

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 Sherriff'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).