locations, points of access from right-of-way, preliminary grades, bike and pedestrian improvements;
- vii. Proposed landscaping, post-development grades, snow storage, preliminary stormwater plan showing approach to stormwater handling;
- viii. Scaled drawings of all building locations and schematic elevations; and
- ix. Samples of all colors and materials proposed.

b. The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.

c. The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 90 days after the date of the Planning Commission's review of the sketch plan.

A final site plan application for this proposal will require Planning Commission review. The proposal will be reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Uniform Development Code (UDC) at that time.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- *A&C 1. Preserve and enhance the Town's historic resources.*
- **A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.**
- *A&C 3. Promote public art.*
- *A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.*
- *A&C 5. Celebrate and highlight Frisco's heritage.*

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- **BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.**
- *BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.*
- **BE 3. Preserve and enhance the Main Street area as the heart of the community.**
- *BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.*
- *BE 5. Promote attractive and safe connections between all areas and sections of the town.*

Economy

Frisco is a community that promotes a diverse, sustainable, year-round economy.

- *EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.*
- **EC 2. Continue to promote the town as a year-round destination.**
- **EC 3. Encourage and direct economic growth.**
- *EC 4. Allocate public resources to effectively support and encourage cost-effective private investments that enhance the community.*
- *EC 5. Support the creation and outlet for local markets and support local workforce policies.*

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- **HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.**
- **HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.**
- *HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.*
- *HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*
- *HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.*

The proposed application appears to further the bolded quality of life statements above. The application appears to conform to the recommendations of the Frisco Community Plan.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of December 28, 2017.

ANALYSIS – CENTRAL CORE (CC) DISTRICT [§180-3.11]

The requirements of the Central Core (CC) District are applicable to the review of the proposed Rainbow Court project as follows:

Purpose: The purpose of the CC district is as follows:

“To promote the development of Frisco’s Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.”

Minimum Lot Area: 3,500 square feet. The existing lot size is 10,500 square feet.

Minimum Lot Frontage: None required.

Setbacks: The subject property is located along Main Street. The minimum required setbacks and proposed the setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard (Main Street)	3 feet	3 feet
Side Yards	0 feet	East: 0 feet West: no change to existing 0 feet
Rear Yard (Alley)	0 feet	0 feet
Minimum Stepback for the third and above floors of street-facing wall facades	10 feet	North (Main Street): 10 feet South (Alley): 10 feet

Section 3.17.11 of the Town of Frisco UDC states that in the Central Core District, the following encroachments into a required setback are allowed:

- A. Roof overhangs, limited to two feet in depth; and
- B. Railings, limited to the minimum height required by the building code.

The application appears to meet the setback standards.

Maximum Lot Coverage: None required.

Maximum Building Height: The maximum building height is forty (40) feet for pitched roofs and thirty-five (35) feet for flat roofs in this zone district. The Town of Frisco UDC defines building height as:

“The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions. The building height is thus measured parallel to the existing grade in any direction as depicted in Figure 9-A. Where a building utilizes multiple roof styles or pitches, the highest point of each type of roof or parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district.

This methodology for measuring height maximums can best be visualized as an irregular surface located above the building site at the height limit mandated by the zoning district, having the same shape as the natural grade of the building site. This methodology can be calculated by overlaying a roof plan onto a site plan or land survey that contains topographic information. Where there are minor irregularities (as determined by the Community Development Department) of the natural grade, such minor irregular areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical grade shall be used.

Exception: If fill must be placed on the site for drainage purposes, or to meet some other similar requirement such as the placement of utility services, building height may be measured from the finished grade within three feet of the location of the foundation. However, for the purposes of calculating the building height, the finished grade elevation cannot exceed any adjacent, paved street or alley elevation. If additional fill is needed above any adjacent right-of-way elevation, then the average right-of-way elevation as measured at the edge of the adjacent asphalt shall be used as the finished grade to determine building height. In the case where a building is proposed adjacent to two or more rights-of-way, then the building height will be calculated using the average grade of each right-of-way as measured at the edge of adjacent asphalt. For the purposes of calculating building height, any placement of fill on a lot must be determined as necessary, showing there are no other viable alternatives. Said determination and showing must be verified by a professional engineer licensed in the State of Colorado and approved by the Frisco Town Engineer.”

The application appears to meet this standard; however, detailed roof elevation information will be required with the final site plan application to verify compliance.

The application proposes a shed roof element located above the elevator and rooftop stair access that appears to exceed the building height limit. This roof form may be excluded from the building height limit if the Planning Commission determines that this roof form meets the following excerpt of the building height definition:

“...excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions.”

Section 3.17.8 of the Town of Frisco UDC states that for properties along Main Street in the Central Core District, the ground floor ceiling height for all uses shall be a minimum of ten (10) feet in height. The application appears to meet this standard; however, section drawings of the building will be required with the final site plan review to verify that the ground floor ceiling height is a minimum of ten (10) feet.

Density: The permitted density in the Central Core District is sixteen (16) dwelling units per developable acre. With a developable lot size of 0.24 acres, the maximum allowed residential density is 3.86 units, which pursuant to the UDC are rounded up to four (4) dwelling units. The application proposes two (2) residential units and meets this standard.

The Density Bonus affordable housing incentive is available in the Central Core District. The application does not propose the use of this provision. Since the proposed application does not exceed the allowable density of this zoning district, there is no requirement for deed restricted affordable housing units with this proposal.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Central Core District, a variety of commercial uses are permitted including restaurants/bars/taverns, offices, personal service, and light retail. Multi-family residential dwelling units are permitted when not located on the ground floor in those portions of the building that front along Main Street and/or a numbered Avenue. The application appears to meet this standard.

Accessory Uses and Structures: Solar Energy Facilities: The re-use of the existing roof mounted solar energy facilities is proposed by this application. Pursuant to §180-5.3.3, Solar Energy Facilities:

Solar energy facilities may be ground-mounted or mounted on principal or accessory structures, provided they comply with the following requirements:

- A. Solar energy facilities shall not be located in the front yard between the principal structure and the public right-of-way;*
- B. Solar energy facilities shall be located a minimum of 6 feet from all property lines and other structures except the structure on which it is mounted;*
- C. Solar energy facilities shall not exceed the greater of one-half of the footprint of the principal structure;*
- D. Ground mounted solar energy facilities shall not exceed 5 feet in height.*
- E. A solar energy facility shall not extend more than 18 inches above the roofline of a one-family or two family residential structure, or more than ten feet above the roofline of a multi-family or non-residential structure.*

The re-used solar panels appear to be located less than six (6) feet from the rear property and must be relocated to meet the standards of this section. Compliance with the standards of §180-5.3.3 will be required with the final site plan review application.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

This project will be reviewed for compliance with all development standards of the Unified Development Code (UDC) at the time of major site plan review.

Drainage Plan (§180-6.6): A drainage plan shall be submitted with the final site plan application. Said plan shall be prepared by a licensed engineer licensed in the State of Colorado. Submittal requirements, design standards and erosion and sediment control shall be addressed as outlined in §180-6.6, Frisco UDC.

Access (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the location and design of access points to the road must be approved by the Frisco Public Works Director. The proposed access will be reviewed by the Public Works Department and the Town Engineer at the time of final site plan review.

Traffic Study (§180-6.12): Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for any large project that:

- A. *Requires a conditional use or rezoning approval;*
- B. *Is located adjacent to either Main Street or Summit Boulevard;***
- C. *Contains only one point of access;*
- D. *Contains an access point off an unimproved roadway or unincorporated area;*
- E. *Contains an access point off a road with a service level of D or F; or*
- F. *Is expected to generate 400 or more daily trips per day.*

A traffic study shall be submitted with the final site plan application. The traffic study will be reviewed by the Public Works Department and the Town Engineer at that time.

Parking and Loading (§180-6.13): Section 180-6.13 of the Frisco Town Code addresses parking and loading standards.

On-Premise Parking Requirements (§180-6.13.3.D): For properties that front along East Main Street there are no parking requirements for many commercial uses including restaurant, personal service, and retail uses. There are also no parking requirements for office uses not located on the ground floor. The following is a preliminary parking analysis:

Use Type	Parking Standard	Required Spaces
Restaurant/Bar/Tavern	0 per 350 square feet of seating area 0 per 450 square feet of non-seating area	0
Retail/Personal Services	0 per 450 square feet of GFA	0
Office, Ground Floor	1 per 450 square feet of GFA	2*
Office, Non-Ground Floor	0 per 450 square feet of GFA	0
Medical Office	1 per 450 square feet of GFA	0*
Residential Dwellings	1 per bedroom	3
Visitor Parking	1 space for every 5 dwelling units	0
Total Required		3

*Eligible for On-Street Parking Credits

Based upon the information provided in the submitted application, three (3) parking spaces are required for the two (2) new residential dwelling units. The application includes a three (3) car garage accessing the Granite Street Alley to meet this standard. The application does not specify whether or not parking is proposed to continue adjacent to the west wing of the building along the Granite Street Alley. This should be clarified with the final site plan application.

Visitor Parking: Visitor parking is required for multi-family residential developments at a rate of one (1) parking space for every five (5) units. Only two (2) residential dwelling units are proposed, so no visitor parking spaces are required.

On-Street Parking Credits (§180-6.13.3.E): Parking requirements for non-overnight uses may be reduced within the Central Core District. For every twenty-five (25) feet of linear frontage abutting a public right-of-way on which legal on-street parking exists within 300 feet of the property, there may be one (1) parking space reduction. Numerous on-street parking spaces exist within 300 feet of this property along both sides of Main Street, North & South 3rd Avenue, and North & South 4th Avenue. These on-street parking credits meet the two (2) parking space requirement for the existing first floor real estate office in the west wing of the Rainbow Court Building. These on-street parking credits would also accommodate some repurposing of the existing and/or proposed building areas to first floor office or medical office uses if such a repurposing were ever proposed in the future.

Multi-use Shared Parking Provisions (§180-6.13.3.F): Within the Central Core District, parking reductions for multi-use developments may be allowed of up to twenty percent (20%) of the required parking upon approval by the Planning Commission according to the following criteria:

- a. *The proposed parking for both uses shall be on-site; and*
- b. *The parking is provided in areas designed to serve two (2) or more distinctly different land uses; and*
- c. *The reduction in parking is justified using industry standards such as those established by the Urban Land Institute, the Institute of Transportation Engineers or other acceptable standards.*

The applicant has the opportunity to request the Planning Commission reduce the parking requirements up to twenty percent (20%) for this proposed multi-use project. The applicant has not made such a request at this time. If the applicant chooses to propose such a reduction, they will need to demonstrate compliance with the criteria as outlined in §180-6.13.3.F of the UDC at the time of final site plan review.

Understructure Parking Facility Provisions (§180-6.13.3.G): For purposes of this provision, understructure parking shall mean that the parking will be located in a Parking Facility which is substantially underground or substantially below the average existing grade or located at grade under a structure. All understructure parking must meet the following criteria:

- a. *That above grade parking for the project be significantly screened from adjacent public rights-of-way; and,*
- b. *That the understructure Parking Facility is significantly screened from any public rights-of-way; and,*
- c. *That vehicular access to and from the understructure Parking Facility is not provided from Main Street or Summit Boulevard, unless no other access point exists.*

The application appears to meet this standard.

Bicycle Parking: (§180-6.13.4, §180-6.21.3.J.2): For all commercial and mixed-use development, bicycle parking shall be provided in an amount equal to at least twenty percent (20%) of the required vehicular parking spaces for the development, with a minimum of five (5) bicycle stalls. Twenty percent (20%) of three (3) parking spaces is 0.6 bicycle spaces, so the five (5) bicycle stall minimum applies. The number and location of the proposed bicycle stalls must be identified in the final site plan review application.

Tandem Parking (§180-6.13.6.D): For multi-family residential projects, two (2) spaces stacked (tandem) spaces may be permitted if Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. *That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. *That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. *That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. *That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The applicant is proposing tandem parking within the proposed new structure for the two (2) bedroom dwelling unit. The applicant must demonstrate compliance with at least two (2) of the four (4) criteria above at time of final site plan review. The application appears to meet this standard.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. The proposed new parking spaces are enclosed in a garage that abuts the south property line. The short segment of proposed new driveway is located entirely within the Granite Street Alley right-of-way, so no snow storage areas are required. The application does not specify whether or not parking is proposed to continue adjacent to the west wing of the building along the Granite Street Alley. If parking is proposed to continue, then the accompanying snow storage areas should be clarified with the final site plan application.

On-Premises Loading Requirements (§180-6.13.8): One (1) on premises service and loading facility shall be provided for commercial uses between 12,000 – 40,000 square feet of Gross Floor Area (GFA). All such service and loading facilities shall be located so that no vehicle

loading or unloading merchandise shall be parked in front of any property or block traffic in any street or public right-of-way including alleys, and must meet the following:

- A. *On premises loading areas must have a minimum dimension of fifteen by thirty (15 x 30) feet. Where loading areas are covered; a minimum height of 15 feet is required. Where semi-trailer trucks typically unload, the minimum loading area size shall be 15 feet by 60 feet by 15 feet high. No portion of a loading vehicle may protrude into a public right-of-way; and*
- B. *On premises loading areas shall be required for each structure according to the following schedule, unless it can be demonstrated to the satisfaction of the Town that sufficient loading is available from an adjacent alley or other suitable area, which alley or area is shown not to impede vehicular traffic or pedestrian use when used for loading purposes.*

There are no new loading areas proposed by this application. The sufficiency of using the adjacent Granite Street Alley for loading will be reviewed by the Public Works Department and the Town Engineer at the time of final site plan review.

Landscaping and Revegetation (§180-6.14): The proposed landscaping plan has been incorporated in the site plan on the submitted Sheet SR-1. The application proposes a combination of plant materials and allowed landscaping alternatives such as benches, planter boxes, and art displays. The application will be reviewed for full compliance with §180-6.14, Landscaping and Revegetation standards at the time of final site plan application.

Outdoor Lighting (§180-6.16): A lighting plan shall be submitted at the time of final site plan application. The lighting plan shall show exterior fixtures proposed for the new structure along with parking areas and pedestrian walkways to show compliance with all regulations stated in Section 180-6.16 of the Frisco UDC.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects. The application indicates that the applicant has an agreement to utilize a nearby property owner's dumpster. This agreement will need to be verified at the time of the final site plan application.

The applicant will be required to submit a letter from a waste disposal company showing that proposed refuse and recycling facilities are located and sized appropriately for the proposed project. This will be reviewed at the time of final site plan review.

Non-Residential Development Standards (§180-6.21): The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character. Mixed-Use development shall comply with the non-residential development standards.

The proposed building includes a variety of architectural features and provides façade and roof articulation. The proposed building will be reviewed for compliance with the specific numeric requirements for building elements, building façade articulation, roof design, and project amenities at the time of final site plan review.

The proposed exterior building materials and colors appear to conform to the non-residential development standards; however, these items will be reviewed in greater detail with the final site plan application.

Bulk Standards (§180-6.23):

The applicant has shown bulk plane encroachments on the submitted elevation drawings. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. Staff requests the Commission provide the applicant feedback on the proposed bulk plane encroachments.

Table 6-K of the UDC outlines bulk plane requirements. With the adoption of the UDC, the various geographic overlay districts were consolidated into residential and non-residential development standards and the bulk plane requirements were consolidated into a single table. Table 6-K appears to outline the bulk plane requirements in the Central Core District carried over from the former Granite Street and Galena Street Overlay District. Table 6-K does not appear to carry forward the bulk plane standards in the Central Core District from the former Main Street Overlay District. The former Main Street Overlay District required a bulk plane along street facing and rear property lines, but did not require a bulk plane along the side property lines. Since buildings along Main Street can be constructed at a zero side setback, there would be limited visibility of the sides of buildings once Main Street is fully built-out. Additionally, a side bulk plane could encourage the construction of roofs that slope downward toward the side property lines that could create drainage and snow shedding challenges between zero setback buildings. Staff will soon be proposing an amendment to the UDC to repeal the side bulk plane requirement for buildings in the Central Core District that are located along Main Street.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the proposed Rainbow Court structure and associated improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code.

Staff observations:

- Staff supports the uses proposed for the new building which include first floor restaurant/retail space, second floor offices, and third floor residential dwelling units. Staff believes a mixed use building of this nature is appropriate and desirable in this location on Main Street.
- Staff supports the general architectural design direction of the new building which appears to be complimentary to other buildings along Main Street. Staff recommends the Planning Commission reviews the application and provides the applicant with feedback on the general design direction as well as the various specific architectural features and elements being proposed. The Planning Commission should also consider and provide the applicant with feedback on the appropriateness of the proposed transition between the old and new portions of the Rainbow Court Building.
- The Planning Commission should review the proposed shed roof element located over the elevator and roof deck stair access and provide the applicant with feedback on whether or not this roof form will be exempt from the building height limits.

- Staff will be proposing a future amendment to the Unified Development Code (UDC) to repeal the recent requirement of a side yard bulk plane for buildings located along Main Street. Staff believes the projections into the bulk plane proposed by this application are generally compatible and complimentary to the architectural design of the building. The Planning Commission should provide the applicant with feedback about the appropriateness of the proposed bulk plan encroachments.
- The Planning Commission should review and provide the applicant with feedback on the proposed tandem parking.
- At the time of final site plan review, the application must demonstrate compliance with all Frisco Town Code standards.

ATTACHMENTS

Attachments:

- Central Core (CC) District
- Non-Residential Development Standards
- Application Materials

cc: Tom Connolly, TC3 Architects

3.11 Central Core (CC) District

3.11.1. PURPOSE

To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.

3.11.2. DISTRICT STANDARDS

A. Dimensions

See Figures 3-I through 3-L and Sections 3.16 and 3.17.

B. Development Standards

1. For properties with frontage along Main Street, on-site parking shall be located at the rear of the property.
2. All residential development is subject to the Residential Development Standards in Section 6.22.
3. All non-residential development is subject to the Non-Residential Development Standards in Section 6.21.

Figure 3-I: Illustration of CC District Dimensional Standards for Properties on Main Street

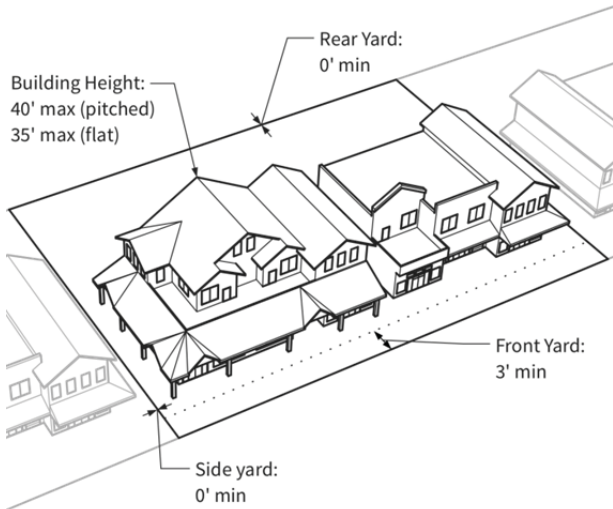


TABLE 3.11-1: CC DISTRICT DIMENSIONAL STANDARDS	
PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	3,500 sf
Minimum lot frontage	None
Maximum lot coverage, one or two residential units	70%
Maximum lot coverage, all other uses	None
SETBACKS	
<i>Properties on Main Street</i>	
Minimum front yard setback	3 ft.
Minimum side yard setback	0 ft.
Minimum rear yard setback	0 ft.
<i>Properties on Granite Alley, Galena Alley, Granite Street, and Galena Street</i>	
Minimum front yard setback	5 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
Minimum setback for alley facing yard	3 ft.
<i>One or Two Residential Units, Including Accessory Units</i>	
Minimum front yard setback	10 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
STEPBACKS	
Minimum stepback for the third and above floors of street-facing wall facades (as taken from the floor below, see Figure 3-L.)	10 ft.
BUILDING STANDARDS	
Maximum building height	40 ft. (pitched); 35 ft. (flat)
Maximum building height, first 20 feet in from property line on Galena Street	25 ft. (pitched roof required)

6.20 Nuisances (Performance Standards)

6.20.1. No building or premises shall be erected, altered, or used in any district for any purpose injurious, noxious, or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause.

6.20.2. Evidence shall be provided that any use of flammable or explosive materials will be in conformance with standards set by the Frisco Fire Protection District and Chapter 94 of the Town of Frisco Code; discharges into the air will be in conformance with applicable regulations of the State Air Pollution Control Act; any electromagnetic radiation will be in conformance with the regulations of the Federal Communications Commission. Discharges into the water will not violate standards or regulations established under the State Water Quality Control Act, Article 8, Title 25, of the Colorado Revised Statutes.

6.20.3. No person shall cause construction activity-related noise outside of an enclosed structure other than between the hours of 6:00 a.m. and 6:00 p.m. or one-half hour after sunset, whichever is later, except when construction work is required to make emergency repairs or as provided in Subsection C of this section.

- A. Construction activity shall include, but not be limited to, any activity requiring a building permit, an excavation permit, a grading permit or other outdoor activity which requires the operation of hand or power tools or other machinery used for building.
- B. Any violation of the construction activity time limitation shall be subject to stop orders and other remedies provided in the Town Code in effect at the time.
- C. Exception: The Community Development Director may, upon written application, alter the hours of construction activity described in Subsection 6.20.3 of this section by the issuance of a “Special Construction Activity Permit” for good cause shown which may include but not be limited to:
 - 1. Timing considerations based on the nature of the work being performed; or
 - 2. Health or safety considerations.
- D. Special Construction Activity Permits will be issued on a case by case basis and only when appropriate alternatives do not exist. The Community Development Director shall have at least 48 hours to approve or deny such a permit. Such a permit shall not be granted for a period which exceeds five days. If the circumstances warranting the Special Construction Activity Permit continue, the permit may be renewed by application to the Community Development Department.

6.21 Non-Residential Development Standards

6.21.1. PURPOSE

The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.

6.21.2. APPLICABILITY

- A. This section shall apply to the development of any non-residential use that requires site plan review. Findings shall be made that a non-residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-making body to request amendments to the proposed design or to deny a final plan or site plan.
- B. Mixed-use development shall comply with these non-residential development standards.

6.21.3. STANDARDS

The following mandatory standards shall be met by all non-residential development subject to site plan review:

A. Compatibility with Neighborhood Character

1. Intent

To ensure that structures are compatible with, but not identical to, existing nearby structures and their neighborhood surroundings, as well as Frisco's "small mountain town" character.

2. Compatibility

- a. Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards in this section.
 - i. Compatibility of development on Main Street shall be determined based on proper consideration of the above features of nearby properties on Main Street rather than properties on other streets, as well as compliance with the standards in this section.
- b. The existing landforms and historic structures, as noted in the town's Historic Resource Inventory, on a site shall be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.

B. Façade Standards

1. Intent

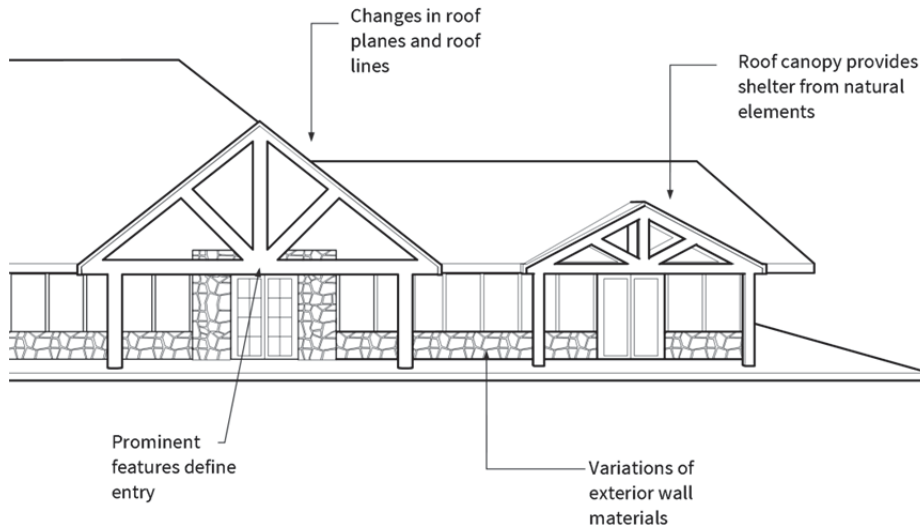
To ensure that the façade design of development is compatible with Frisco's "small mountain town character" and existing buildings.

2. Building Elements

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-00.

- a. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.
- b. Each façade or each 75 foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.
 - i. Balconies, porches, or patios;
 - ii. Building elements that provide shelter from natural elements;
 - iii. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
 - iv. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
 - v. Variation in roof planes or roof forms, including dormers or gables;
 - vi. Variation in window sizes and shapes; or
 - vii. Prominent building entrance features.

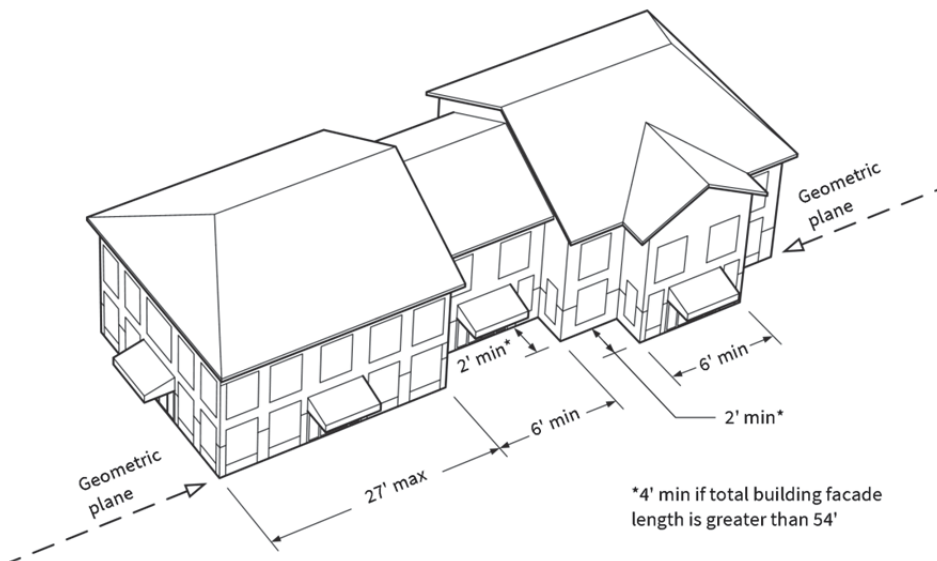
Figure 6-00: Building Element Variation Examples



3. Building Articulation

- a. Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.
- b. Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.
- c. Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.
- d. Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.

Figure 6-PP: Building Articulation Requirements



4. Entrances

- a. For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.

C. Bulk Plane Standards

1. Buildings shall be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.
2. See Section 6.23 for bulk plane requirements.

D. Roof Standards

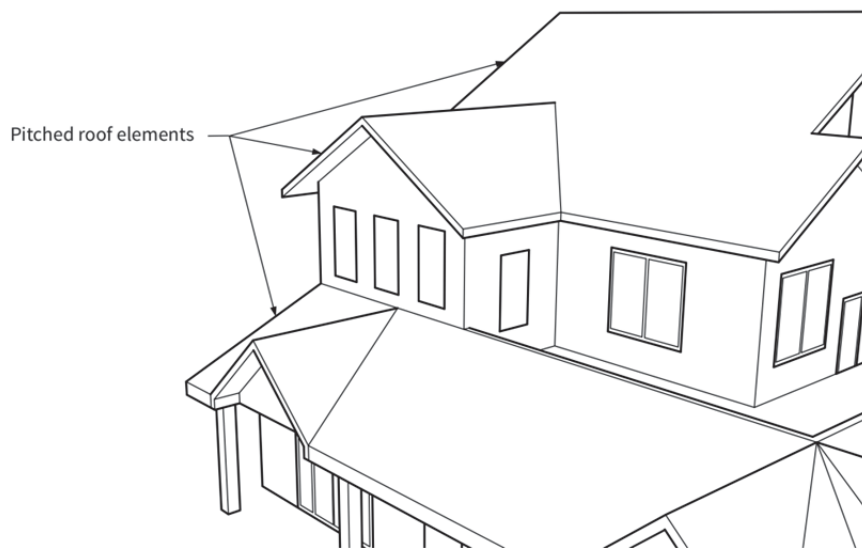
1. Intent

To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements.

2. Roof Pitch

- a. Steep pitched roofs are encouraged.
- b. Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.
- c. Pitched roof elements shall vary by a minimum of two feet in elevation.
- d. Mansard roofs are not appropriate and are not allowed.

Figure 6-QQ: Pitched Roof Elements

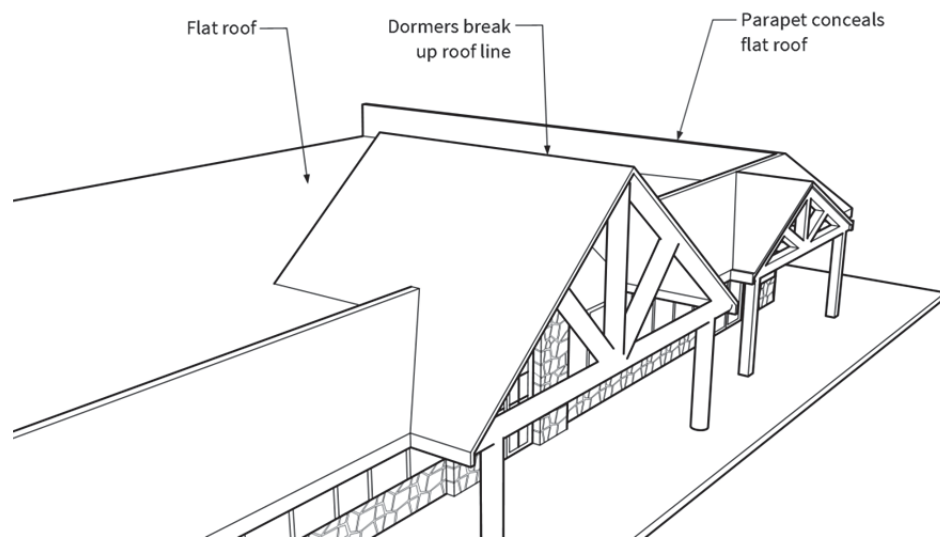


3. Roof Design

- a. Where pitched roofs are utilized:
 - i. A minimum pitch of 4/12 is required.

- ii. Dormers shall be incorporated to break up the roof, to enhance the usability of attic spaces, and to add architectural interest.
- iii. Ridgelines shall change elevation by no less than two feet for each 27 feet of building length. Architectural elements which intersect with the ridgeline may qualify as ridgeline changes upon a finding that the design furthers the purpose of this section.
- b. Shed roofs with a minimum pitch of 3/12 may be utilized only if the shed roof element is below the primary roof level and terminates into the roof or wall of the structure.
- c. No more than 66 percent of a ridgeline or roof line shall be on the same elevation.
- d. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways.

Figure 6-RR: Roof Line Variation



4. Roof Materials

- a. If metal roofs are used they shall be surfaced with a low-gloss finish or be capable of weathering to a dull finish in order to not be reflective.
- b. Metal roofs shall have a standing seam or shall be of a design that provides relief to the roof surface.
- c. Asphalt and fiberglass shingles are permitted provided that they are a heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.
- d. Spanish or Mission style roofs and other similar roof materials are prohibited.
- e. Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.
- f. Bright colored roofs that exceed a chroma of four on the Munsell Color chart shall not be allowed.
- g. All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible with and substantially similar to the colors and materials of the building or the roof.

E. Building Material Standards

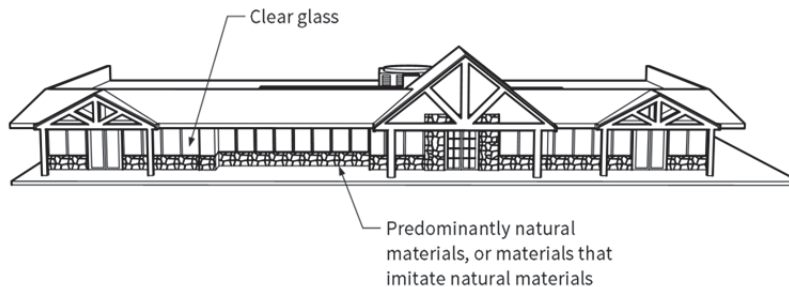
1. Intent

To ensure that building materials are compatible and complementary to existing historic or contributing buildings in the area, using a combination of mainly natural materials.

2. Primary Materials

- a. Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.
- b. Other materials that imitate natural materials are also acceptable, provided their texture, shape, and size are similar to the natural materials they are imitating, and are not obviously artificial materials.
- c. Stucco, steel, or concrete block shall not be primary exterior materials for the majority of a building.

Figure 6-SS: Use of Building Materials



3. Specific Material Standards

a. Concrete Block

Concrete block used as an accent material shall be a split, textured, or scored block.

b. Concrete Panel

Concrete or concrete panels shall be textured or scored and used in combination with other materials, or shall be faced with another material such as stone, stucco, or other similar materials.

c. Glass

Clear glass shall be used for windows. Tinted, colored, or opaque glass may be approved when demonstrated by the applicant to be compatible with the purpose of this section.

d. Metal

Metal shall have a matte finish or a finish proven to fade and not be reflective.

e. Steel

Steel may only be used as an accent material or used in combination with other materials.

f. Stucco

Stucco may only be used as an accent material or used in combination with other materials.

4. Prohibited Materials

The following materials are prohibited:

- a. Aluminum, steel, or plastic exterior siding that does not imitate natural materials;
- b. Mirrored or reflective glass; and
- c. Untreated or unpainted galvanized sheet metal.

5. Accessory Structures

The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and meet the purpose of this section.

F. Building Colors

1. Intent

To promote building colors compatible with the site and surrounding buildings.

2. Maximum Color Chroma

No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart.

3. Exception for Building Accents

Colors that exceed a chroma of four, but do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.

4. Accessory Structures

The same or similar colors shall be used on main structures and on any accessory structures on the site, unless an alternative scheme can be provided that will complement the project and meet the purpose of this section.

G. Design Variety

1. Intent

To promote design variety that is also compatible with the character of Frisco.

2. Duplicate Building Design Prohibited

- a. Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property are not allowed, with the exception of accessory structures, which may be designed similarly to the primary structure.
- b. Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade compositions.

H. Additions

Additions that are substantially smaller than the square footage of the existing building may be designed to complement the existing structure, even if the existing building does not currently meet the façade, roof, material, or color standards of this section.

I. Parking and Loading

1. Intent

To mitigate the visual impact of parking and loading facilities.

2. Parking

- a. No more than 60 percent of required parking spaces may be located in front of a building along the principal street façade. If another building or other structure blocks the view of parking from the street, the blocked parking spaces may be excluded from this percentage.

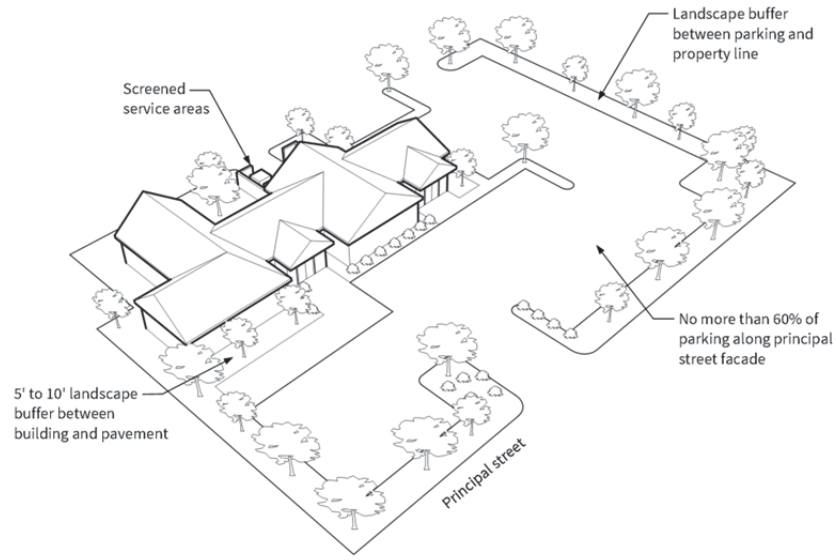
3. Landscaping of Parking Lots

- a. Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Non-raised planters in parking lots are encouraged so that, where possible, stormwater may be accommodated through such landscaped areas and maintenance is reduced.
 - i. Required landscaped buffers shall meet the following standards:
 - a) Buffers shall be a minimum of ten feet wide and contain twice the required number of trees required by Section 6.14.
 - b) The location and type of all plantings shall meet sight distance requirements.
 - ii. The following incentive is available:
 - a) If a landscaped buffer incorporates double the plant quantities and area required above, or double the requirement in Section 6.14.3.F, Parking Area Landscaping, whichever is greater, then the applicant may locate up to 75 percent of the required parking in the front of the building along the principal street façade, with approval by the Planning Commission.
- b. Except in the Central Core District, where a building abuts parking or paved areas, a landscaped area shall be provided that varies from five to ten feet in width.
 - i. Required landscaped areas shall meet the following standards:
 - a) At least half of the landscaped areas shall be 10 feet in width.
 - b) This landscaped area shall be at least 50 percent of the length of the building.
 - c) Landscaping shall also comply with Section 6.14.
 - ii. The following incentive is available:
 - a) If less than 50 percent of the required parking spaces are located in front of the building along the principal street façade, the landscaped buffer may be reduced to a minimum of 35 percent of the length of the building, with approval by the Planning Commission.

4. Loading

- a. Service, loading, and trash areas shall be screened from all public rights-of-way and parking areas.

Figure 6-TT: Parking and Loading



J. Amenities

1. Intent

To enhance development with amenities that promote alternative modes of transportation and provide community gathering spaces.

2. Bicycle Parking

Bicycle parking spaces shall be provided in an amount equal to at least 20 percent of the required vehicular parking spaces for the development. A lesser number may be approved by the Town if reasonably justified by the applicant.

3. Community Spaces

- a. Development with over 10,000 square feet of gross floor area shall provide community spaces, including but not limited to, public benches, water features, public kiosk/gazebo, public patio/seating areas, public plazas, or public art.
 - i. A minimum of one community space shall be provided for any development with between 10,000 and 25,000 square feet of gross floor area.
 - ii. A minimum of three community spaces shall be provided for any development with over 25,000 square feet of gross floor area.

December 12, 2017

Frisco Planning Commission

Frisco Planning Staff

Community Development Department

1 Main Street / Town Hall

Post Office Box 4100

Frisco, Colorado 80443

We are pleased to submit to you the addition to Rainbow Court that will be replacing the existing east wing of Rainbow Court. The existing west wing of Rainbow Court, consisting of the 1950's log cabin motel office, and the 1970's motel log two story structure will remain. The dining room of the existing Vinny's Restaurant will be removed and replaced in the same location but with an approximate 327 square foot addition to the south and with the addition of a small deck.

As the existing foundation is settling, partially to age and partially to the water discharge of the adjacent Frisco Marketplace Condo building, the Owner opted to remove that portion rather than have extensive repairs to the structure to include a new foundation. The concept was to provide a Retail/Restaurant space(s) on the ground level, with Offices at the second level and with two condos on the upper level.

The exterior design concept was to create a modern shape, and in using materials that have been common to what we've come to accept as modern mountain. That the same time, we wanted to provide a contrast to the existing older structures that will remain and used as they are at this time.

At the start of the project, and after discussions with Staff, we did not anticipate the introduction of the Bulk Plane Envelope to Main Street, otherwise we would have submitted prior to the adoption of the Unified Development Code, let alone the requirement that the starting point be at 20' above the existing grade. At no time were we led to believe that this could become a reality for Main Street. Our understanding was that the only new change to anticipate was the step-back requirements at the third level in relation to the second level. That said, and because of the height of the adjacent Frisco Marketplace structure, and with the arched roof that creates a much softer edge than a gable or shed roof, that it transitions effortlessly from one property to this, and then back down to the existing office and up to the Frisco Hotel and then further up to the recently completed Uptown Bistro and back down to the Old Town Hall (Visitor's Center) at the corner. In doing so, we are adding to the vitality and vibrancy of the Main Street corridor, let alone the variety of architecture and design that makes Main Street enjoyable.

Please note that adjacent Frisco Marketplace have all of their meters on the Rainbow Court property and this design accommodates access and maintenance of those meters at this time. We

may learn in the course of this process, especially with the Utility Company that they might have to be relocated in order to accommodate the requirements of this building with the Utility Company regulations. Their west wall is on the property line and to facilitate the construction of the Rainbow Court walls, we have elected to hold back the east wall 3' from the property line. The adjacent building has storage access in their small courtyard and the only way to access that is via the Rainbow Court property.

One of the other challenges was in relocating the existing 30 solar panels and to accommodate the existing southern exposure, especially in regards to the Bulk Plane Envelope. The roof could have been rotated to the east, but it would have still been above the Bulk Plane Envelope, however the most efficient use is with it facing south as shown.

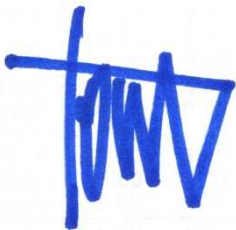
The elevator roof access tower's east overhang encroaches beyond the maximum allowable height by approximately 2'-0". The desire was to accentuate the elevator tower and make that a focal point and not hide it from the rest of the structure. At the same time it had to accommodate the required hoistway beam for the new elevator that will be 13'-6" to 14'-0" above the third level. It does not go to the flat roof that is on the Alley side of the property. We also wanted the condo Owners to be able to get to the roof for their private use. The size of the elevator and spiral staircase enclosure is approximately 8'-0" x 1'-6"-0".

The courtyard is primarily to accommodate restaurant seating if that is realized, or to be a display area for the retail business(s). Since there is limited area for landscaping, we are proposing a combination of trees (3) and shrubs (2) and request that the credit for benches, planter boxes and art be approved. The spruce that was selected was to keep it as a narrow profile and placed towards the middle of the space for it to be lit.

At this time, Rainbow Court has an agreement to share a dumpster and recycling dumpster with Hotel Frisco that is located in the Hotel Frisco parking lot and adjacent to the Town's building, and the plan is to continue that relationship.

We look forward to the comments and suggestions regarding this design at the Sketch Review meeting. It is desired to start construction around May 1 of 2018.

Respectfully submitted . . .



tc3 Architects . 502 main street . post office box 4393 . frisco, colorado . 80443
telephone : 970.668.5205 . email : tom@tc3architects.com

Rainbow Court East Building

310 Main Street / MM Properties LLC / 12.14.2017



A - Vintage Woods :
Black charred



B - IPE (Brazilian Walnut)
mitered corners

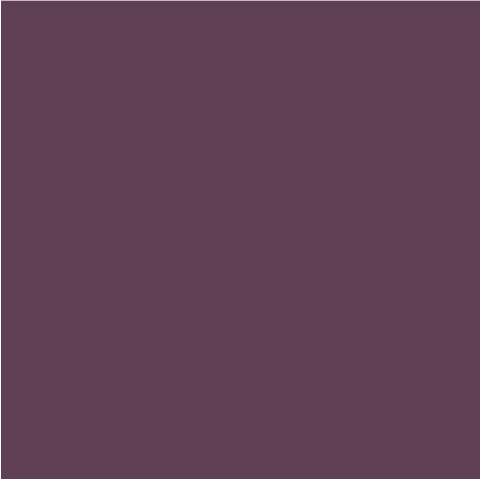


C - Vintage Woods
Rustic Cedar
Vintage Gray



C - Vintage Woods
Cedar Tabacco
Brown

Rainbow Court East Building



D - 6" nominal lap siding
Sherwin Williams
Mature Grape



E - MBCI Majestic 16 profile



E - Slate Gray MBCI Majestic 16



F - Autumn Haze dry stacked
straight edge and
random veneer



G - Owen's Corning Pacific Wave

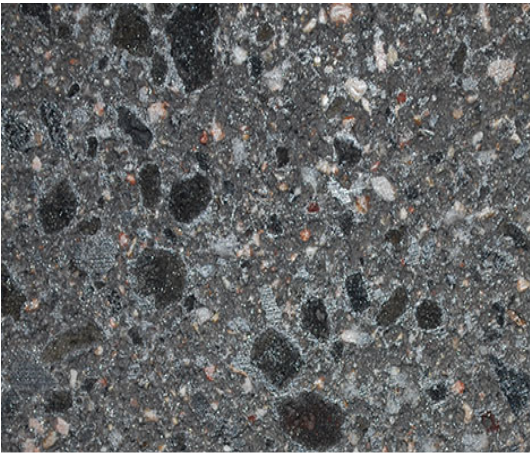
Rainbow Court East Building



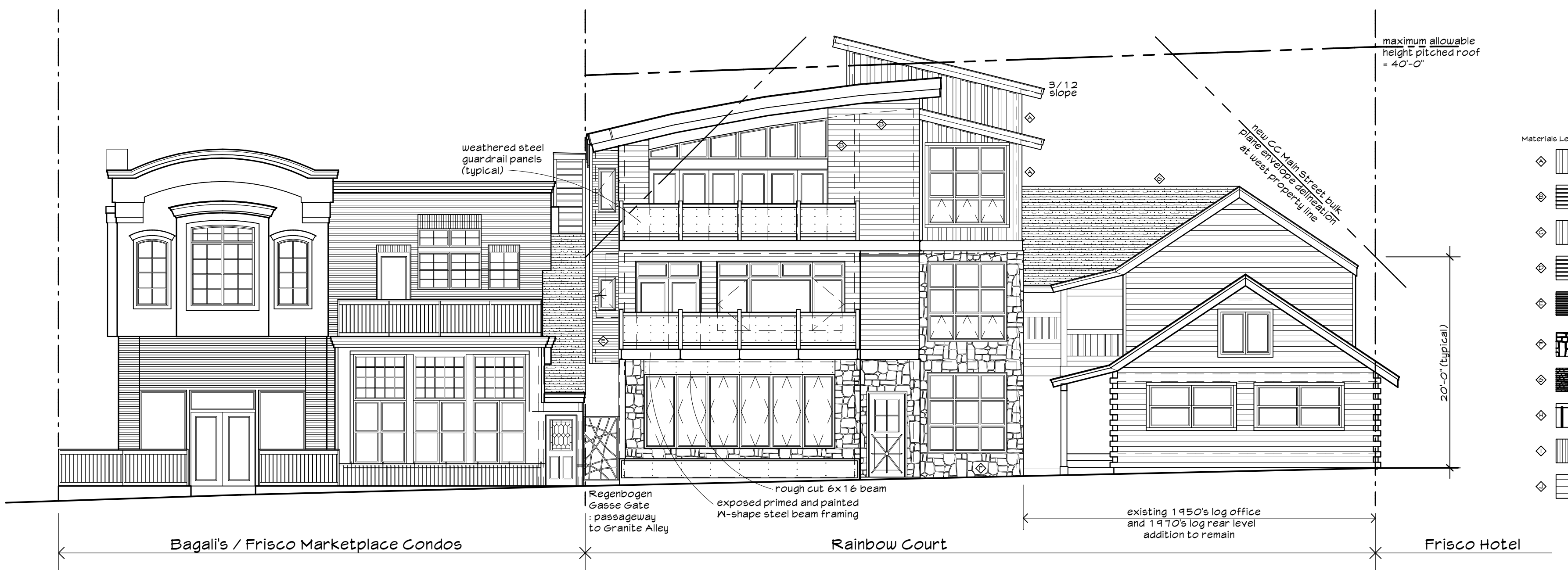
H - Metal Roofing Company
standing seam profile
Dark Bronze



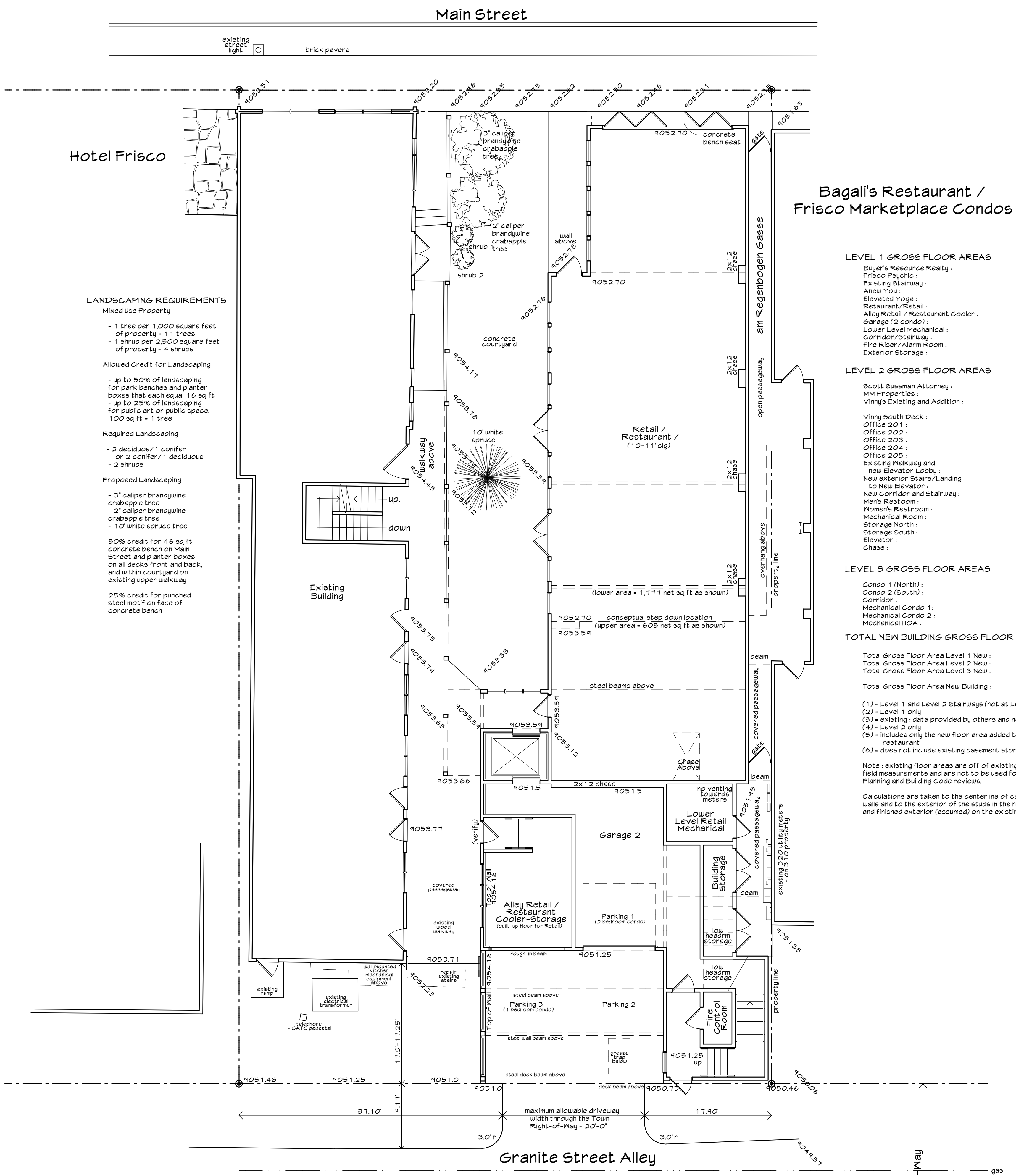
I - rusted corrugated metal siding



J - Colorado Best Groundface
Concrete Masonry Unit (CMU)
Black mix



Rainbow Court North Elevation - Main Street View
scale: 1/8" = 1'-0"



Conceptual Site and Ground Level Plan 4
scale: 1/8" = 1'-0"

Job No.: 21614
File No.: 21614f13.wuf
Date: 12.15.2017
Drawn By: tc3
Checked By: tc3

SR-1

NOT FOR CONSTRUCTION

Issued for Owner Review - 11.02.2017
Issued for Owner Review - 11.14.2017
Issued for Owner Review - 12.01.2017
Issued for Planning Staff pre-app meeting - 12.04.2017
Issued for Design Review Committee meeting - 12.11.2017
Issued for Sketch Review - 12.14.2017
Issued for Sketch Review - 12.15.2017

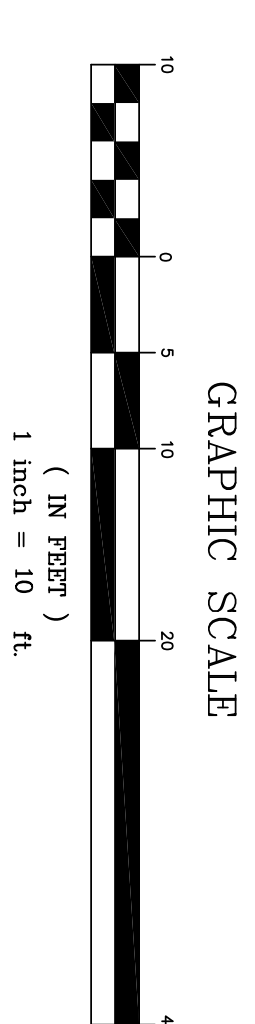
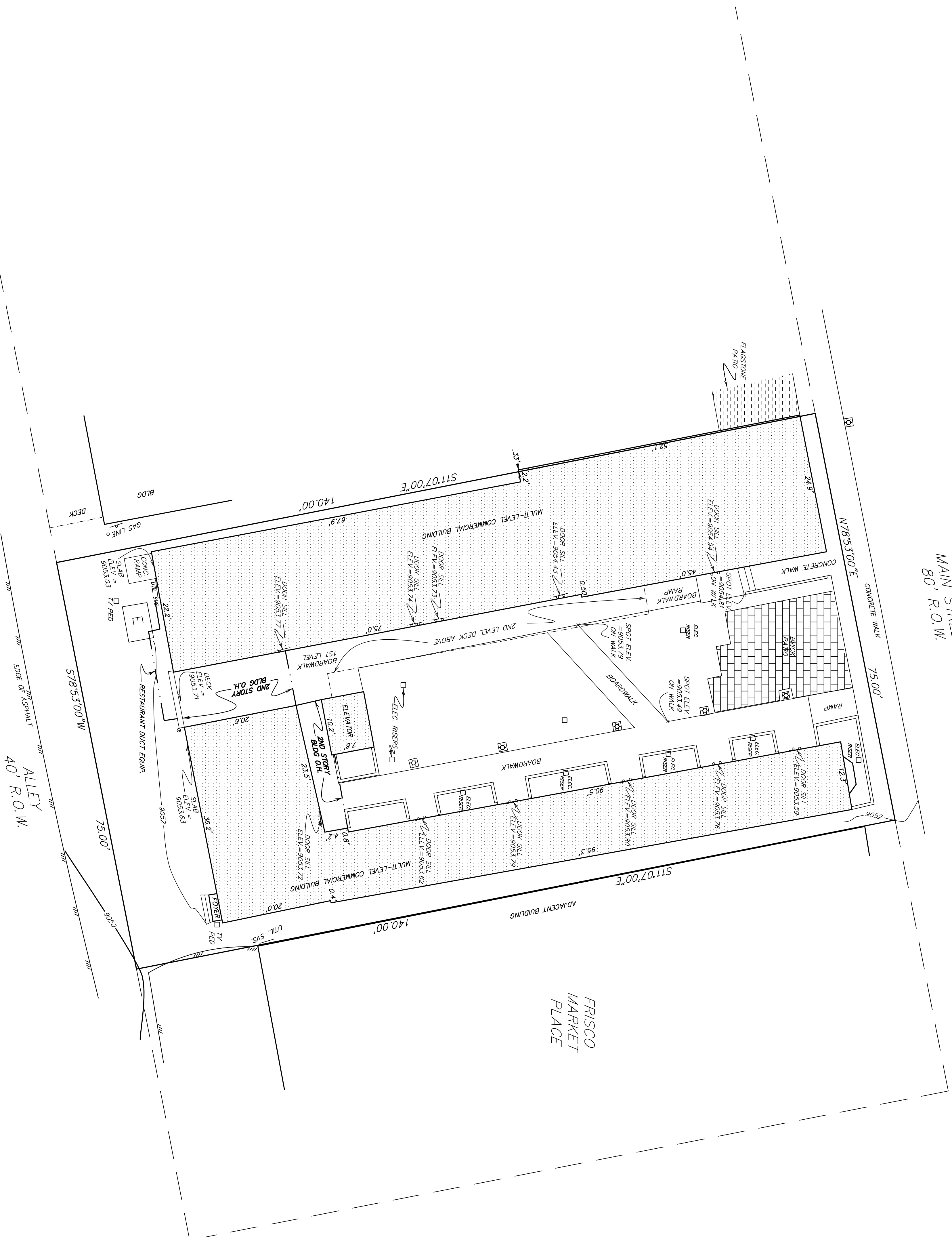
Rainbow Court East Building
310 Main Street
Lot 3,4,5 Block 9 Frisco Town Subdivision
Frisco, Colorado



tom connolly
Architect
502 main street
post office box 4393
frisco, colorado 80443
telephone: 970.668.5205
email: tom@tc3architects.com
website: www.tc3architects.com
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A TOPOGRAPHIC MAP OF
LOT 3, 4, & 5, BLOCK 9, AMENDED FRISCO TOWNSITE
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

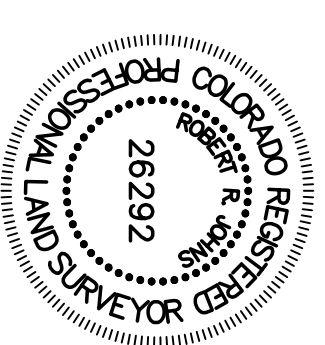
MAIN STREET
 80' R.O.W.



DATE OF FIELD SURVEY: 10/24/16
 CONTOUR INTERVAL=2 FEET

LEGEND

□	UTILITY PEDESTAL
⊥	DOORWAY ENTRY
⊗	LIGHT POLE
⊥	GAS LINE
—	TRANSFORMER
⊙	SEWER CLEAN OUT



Drawn RRU/JKJ	Dwg 21729TP	Project 21729
Checked RRU	Date 11/29/16	Sheet 1 of 1
R-A-N-G-E-W-S-T ENGINEERS & SURVEYORS P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ADDENDUMS TO PREPARED AND POLARIS COMMERCIAL REAL ESTATE GROUP, INC. ARE PART OF THIS SURVEY. ANY CHANGES TO THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



PLANNING COMMISSION
STAFF REPORT

January 4, 2018

AGENDA ITEM Planning File No: 230-17-RZ: A rezoning application request to remove the Historic Overlay District designation from the property located at 113 Granite Street

LOCATION: 113 Granite Street / Lots 18, 19, 20, and Part 21, Block 3, King Solomon Subdivision #1

APPLICANT:
& OWNER: Town of Frisco
Randy Ready, Town Manager
PO Box 4100
Frisco, CO 80443

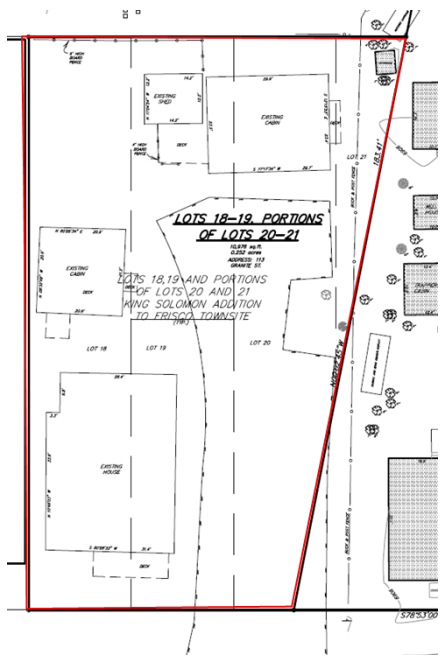
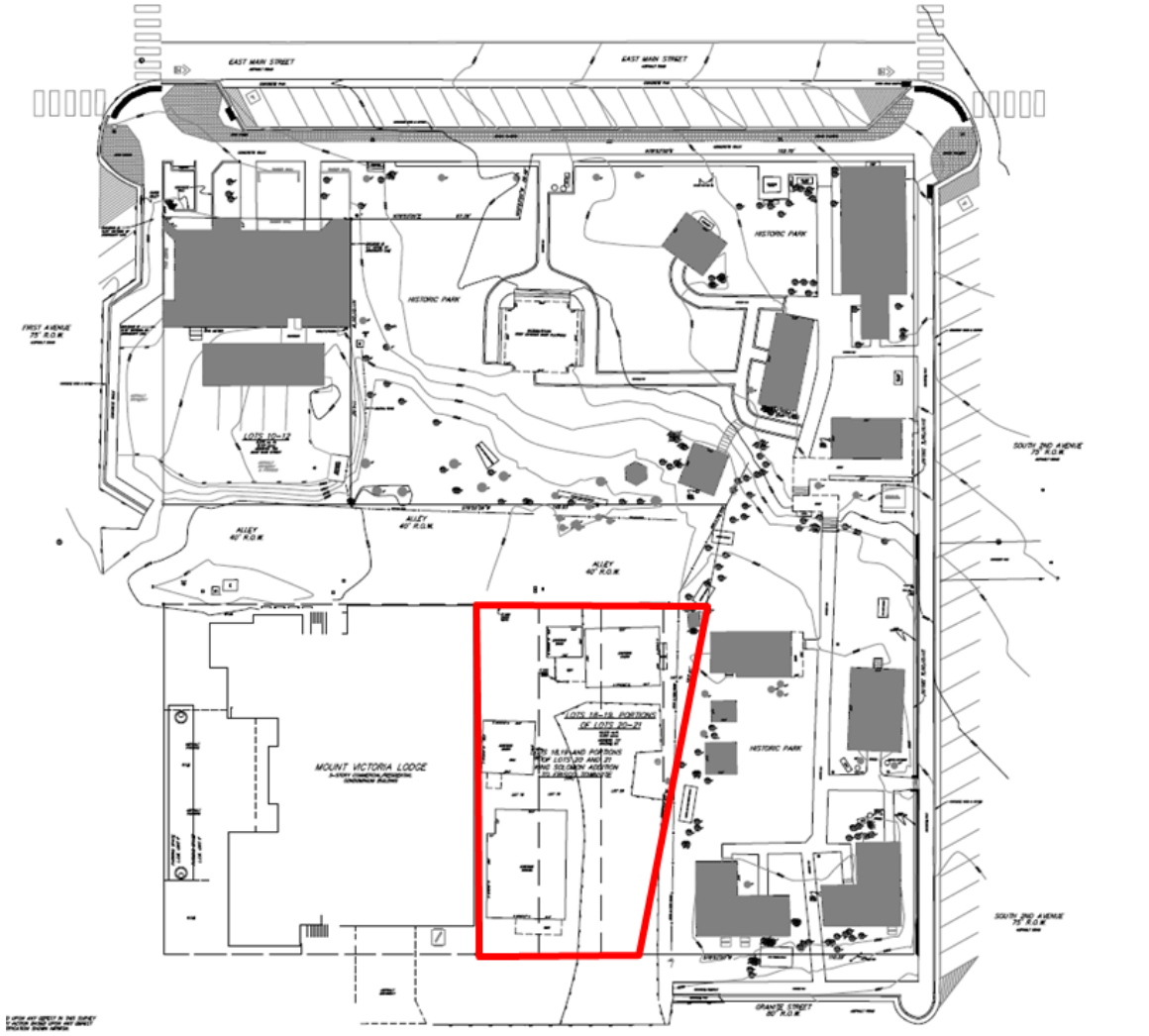
NOTICING: Published in the Summit Daily – December 29, 2017
Mailed to adjacent property owners –December 21, 2017
Posted at the site – December 21, 2017
Posted at the Post Office – December 21, 2017

TOWN STAFF: Katie Kent, Planner
katiek@townoffrisco.com (970) 668-9131

PROJECT DESCRIPTION

The owner/applicant has submitted a Rezoning Application to remove the existing Historic Overlay District from 113 Granite Street. The Town of Frisco is currently exploring opportunities to utilize the property for workforce housing in the future. The 0.25 acre tract was purchased by the Town of Frisco in 1997 for \$300,200 and designated Historic Overlay in 2001 through Ordinance 01-01.

A TOPOGRAPHIC MAP OF
PORTIONS OF LOTS 1-9 AND 20-24, BLOCK 3, FRISCO TOWNSITE AND KING SOLOMON ADDITION TO THE TOWN OF FRISCO,
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



BACKGROUND

The Town of Frisco acquired Lots 18, 19, part of 20 and 21, Block 3, King Solomon on February 12, 1997. The property was rezoned to the Historic Overlay in March 2001 through Ordinance 01-01. The property has an underlying zoning of Central Core District. At the time of purchase and rezoning, three structures existed on the property. Commonly known as the Willey Cabins, the structures were moved from the old town of Dillon when the Reservoir and Dam were built. The front house, 113 Granite Street, is a vernacular wood frame structure, circa 1920. The cabin at 115 Granite is a pioneer log structure, circa 1880's. The structure at 117 Granite is a vernacular wood frame. At the time of rezoning to Historic Overlay the Frisco Historical Society had prioritized these cabins based on their age and proximity to the Historic Park as having a notable impact on the overall historical character of the Town.

Two structures currently exist on the property: 113 Granite Street and 117 Granite Street. 115 Granite Street was demolished in the fall of 2017 due to dilapidated conditions causing the structure to be a hazard and encroachment on the adjoining property. Under the ownership of the Town of Frisco, the two remaining Wiley Cabins have been designated for use as employee housing and are currently both leased through April 2018.

Building and electrical permits were issued over the past twenty (20) years for interior renovations and re-roofs to the existing structures. No mention of Historic Overlay incentives or standards were reviewed during prior applications.

In 2017, the Housing Task Force Projects group identified this property has a potential site for workforce housing and the town council would like to proceed with seeking a development partner to plan and develop the property.

Below is a vicinity map of the subject property with an aerial photography base layer. A map showing existing zoning districts has also been included below. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Also included for reference are photographs of the subject property.



Vicinity map with aerial photography base layer



Town of Frisco Zoning Districts December 2017



View looking northwest 12.12.17



View looking north 12.12.17



View looking southeast Dec 12.12.17



View looking northeast at 117 Granite Street Dec 12.12.17

REQUIRED ACTION

Planning Commission: At the preliminary public hearing the Commission shall consider said application, hear comments and objections and request additional information or make preliminary recommendations.

At the final public hearing the Commission shall make a recommendation of approval, disapproval, or conditional approval of the application, or may continue the public hearing for not more than 30 days.

Town Council: Approve, conditionally approve, or deny the application for rezoning of the first reading of an ordinance for the proposed rezoning.

Approval, denial, or approval with conditions of the second reading of an ordinance for the proposed rezoning.

FRISCO COMMUNITY PLAN

Analysis – Town of Frisco Community Plan:

The purpose of the Frisco Community Plan is to articulate the community's vision for Frisco. Quality of life direction statements and associated criteria are identified to provide guidance to connect, sustain and create the community's preferred future for Frisco.

The following quality of life priorities and specific criteria from the Frisco Community Plan appear to support this application request.

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- **A&C 1. Preserve and enhance the Town's historic resources.**
- A&C 2. Enhance Frisco as a cohesive community, which includes full time residents, second homeowners, businesses and visitors.
- A&C 3. Promote public art.
- A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.
- **A&C 5. Celebrate and highlight Frisco's heritage.**

Community Services ~ Frisco is a community that expects quality community services, and seeks to ensure adequate resources are available over the long-term.

- CS 1. Ensure Town government efficiencies and cost effectiveness.
- CS 2. Provide a sufficient level of quality Town services, maintain existing Town infrastructure and lead by example to promote cost-effective sustainable practices.
- **CS 3. Improve communication between Town officials and the community.**
- CS 4. Encourage community involvement for the establishment of Town government programs, services and policies.
- CS 5. Support efforts of non-profit organizations that enhance the lives of Frisco's residents and businesses.

Economy ~ Frisco is a community that promotes a diverse, sustainable, year-round economy.

- EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.
- EC 2. Continue to promote the town as a year-round destination.
- **EC 3. Encourage and direct economic growth.**
- EC 4. Allocate public resources to effectively support and encourage cost-effective private investments that enhance the community.
- EC 5. Support the creation and outlet for local markets and support local workforce policies.

Housing - Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.
- HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.
- **HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.**

- *HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*
- *HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.*

The proposed rezoning of the 0.25 acre tract appears to be in conformance with and in conflict with the purpose and recommendations of the Frisco Community Plan. The UDC §180-4.2.4, (discussed below) explicitly requires a Historic Overlay Designation to be removed by the town at the request of the owner when not incentives have been used by virtue of the Historic Overlay. This is the case with the subject property.

ANALYSIS - § 180-4.2, HISTORIC OVERLAY

Revocation of Historic Overlay Designation: Pursuant to §180-4.2.4 of the Frisco Town Code:

For historic structures or properties that have not utilized any of the incentives outlined in this Chapter, the owner shall be entitled to revocation of designation upon filing of the same application and following the review procedures as outlined for the original designation.

The subject property and existing structures have not utilized any of the incentives outlined within the Historic Overlay District. The owner is entitled to revocation of designation upon filing of a rezoning application and having a preliminary and final public hearing before the Planning Commission and a 1st and 2nd reading of an ordinance before the Town Council.

Designation of Historic Overlay District: Pursuant to §180-4.2.3 of the Frisco Town Code:

Pursuant to the procedures and criteria of this section, the Town Council may, by ordinance:

- A. *Designate properties that have special historical value as being within the Historic Overlay District. The designation must be accomplished through the amendment procedures as described in Section 2.4, Amendments, with the exception of Subsection 2.4.1.C, Area Required. Each ordinance shall designate a historic overlay, shall include a description of the characteristics of the historic site that justify its designation, and shall include a legal description of the location and boundaries of the historic site. Any designation shall be in compliance with the purposes and criteria of this section. The property included in any designation shall be subject to the controls and standards of this section.*

The application to remove the Historic Overlay District from 113 Granite Street will be accomplished through the amendment procedures as described in Section 2.4, with the exception of Subsection 2.4.1 as described below.

ANALYSIS - § 180-2.4.1, REZONING

Purpose: Pursuant to §180-2.4.1.A. of the Frisco Town Code: *The purpose of this Section 2.4 is to provide a mechanism by which, and review procedures and criteria under which, the boundaries of zone districts may be changed or the zoning classification of any parcel of land*

may be changed. Rezoning may also be used to apply historic overlay designations or other overlay designations.

Applicability: Pursuant to §180-2.4.1.B. of the Frisco Town Code: *A proposed change of zone district boundaries may be initiated by the Council, the Planning Commission, or by application of one or more of the owners of property within the area requested to be changed.*

The proposed rezoning has been initiated by the owner of the property as permitted through §180-2.4.1.B. of the Frisco Town Code.

Public Comment

As of December 28, 2017, the Community Development Department has not received any written comments from the public concerning this project.

Recommendations

Recommended Preliminary Findings

The Community Development Department recommends the following preliminary findings pertaining to the proposed rezoning application request to remove the Historic Overlay District from the property located at 113 Granite Street:

Based upon the review of the Staff Report dated January 4, 2018, and the evidence and testimony presented, the Planning Commission finds:

- 1. That the proposal to rezone the 0.25 acre tract is in general conformance with the purpose and intent of the Frisco Community Plan, and is in conformance with the above-quoted vision statement, principles and policy items of the Frisco Community Plan.*
- 2. That the proposal to rezone the 0.25 acre tract is in conformance with the Town of Frisco regulations concerning rezoning, specifically Section 180-4.2.4.C., titled "Revocation of Designation" because, for all of the reasons, and based on all of the information, set forth in the Planning Commission Staff Report dated January 4, 2018:*

For historic structures or properties that have not utilized any of the incentives outlined in this Chapter, the owner shall be entitled to revocation of designation upon filing of the same application and following the review procedures as outlined for the original designation.

Recommended Action

The Planning Commission shall consider said application, hear comments and objections and request additional information or make preliminary recommendations.

Pursuant to §180-2.4.1.D.3, should the Planning Commission choose to request further information, the Community Development Department recommends the following motion:

"I move that a public hearing on this matter be continued to the next regular meeting of this body on January 18, 2018, and that at such hearing the Planning Commission be

provided with additional information concerning the 0.25 tract of land rezoning request regarding _____.”

Pursuant to §180-2.4.1.D.3, should the Planning Commission choose to make preliminary recommendations, the Community Development Department recommends the following motion:

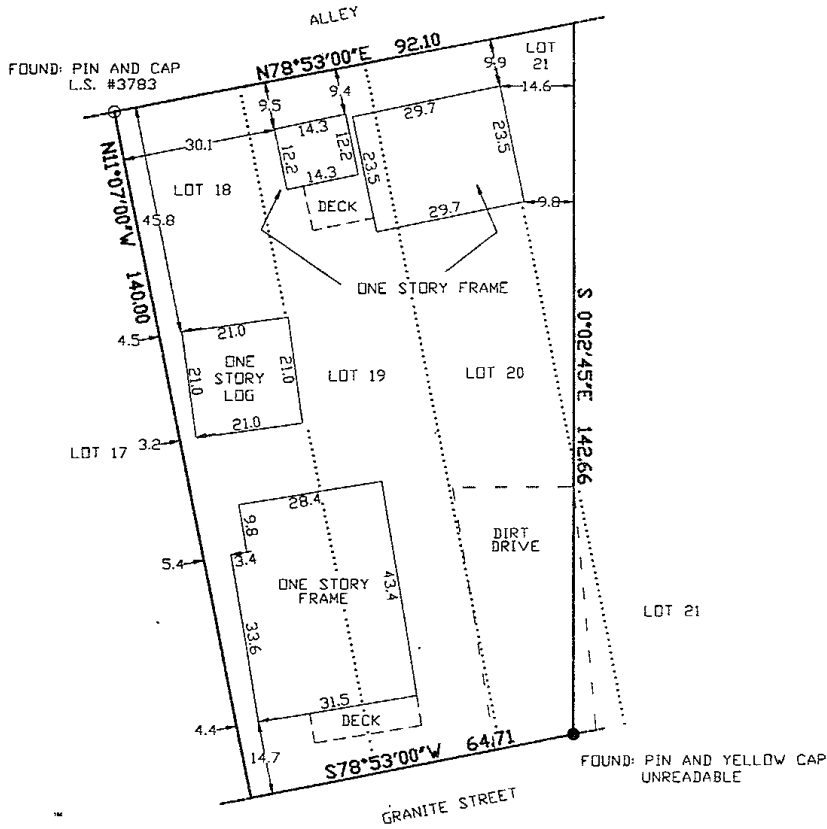
“I move that the Planning Commission adopt, as preliminary findings, the Recommended Preliminary Findings set forth in the Planning Commission Staff Report dated January 4, 2018 and that, based on those preliminary findings, the Planning Commission preliminarily recommends that the Town Council approve the rezoning request application to remove the Historic Overlay District from the property located at 113 Granite Street.”

ATTACHMENTS

Attachments:

- §180-2.4.1, Rezoning
- §180-4.2, Historic Overlay (HO) District
- Application Materials

IMPROVEMENT LOCATION CERTIFICATE
LOTS 18 & 19, AND PORTIONS OF 20 & 21, BLOCK 3
KING SOLOMON (2nd) ADDITION TO FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
113, 115, AND 117 GRANITE STREET



SCALE 1" = 30'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR STEWART TITLE THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 30, 1997, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, THAT THERE ARE NO ENCRDACHMENTS ON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATE JANUARY 30, 1997 BY R. L. A. Bell

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BACKLUND LAND SURVEYS



P.O. BOX 614
FRISCO, CO. 80443
PHONE (970) 668-3730

THIS PARCEL IS LOCATED IN FLOOD ZONE X.
ACCORDING TO COMMUNITY PANEL NO. 080245 0001 C.

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4.1 General

Development applications within an overlay district shall meet all zoning district regulations with regard to the underlying zoning requirements. In addition, all development applications shall also meet the development regulations specific to each applicable overlay district (see the Town of Frisco Zoning District Map). Where the provisions of the overlay district and the underlying zoning district are in conflict, the provisions of the overlay district shall govern.

4.2 Historic Overlay (HO) District

4.2.1. PURPOSE

To preserve and promote Frisco’s historical heritage. The HO designation is not a requirement for historical properties; rather it encourages the voluntary preservation of historic buildings, preferably on the original site, and properties through incentives and allows for alteration and rehabilitation of historic structures, and the addition of new development of lands designated HO. Inclusion of properties into the HO will enhance the visual, historic, and cultural character of Frisco.

Historic properties within the HO may be eligible for state tax incentives.

4.2.2. APPLICABILITY

An owner of a historic building or property within the Town of Frisco may request that the subject property be rezoned to the HO designation. The underlying zone district will remain. Once a property is designated as HO, any incentives described in this section may be requested and, if granted, applied to the entire development site.

4.2.3. DESIGNATION OF HISTORIC OVERLAY DISTRICT

Pursuant to the procedures and criteria of this section, the Town Council may, by ordinance:

- A. Designate properties that have special historical value as being within the Historic Overlay District. The designation must be accomplished through the amendment procedures as described in Section 2.4, Amendments, with the exception of Subsection 2.4.1.C, Area Required. Each ordinance shall designate a historic overlay, shall include a description of the characteristics of the historic site that justify its designation, and shall include a legal description of the location and boundaries of the historic site. Any designation shall be in compliance with the purposes and criteria of this section. The property included in any designation shall be subject to the controls and standards of this section.
- B. The criteria for designating properties within the Historic Overlay District are as follows:
 - 1. That the structure(s) is at least 50 years old; and
 - 2. That the structure(s) or lot(s) has unique historical significance; and
 - 3. That remodeling has not covered the original significant features of the structure(s), or that the structure(s) has been or is in the process of being rehabilitated to its original configuration and design.

4.2.4. PROCEDURES FOR NOMINATING AND DESIGNATING BUILDINGS, PROPERTIES, AND HISTORIC DISTRICTS FOR HISTORIC PRESERVATION

An application for designation may be made by the owner or by 100 percent of owners for a historic district, or the Town, at the owner's or owners' request(s). The Community Development Department shall review the proposal to ensure that the proposed designation conforms with Town policies and plans.

A. Proceedings by the Planning Commission

The Commission shall review the designation through the amendment procedures as listed in Section 2.4, Amendments, with the exception of Subsection 2.4.1.C, Area Required, and through the public notice procedures listed in Section 2.3.5.

1. Criterion for Designation

The Commission shall review the application for conformance with the following criterion for designation, and shall recommend either approval, approval with conditions, or denial, and shall refer the proposal with a recommendation to the Town Council:

- a. The application conforms to the purposes of the Town Code and the Master Plan.

B. Proceedings by the Town Council

Such designation must be accomplished by Town Council through amendment procedures as listed in Section 2.4, Amendments, with the exception of Subsection 2.4.1.C, Area Required, and through the public notice procedures listed in Section 2.3.5. The Council shall approve, approve with conditions, or deny the proposal for designation. Once a historic property or historic district has been designated by the Town Council as provided above, the Community Development Department shall reflect the designation on the Frisco Zoning Map. After approval, any structural alterations to the designated property(s) shall follow the procedure described in Section 4.2.6.

C. Revocation of Designation

For historic structures or properties that have taken advantage of any of the incentives outlined in this Chapter, if the historic structure or feature on the historic property was lawfully relocated or demolished per 4.2.7.E, the owner may apply to the Town for a revocation of the historic overlay designation on that property. The Town shall revoke the historic overlay designation if it determines that without the demolished structure or feature, the property no longer meets the purpose, intent, and criteria of this section. For historic structures or properties that have not utilized any of the incentives outlined in this Chapter, the owner shall be entitled to revocation of designation upon filing of the same application and following the review procedures as outlined for the original designation.

4.2.5. PURCHASE OF DEVELOPMENT RIGHTS

- A. If proposed by the owner of a historic property, the Town may consider purchasing some or all of the remaining market-based development rights, which rights are not utilized with the current development or an approved development application, and which rights would exist prior to a preservation easement. As a condition to utilize this incentive, a preservation easement must be established and granted to the Town or other entity designated by the Town on the subject historic property.
- B. The process of purchasing development rights shall be adhered to as outlined in the Town’s adopted Historic Preservation Plan, and any related Town policies or plans. Any decision of the Town to purchase or refrain from purchasing any remaining development rights pursuant to this section shall be made in the Town’s sole and absolute discretion. It is not the intent of this section to provide any person with a right to have the Town purchase the development rights to their property.

4.2.6. ALTERATIONS OF STRUCTURES WITHIN THE HISTORIC OVERLAY DISTRICT

No person shall carry out or permit within a designated historic district any new construction, alteration, rehabilitation, removal/relocation, demolition, or any other structural alteration of a building or other designated feature, without first receiving approval of the proposed work, as described in this section, as well as any other permits required by this Chapter or other ordinances of the Town.

- A. Any proposed addition, alteration or rehabilitation to a historic structure or feature must comply with all of the Secretary of the Interior’s Standards for Rehabilitation as listed below:
 - 1. A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the structure and its site and environment.
 - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alternations of features and spaces that characterize a property shall be avoided.
 - 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - 6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
 - 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.2.7. INCENTIVES FOR ADDITIONS, ALTERATIONS, AND REHABILITATION TO HISTORIC STRUCTURES, HISTORIC FEATURES, OR NEW DEVELOPMENT ON PROPERTIES WITHIN THE HISTORIC OVERLAY DISTRICT

A. Applicability

Any proposed addition, alteration, or rehabilitation to a historic structure or feature that preserves the integrity of the existing historic property, and meets a minimum of two of the following criteria, and all of the standards in Section 4.2.6.A, shall be eligible to utilize some or all of the incentives described in Section 4.2.7.C. New development on HO properties is not subject to the standards in Section 4.2.6.A, but shall be eligible to utilize some or all of the incentives described in Section 4.2.7.C, if it is found in its design, massing, and scale to be sensitive to and compatible with the architectural character of the historic structure(s) on the property, and meets a minimum of two of the following criteria. In evaluating and recommending or deciding upon the granting of incentives, a greater number of incentives may be recommended or granted when a greater number of criteria are met, and fewer incentives may be recommended or granted when a lesser number of criteria are met. Criteria for review are that the development project:

1. The development project protects and preserves the Town's historic and cultural heritage by retaining and/or remodeling aspects of a historic building(s) such as, but not limited to, the facades being compatible with the character of the historic era.
2. The development project promotes economic and financial benefits by enhancing the property and making it more accessible and/or attractive for heritage tourism.
3. The development project includes educational opportunities to increase the public's awareness and appreciation of Frisco's unique heritage.
4. The development project maintains the structural integrity of the historic structure and/or rectifies safety concerns for the structure or brings the structure into greater compliance with life, health, and safety codes;
5. The development project retains some or all of the historic structure(s) on the original site;
6. The structural or use change furthers goals or objectives of the Master Plan; and
7. The development project brings new development/redevelopment on the site that allows for the preservation of historic resources on the site that would not likely occur without the development.

B. Procedure

In the event that an owner of a historic property intends to utilize any or all of the incentives outlined in this section, the development application will require a final decision to be made by the Planning Commission during a public hearing.

C. Incentives

1. Relief from Underlying Zoning Requirements

The following development standards may be modified or waived (up to 100 percent) within the underlying zoning district requirements:

- a. Lot coverage

- b. Setbacks
- c. Lot area
- d. Lot frontage
- e. Driveway width
- f. Density bonus (waiver of all or part of the deed restriction requirement)
- g. Ceiling height requirements of the Central Core and Mixed Use Districts

2. Relief from Overlay District Requirements

Overlay district standards may be modified or waived up to 100 percent.

3. Relief from Development Standard Requirements

The following development standards may be modified or waived (up to 100 percent), if applicable:

- a. Snow storage
- b. Parking and loading
- c. Landscaping and revegetation
- d. Access
- e. Bicycle parking
- f. Refuse management
- g. Outdoor lighting, but only to the extent necessary to preserve the historic features of a building
- h. Non-residential development standards
- i. Residential development standards
- j. Bulk plane

4. Planning Commission Approval

In the event that an owner of a historic property requests the use of any or all of the incentives outlined in this subsection after such time as the property has been designated by the Town Council as being within the HO district, such request will require a final decision to be made by the Planning Commission after a public hearing on a development application that makes such a request.

D. Unsafe or Dangerous Conditions Exempted

Nothing in this section shall be construed to prevent any measures of construction, alteration, removal, or demolition necessary to correct an unsafe or dangerous condition of any structure, other feature, or parts thereof where such condition is declared unsafe or dangerous by the Frisco Building Department or Lake Dillon Fire Authority.

E. Demolition of a Historic Structure or Feature in the Historic Overlay District

Before demolition may occur, an owner of a designated historic property must provide data to clearly demonstrate that the situation meets all of the following criteria:

1. Review Criteria for Total Demolition

- a. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure; and
- b. The structure cannot be rehabilitated or reused onsite to provide for any reasonable beneficial use of the property; and

- c. The structure cannot be practically moved to another site in Frisco; and
- d. The applicant demonstrates that the proposal mitigates the following to the greatest extent practicable:
 - i. Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.
 - ii. Any impact on the historic importance of the structure(s) located on the property and adjacent properties.
 - iii. Any impact to the architectural integrity of the structure(s) located on the property or adjacent properties.
- e. In the case of archaeological sites or relocation of a historic structure, consideration will be given to whether information can be recovered as part of the demolition or relocation process.

2. Review Criteria for Partial Demolition or Relocation

- a. The partial demolition or relocation is required for renovation, restoration or rehabilitation of the structure in its present location or future site; and
- b. The applicant has mitigated to the greatest extent possible:
 - i. Impacts on the historic importance of the structure(s).
 - ii. Impacts on the architectural integrity of the structure(s).
- c. In the case of archaeological sites or relocation of a historic structure, consideration will be given to whether information can be recovered as part of the demolition or relocation process.

F. Procedures for Alterations or Demolition of Structures within the Historic Overlay District

1. Department Review

The Community Development Department shall maintain a current record of all designated historic district areas and pending designations. The Community Development Department will review all development application information within these areas by the criteria as noted in Section 4.2.6, and make a determination as to whether there would be a significant impact or potential detriment to the historical character of the site as a result of the proposal. If no significant impact is determined and the structural change is considered to be minor, the Community Development Department may approve these applications without Planning Commission review. The Community Development Department shall provide updates of all changes to buildings within an HO to the Planning Commission.

2. Planning Commission Review

If the Community Development Department determines that there may be a significant impact or potential detriment to the historical character of the site as a result of the proposal, or if an incentive is requested as noted in Section 4.2.7, or if a permit application for demolition of a historic structure(s) has been received, then the application will be forwarded up to the Planning Commission for review and decision. Additional information, such as but not limited to comments or analysis from a historic preservation specialist, may be requested if it is determined to be beneficial for a comprehensive review of the application.

G. Construction on Proposed Buildings

No person shall receive a permit to construct, alter, remove, or demolish any structure or other feature on a proposed historic property after an application has been filed to initiate the designation of such property as HO and designation status is pending.

4.2.8. PROPERTY MAINTENANCE AND ENFORCEMENT

- A. The Town Council intends to preserve from deliberate or inadvertent neglect the exterior portions of structures within designated historic district properties. No owner, lessee, or occupant of any building within the HO shall allow significant deterioration of the exterior of the structure.
- B. The Community Development Department shall notify the property owner, lessee, or occupant of the designated historic district property of the need to repair, maintain, or restore the property. The Town shall assist the owner, lessee, or occupant in determining how to preserve the property and shall provide the owner with possible incentives and a reasonable time to perform such work.

4.2.9. WAIVER OF FEES

At the discretion of the Community Development Director for purposes such as but not limited to fiscal ability, any and/or all planning and building application fees may be waived for designation into the Historic Overlay District, and/or for review of development applications that occur within the Historic Overlay District.

4.2.10. ENFORCEMENT PENALTIES

No person shall violate or permit to be violated the requirements of this section. Violations of this section are punishable as provided in Section 1.7.

4.3 Planned Unit Development Overlay (PUD) District

4.3.1. MAXIMUM DENSITY

The allowable density on the total site shall not exceed the density allowed in the underlying zoning district with the following exceptions.

A. Accessory Dwelling Unit Exemption

Any accessory housing unit meeting the Town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority.

B. Affordable Housing Exemption

A density bonus over the maximum allowable density is available. A density bonus is an increase in the allowable number of dwelling units over the maximum density, provided that:

1. A minimum of 50 percent of the total number of bonus units is provided as affordable housing; or
2. For each bonus dwelling unit allowed, at least two affordable housing units are provided on property outside of the subject property, but within the Town of Frisco or within one mile of any corporate limit of the Town of Frisco.

4.3.2. DEVELOPMENT STANDARDS

- A. A minimum of 55 percent of the site shall be devoted to usable open space. The Planning Commission may determine whether portions of stream areas, floodways, floodplains, wetlands, accessible bodies of water and outdoor recreational facilities may or may not be included in the calculation of usable open space as defined in Chapter 180, Article 9. In making such a determination, the Planning Commission shall consider the following criteria:

2.3.9. STEP 9: APPEALS

- A. A party aggrieved or adversely affected by any final decision of the Town Council may seek review of the decision in the courts in accordance with applicable law.
- B. A party aggrieved by other final decisions may appeal the decision in accordance with the procedures in Section 2.7.1.

2.3.10. STEP 10: LAPSE OF APPROVAL

- A. An application approval shall be valid as authorization for the approved activity unless it expires in accordance with expiration time periods provided in this article.
- B. A change in ownership of the land shall not affect the established expiration time period of an approval.
- C. Unless otherwise provided in this Chapter, the Director may grant extensions of the expiration time period for up to one year, following a written request for such extension prior to the expiration date. The request shall include reasonable cause for an extension. Further extensions shall be subject to the approval of the decision-making body for the original application.

2.4 Amendments

2.4.1. REZONING

A. Purpose

The purpose of this Section 2.4 is to provide a mechanism by which, and review procedures and criteria under which, the boundaries of zone districts may be changed or the zoning classification of any parcel of land may be changed. Rezoning may also be used to apply historic overlay designations or other overlay designations.

B. Applicability

1. A proposed change of zone district boundaries may be initiated by the Council, the Planning Commission, or by application of one or more of the owners of property within the area requested to be changed.
2. An application for rezoning to apply a Planned Unit Development overlay designation shall be considered pursuant to Section 2.4.2.

C. Area Required

Changes in the Zone District Map of the Town of Frisco involving any zoning district requires a minimum of one acre in area for consideration, unless the area requested for rezoning abuts an existing zone district of the same general classification as that being requested on all or part of one side.

D. Review Procedures

Figure 2-A identifies the applicable steps from the common review procedures in Section 2.3 that apply to the review of applications for rezonings. Additions or modifications to the common review procedures are noted below.

Figure 2-A: Rezoning Review Procedures



1. Pre-Application Conference

A pre-application conference shall be held in accordance with Section 2.3.1.

2. Application Materials

All requests for rezoning shall be upon written application to the Planning Commission and Town Council, and shall contain the following information:

- a. The names and addresses of the owners of the property
- b. A legal description of the property.
- c. The names and addresses of all adjacent property owners within a radius of 300 feet of the property requesting the rezoning.
- d. A detailed explanation of the request for rezoning, including all reasons for the request.
- e. Supporting documents and maps.

3. Planning Commission Review and Recommendation

- a. At the preliminary public hearing, the Commission shall consider said application, hear comments and objections, and request additional information or make preliminary recommendations. If the Commission has requested additional information, they may request such information to be submitted by the applicant by a certain time before the final public hearing is conducted or the set date may be continued to another date.
- b. At the final public hearing, the Planning Commission shall consider all submitted data, comments, and objections and shall either continue the matter for further information and study for not more than thirty days, or shall render its recommendation to the Town Council and the applicant, recommending approval, disapproval, or conditional approval of the application.

4. Town Council Review and Decision

- a. Upon receiving the recommendation of the Planning Commission, a rezoning ordinance shall be prepared for consideration by the Town Council, and scheduled for public hearing before the Council subject to the noticing procedures specified in Section 2.3.5. Town Council shall approve, conditionally approve, or deny the application for rezoning.
- b. Upon approval of any request for rezoning, the Community Development Department shall note the amendment of the official Zoning Map of the Town of Frisco, keep appropriate records thereof, and notify the Clerk and Recorder of Summit County of said amendment of the official Zone District Map.

5. Protest Against Change

In case of a protest against changes in regulations or restrictions or changes in the zone district applicable to particular land, which protest is filed with the Town Clerk at least 24 hours prior to the Council's vote on the change and is signed by the owners of 20 percent or more of the area of land extending a radius of 100 feet from the land which is subject to the proposed change, disregarding intervening public streets and alleys, such changes shall not become effective except by the favorable vote of not less than two-thirds of all the members of the Council.

6. Reconsideration

No request for a rezoning shall be reconsidered by the Planning Commission or Town Council until the expiration of six months after the denial of a prior rezoning request for the same or substantially the same property, or there has been a substantial change of circumstances.

E. Rezoning Criteria

For the purpose of establishing and maintaining sound, stable, and desirable development within the Town, the applicant for rezoning shall establish that at least one of the following criteria is met:

1. The land to be rezoned was initially zoned in error or the rezoning is of a technical or corrective nature in order to conform zone district boundaries with lot lines;
2. Because of changed or changing conditions in a particular area or in the Town generally, it is in the public interest and reasonably necessary in promotion of the public health, safety or welfare to rezone a property to encourage development or redevelopment;
3. The rezoning is necessary to conform to the Master Plan; or
4. The rezoning is necessary to provide land for a community-related use that was not anticipated at the time of adoption of the Master Plan, but which is generally consistent with the policies and goals of said plan, is in the public interest, and is reasonably necessary in promotion of the public health, safety, or welfare.



MEMORANDUM

P.O. BOX 4100 ♦ FRISCO, COLORADO 80443

TO: FRISCO PLANNING COMMISSION
FROM: JOYCE ALLGAIER, COMMUNITY DEVELOPMENT DIRECTOR
RE: 3 MILE PLAN – UPDATE & WORK SESSION DISCUSSION
DATE: DECEMBER 7, 2017

Summary:

Staff has initiated an update of the town's current 3 Mile Plan, (2009 version). This memo is followed by several attachments to aid in the work session discussion.

Attachment 1 - Summary of Updates

Attachment 2- 2009 3 Mile Plan (Keyed with comment boxes linked by number to summary document)

Attachment 3 - 2018 3 Mile Plan Sample Page layout

Attachment 4 - Specific Areas Map

Attachment 5 - 3 Mile Area Boundary Map

A number of changes are necessary to update the 3 Mile Plan. Changes fall into the categories of "global" changes needed throughout the document, such as name changes, for consistency in each geographic area, format, and description of USFS management); factual changes, such as an update of building construction numbers; and policy changes, such as the suggestion of an alternative land uses for future development.

Staff has met with Summit County Planners regarding the lands uses shown in the Ten Mile Basin Plan and to update the factual data as development has proceed since 2009. We have also involved the pertinent and affected service/utility districts within the 3 mile boundary and town departments.

The purpose of commission's work session is to primarily focus on the suggested changes to the policy-related statements on the Summary of Update. Staff will provide an overview and would like direction and input from the commission.

(The 2009 version could not be found in a "Word" version so we have keyed the PDF version with comment boxes that are linked to the numbers in the summary document.)

Summary of Updates to the 2009 3 Mile Plan - DRAFT

Global Edits in the Document

Lake Dillon Fire Protection District now Summit Fire & EMS Authority (SFEA).

Inclusion of County designated land use for each area (under Land Use).

Inclusion of Forest Service management type (elk habitat, recreation, etc.) for each area (under Land Use)

WRNF areas have police protection provided by Summit County Sheriff's Office with backcountry areas serviced by Summit County Rescue Group (under Community Services).

WRNF areas are in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over.

Build Out Study information will be under Land Use.

Bill's Ranch (pg. 7)

Land Use

Factual – Eight additional units built (1).

Transportation

Policy – Miners Creek Road is a heavily trafficked cut-through between the Town of Frisco and County Commons. The County or Town may be interested in maintaining or paving the road (2).

Utilities

Factual – Most properties now included in the Sanitation District and lines exist throughout (3).

Policy – County water augmentation line runs through the area but it is not feasible to connect entire ranch in the event of annexation (4).

Community Services

Factual – Bill's Ranch is not within Frisco Police Department's service area (6).

Policy – Further, denser development would require new water lines for fire protection (5).

Open Space, Recreation, and Trails

Factual - Located near the Peninsula, Mount Royal, and Ophir Mountain WRNF areas. Frisco Trails Master Plan proposes adopting social trails and adding trail connections (7).

County Commons (pg. 9)

Area Description

Factual – Now 130-acre property (1). County Commons Facilities Master Plan adopted 2016 (2).

Land Use

Factual – Listing of new facilities proposed under the Master Plan (3).

Policy – Proposed new facilities requires modification of existing parcel boundaries (4).

Transportation

Factual – Master Plan proposes road realignment through the campus and improving pedestrian facilities (5).

Utilities

Factual – Campus is nearing the limit of existing water agreements with Town and are coordinating on additional tap fees (6). Proposed development will not require any changes to Sanitation service (7).

Community Services

Factual – Commons has fire protection water supply system (8).

Open Space, Recreation, and Trails

Factual – Fiester Preserve located on the property and much of the open space parcels remain under the proposed development. Frisco Trails Master Plan proposes improving the trailheads, adopting the social trails, and adding connector trails (9).

Denver Water (pg. 13)

Land Use

Policy – Due to the wetlands, the area is not developable (1).

Transportation

Factual – no roads access the area (2).

Community Services

Factual – No fire protection water supply system or fire apparatus access roads (3).

Open Space, Recreation, and Trails

Factual – Summit County Recpath runs through the area and there is access from nearby residential areas via social trails. Frisco Trails Master Plan proposes a scenic walking trail along the lakeshore and a connection from the Recpath to 10 Mile Drive (4). Remove reference to Willow Preserve (5).

Dillon Dam Road (pg. 11)

Area Description

Factual – Lake Hill parcel now owned by Summit County (1).

Land Use

Factual – Heaton Bay has 87 sites, Giberson 24 (2).

Policy – Proposed 436-unit affordable housing development under PUD from Summit County (3). Possible additional affordable housing development northeast of Lake Hill parcel (4).

Transportation

Factual – Increased security on the dam road allows night access (5).

Policy – Master Plan proposes paved roads with a ROW narrower than Town of Frisco criteria (6). Plan also calls for Summit Stage stop by the parcel (7) and a pedestrian bridge over the Dam road (8).

Utilities

Factual – Heaton Bay Campground is within the Frisco Water service area (9).

Policy – Due to existing watermains in the area and system capacity, the proposed development could be added to the Frisco Water service area; a water service agreement is in progress (10). Inclusion in the Frisco Sanitation District would require upgrades to the collection system; a sewer service agreement is in progress (11).

Community Services

Policy – The proposed Lake Hill development would be included in the SFEA service area (12). The proposed development is expected to impact the School District (13).

Open Space, Recreation, and Trails

Policy - Lake Hill's proposed development preserves 46% of the area as open space/parkland, exceeding the TOF subdivision standard. The plan includes a greenbelt, trail system, natural play area, and a pedestrian bridge to the Summit County Recpath and trails at Heaton Bay Campground and Giberson Bay Day Use Area. The Frisco Trails Master Plan proposes a new soft-surface trail from the northern edge of Lake Hill through the adjacent Forest Service land and the adoption of the existing social trail along the reservoir (14).

Eagles Nest (pg. 15)

Area Description

Factual – Meadow Creek Trailhead at exit 203 (1).

Land Use

Factual – There is no Summit County designated use for the wilderness area (2).

Utilities

Policy – There are no water and sewer lines nearby to make connection feasible (3).

Open Space, Recreation, and Trails (omitted in 2009 plan)

Factual – multiple popular hiking trails in the area: the Meadow Creek, Gore Range, Lily Pad Lake, and North Tenmile Creek trails (4).

Policy – The Frisco Trails Master Plan proposes a connector trail paralleling I-70 to connect the Meadow Creek Trailhead to Silverthorne and the North Tenmile trailhead (5).

Evergreen (pg. 16)

Land Use

Factual – Two additional units built (1).

Transportation

Factual – Also close to Summit Stage stop at Creekside (2).

Utilities

Factual – Most properties included in the Frisco Sanitation District (3).

Policy – Including the remaining homes in the Sanitation District is feasible (4).

Community Services

Factual – Does have fire protection water supply system (5).

Open Space, Recreation, and Trails

Factual– Mount Royal trailhead directly behind the subdivision (6).

Policy– The Frisco Trails Master Plan proposes the adoption of nearby social trails and adding a multi-use pathway along 2nd avenue (7).

Frisco Heights (pg. 17)

Land Use

Factual– Two additional units built (1). Multiple properties are zoned R-1 and there is an A-1 open space property (2).

Policy– Remove potential affordable housing discussion (not in most recent Tenmile basin plan) (3).

Transportation

Factual– Roads are a mix of paved and unpaved (recent paving of CR 1041) (4).

Utilities

Factual– All residences on private and community wells (5).

Policy– Watermains do pass through the area and residences could be added to the Frisco Water service area (6). The steep topography prohibits the area’s full inclusion in the Sanitation District (7).

Community Services

Factual– has limited fire protection water supply system (8).

Open Space, Recreation, and Trails

Factual– Frisco Heights has a designated open space property within its boundaries. There is a network of trails around Walter Byron Park (9).

Frisco Terrace/Wiborg Park (pg. 19)

Land Use

Factual– Two additional units built in Frisco Terrace (1).

Transportation

Factual– Summit Stage stops renamed to Woodbridge Inn and Creekside (2).

Utilities

Factual– Most homes are on private water wells (3). Many homes included in the Frisco Sanitation District (4).

Policy– Watermains are nearby to add additional homes to the Frisco Water service area (5).

Note– This information was not correct in 2009 but recent upgrades constructed the collection systems on those streets (6)

Community Services

Factual– one home is served by Frisco Police Department (7).

Open Space, Recreation, and Trails

Factual- The North Tenmile Creek trailhead, the Summit County Recpath, and the Frisco Pathway network are easily accessible from the subdivisions (8)

Giberson Preserve (pg. 21)

Land Use

Factual- one additional unit built (1). Current county designated land use is open space for the preserve and open space/low density residential for the properties (2).

Transportation

Factual- Summit Stage Transfer Center is now Frisco Transit Center (3).

Utilities

Factual- Two homes are on individual water wells (4).

Policy- Inclusion in the Frisco Water service area and Sanitation District as highly unfeasible due to the difficult of extending lines under I-70 (5).

Open Space, Recreation, and Trails

Factual- The Giberson homes adjoin 174 acres of conserved land. There are many private trails through the area for residents and the Meadow Creek trailhead is nearby (6).

Policy - The Frisco Trails Master Plan proposes a trail through the property connecting Silverthorne to the Meadow Creek trailhead (7).

Hunters Circle (pg. 28)

Transportation

Factual- Road access from the Town of Frisco, trail access from Bill's Ranch (1).

Utilities

Factual- Both parcels are on private wells (2).

Community Services

Factual- Parcels served by Frisco Police Department (3).

Open Space, Recreation, and Trails

Factual- Summit County Recpath is nearby (4).

Kids' Pond (pg. 23)

Land Use

Factual- County designated land use is open space developed (1).

Policy- Possible site for affordable housing (2).

Open Space, Recreation, and Trails

Policy - The Frisco Trails Master Plan proposes town management of the trailhead under an SUP to improve summer maintenance and winter plowing and disperse Frisco trail users. The plan also proposes the adoption of the social trail that parallels the Recpath through the area (3).

Mount Royal (pg. 24)

Area Description (covered by map in 2009 version)

Factual– recreation area, natural resources in the area, bordering areas (1)

Policy– No change to current status is anticipated (2).

Land Use

Factual– Mining claims in the area (zoned Backcountry) (3).

Transportation

Factual– List popular trailheads used to access the area (4). Town Hall is the name for that Summit Stage stop, also add the West Main Street stops (5).

Open Space, Recreation, and Trails (omitted in 2009 plan)

Factual– Area has heavily used trails by a variety of user types, Summit County Recpath at the northern edge (6).

Policy - The Frisco Trails Master Plan proposes the adoption of the many social trails in the area, improving trailhead facilities, and additional in-town and soft surface connections to existing trails (7).

North Tenmile Creek (pg. 25)

Area Description

Factual– Area consists of Denver Water and Town of Frisco land (not managed by the Forest Service) (1).

Land Use

Factual– No Forest Service management plan for the area (2). County designates use as open space/dispersed recreation/water treatment (3).

Policy– Possible site for development near interstate (4).

Transportation

Factual– Access to the site via the trailhead at the end of Frisco Main Street (5). Paved access road to water treatment facility (6).

Utilities

Factual– waterlines already run through the area (to reach the water treatment facility) (7).

Open Space, Recreation, and Trails

Factual - Open Space/recreation is one of the designated uses for the area (8)

Policy - The Frisco Trails Master Plan proposes a connector trail to the Meadow Creek Trailhead, expanding the trailhead parking area, and coordinating maintenance with the Forest Service and Town of Frisco (9)

Ophir Mountain (pg. 27)

Area Description

Factual– Mining claims owned by Town of Frisco and no land is owned by Summit County (1).

Realignment of Highway 9 adjusted boundaries (2)

Land Use

Factual– Mining claims are zoned Backcountry (3).

Transportation

Factual– Miners Creek Road as primary access route to the area (4).

Community Services

Policy– Highway 9 patrol not necessary for annexation discussion (5).

Open Space, Recreation, and Trails

Policy - The Frisco Trails Master Plan proposes adopting the area’s social trails and constructing new trails that connect the existing network to Summit High School and Breckenridge residential neighborhoods (6).

Peninsula (pg. 33)

Area Description

Factual– updated boundaries and acreage due to Highway 9 realignment (1).

Land Use

Factual– Pine Grove campground has 33 spaces (2). Remove discussion of Dickey Fishing Access Parking area, Crown Point, and “Two Below Zero” sleigh rides (3).

Transportation

Factual– Highway 9 realignment and moving the parking area (4). Summit County Recpath passes through the area (5). Summit Stage stops are nearby and a newly signalized intersection and proposed underpass improved transit access to the area (6).

Utilities

Factual– Campgrounds are on a well (7). Campgrounds are included in the Frisco Sanitation District (8).

Policy– Including the peninsula in the Frisco Water service area is feasible because current water mains reach the ballfields (9).

Community Services

Factual– Peninsula area is in the SFEA response area (10).

Open Space, Recreation, and Trails

Policy - The Town of Frisco is currently looking into adding the area to its SUP (11). The Frisco Trails Master Plan proposes new soft surface trails on the peninsula to create more loops, disperse users, and connect existing trails (12).

Summit Middle School (pg. 30)

Land Use

Factual– Summit County zones the area A-1 and designated use is Institutional Uses/Developed/Dispersed Recreation (1). Snowy Peaks High School now on the site (2). Surrounding uses have changed and would need to be modified if included (3). Current \$20 million school expansion (4).

Transportation

Factual– Summit County Recpath accesses the area (5).

Open Space, Recreation, and Trails

Factual– No archery range or indoor swimming pool (possibly add pickleball) (6). Summit County Recpath runs through the area (7).

Tenmile Canyon (pg. 32)

Land Use

Factual– Also A-1 zoning for Uneva Lake private property and backcountry for mining claims (1). 10 structures located on the Uneva Lake private property (2).

Transportation

Factual- Uneva Lake area is accessed via a paved county road and then a private dirt road on the property (3).

Utilities (omitted in 2009 plan)

Factual– Area not serviced by utilities. The Uneva Lake homes are on private wells and septic systems (4).

Policy– No nearby lines make connection feasible (5).

Community Services (omitted in 2009 plan)

Factual– The Forest Service land is in the SFEA response area (6). The Uneva Lake private property is in the SFEA service area but there is a safety concern because of the lack of fire protection water supply systems and fire apparatus access roads (7). The Summit County Sherriff's Office provides police protection for the area (8).

Policy– Annexation would greatly expand Frisco PD's patrol area but would have a limited impact on service load (9).

Open Space, Recreation, and Trails

Factual– Summit County Recpath runs through the area (10). Hiking around the lake (11).



2009 Town of Frisco Three Mile Plan

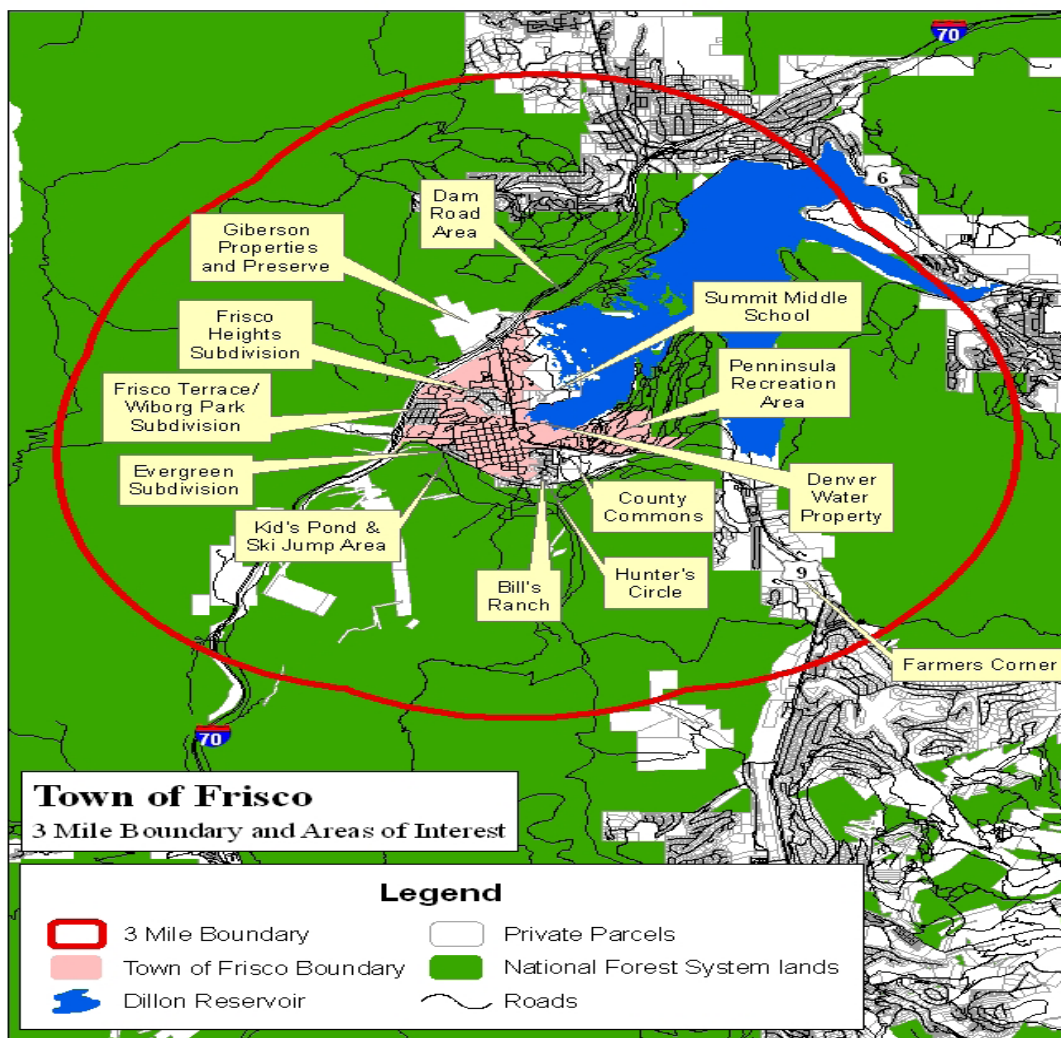




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Purpose of the Three Mile Plan

The purpose of the Town of Frisco's Three Mile Plan is to fulfill a Colorado State requirement. Section 31-12-105(e) of the Colorado Revised Statutes states,

Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.

As such, this plan is to address land uses and infrastructure improvement needs if annexation were to occur in any of the areas within three miles of the Town of Frisco's municipal boundaries. This plan provides information and analysis for areas within Frisco's three mile boundary. It also outlines annexation policies, procedures, and requirements.

This Three Mile Plan area is a state requirement and should not be considered an intention of the Town of Frisco to pursue annexation of these areas.

The 2009 Three Mile plan is intended to complement other Town plans, including the 2005 Town of Frisco Master Plan, the 2007 Peninsula Recreation Area Land Use Plan, etc.) which have been prepared by the citizens and adopted by the Town Council of Frisco. It is also consistent with the Summit County 2009 Ten Mile Basin's Master Plan in its analysis of affordable housing.

Annexation Considerations

Chapter 6 of the Town of Frisco Town Code sets out policies and requirements with respect to potentially annexing lands. The policies and requirements are as follows:

- A. Annex eligible lands for positive reasons equitable to the Town of Frisco, and not as a matter of right to a petitioner or petitioners.
- B. Annex eligible lands, where deemed appropriate, as a means of preserving open space, encouraging orderly growth and of providing additional living areas and areas for services for the Town.
- C. Annex only lands which can be adequately provided with the necessary municipal services from the capacity of existing systems, unless expansion of those systems is planned, and sufficient financing for the expanded capacity is available.
- D. Provide quality municipal services for the use and benefit of inhabitants of the town, including inhabitants of



areas annexed; extend any municipal service outside the town only after consideration of the quality of existing service and the existing and projected demand within the town, including areas committed to annexation; and refuse to extend any municipal service outside the town if the extension will unreasonably decrease the quality or availability of the service within the town or otherwise adversely affect the orderly growth and development of the town.

E. Annex areas that will maintain the town boundaries in as regular a shape as possible for the efficient provision of service and for effective administration.

F. Annex areas as recommended in the Frisco Three Mile Plan.

G. Annex areas and enter into annexation agreements that are consistent with the Town Council goals as established from time to time, and the goals and policies of the Frisco Master Plan.

H. Consider in any annexation where development is proposed, the timing of development so as to coordinate with projected availability of municipal services and facilities.

I. Require, as a condition of annexation, the dedication of lands for public purposes within the land area of the territory being annexed. The location of the lands to be dedicated shall be designated by the town after conferring with any other public agency which might have an interest in such sites. If the town determines that there is no requirement for land for a public purpose within the area being annexed, then the town may require the annexee to pay to the town a sum of money in lieu thereof.

In addition to the policy and standards set forth in this chapter, any potential annexation must comply with related state and local development laws including the following:

A. Streets. Any existing streets on the parcel to be annexed or any proposed new streets shall be improved so that they meet the minimum standards for the design and construction of street improvements set forth in the Frisco Town Code Chapter 155. The petitioner(s) is responsible for constructing street improvements required by the Town. If the Town determines that a comprehensive traffic study is necessary, such study will be performed by a traffic engineer, at the applicant's expense.

B. Zoning. All annexation petitions shall be accompanied by a written zoning request in compliance with Frisco Town Code §180-33B, which shall fully explain the uses and intensities of uses proposed for the land included in the annexation petition. Any request for zoning shall comply with the Town's Master Plan goals and implementation measures and existing ordinances and regulations.





Organization of the Three Mile Plan

The Three Mile Plan outlines the location, character, and existing conditions of each land area within three miles of Frisco’s boundary. The Colorado State Statute also requires that public facilities and utilities such as streets, bridges, waterways, parkways, playgrounds, and terminals for transportation be noted and generally described. The “Three Mile” distance standard is a requirement of the Colorado State Statute; it is not an indication of Frisco’s jurisdiction, but simply an area of influence.

According to Frisco’s Town Code, Chapter 6 Annexation, Section 6-7(3), specific characteristics of each area need to be considered. Such considerations include, but are not limited to the following:

- o Geological hazards
- o Floodplain hazards
- o Mineral resources
- o Wildlife resources (flora and Fauna)
- o Historic and archeological resources
- o Wetlands
- o Short and long term costs and benefits
- o Utility Services
- o Traffic Studies

The above mentioned considerations are addressed under larger subject headings. Some of the State’s requirements are not applicable to the Frisco area and are not addressed. If one of the elements is not mentioned under a subject heading for a particular area, it is not applicable.

It is important to note that although this plan does highlight annexation considerations for areas within three miles of town limits; formal annexation proposals submitted must meet all of the Town’s annexation requirements in order to be considered. (See Annexation considerations earlier in this report along with Appendix A for annexation requirements).

Whenever applicable, this plan references other jurisdictions’ planning documents and identifies stakeholders and agencies that have knowledge of each area. These stakeholders and agencies include Frisco residents, neighboring towns, Summit County Planning & GIS departments, the US Forest Service, Denver Water, Frisco Sanitation District, the Summit Stage, Frisco Water Department, Frisco Public Works, the Lake Dillon Fire Protection District, and the Summit School District. This document is meant to be a supplement to other town documents and plans, and it is recommended that these be consulted when making decisions regarding annexation.



The following are subject headings identified for each land area:

- o Area Description and Land Use
- o Transportation and infrastructure description
- o Public utilities – water, sanitation, and electrical energy infrastructure.
- o Community Services – Fire & Police Protection
- o Open Space, Parks, Trails, and recreation

The following review agencies were consulted for this plan. Many of the comments that were made from each of these agencies regarding each of the areas in the plan are repeated in the annexation considerations sections.

- o Town of Frisco Public Works
- o Town of Frisco Water Department
- o Frisco Sanitation District
- o The Summit Stage
- o Lake Dillon Fire and Rescue
- o Denver Water
- o Frisco Police Department
- o Summit School District
- o Summit County Planning Department
- o United States Forest Service

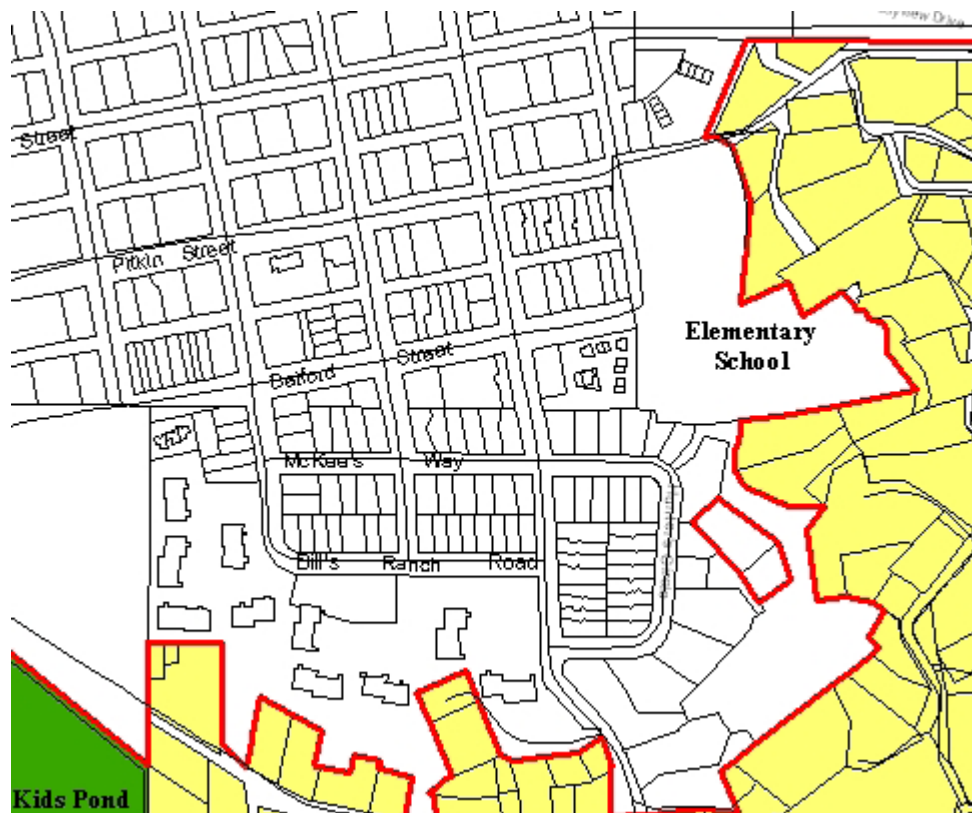
Three Mile Plan Area Land Use Characteristics

For each of the land areas that follow, there are statutory requirements and staffing considerations that must be considered if any of the areas were to be annexed. Those requirements and considerations include:

- o Roads would need to come into compliance with the Town of Frisco’s minimum street design criteria (this could include, but is not limited to, road widening and paving).
- o Utility infrastructure improvements including water and sewer system upgrades to meet increased demands.
- o Additional water rights need to be secured by the annexation petitioner.
- o Additional Public Works Department, Water Department, and Police Department staff, manpower, and equipment to maintain quality service levels throughout Frisco.
- o Additional real estate investment fees for the town 1 % of total sales.
- o Ability of newly annexed citizens to vote in Frisco elections and run for elected positions.




Bill's Ranch




Area Description

Bill's Ranch is located south and east of the Town of Frisco's municipal boundary. The area is approximately 91 acres and 119 lots. Summit County has zoned Bill's Ranch R-2; which is a low density residential designation allowing no more than 2 dwelling units per acre. This area is wooded and has wetlands, open space easements, undeveloped land, and streams interspersed throughout. There is an eclectic mix of cabin and modern mountain style housing scattered throughout Bill's Ranch.

Land Use

Low density residential is the current land use for Bill's Ranch. According to Summit County's most recent build out study, Bill's Ranch has 9  units built, 25 vacant lots, and 37 subdivided lots. According to the County, there are also several open space properties and easements owned and managed by Summit county within the Bill's Ranch neighborhood. The public space consists of stream corridors, wetlands, and undeveloped land and these environmental conditions place restrictions on the development of some of the lots in Bill's Ranch.

Transportation


One can access Bill's Ranch via Highway 9, Miners Creek Road, Seventh Avenue and Pitkin Street in the Town of Frisco, and the Summit County Recreational/Bike path. The roads as they exist in Bill's Ranch do not meet Summit County road standards for local access roads. The roads are maintained by Bill's Ranch Home Owner's Association and there are no County plans to upgrade the roads.  2




The Town of Frisco would require Bill's Ranch streets to meet the Town's minimum street design standards and criteria prior to annexation. Frisco Public works has stated that this would be problematic due to the fact the existing streets are much less than the 60 feet minimum required.

There are two Summit Stage stops within walking distance of Bill's Ranch: at the County Commons building and at Ophir Mountain/Senior Center.


Utilities

Bill's Ranch is served by gas, electric, telephone, and cable. The Frisco Sanitation District (FSD) serves Bill's Ranch and sewer mains have  3 been extended through the entirety of Bill's Ranch. Some properties are connected and some are not.

The area is served by private/and or shared community water wells and there are no Town of Frisco water mains in the area.  4 additional properties added to the Frisco Water service area are required to obtain and turn over to the Town additional water rights to cover the additional consumption that they incur to the system.

Community Services

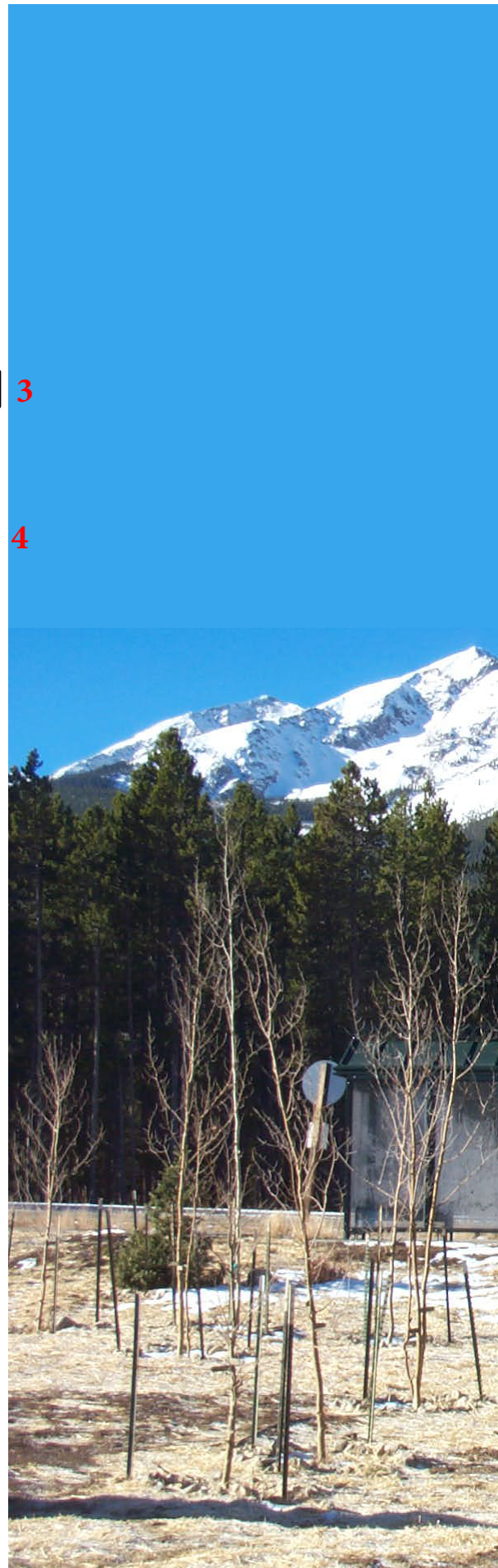
Bill's Ranch is served by the Lake Dillon Fire District. There are fire protections and safety concerns in Bill's Ranch because of limited or no fire protection water supply systems in place and the narrow width of the access roads in Bill's Ranch  5

Police protection is provided by the Summit County Sherriff's office and the Frisco Police Department  6 The Town of Frisco Police department would have full jurisdiction in the event of an annexation. Annexation of Bill's Ranch would add significantly to the Police Department's service area.

Children in Bill's Ranch attend Summit School District schools. Annexation would not affect that status.

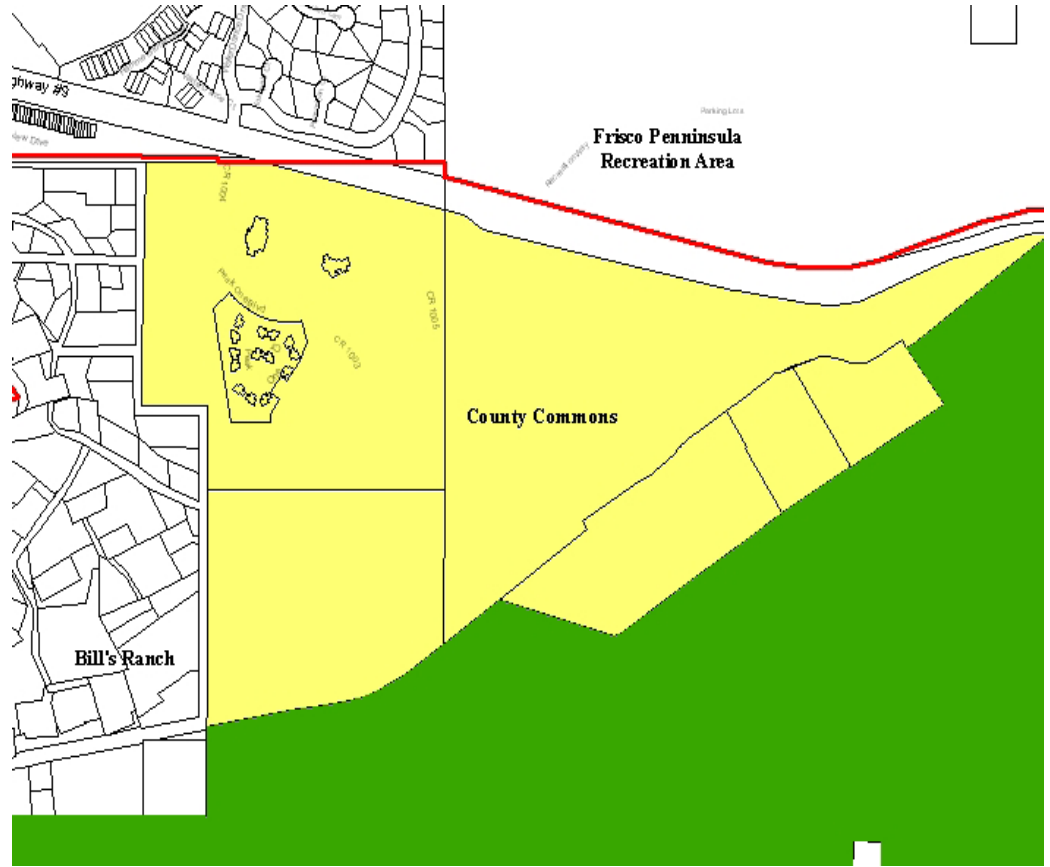
Open Space, Parks and Recreation 7

The Bill's Ranch Sub Basin Plan states that there are several high quality wetlands throughout the Bill's Ranch area. The Summit County RecPath goes through the southern portion of Bill's Ranch with a building setback of 25 feet along this pathway. Adequate access and directional signage to various recreational trail access points is articulated as a goal in the Bill's Ranch Sub Basin Plan. As stated previously, there are several open space properties and easements owned and managed by the County within the neighborhood.









County Commons



Area Description


The County Commons area is located east of Bill's Ranch and south of Highway 9. The Summit Recreational/Bike Trail borders the area to the south. Summit County owns the area which is approximately 1  acres in size. The area is designated as a Planned Unit Development (PUD) which establishes uses, development plans and phases for the area. The Fiester Open Space Easement is located between Bills Ranch and County Commons. The six acre preserve was donated as an easement to the Continental Divide Land Trust in 1998 by Summit County and is named in honor of Mark and Roberta Fiester. It is an undeveloped buffer open to the public with walking trails.  2

Land Use

There are several buildings on site that contain government offices and services including, but not limited to: the Summit County Library, Summit County Animal Control, County Road and Bridge, Summit County Community Development Department, the Summit County Community and Senior Center, and Emergency Services/Ambulance. In addition, Orphir Mountain Village, a 28 unit residential affordable housing subdivision is located in this area. Saint Anthony's Summit Medical Center, a 95,000 square foot facility opened in 2005 on a portion this site.  3  4





Transportation

Peak One Boulevard/County Road 1004 leading into the County Commons is signalized and paved. The Summit County Road and Bridge Department currently provides road maintenance. The Summit County RecPath traverses the parcel east west.  5


Two Summit Stage stops are located on County Road 1004, one at the County Commons building and the other at Ophir Mountain/Senior Center. There also is a Summit Stage stop located at the Saint Anthony's Hospital complex.

Utilities

The County Commons is served with electric, gas, Frisco Water, and the Frisco Sanitation District sewer.

Frisco Sanitation  7 has indicated that the sewer collection system to the County Commons, the medical office building, and the hospital is capacity limited. The Hospital and Medical office building have used 70% of the taps allotted for this area. Any additional taps beyond the amount allotted will require an upgrade to the collection system.  6

Community Services

Fire protection for the County Commons is provided by the Lake Dillon Fire District. Police protection is provided by the Summit County Sheriff's department. Due to the close proximity to the Frisco Police station (1.5 miles) and good road access into the site, police protection by the Town would not be difficult. It would add to the Frisco Police department's service area.  8

Children residing at the Ophir Mountain Village attend school in the Summit School district. If the area were annexed and developed with additional residential uses, attention should be given to the potential impact on the school district.

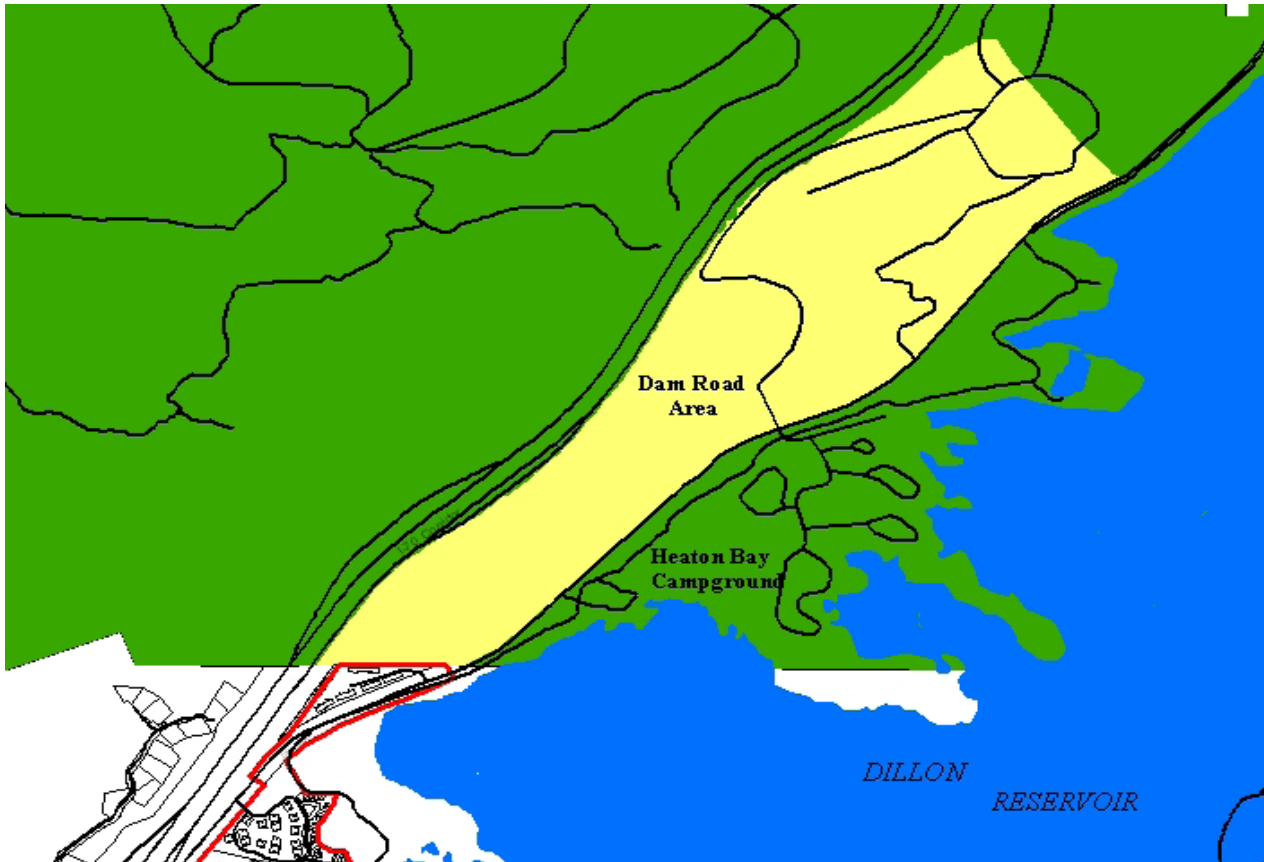
Open Space, Parks and Recreation 9

The Frisco Peninsula Recreation Area, located across Highway 9, serves as a neighborhood park (with ball fields, a Frisbee golf course, skate park, and sledding hill, etc.) Miner's Creek Trailhead is located within the vicinity. Several US Forest Service trails are accessed via this trailhead. In addition the Summit County RecPath is connected to the County Common.





Dillon Dam Road Area



Area Description

The Dillon Dam Road area is located north of Frisco along Lake Dillon reservoir and the Dam road. The US Forest Service and Denver Water manage lands within this area. ¹ The site is hilly east of the Dam Road and becomes steeper on the west side. The Town of Frisco abuts the southern portion of the area and the Town of Dillon is located to the north of the area.

Land Use

The area consists of day use activities at the USFS Giberson Bay Day Use Facility: fishing access, picnicking, scenic viewing, hiking, and public toilets. At the USFS Heaton Bay campground there are 72 campsites. ² These amenities include a picnic area, fishing access, scenic viewing, hiking, and public toilets. The Dam Road area also includes a trailhead and parking area, and trail to the Old Dillon Reservoir. The Lake Hill Communications company has a communication facility near the Old Dillon Reservoir and Frisco has a water tank near the Dillon reservoir.



This area serves as an important recreational and buffer area, as well as an important aesthetic resource for Frisco and Summit County. It is zoned NR-2, Natural Resources and A-1, Agricultural, by Summit County.

3
The Ten Mile Basin Master Plan has identified a portion of this area as a potential site for affordable workforce housing. **4** The Ten Mile Basin Master Plan also states that any new development on this site would need to be conducted in an environmentally sensitive manner, be compatible with adjacent uses, and would need to maintain access to area trails. It recommends that any affordable workforce housing occurring in this area be encouraged to incorporate a transition/buffer area between development and recreational uses to mitigate visual impacts. **4**

Transportation

6 The Dillon Dam Road serves as the roadway access through the area. The Dam road is an important primary route for travel within the County and serves as a key alternative route when I-70 is closed. **5** A series of looped roads off the Dam Road provide access into Heaton Bay campground and to the Giberson Bay fishing access parking. The Summit County RecPath runs parallel to the Dillon Dam Road through this area. This area is not served by the Summit Stage public transportation system. **7** **8**

Utilities

The Dam Road is maintained by Frisco Public Works to town limits just past the entryway into Lake Forest Subdivision. Thereafter it is maintained by Summit County government. A twelve inch water main runs along the Dam Road to the Town’s water tank site east of Lake Forest subdivision. Additional water rights would need to be secured by the annexation petitioner. The additional miles of road would require additional man power and equipment to maintain service levels. **9** **10**

Frisco Sanitation has stated that any development in this area may require a relief sewer from the treatment plant to Dillon Dam road. Connection to Frisco Sanitation is feasible if a developer agrees to fund a new sewer main treatment plant to Dillon Dam road and the pumping stations to make it work. A larger development may require additional capacity at the treatment plant. The main sewer collector running along and under Summit Boulevard is approaching capacity. **11**

Community Services

The Dillon Dam Road area is not served under the jurisdiction of Lake Dillon Fire District, but it is part of the District’s response area. Response areas do not pay taxes into the Lake Dillon Fire District tax coffers. Areas outside of Lake Dillon Fire jurisdictions can be billed for Lake Dillon Fire response services. **12**

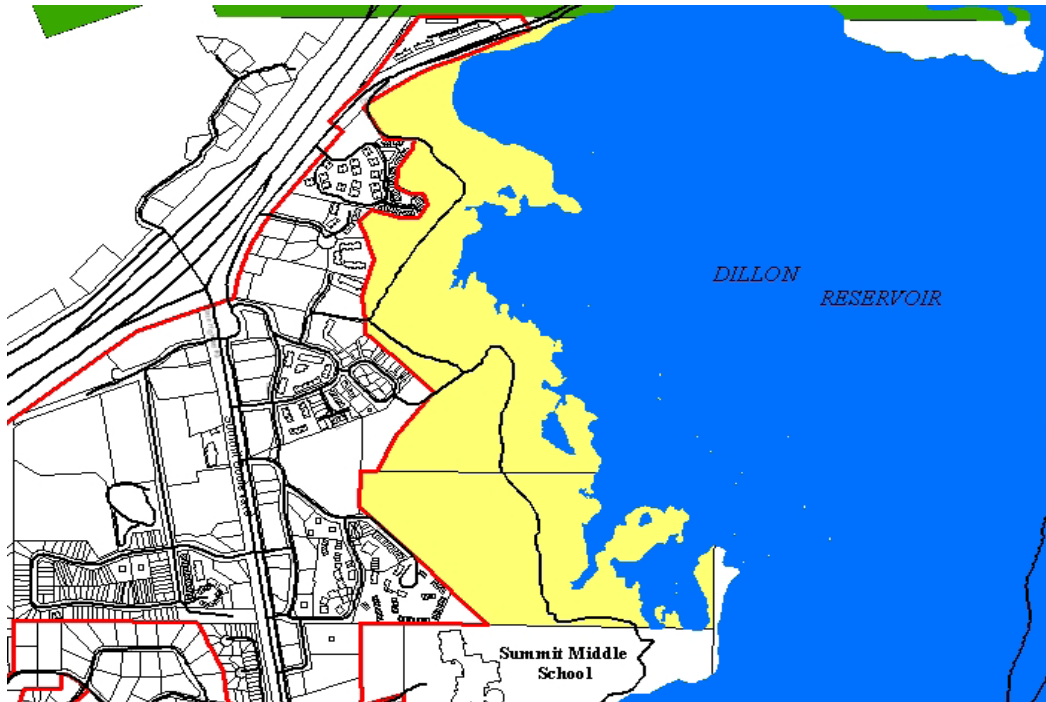
Police protection is provided by the Summit County Sherriff’s Office. Due to the added service area and distance from the Frisco Police Department, annexation would impact the department. If development of affordable housing on this area would occur, the impacts to the Summit School District would need to be analyzed. **13**

Open Space, Parks & Recreation

The existing land uses for the area are open space and recreation. The site provides opportunities for hiking, fishing, camping, bicycling, cross country skiing, and snow shoeing. **14**



Denver Water Lakeshore Property



Area Description

Denver Water Lakeshore property is located east of Summit Boulevard and north of the Summit Middle School, along the shore of the Dillon Reservoir. This area is owned by Denver Water, and abuts the Town of Frisco on its west side. This area comprises of approximately 135 acres.

The site is predominantly level with an undulating wooded area, meadows, and wetlands. Meadow Creek runs through the site. The wetland and shoreline areas provide habitat for birds, waterfowl, and small mammals.

Denver Water has stated that this area is operational property necessary for management of the reservoir and that this use will remain in perpetuity. This area has important environmental features and is a wildlife habitat for birds and other animals. The area is also an undeveloped buffer between the reservoir and Frisco.

Land Use

This property is under the jurisdiction of Summit County and is zoned A-1, Agricultural, which allows uses, densities, and standards intended to protect the existing character, while providing for low intensity use of natural resources, and limited residential and recreational development. Surrounding land uses include residential, commercial, and open space.

Any development of this area¹ must be designed to be sensitive to the existing environmental features of the area. The Summit County Recpath runs through the area.

Transportation  2



A year round Summit Stage stop is located near the Holiday Inn and Ramada Inn.

Several informal social paths run throughout the area. Pedestrian access into the area is provided off of Lake Point circle, 9000 Divide, and Meadow Creek Drive.


The Summit County Recpath runs through this area.

Utilities

The Denver Water Lakeshore property does not have sewer or water infrastructure. Costs of providing this infrastructure would be expensive. Additional lane miles of road would require additional man power and equipment in order to maintain levels of service. Additional water main and water demand could burden the existing system. As part of any annexation, additional water rights would need to be secured by the annexation petitioner.


Frisco Sanitation District has an 18 inch pipe in an easement adjacent to Meadow Creek Drive that could serve this property. Connection is possible depending on the number of taps. An upgrade would be needed on the pumping station, force main downstream collection system, and the treatment plant.

Community Services

The Lake Dillon Fire District provides fire protection within the area. Police ³ protection is provided by the County Sheriff's office. There is a safety concern for this area as there is limited  or no fire protection water supply system and/or approved fire apparatus access roads.

The Frisco Police Department would be responsible for police protection in the event of an annexation, possibly requiring more manpower for the increased service area.

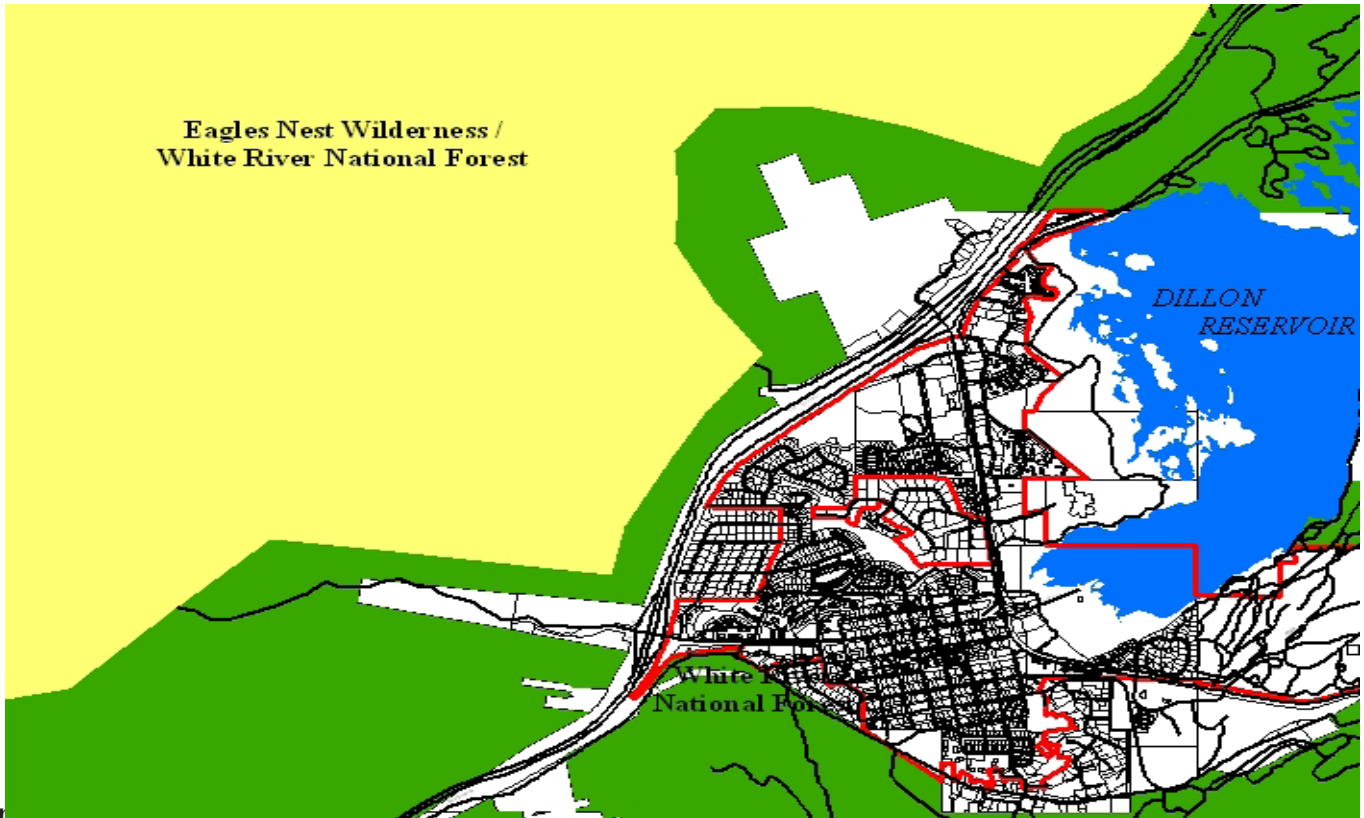
Open Space, Parks and Recreation 4

The current land use is open space/recreation. The site has trails and is frequented by walkers, hikers, naturalists and fisherman. This area also serves as a natural and undeveloped connection to Willow Park  which is zoned as open space.

5

Eagles Nest/White River National Forest





Area Description

This area is northwest of Interstate 70 and north of the Ten Mile Creek area. It consists of National Forest Land, including a national ‘wilderness area,’ the Eagle Nest Wilderness. Several trails exist in the area, accessed from the Meadow Creek Trailhead (I-70, Exit 201). Wilderness areas are managed by the USFS to protect and perpetuate their essentially pristine conditions, and to ensure they are not measurably affected by human use.

1

No change in its current status as National Forest Land and ‘wilderness area’ is anticipated. A change in the wilderness status would require an act of the United States Congress. The Forest Service Landownership Adjustment analysis for the Dillon Ranger District recommends that this area be retained by the US Forest Service. The Town of Frisco intends to maintain this area in its current form and work with other interested jurisdictions to preserve the area.

Land Use

The area is zoned NR-2, Natural Resources by Summit County, and its current land use is open space/recreational. 2

Utilities

No utilities exist in this area.

3

Transportation

The area is not served by any roadways. There is an unimproved road to the Meadow Creek Trailhead at the southwestern portion of the area. There are also two scenic overlooks along Interstate 70. Motor vehicles, motorized equipment, including bicycles, are prohibited within the Wilderness areas.

Community Services

This area is within the Lake Dillon Fire Rescue response area. Back country areas are served by Summit



County Search and Rescue.

4   5

Evergreen Subdivision

Area Description

This 17 acre subdivision is located west of Madison Avenue along the Summit County RecPath. The Town abuts the area to the north and east, while National Forest abuts the neighborhood to the south and west. This



area has 39 units built and 5 vacant lots remaining.

Land Uses 1

Low density residential and single family residential homes are the predominant land use in Evergreen subdivision. This area is under the jurisdiction of Summit County and is zoned R-2, single family residential with allowable densities up to 2 units per acre.


Transportation

Roads in the Evergreen subdivision are unpaved and connect to Town roads. The County Road and Bridge De-





partment provides maintenance. If annexed, the Frisco Public Works Department would become responsible for road maintenance, which would add to their service area. Frisco would require roadway improvements, including paving and widening to ensure it met the Town of Frisco’s design criteria.


The Evergreen subdivision is within walking distance to the year round Summit Stage bus stop located in front of Frisco Town Hall.  2

Utilities

This area is served by the Frisco Water Department through an agreement with the developer that dates from the 1960’s. Annexation is feasible but the road right-of-way as it currently exists is fifty feet. The right-of-way would need to be increased to 60 feet and permission would need to be obtained from adjacent property owners. Additional lanes and miles of road would require additional manpower/equipment to maintain service levels.

Frisco Sanitation serves this subdivision and some properties are connected, some are not. The sewer collection system is large enough to serve all the properties.  3  4

Community Services

The Lake Dillon Fire District provides fire protection within the area, and police protection is provided by the County Sheriff’s office. There is a safety concern for this area as there is limited or no fire protection water supply system and/or approved fire apparatus access roads.  5

Due to the close proximity to the Frisco Police station and good road access into the area, police protection by the Town would not be difficult, and would add marginally to the Department’s service area in the event of annexation. Children in the area attend Summit School District.

Open Space, Parks, and Recreation

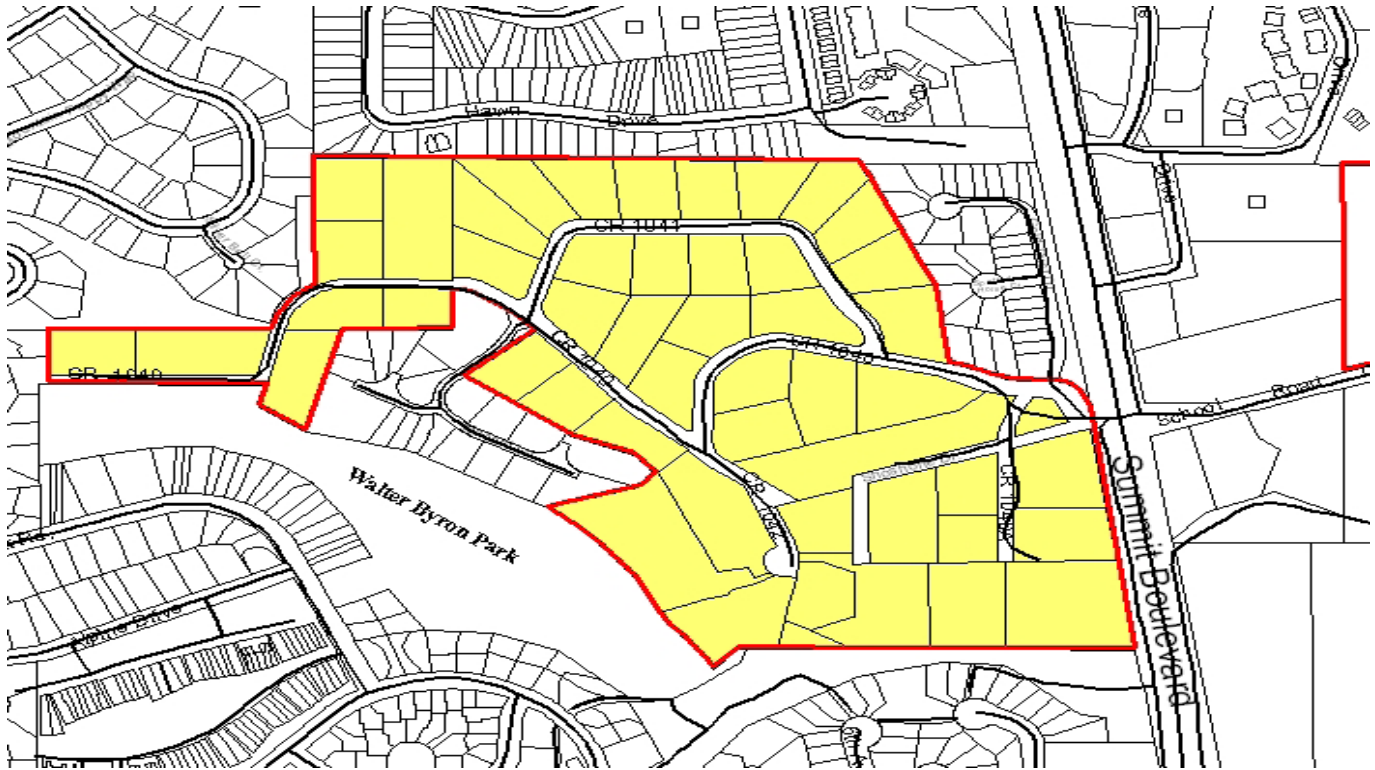
The Evergreen subdivision does not provide common open space to homeowners. The subdivision does however abut the Summit County Recpath and the White River National Forest southwest of the area.  6  7

Frisco Heights Subdivision

Area Description



The Frisco Heights subdivision is approximately 57 acres and is located west of Summit Boulevard and north of Walter Byron Park. The Town of Frisco borders Frisco Heights on all sides. The slope of this area varies from level topography on the north (0 to 6 percent slope) to undulated and hilly topography in the southern portion of



Frisco Heights (6 to 15 percent slopes).

According to the County’s most recent build out study, Frisco Heights has 39 units built, and 1 vacant lot remaining. The Ten Mile Basin Master plan mentions that this could be a possible area for affordable housing. However, the plan also states that there is strong home owner opposition to affordable housing in Frisco heights and the Home Owners Association declarations mentions single family units as the only unit type permitted.

- 1 
- 2 
- 3 

Land Use

- 2 

The area is under the jurisdiction of Summit County and is zoned R-2, single family residential. This zoning designation allows single family units at 2 units per acre. This subdivision abuts Summit Boulevard which is more commercial in nature. It may be of interest for parcels abutting Summit Boulevard to fit within Summit Boulevard’s commercial character as commercial zoning. Possible future commercial uses would be reviewed to be compatible with adjacent land uses.

- 4 

Transportation

The majority of roads in Frisco Heights subdivision are unpaved, dirt roads. The Summit County Road and Bridge Department provides road maintenance. Prior to annexation, the Town of Frisco would require roadway improvements including paving and widening to meet minimum roadway requirements to meet Frisco’s street design criteria. Annexation would require road maintenance by the Frisco Public Works department which would require more manpower, hours, and machinery. This would add to the service load.


The Town of Frisco’s paved pathway network traverses the east border of Frisco Heights and a Summit Stage bus stop is located at the intersection of School Road and Summit Boulevard.




Utilities

Frisco Heights is serviced with gas and electric. Frisco Water does not serve the area and most residences are on private or community water wells.  

5 6


The Frisco Sanitation District serves most of the area and the sewer collection system is large enough to serve the area. Improvements to the system may be needed if annexed.  7

Community Services

The Lake Dillon Fire District provides fire protection within the area, and police protection is provided by the Summit County Sheriff’s office. There is a safety concern for this area as there is limited or no fire protection water supply system and/or approved fire apparatus access roads.  8

Frisco Police respond to calls in Frisco Heights; but police protection is provided primarily by the Summit County Sherriff’s office. With its close proximity to Frisco’s police station and good access, police protection is not difficult, but would add to the department’s service area (possibly needing more police staff) in the event of annexation.

Open Space, Parks and Recreation

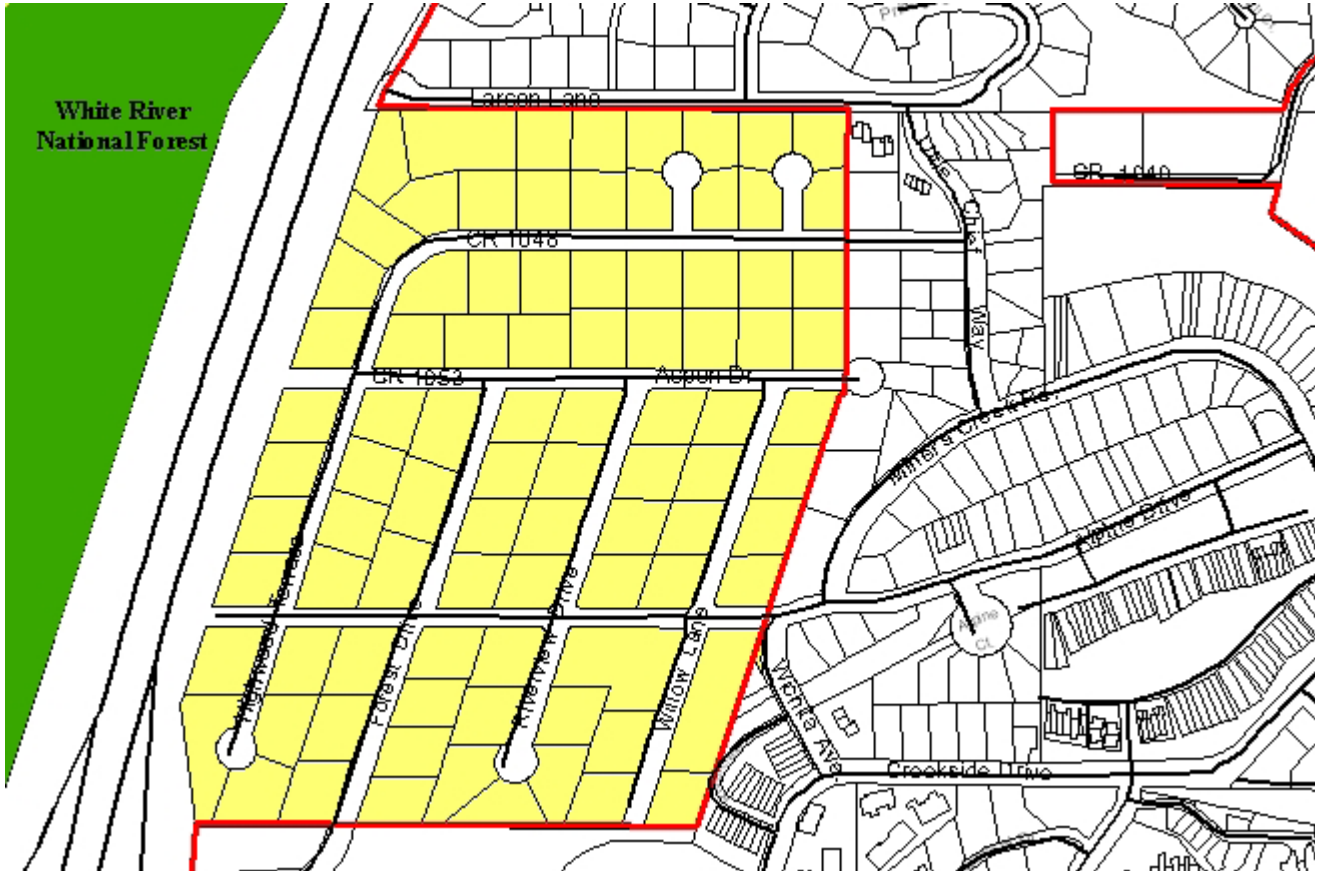
As mentioned previously, the Town’s recreational pathway runs along the east border of Frisco Heights. Walter Byron Park and wetlands abuts the subdivision to the south of Frisco Heights.  9

Frisco Terrace and Wiborg Park Subdivisions


Area Description



Frisco Terrace and Wiborg Park subdivision is approximately 57 acres in size. The subdivision is located just east of interstate 70 and south of the Reserve subdivision's Larson Lane. The south and east portions of the area are nearly level, while the north and west portions become moderately steep. The Town of Frisco abuts the



subdivision on the south, east and north.


According to the latest build out study 39 units are built in this subdivision. 4 lots are vacant.  1

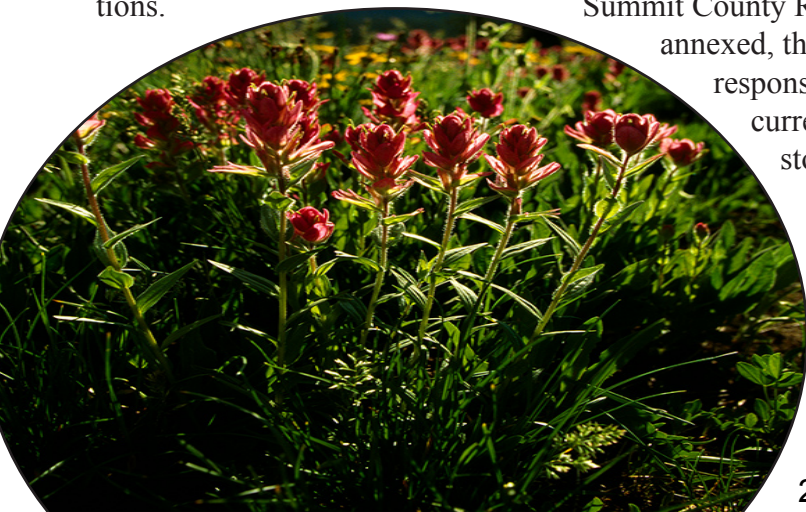
In Wiborg Park there is 43 units built, 2 vacant lots, and 3 lots subdivided.

Land Use


Low Density Residential is the current land use in this area. The area is under the jurisdiction of Summit County and is zoned R-2, single family residential, which allows low density single family units at 2 units per acre.

Transportation


Roads in Frisco Terrace and Wiborg Park subdivisions are paved and connect with Town roads at several locations. Summit County Road and Bridge currently provide road maintenance. If annexed, the Frisco Public Works Department would become responsible for road maintenance. No bike paths or walkways currently exist in the area and the nearest Summit Stage bus stop is located at the Frisco Station Shopping Center.  2



Utilities


Frisco Terrace and Wiborg Park are serviced with Gas and electric. The area is not served by Frisco Water and is served by private water wells. Water mains are  3

in close proximity.  5  4


The Frisco Sanitation District has a collection system on Alpine Drive, Riverview, Larson Lane, and Highwood Terrace and this is large enough to serve the area. Frisco Sanitation is capable of serving the area.  6

Community Services

The Lake Dillon Fire District provides fire protection within the area, and police protection is provided by the Summit County Sheriff's office. There is a safety concern for this area as there is limited or no fire protection water supply system and/or approved fire apparatus access roads.

 7 The area is served by the Summit County Sheriff's office, but the Frisco Police Department responds to emergency calls in the area. Police protection is feasible because of the close proximity and road access. Annexation would add to the department's service area and possible man hours to do that.

Open Space, Parks and Recreation

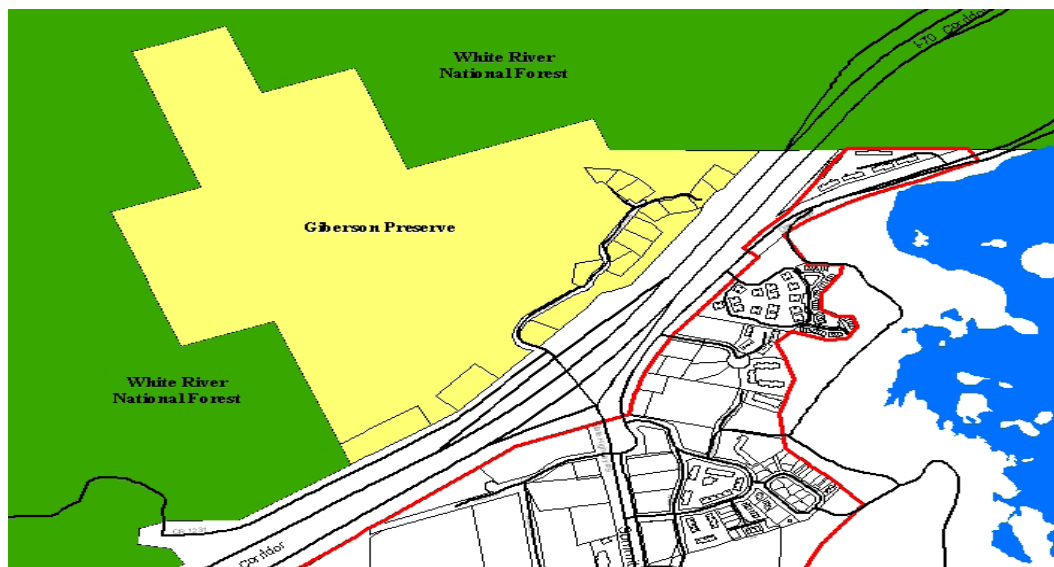
This area does not have a common open space area or park. Walter Byron Park is within walking distance as well as National Forest land.  8

Giberson Properties and Preserve

Area Description

 1

The Giberson Property and Preserve is located north of interstate 70 and Summit Boulevard and is approximately 185 acres. The area has 13 buildable lots in which 5 units have been built and 8 buildable lots remain. Giberson Preserve is adjacent to these buildable lots. National Forest lands abut the preserve to the north, west and east. To-



pography varies from hilly to steep and several streams run through the site. The Colorado Division of Wildlife has identified the Giberson Preserve as an important habitat area for elk, mule deer, and small mammals and birds. Frisco's northwest boundary and the Giberson Reserve properties are separated by Interstate 70.





Land Use

The entire area, including the preserve, is zoned Giberson Preserve PUD by Summit County. The Giberson Preserve, 175 acres is under a conservation easement held by the Continental Divide Land trust. Low Density residential on the Giberson Properties, and open space/recreation on the preserve appear to be the most appropriate land uses for this area. The area is an important undeveloped buffer and wildlife habitat area, as well as an important aesthetic and recreational resource for Frisco and Summit County.

 2

Transportation

The Giberson properties abut the Meadow Creek Trailhead at the frontage road. Access to the properties is via a private road, which is unpaved. The Town would require roadway improvements meeting the Town of Frisco street design criteria prior to annexation. Since the road is private, the Frisco Public Works Department would not be responsible for maintenance in the event of annexation, unless the road is dedicated to the town with the annexation.

 3

This area is in close proximity to the Summit Stage Transfer Center and near the Town’s bike path system.

Utilities

No town owned infrastructure exists in this area. The Giberson residential properties have gas and electric. A community water well and individualistic septic systems serve the area. This area is not served by the Frisco Sanitation District. Connection to Frisco water and sewer is feasible but costly. The water and sewer mains would need to be extended under Interstate 70. Upgrades to sewer treatment would need to be made.

 4

 5

Community Services

The Lake Dillon Fire District provides fire protection within the area. There is a safety concern for this area as there is limited or no fire protection water supply system and/or approved fire apparatus access roads.

The Giberson properties are within the jurisdiction of the Summit County Sherriff’s office. Frisco Police Department does provide support for the area. Annexation and further development to the Giberson preserve area would add to the police department’s service area.

The area’s roads are plowed by the Giberson Preserve HOA.

 6

Open Space, Parks and Recreation

In reviewing further development in this area, measures would need to take place to mitigate impacts on natural aesthetic of the Giberson preserve. The preserve has many valuable ecological resources including wetlands, streams, and natural habitat.

 7





Kids Pond/Ski Jump Area/White River National Forest

Area Description

The kid’s pond/ski jump area is located just south of the recently annexed Peak One parcel and is located on National Forest Land. This area is at the base of Mount Royal and has wetlands scattered throughout. This area



is a common access point to National Forest land.

Land Use

The area serves as a recreation and open space area. Hiking Trails exist on the site including the start of the Peaks Trail. This area is zoned NR-2, natural resources, by Summit County. The Forest Service manages this land.



Transportation

Access to the site is via the Summit County recreational trail and Second Avenue. There is an unimproved parking lot at the end of Second Avenue.

Utilities




No utilities are in this area. However the utilities are in close proximity to the area, but it would be costly. The closest sewer collection system ends at the property boundary. Annexation would require upgrades. Additional water main and water demand of development would burden the existing system. Additional water rights would need to be brought to the table by the annexation petitioner.

Community services

This area is not served under the jurisdiction of Lake Dillon Fire District, but it is part of the District’s response area. Response areas do not pay taxes into the Lake Dillon Fire District tax coffers. Areas outside of Lake Dillon Fire jurisdictions can be billed for Lake Dillon Fire response services.

This area is not routinely patrolled by the Summit County Sheriff’s Department because there are no residences around. If this area were annexed, Frisco Police would be responsible for enforcement.

Open Space, Parks and Recreation

This area is a popular open space and recreational trail use area. This area contains Mount Royal, Rainbow Trailhead, and the Summit County Recreational Bike Paths. This area was once considered for a ski jump area but that use would not be permitted by the Forest Service today because of the wetlands located in the area. 

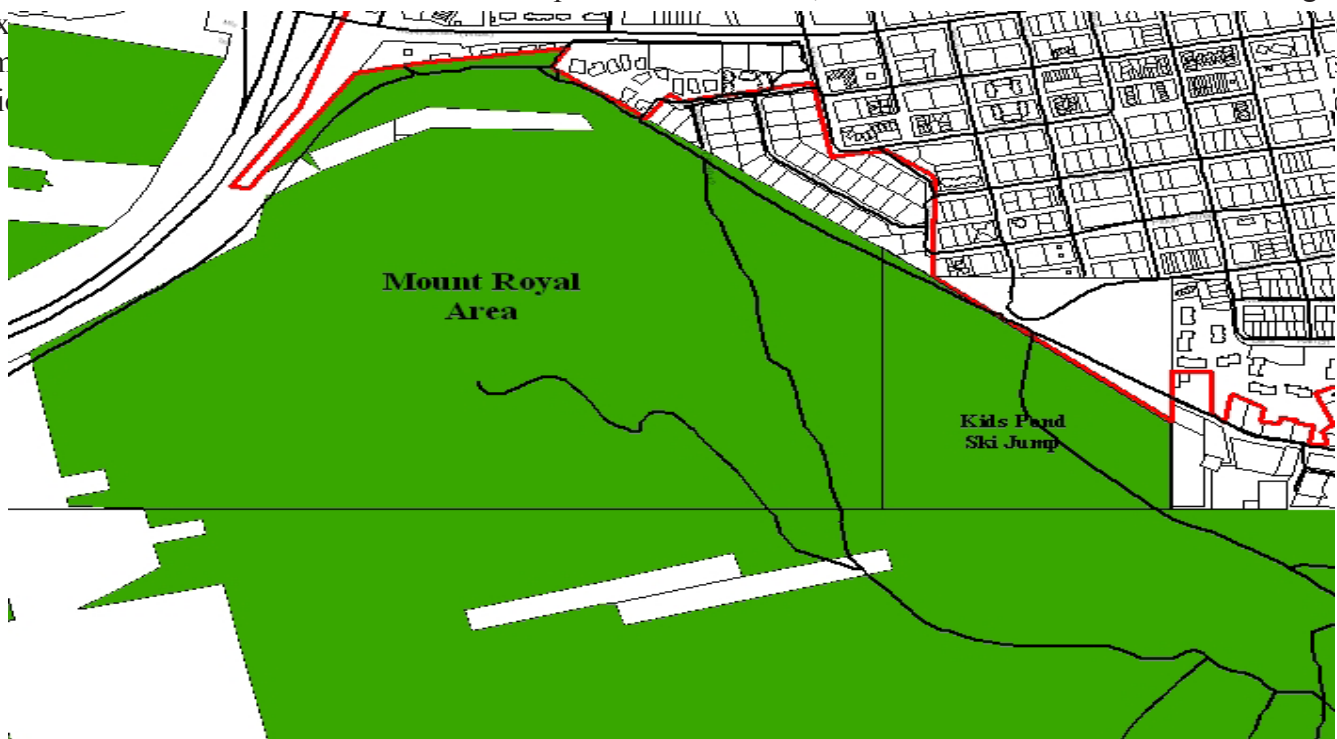
3

Mount Royal/White River National Forest (from Mount Royal to Rainbow Lake)



Area Description

This area is National Forest Land and is comprised of woodlands, meadows and Rainbow Lake. Mining Claims exist in this area as in the past several years other



parties to preserve the area.



Land Use

The area is zoned NR-2, natural resources by Summit County. Uses include biking, hiking, Nordic skiing, snowshoeing, and camping. Motorized vehicles are prohibited in the area. The Summit County recreational trails to the north with residential to the north and east.

Transportation

There is an unimproved USFS road that travels to the mining claims are, north of Rainbow Lake. The nearest Summit Stage stops are located at the County Commons on County Road 1004, and on Main Street between Madison and First Avenue.



4



Utilities

The area is not served by utilities. Extension and connection to utilities is feasible but costly.

Community Service

The North Ten Mile area is not served under the jurisdiction of Lake Dillon Fire District, but it is part of the District’s response area. Response areas do not pay taxes into the Lake Dillon Fire District tax coffers. Areas outside of Lake Dillon Fire jurisdictions can be billed for Lake Dillon Fire response services.

Police protection is provided by the Summit County Sheriff’s Department. In the event of annexation, the Frisco Police Department would become responsible for this area. Due to the high amount of summer and winter recreational use, emergency services for hikers and skiers, and vehicular vandalism, annexation might impact the Department’s service load.



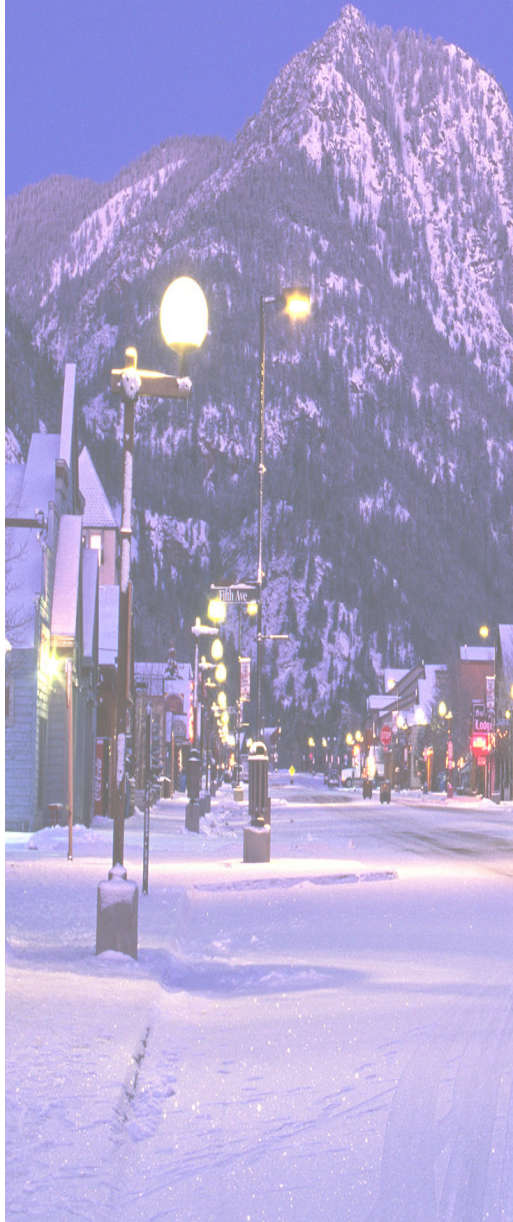
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7

North Ten Mile Creek/Canyon Area

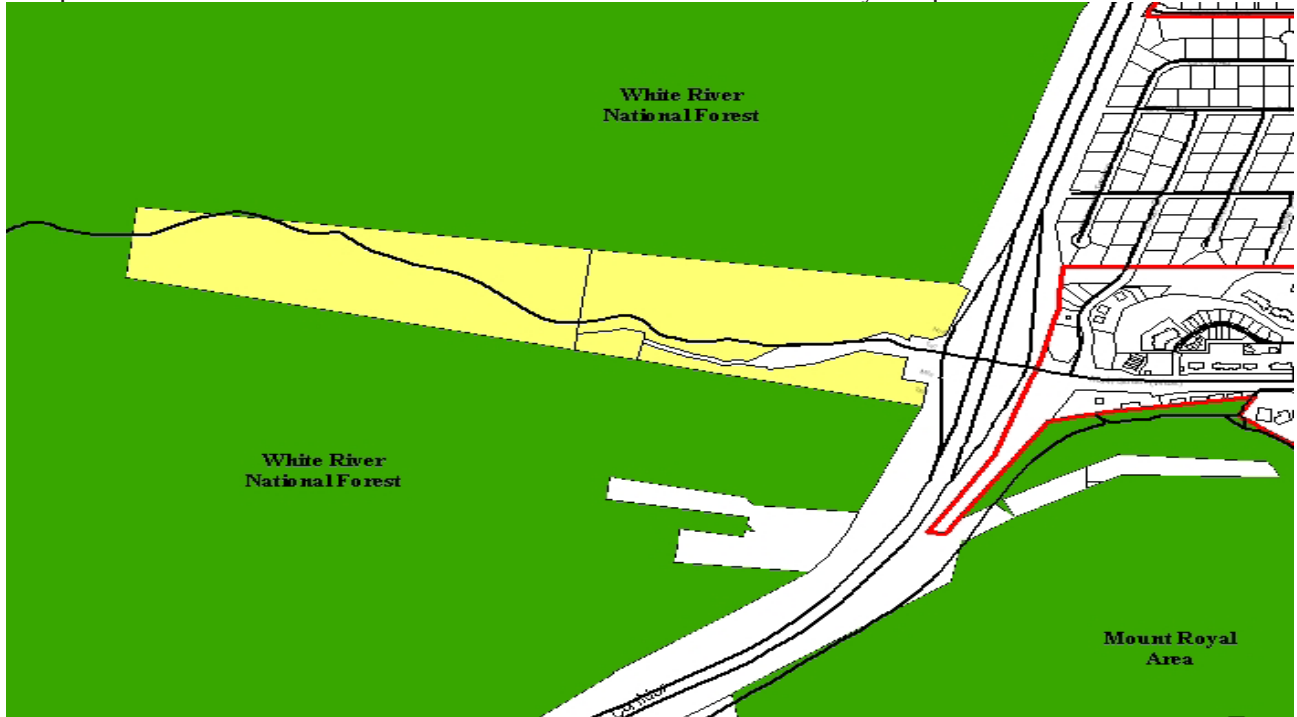
Area Description



The North Ten Mile Creek is located west of Interstate 70 near exist 201. This area consists of Denver Water Land, National Forest Land, and Town of Frisco land. The area serves as an important recreational area and undeveloped buffer to the north of Frisco. This area has been hit hard by the pine beetle infestation.



1



Denver Water previously owned the land under the treatment plat but sold it to the town. No wetlands study has been performed on the property but the association with ten mile creek would indicate the possibility of the existence of wetlands.

2 Land Use



The area is zoned A-1 Agricultural, by Summit County. The Forest Service land management plan manages the public land in the area under its 2 B prescription. These management prescriptions emphasize rural and roaded-natural recreational opportunities.



3

This is a popular are to mountain bike, back country ski, hike, camp, and snowshoe. There is an unimproved parking area at the trailhead at the end of Frisco's Main Street.

The Town's water treatment facility is located within this area. Adjunct land uses are open space to the north, west, south, while various residential, and commercial establishments exist on the east side of Interstate 70.



4

5 Transportation



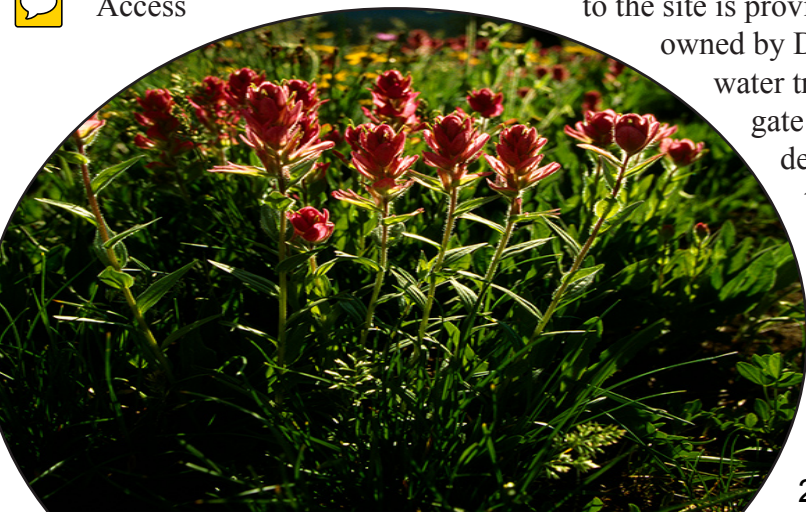
Access



6


to the site is provided via a narrow and unpaved access easement on land owned by Denver Water, which also provides access to the Town's water treatment facility. Denver Water has installed a locked gate near the interchange that restricts public access to pedestrians. The Frisco Public Works Department maintains the road.

Although bicycles are not allowed into the USFS Wilderness area, they are allowed on the North Ten Mile Trail for approximately two miles (to the Wilderness boundary).



The nearest year-round Summit Stage bus stop is located on West Main Street at Woodbridge Condos.

Utilities

No utilities exist in the North Ten Mile area except phone and electricity serving the Frisco Water Treatment Facility. Frisco Sanitation District's collection system ends at Forest Drive. Extension of utilities is feasible but costly. Extending the water lines and upgrading the sewage collection and treatment systems would be expensive. 7


Community Service

Although North Ten Mile is not located within the Lake Dillon Fire District, the area is within its response area.

Police protection is provided by the Summit County Sheriff's Department. In the event of annexation, the Frisco Police Department would become responsible for this area. Due to the high amount of summer and winter recreational use, emergency services for hikers and skiers, and vehicular vandalism, annexation might impact the Department's service load.

8

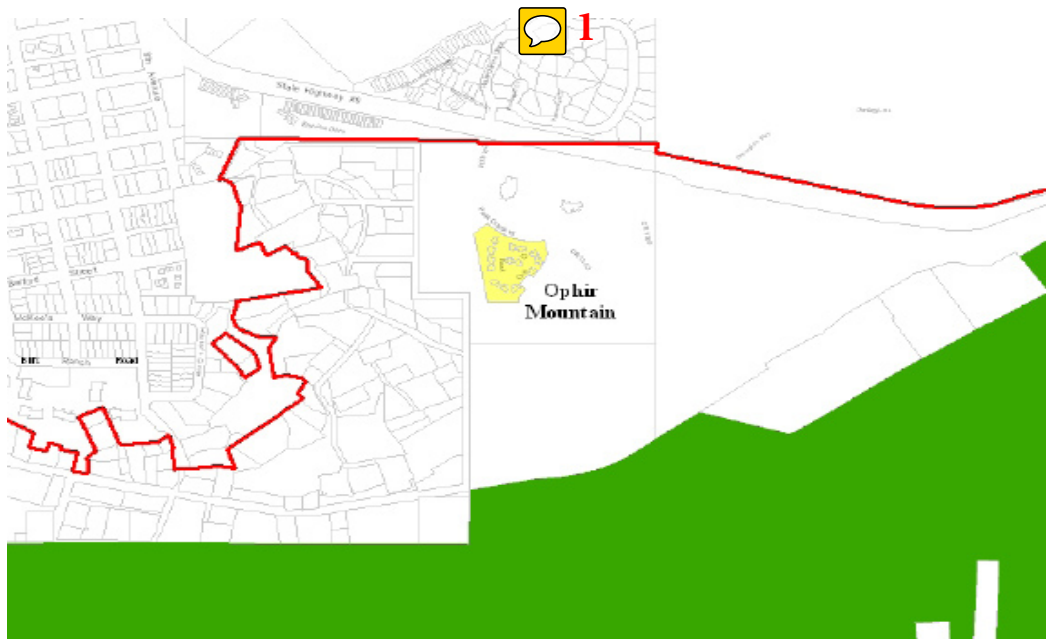
Open Space, Parks & Recreation

The current land use for the area is open space and recreation. People access several hiking trails in the White River National Forest and its Eagles Nest Wilderness from this area. In addition to hiking and bicycling during the summer months, the area is used by cross country skiers and snow shoes in the winter. 9

Ophir Mountain/White River National Forest (FROM COUNTY COMMONS TO FARMER'S KORNER)


Area Description

This area extends south and east from Bill's Ranch/Summit County Commons to Farmer's Korner and includes Ophir Mountain. It contains National Forest land and land owned by Summit County government. Three mining claims on 15.5 acres of land





are located on top of Ophir Mountain with one claim extending down to the base of the mountain. Topography on the site varies from nearly level (0 to 6 percent slope) to steep (25 to 65 percent slope) and an intermittent stream passes through the site.

Continued use of the area as open space/recreation is considered most appropriate due to the area’s value as a recreation area, as an aesthetic resource, and as an undeveloped buffer between Frisco and Farmer’s Korner.  2

Land Use

The area is primarily used for recreation purposes. It is zoned NR-2, Natural Resources, by Summit County.  3

4 

Transportation


Highway 9, County Road 1004 and the Summit County Recreational Trail are the transportation routes that provide access into the area. Several social trails are located throughout this area. Highway 9 is a state highway and the Colorado Department of Transportation provides road maintenance. Summit County maintains County Road 1004 and the paved recreation trail. The Summit County recreational trail also goes through this area.

Utilities


This area is not currently serviced with utilities.

Community Services

Although not part of the Lake Dillon Fire District service area, the site is located in the Fire District’s response area. Annexation would result in the area’s incorporation into the Fire District’s authority.

Police protection along the Highway 9 Corridor is provided by the Summit County Sheriff’s Office and Colorado State Patrol. Due to the high number of accidents along the Highway and the sizable distance from the Frisco Police Station, annexation is likely to significantly increase the workload and service area of the Frisco Police Department.  6

Open Space, Parks & Recreation

The current land uses for the area are open space and recreation. Several soft surface trails run throughout this area. Motorized use is allowed on Iron Spring's trail, which is within the area. The area is considered a highly valued view corridor area, and also provides a buffer between the town of Frisco residential area and Farmer’s Korner subdivision.  6

Parcels near Hunter’s Circle

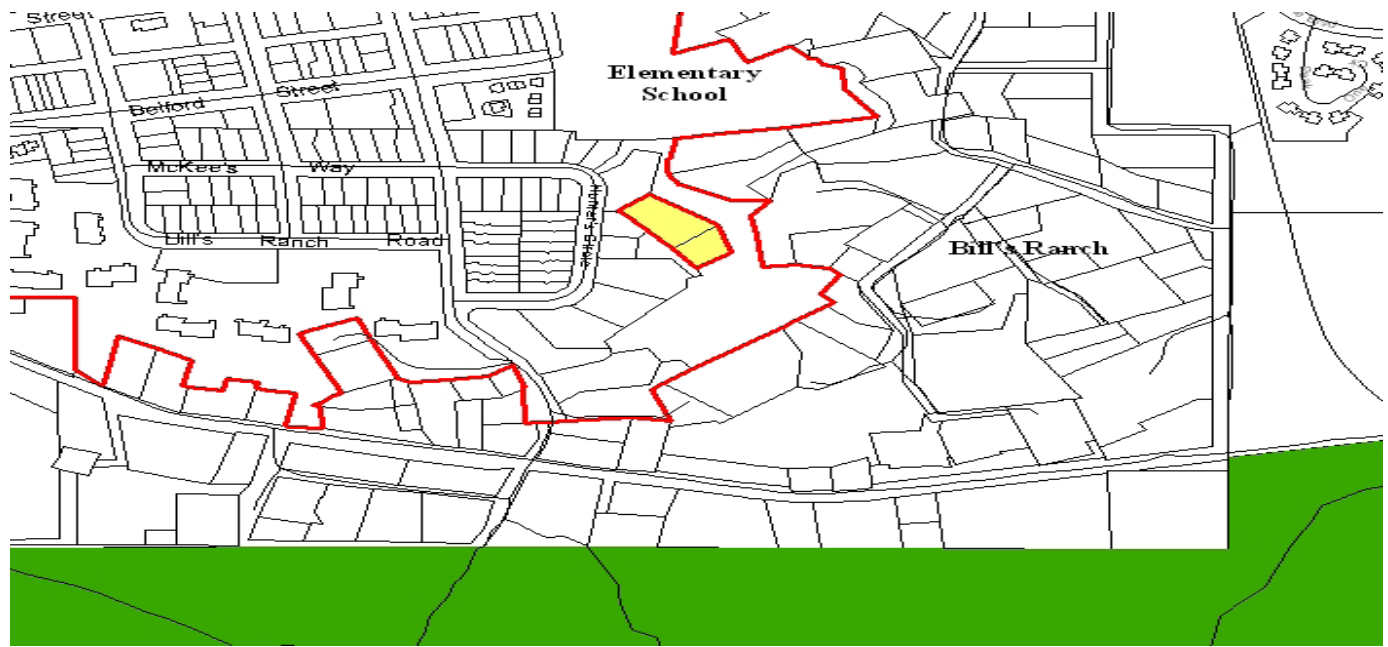




(SURROUNDED BY THE TOWN OF FRISCO, MOUNTAIN SIDE SUBDIVISION)

Area Description

These two parcels are located off of Hunter’s Circle, and are surrounded by Frisco’s Mountain Side PUD. The north parcel is approximately .6 acres and the south parcel is approximately .25 acres. Topography is nearly



level and the Town of Frisco jurisdiction completely surrounds the two parcels.

Land Uses

The site is zoned R-2, Single Family Residential by Summit County and both lots have houses on them. Low to moderate density residential is the current and most appropriate land use for these sites.



Transportation

Access to the parcel is provided via access easements from Bill’s Ranch and from Hunter’s Circle. The property owners provide maintenance of the easement. Although not located on a bike path or walkway, the parcels are relatively close to the Summit County Recreational Trail. The closest Summit Stage bus stop is on Granite Street and Summit Boulevard, approximately four blocks away to the north.

Utilities

There is a water main in the Hunter’s Circle Right of way and the Frisco Sanitation District serves the area.



Water main extension would be problematic and costly because of the minimum 30 foot width to install the water mains.



Community Services

Fire protection for the site is provided by the Lake Dillon Fire District, and Summit County presently provides police protection. If annexed, the property would fall under the jurisdiction of the Town of Frisco Police Department. However, due to the location and size of this area, annexation would not result in significant impacts to the Department.

Open Space, Parks & Recreation

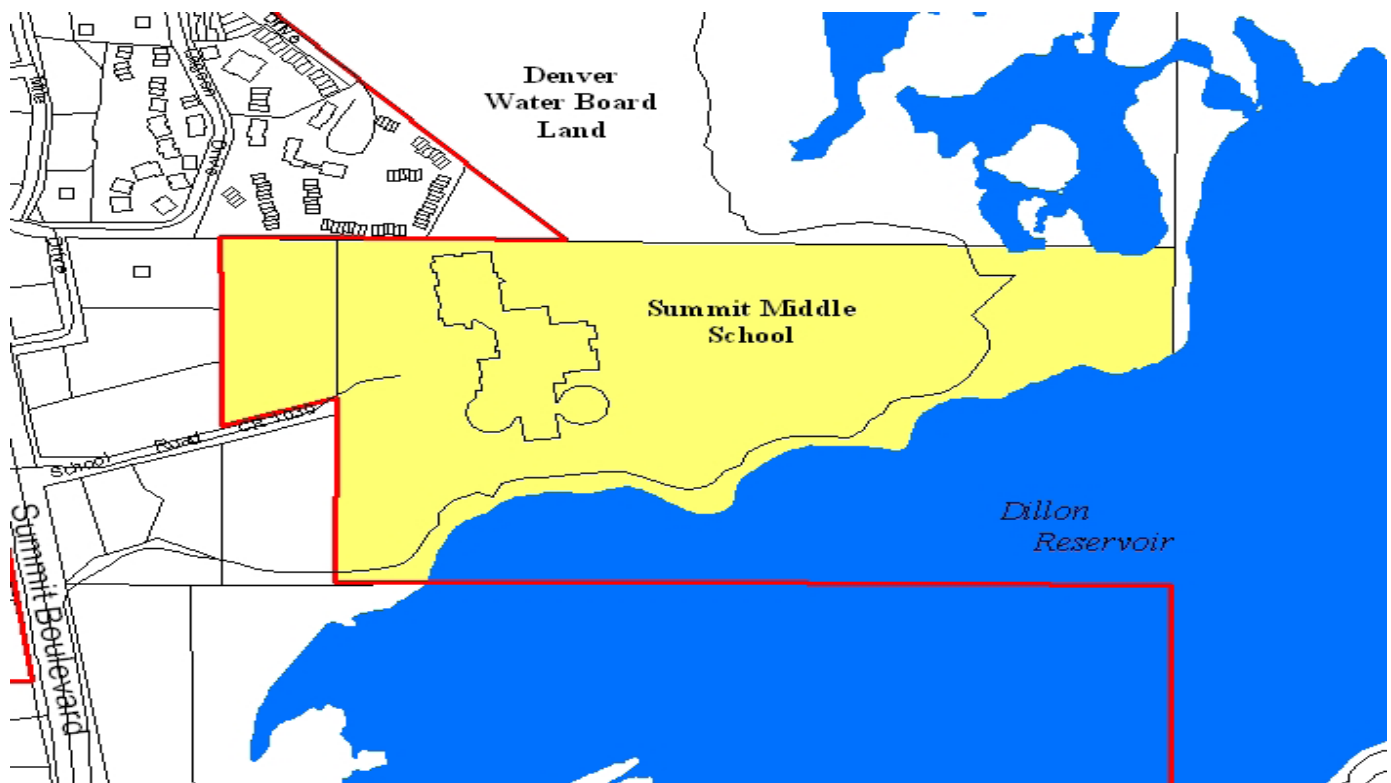
An easement exists along the site that provides public access to Bill’s Ranch Lake. In addition, the National Forest is located a short distance from the south of the area. Wetlands are known to exist in the area but it is unknown if they exist on site. Jug and No Name creeks run nearby.



Summit Middle School

Area Description

the Summit Middle School property is owned by the Summit School District and encompasses approximately 78 acres. The site is located east of Summit Boulevard adjacent to Lake Dillon Reservoir. The Town of Frisco



abuts the property to the north, west and south. Topography on the site is mostly level (0 to 6 percent slope) to hilly (6 to 15 percent slope).



Land Uses

This parcel is under the jurisdiction of Summit County and is zoned for institutional use. In addition to the school, the site consists of an administrative building, bus storage and maintenance garage, athletic fields, track and tennis courts. A portion of the Town’s paved pathway network runs through the area within an easement. Adjacent land uses include the Public Service Company Transmission Station, the Frisco Public Works Department, a warehouse, a mini storage facility, Lagoon Townhomes, a Sanitation District Lift Station, and Denver





Water property. The most appropriate land use is the continuation of the present institutional/recreational uses. Any future development adjacent to the school facility should be developed in a manner that protects the bike path, forested sections, and the wetlands shoreline. Development would need to address use differences and environmental issues.

3



4

Transportation

Access to the Summit Middle School property is via School Road, off of Summit Boulevard. This road is under the jurisdiction of the Town of Frisco and is paved. Road maintenance of School Road is provided by the Town. Maintenance of the school's parking lot is provided by the Summit School District.

There is a sidewalk along School Road to the entryway of the school. The Town's paved pathway intersects with School Road along Summit Boulevard. The paved pathway also continues around the area, to the east, on Denver Water land.

The Summit School District provides bus transport for its students. Year-round Summit Stage bus stops are nearby, at the intersection of School Road and Summit Boulevard.

5



Utilities

Summit Middle School is provided with Town water, Frisco Sanitation District sewer, gas, and electric.

Community Services

Summit Middle School is located within the Lake Dillon Fire District. Police protection is currently provided by the Summit County Sheriff's Office, although the Frisco Police Department does respond to calls when needed. In the event of annexation, the Town of Frisco would become responsible for police protection. Due to the high number of student-related calls and sporting and special events, annexation would add significantly to the Frisco Police Department's service load.

6

Open Space, Parks & Recreation

A large percentage of the site consists of recreation facilities, including a gymnasium, indoor swimming pool, track, tennis courts, ball fields, and an archery range. A portion of the Town's paved pathway network runs east of this property along Denver Water land. The school site also abuts Lake Dillon Reservoir.



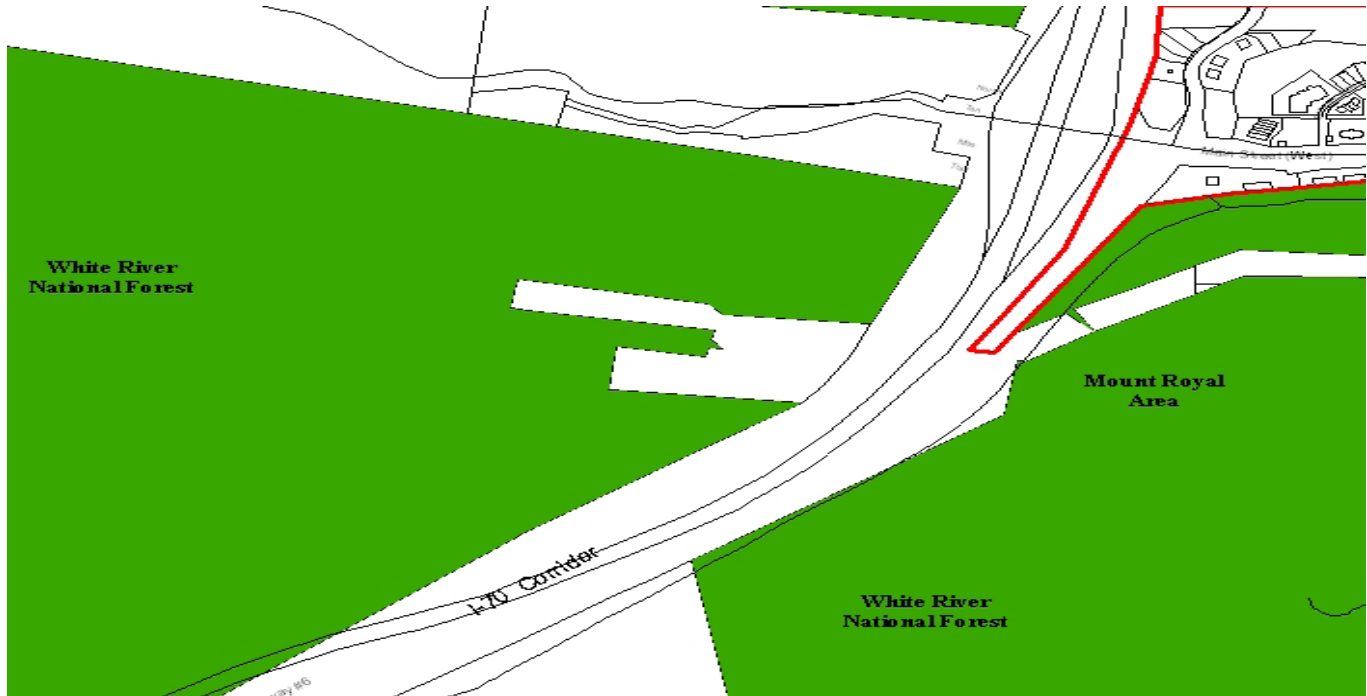
7



Ten Mile Canyon Area/I-70 corridors (from Frisco to Officer's Gulch)

Area Description

This area is located southwest of Frisco along I-70 and is comprised of woodlands, meadows, wetlands, and canyon walls. It contains lands managed by the US Forest Service and Summit County, as well as 266 acres of



land held in private ownership around Uneva Lake.



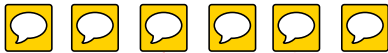
Land Use

The area is zoned NR-2, Natural Resources, by Summit County. Officer's Gulch is a popular recreation area. The area is aesthetically pleasing drive along I -70 with several avalanche chutes and rock walls all the way to Copper Mountain resort.



Transportation

Interstate 70 runs through this area. The Summit County Recreational Trail runs adjacent to Interstate in the area. Officer's Gulch area provides parking and fishing access.



Open

Space, Parks & Recreation

The Ten Mile Canyon area provides a buffer between Frisco and Copper Mountain, and is a very scenic area. Officer's Gulch provides access to trails and also provides access to fishing and hiking in Officer's Gulch Lake.



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11

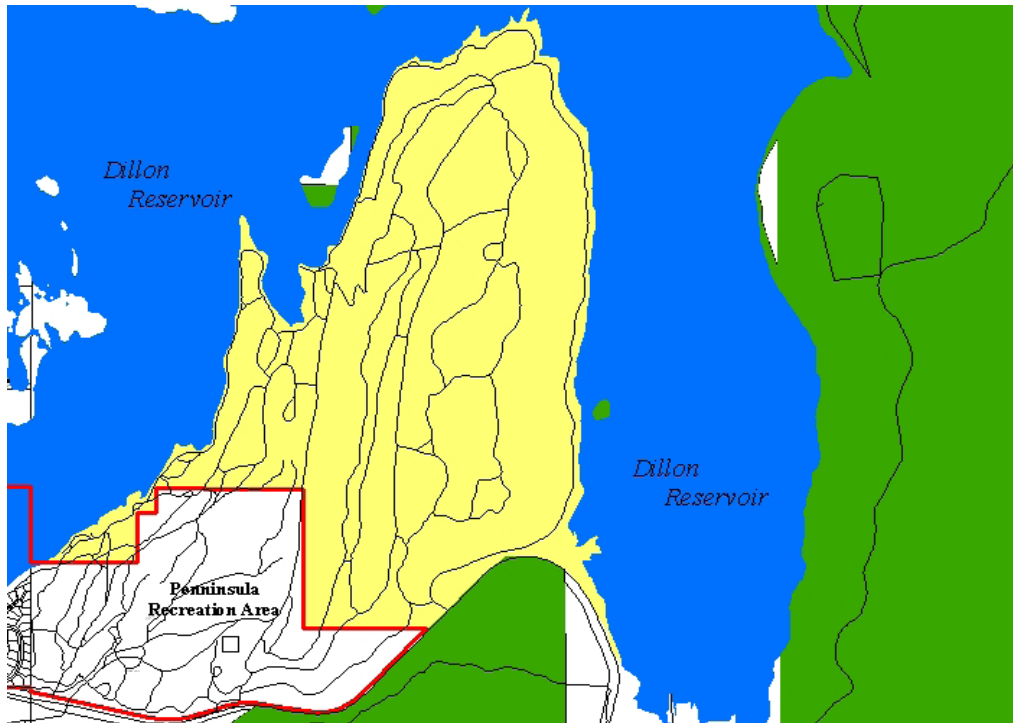
US Forest Service,




WRNF Peninsula Area

Area Description

This area, approximately 602 acres, is public land managed by the US Forest Service.




The area is located adjacent to the Town of Frisco's 217-acre Peninsula Recreation Area. Denver Water also owns property (35 acres) along the lakeshore. It is primarily undeveloped forested land and contains two campgrounds and a boat launch for Lake Dillon. In addition, it is a highly popular place for recreational use – mountain biking and hiking in the summer, and cross-country skiing and snowshoeing in the winter. 

1


Land Uses

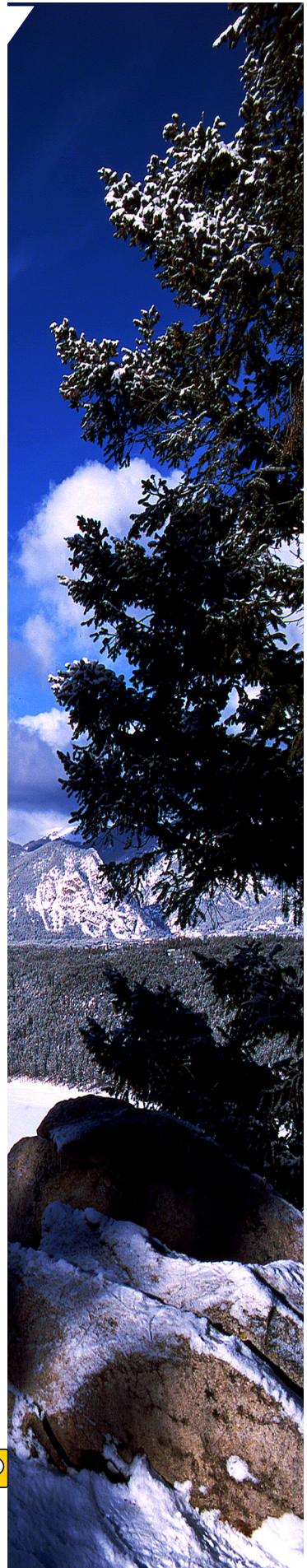
The area is primarily undeveloped land used for recreational purposes, including camping within the two designated campgrounds. The Peak One campground is located one mile down the Peninsula Area road. There are three loops with a total of 79 campsites. The toilet facilities are flush systems and each site has a concrete base picnic table, pedestal grill and a fire ring.

 The Pine Cove campground is located immediately adjacent to the reservoir shoreline at the northern tip of the area. It consists of a gravel surface day-use parking area and paved parking for overnight camping (55 spaces). A few tables and fire rings are provided adjacent to the parking spaces but are not assigned to specific spaces. The campground is very popular with RV campers because of the hard level parking surface and the proximity to the boat ramp and shoreline.

The area also has the Dickey Fishing Access parking area. It is used as fishing access and consists of a gravel 10-car parking lot. Historically Crown Point has been open to special groups under permit. In the summer, the area is used for large group camping, and mountain bike races. The Crown Point road is gated most of the year to prohibit public motorized access.

'Two Below Zero' also operates dinner sleigh rides throughout the winter in this area. 






The area is zoned NR-2, Natural Resources, by Summit County. The Forest Service Land Management Plan manages the area under its 1A prescription. 1A emphasizes developed recreation in existing and proposed campgrounds, picnic grounds and trails. 





Transportation

The area is accessed off Highway 9; the primary route into the area is the paved Peninsula Area road. In addition, several other non-paved roads and trails traverse throughout the area.

- 7 
- 8 
- 4 
- 5 
- 6 

Utilities

The area does not currently have utilities, nor is it anticipated that any will be installed in the future. The nearest water lines run to the ball fields on the Town’s peninsula property and sewer lines extend to the Town’s facilities on the peninsula property.

 9

Community Services

The Summit County Sheriff’s office has jurisdiction over the area. The area is part of the Lake Dillon Fire District’s jurisdiction.

 10

Open Space, Parks & Recreation

As mentioned previously, the area serves as a highly utilized recreation area. Mountain bikers and hikers use several trails during the summer months. During the winter, the area is used as portion of the Frisco Nordic Center and several cross-country ski trails and snowshoe trails traverse the area. The Town of Frisco and the USFS are currently working on establishing a twenty-year special use permit to allow the Town and area residents to continue to utilize the area’s winter recreational amenities.

 11

It is not anticipated there will be any change in the USFS Peninsula area’s current status. The Forest Service Landownership Adjustment Analysis for the Dillon Ranger District recommends its land in the area be retained as public land. The Town of Frisco intends to work with other parties to preserve the area.

 12





APPENDIX A

Regulatory Requirements of the Annexation Process

The following is a brief overview of annexation requirements from the Frisco Town Code.

Chapter 6, Section 4. Statement of policy.

It shall be the general policy of the Town of Frisco in respect to annexation to:

- A. Annex eligible lands for positive reasons equitable to the Town of Frisco, and not as a matter of right to a petitioner or petitioners.
- B. Annex eligible lands, where deemed appropriate, as a means of preserving open space, encouraging orderly growth and of providing additional living areas and areas for services for the Town.
- C. Annex only lands which can be adequately provided with the necessary municipal services from the capacity of existing systems, unless expansion of those systems is planned, and sufficient financing for the expanded capacity is available.
- D. Provide quality municipal services for the use and benefit of inhabitants of the town, including inhabitants of areas annexed; extend any municipal service outside the town only after consideration of the quality of existing service and the existing and projected demand within the town, including areas committed to annexation; and refuse to extend any municipal service outside the town if the extension will unreasonably decrease the quality or availability of the service within the town or otherwise adversely affect the orderly growth and development of the town.
- E. Annex areas that will maintain the town boundaries in as regular a shape as possible for the efficient provision of service and for effective administration.
- F. Annex areas as recommended in the Frisco Three Mile Plan.
- G. Annex areas and enter into annexation agreements that are consistent with the Town Council goals as established from time to time, and the goals and policies of the Frisco Master Plan.
- H. Consider in any annexation where development is proposed, the timing of development so as to coordinate with projected availability of municipal services and facilities.
- I. Require, as a condition of annexation, the dedication of lands for public purposes within the land area of the territory being annexed. The location of the lands to be dedicated shall be designated by the town after conferring with any other public agency which might have an interest in such sites. If the town determines that there is no requirement for land for a public purpose within the area being annexed, then the town may require the annexee to pay to the town a sum of money in lieu thereof.





Chapter 6, Section 7. Procedure.

A. Reapplication conference. Prior to submitting a petition for annexation, the petitioner shall meet with the Town of Frisco Community Development Department to discuss the general concept for the proposed annexation.

B. Submission of annexation petition, map, draft annexation agreement and information. The petitioner shall submit:

- (1) A petition, draft annexation agreement and paper copy of the map in compliance with the requirements of the general statutes of the State of Colorado governing the annexation of the land. The required map shall be at a scale sufficient to clearly show the details required by statute;
- (2) The information addressing the requirements for annexation impact reports as set forth in the State statutes;
- (3) Information concerning the characteristics of the area, including but not limited to the following:
 - (a) Geologic hazards.
 - (b) Floodplain hazards.
 - (c) Wildlife hazards.
 - (d) Mineral resources.
 - (e) Wildlife resources (flora and fauna).
 - (f) Historical and archaeological resources.
 - (g) Wetlands.
- (4) Information addressing the short-term and long-term costs and benefits to the area proposed for annexation and to the Town;
- (5) A written application for utility service, including the following preliminary information:
 - (a) Description of the area proposed to be served.
 - (b) Description of the proposed development.
 - (c) Proposed timing of the development.
 - (d) Probable flow requirements.
- (6) Such other information or studies as may be requested by the Community Development Department, including but not limited to a comprehensive traffic study.

C. Completed annexation petitions, together with required fees, shall be filed with the Town Clerk, who shall then refer the petition to the Town Manager as a communication. The Town Manager shall then, without undue delay, refer the petition to the Town Attorney, who shall advise the Council of the legal sufficiency of the petition. If the petition is found to be inaccurate or incomplete the Town Attorney shall so advise the petitioner or his representative. When the petition is found by the Town Attorney to be legally sufficient, the Town Council may initiate the annexation proceedings in accordance with State statutes.

D. The Community Development Department will forward the petition and all accompanying documents to:

- (1) The Sanitation District/Public Works Department. The town will forward the application to the Sanitation District. If, after review of the petition and accompanying materials, the Sanitation District Board indicates favorability to serve, then an engineering feasibility study will be made at the applicant's expense. The study will





include, among other things, estimates and recommendations bearing on water rights' dedication and construction of public improvements. If, after review of the study, the District Board agrees to provide service, and the Town Public Works Director recommends in favor of serving the subject property, then appropriate general or specific provisions memorializing and outlining the nature of the service shall be contained as necessary in an annexation agreement.

(2) All other standard town referral agencies.

E. After review by all referral agencies the Community Development Department shall refer the petition, zoning request and any other development application requests to the Planning Commission. The Planning Commission shall hold a public meeting to review the petition, and shall review the zoning request and other development applications in accordance with the procedures set forth in the Frisco Town Code for the respective request and applications.

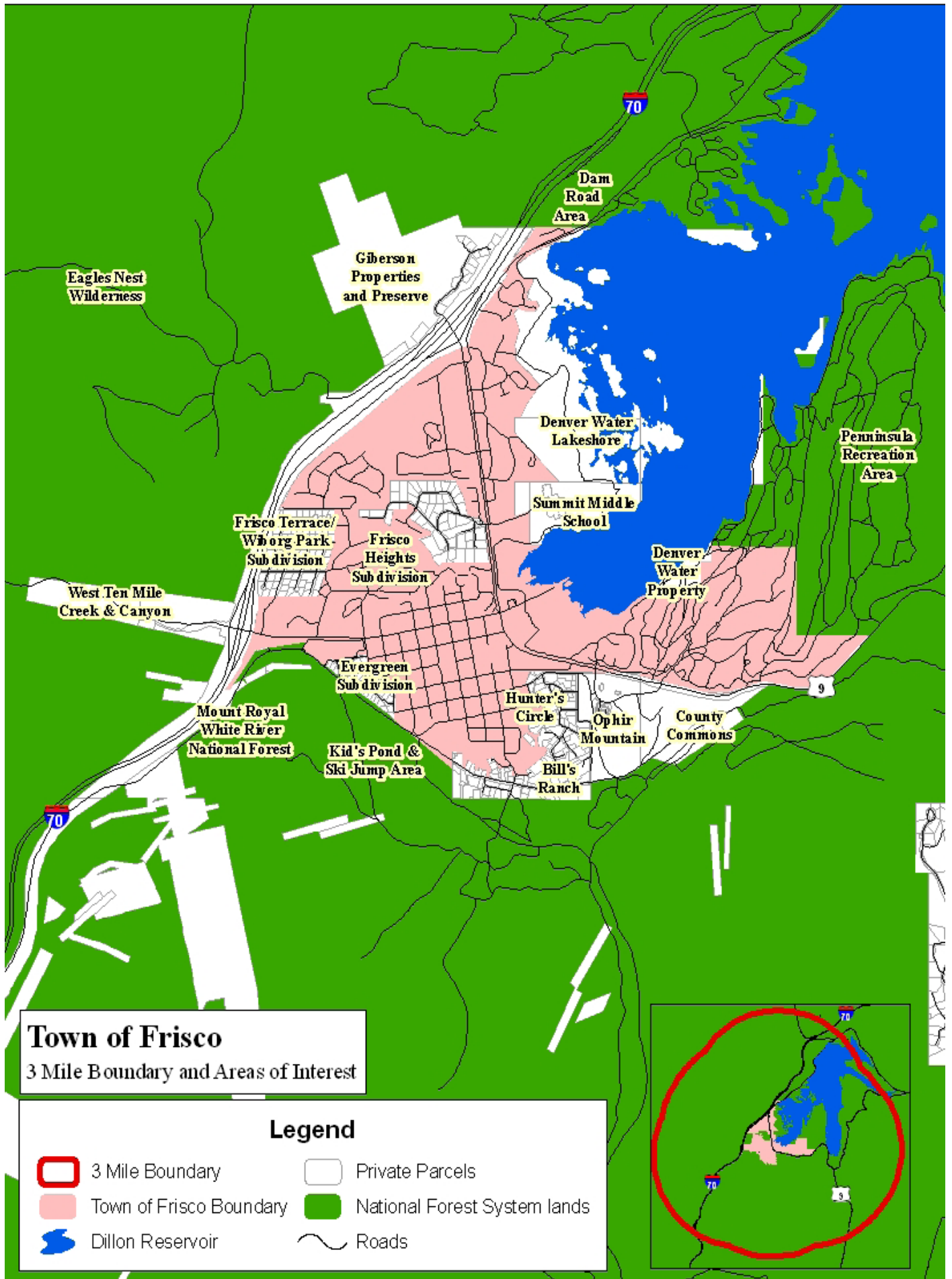
F. In reviewing the annexation petition and accompanying documents, the Planning Commission shall determine the nature and extent of any problems and benefits which are likely to occur as a result of the proposed annexation and, after such investigation, shall make its findings known to the Town Council in the form of a recommendation. In conducting this investigation, the Planning Commission may consult with any other public agencies and may require from the petitioner such information as the Commission determines is necessary or advisable in arriving at a recommendation. Any issues that may have become evident during the Planning Commission's review should be addressed in the written annexation agreement.

G. The Planning Commission shall, without undue delay, transmit its recommendations on the petition for annexation to the Town Council, in writing, accompanied by any additional information or agreements which resulted from the Planning Commission's review. The Planning Commission shall recommend approval or disapproval of the annexation for stated reasons.

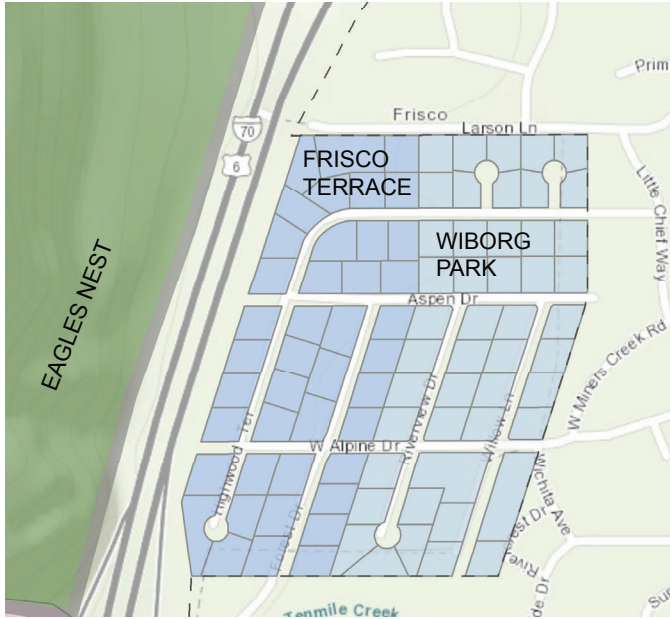
H. Before final passage of an ordinance accomplishing any annexation, the petitioner shall deposit with the Town of Frisco such bond, moneys and/or executed agreements as shall, in the opinion of the Town Council, are adequate to ensure the performance of commitments agreed to should the annexation is completed.

I. Upon approval of an ordinance accomplishing an annexation, the Town Council shall direct the filing for the record of such documents as are required by the applicable laws of the State of Colorado, Summit County, and the Town of Frisco.





FRISCO TERRACE AND WIBORG PARK



The Frisco Terrace and Wiborg Park subdivisions are residential areas located northwest of the Town of Frisco. The combined subdivisions are 57 acres of single family homes. Frisco Terrace is the parcels accessed from Forest Drive and west and Wiborg Park is the parcels to the east. Its topography ranges from level to gentle. The area is largely built out and little additional development is anticipated. It is bordered by I-70 to the west and Town of Frisco residential neighborhoods to the north, east, and south.

Land Use:

The Summit County zoning and designated land use is R-2, single family residential at 2 units per acre. There are 41 units built in Frisco Terrace and 43 units built in Wiborg Park. There are two vacant lots in each subdivision.

Transportation:

The roads within the subdivisions are paved, connect to Town roads, and are maintained by the County. The Summit County Recpath and Frisco Pathway system are nearby. There are nearby Summit Stage stops at Creekside and Main and the Woodbridge Inn.

Utilities:

Most of the homes are on private water wells and water mains are nearby to add additional homes to the Frisco Water service area. Many homes are included in the Frisco Sanitation District and the District recently completed a collection system on Alpine Drive, Riverview Drive, Larson Lane, and Highwood Terrace that is capable of serving both subdivisions.

Community Services:

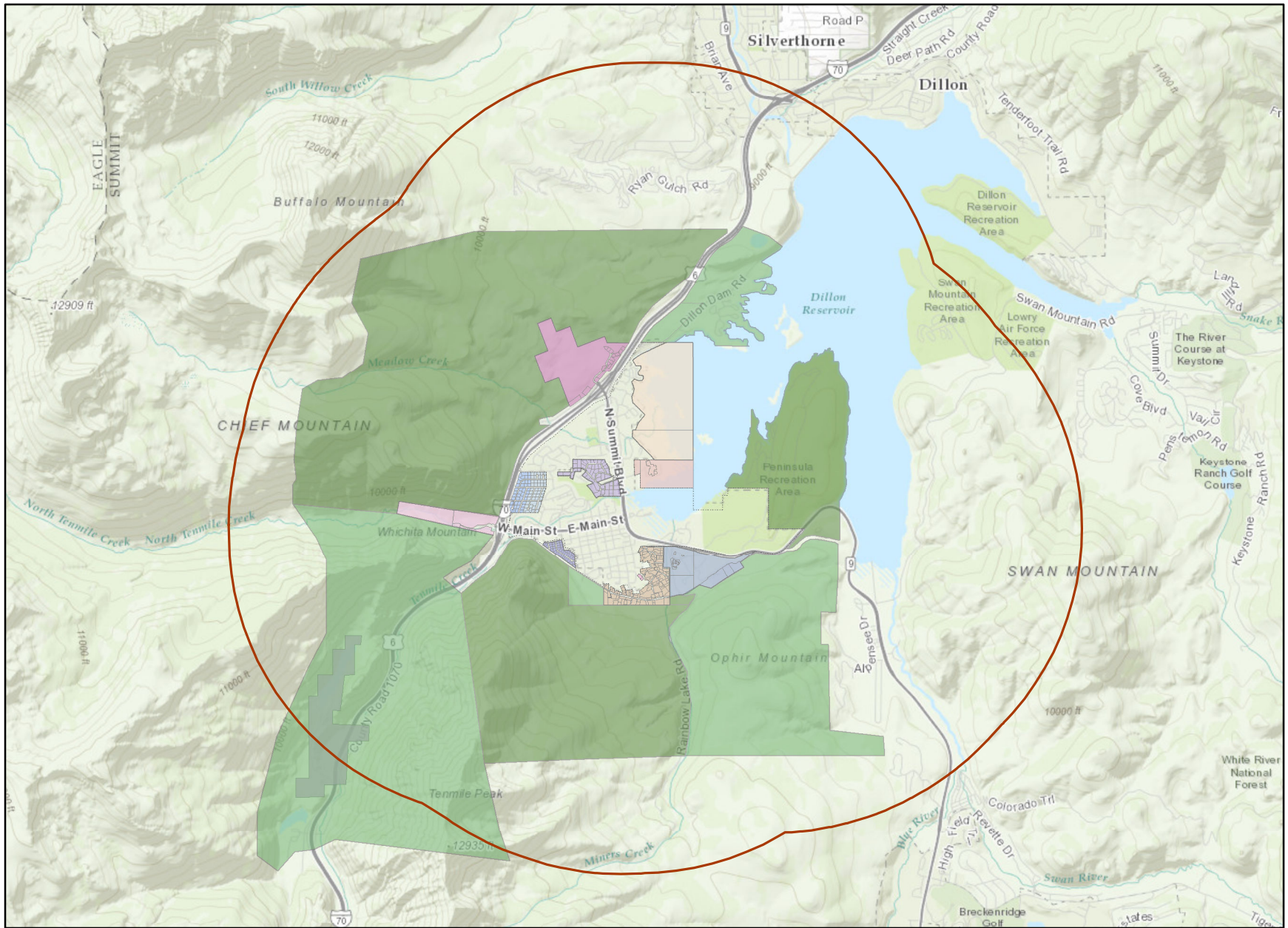
The subdivisions are in the SFEA service area. There is a safety concern because there are no fire protection water supply systems or approved fire apparatus access roads in the subdivisions. Summit County Sheriff's Office provides police protection except for a home on the northern edge that is within the Frisco Police Department's patrol zone.

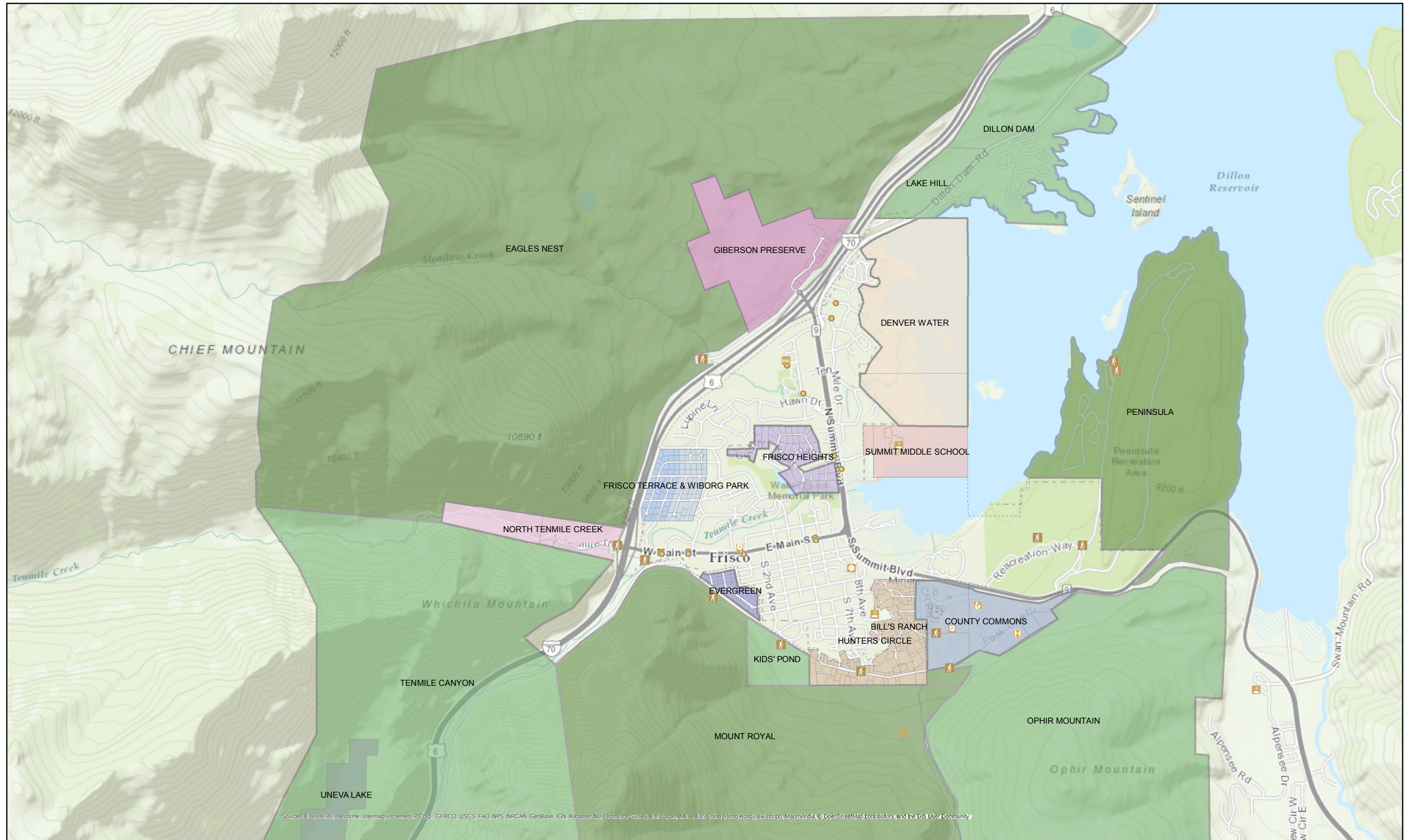
Open Space, Parks and Recreation:

There is no designated open space within either subdivision. Walter Byron Park and the White River National Forest are nearby. The North Tenmile trailhead, the Summit County Recpath, and the Frisco Pathway network are easily accessible from the subdivisions.

Annexation Considerations:

The roads would need to be widened to meet the Town's Street Design Criteria. Adding the subdivisions to the Frisco Water service area and Sanitation District is feasible due to existing lines. Frisco Police protection is feasible due to the proximity and road access but would add to the department's service load.





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapbox India, © OpenStreetMap contributors, and the GIS User Community