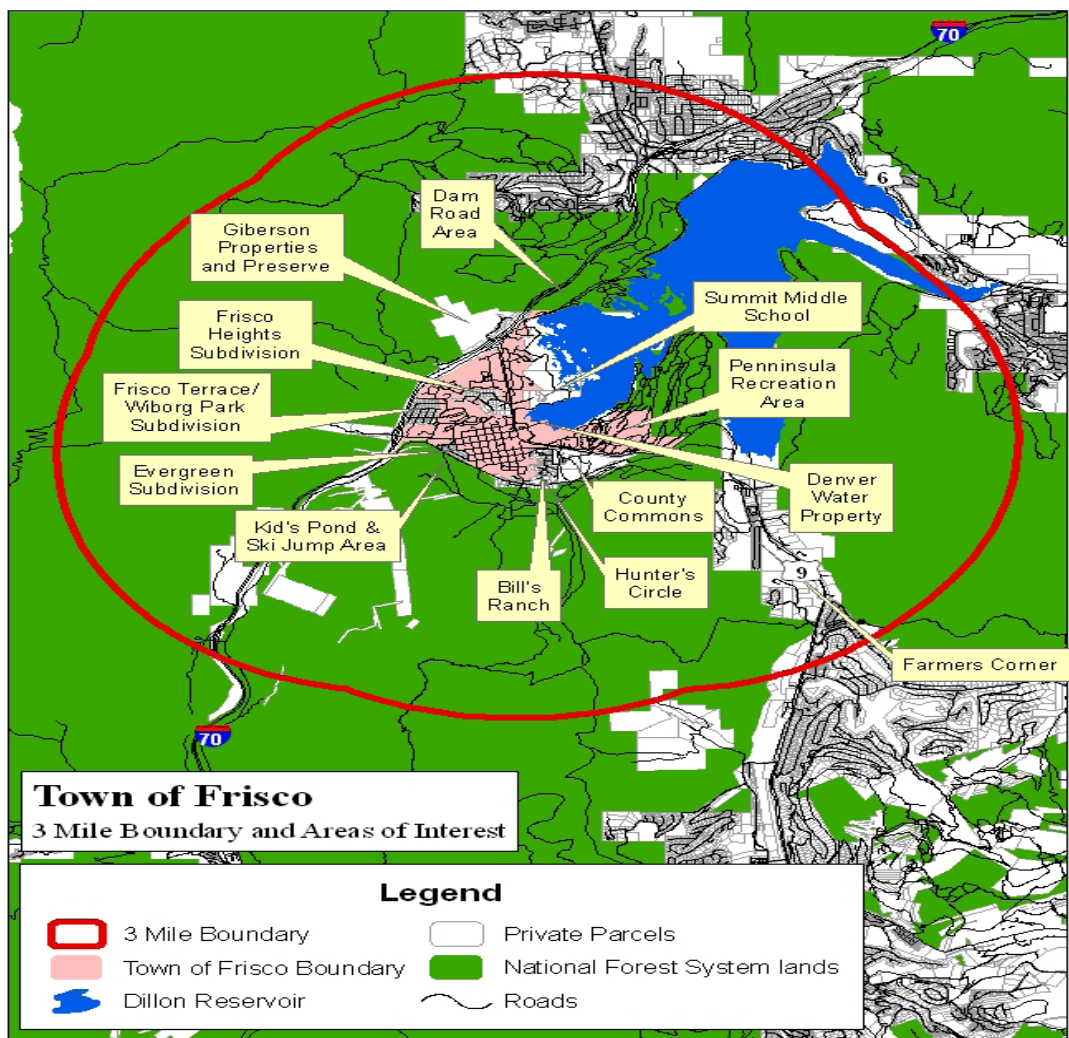




# 2009 Town of Frisco Three Mile Plan





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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:

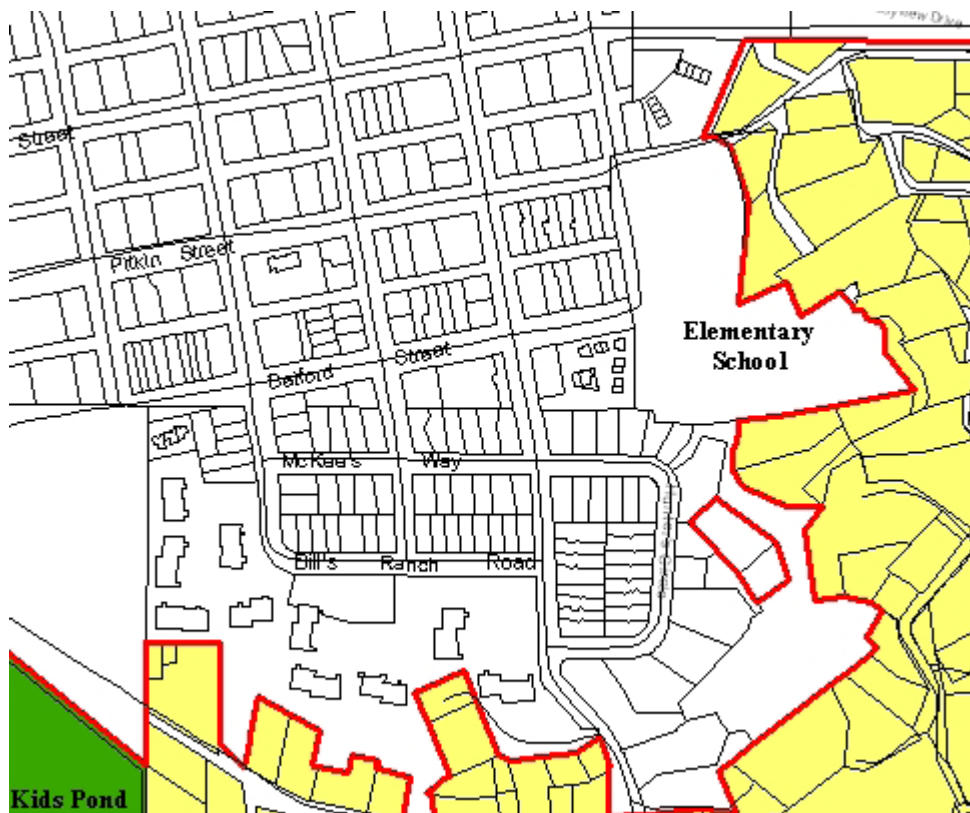
- o Roads would need to come into compliance with the Town of Frisco’s minimum street design criteria (this could include, but is not limited to, road widening and paving).
- o Utility infrastructure improvements including water and sewer system upgrades to meet increased demands.
- o Additional water 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

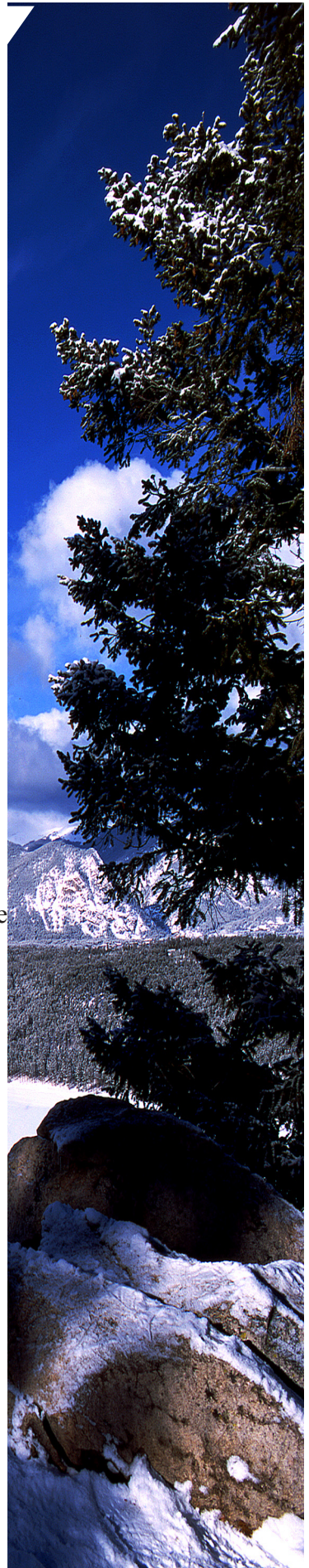
Bill's Ranch is located south and east of the Town of Frisco's municipal boundary. The area is approximately 91 acres and 119 lots. Summit County has zoned Bill's Ranch R-2; which is a low density residential designation allowing no more than 2 dwelling units per acre. This area is wooded and has wetlands, 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

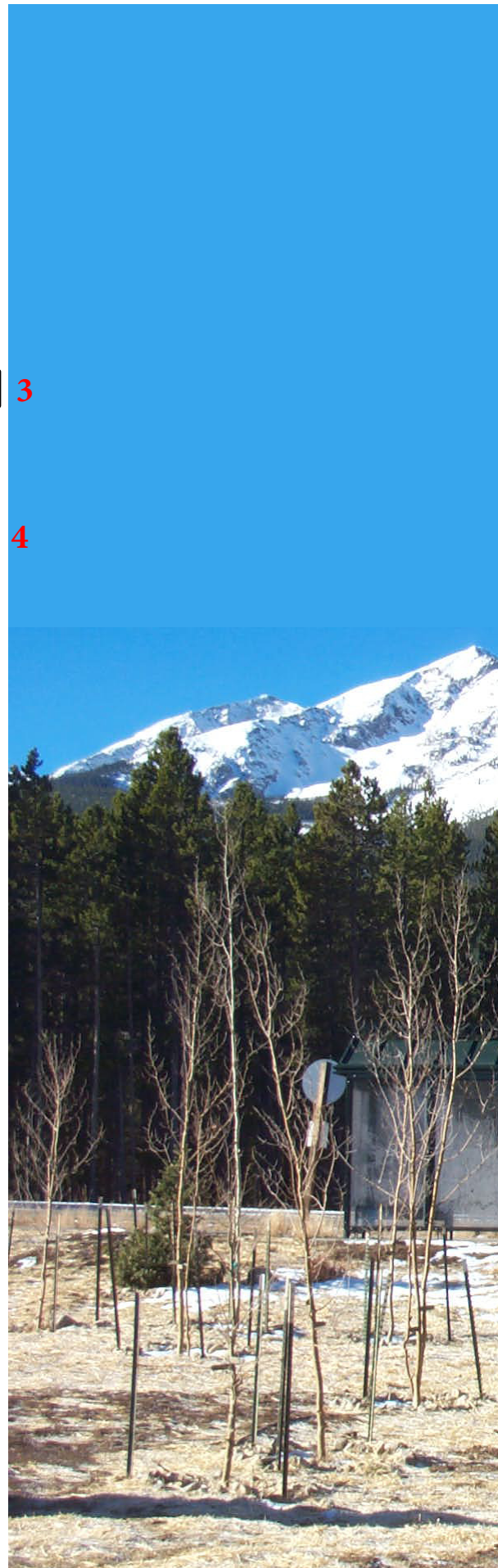
Bill's Ranch is served by the Lake Dillon Fire District. There are fire protections and safety concerns in Bill's Ranch because of limited or no fire protection water supply systems in place and the narrow width of the access roads in Bill's Ranch  5

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

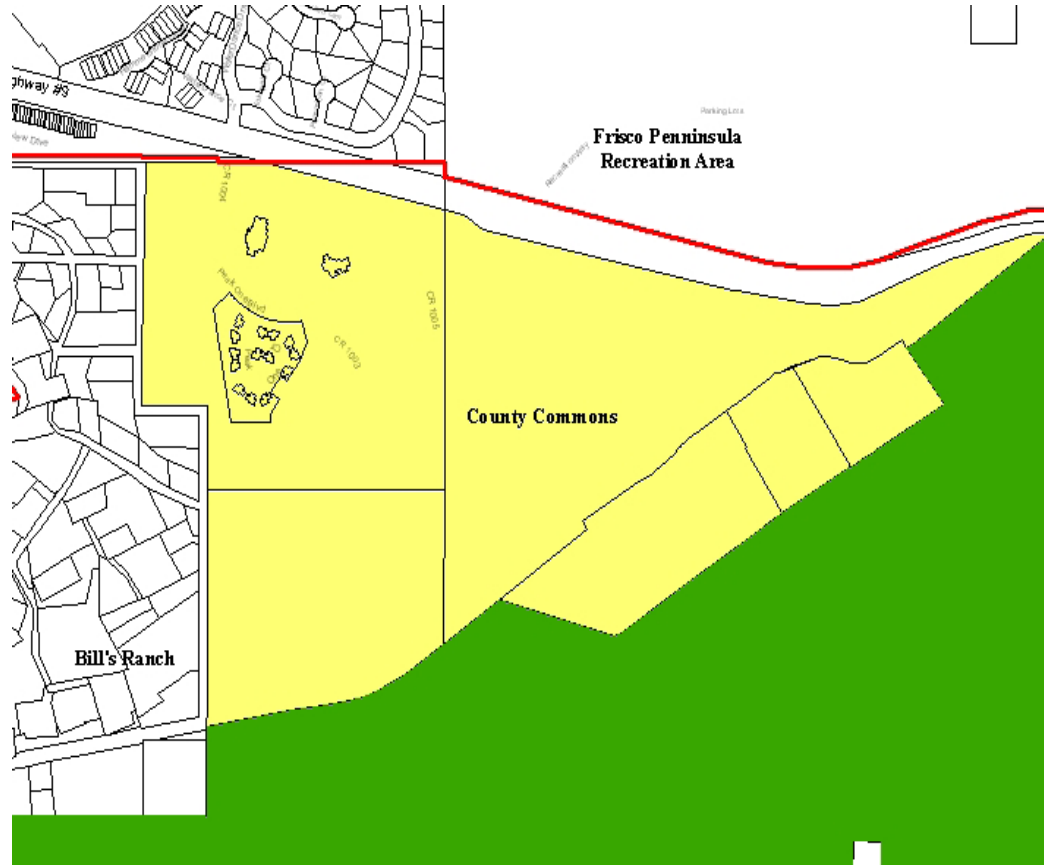
The Bill's Ranch Sub Basin Plan states that there are several high quality wetlands throughout the Bill's Ranch area. The Summit County RecPath goes through the southern portion of Bill's Ranch with a building setback of 25 feet along this pathway. Adequate access and directional signage to various recreational 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.

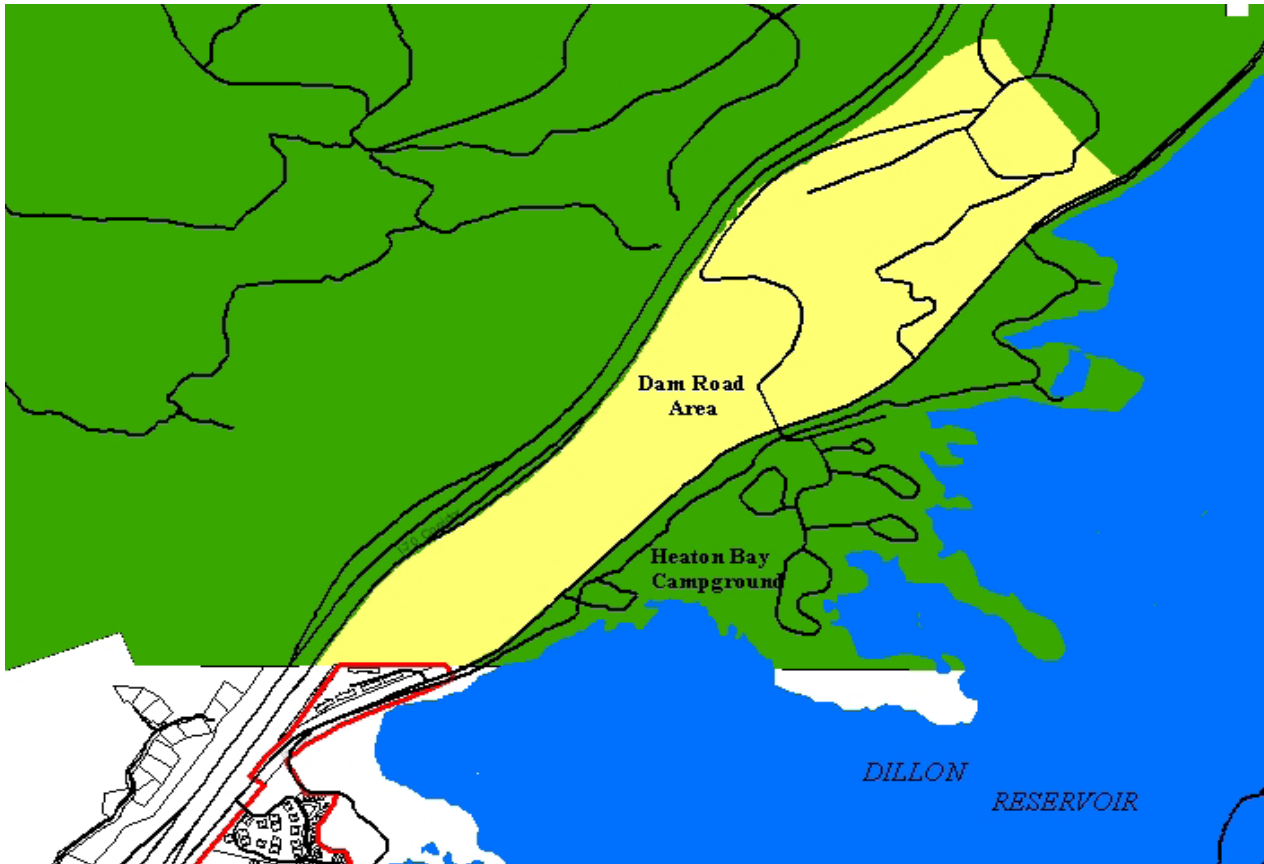
## Open Space, Parks and Recreation 9

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. <sup>1</sup> 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. <sup>2</sup> 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.


<sup>3</sup>  
The Ten Mile Basin Master Plan has identified a portion of this area as a potential site for affordable workforce housing.  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.  <sup>4</sup>

### Transportation

<sup>6</sup>  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.  series of looped <sup>5</sup> 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.    
<sup>7</sup> <sup>8</sup>


### 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.    
<sup>9</sup> <sup>10</sup>

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. 


<sup>11</sup>

### 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.  <sup>12</sup>

Police protection is provided by the Summit County Sheriff'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.  <sup>13</sup>

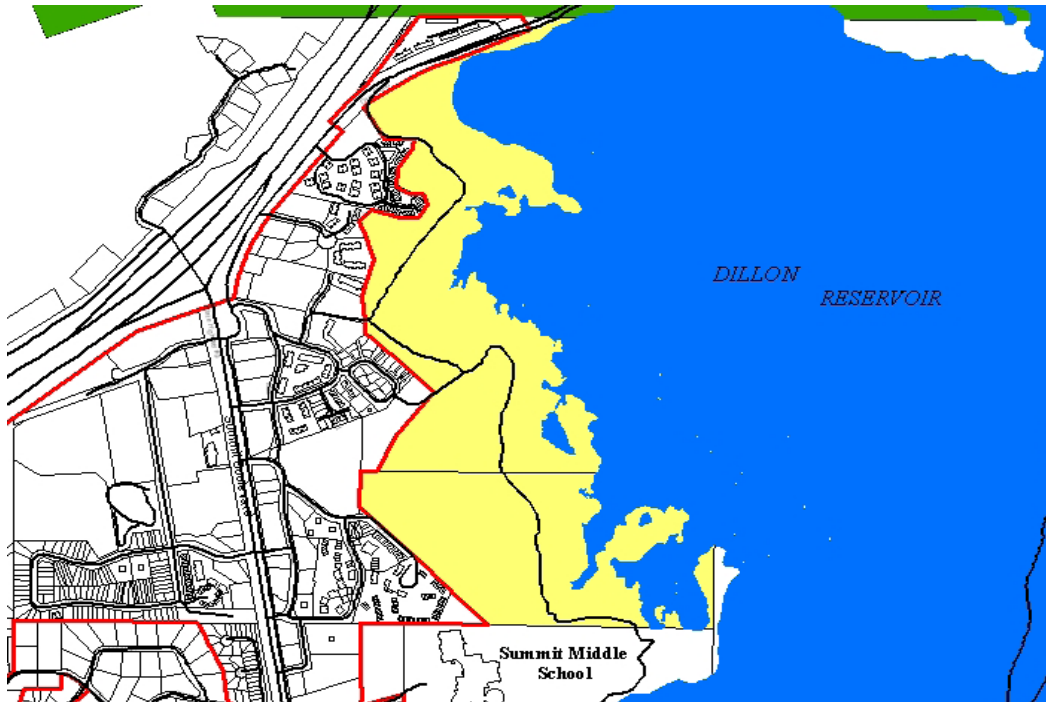
### Open Space, Parks & Recreation

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. 

<sup>14</sup>



# 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 area<sup>1</sup> must be designed to be sensitive to the existing environmental features of the area. The Summit County Recpath runs through the area.

Transportation  2



3 mile plan | 13

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 <sup>3</sup> 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.

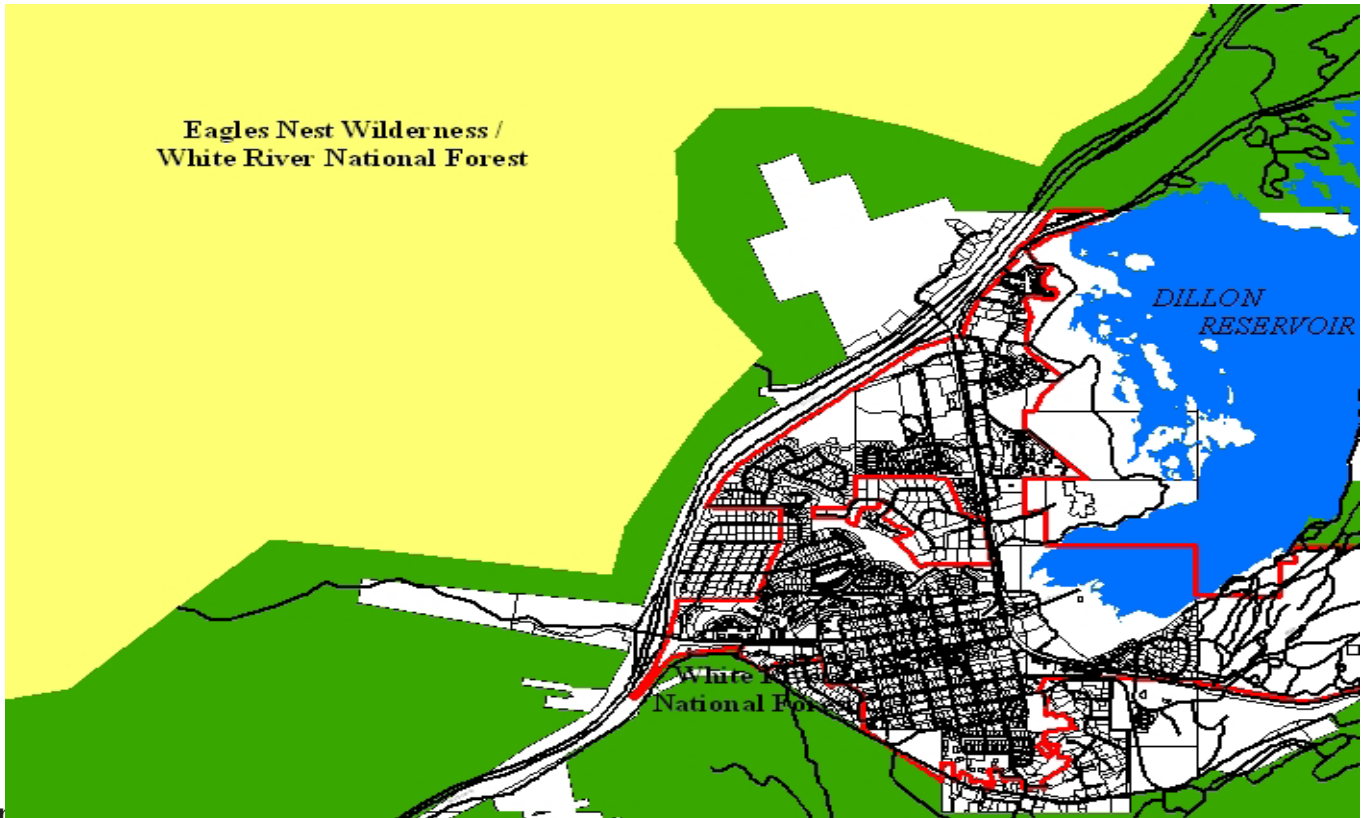
### Open Space, Parks and Recreation 4

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/recreation. 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



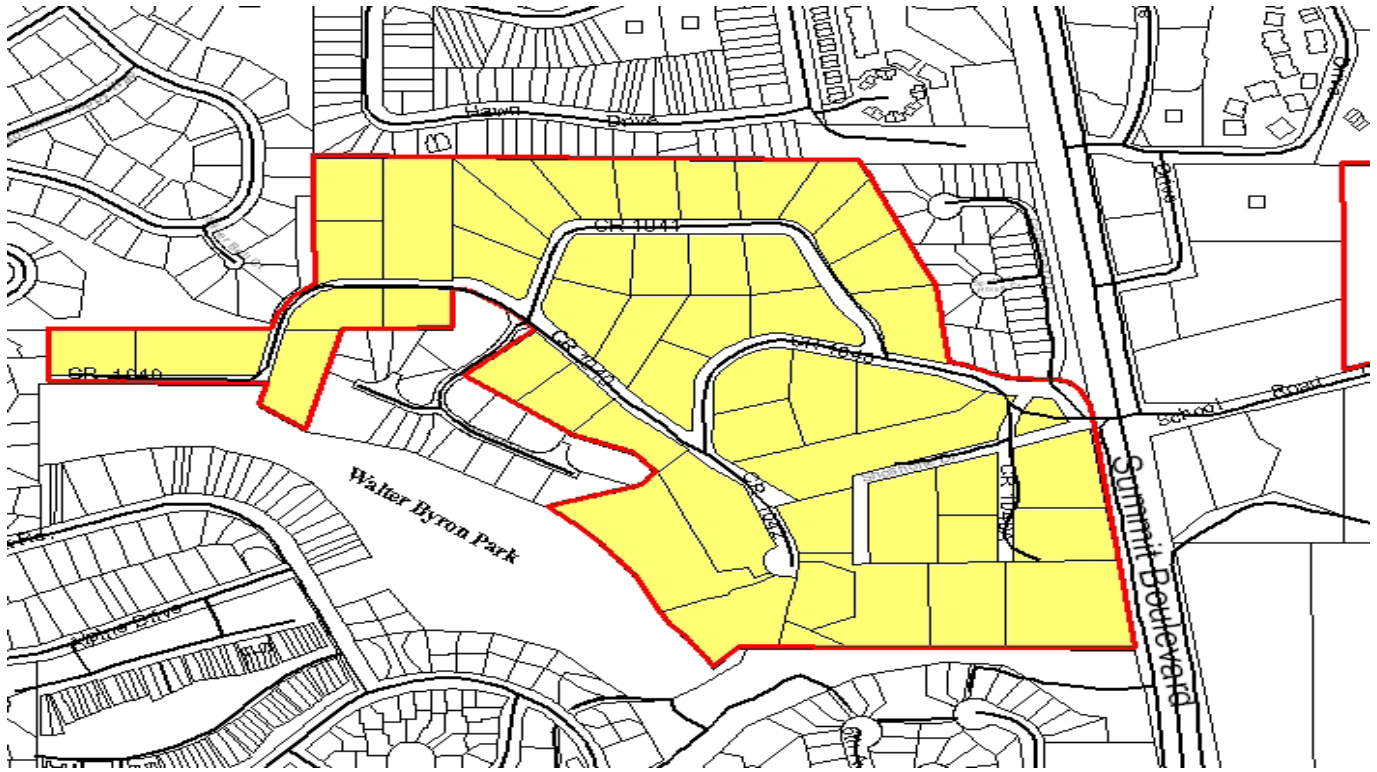
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# Frisco Heights Subdivision

## 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

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.

- 2

- 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**

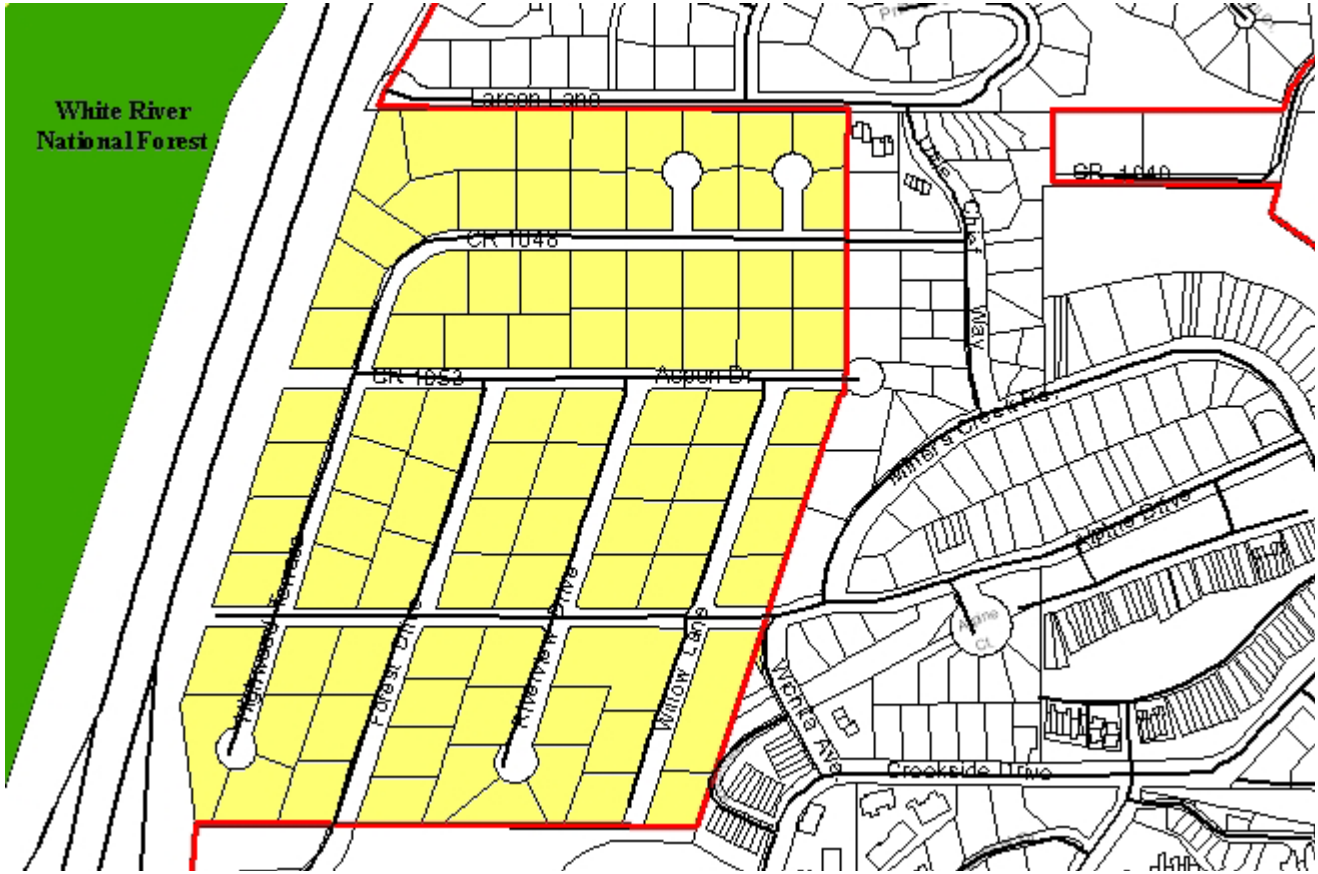
As mentioned previously, the Town’s recreational pathway runs along the east border of Frisco Heights. Walter Byron Park and wetlands abuts the subdivision to the south of Frisco Heights.  9

# 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

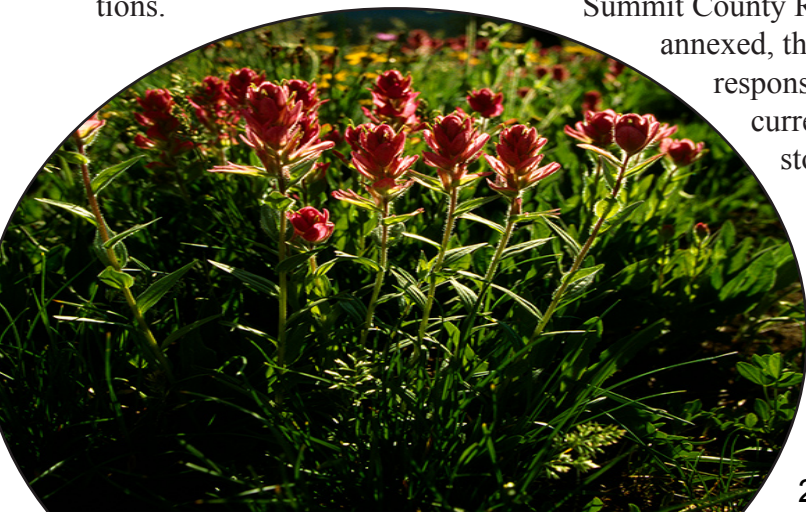
In Wiborg Park there is 43 units built, 2 vacant lots, and 3 lots subdivided.

### 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

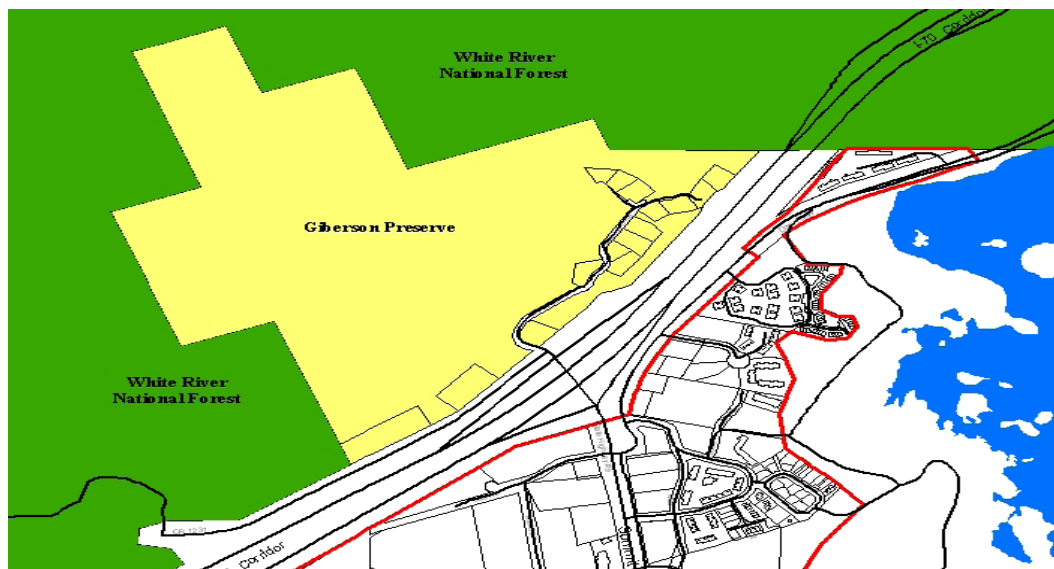
This area does not have a common open space area or park. Walter Byron Park is within walking distance as well as National Forest land.  8

## 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. 

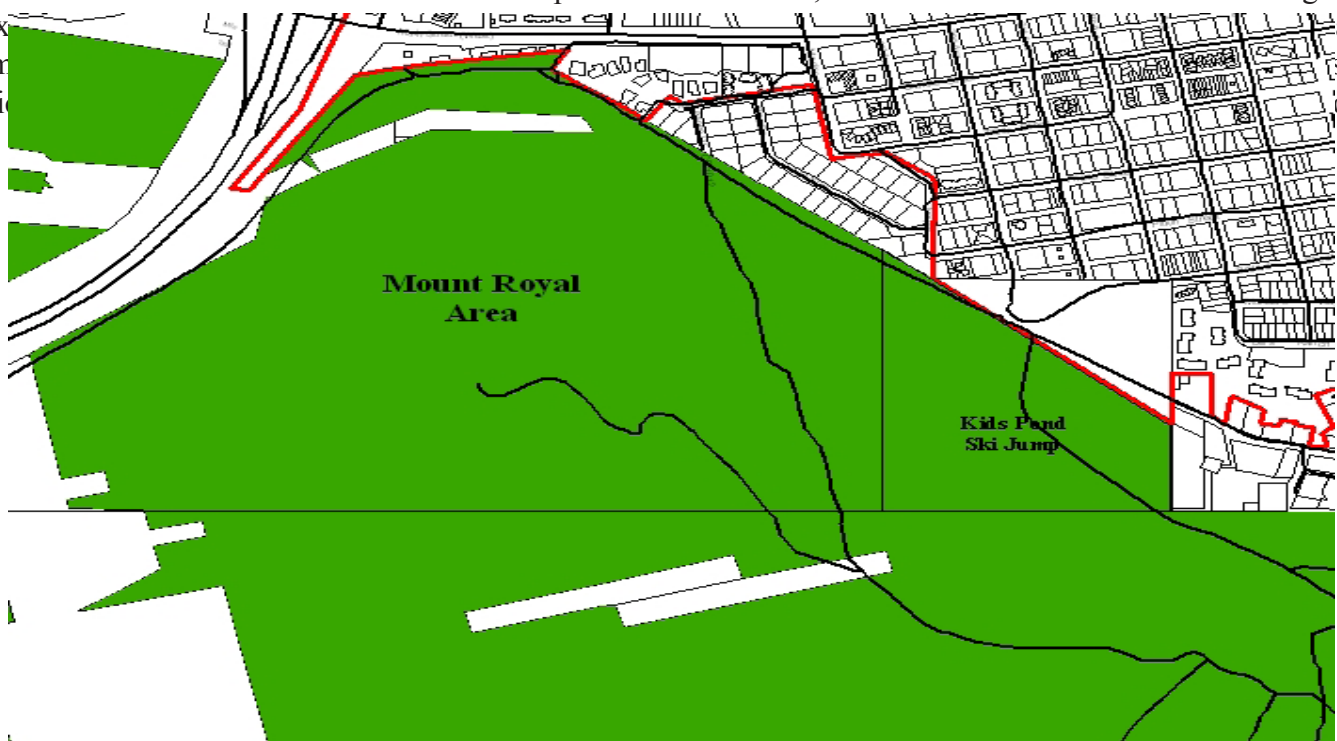
3

# 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.



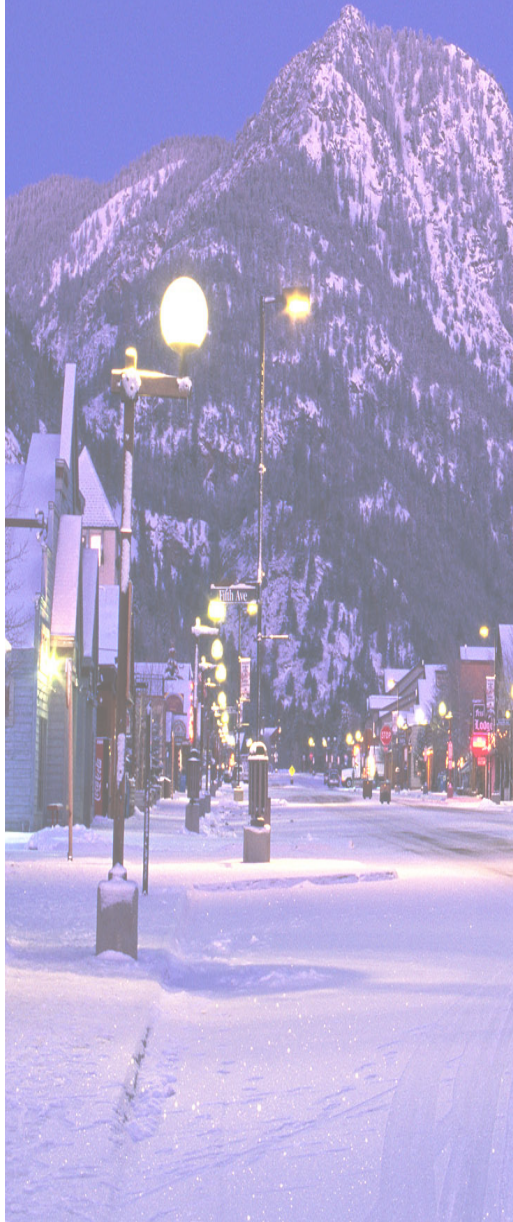
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7

# North Ten Mile Creek/Canyon Area

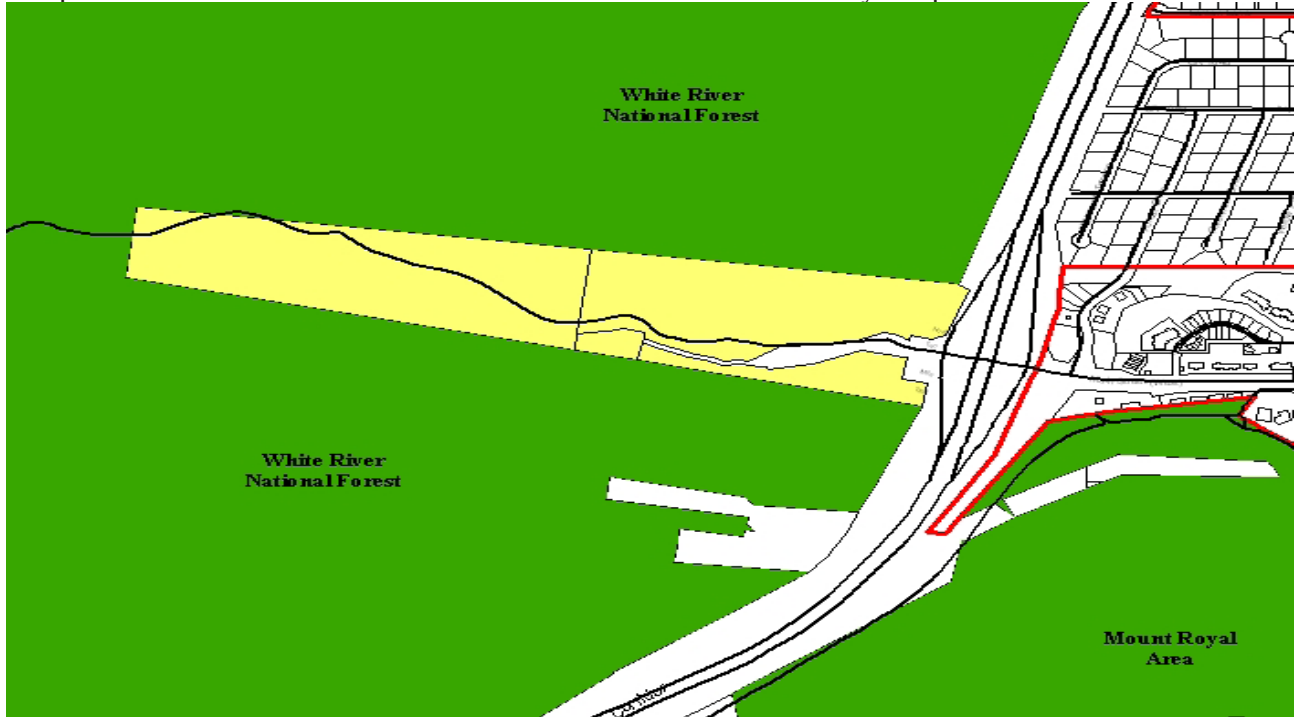
**Area Description**



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



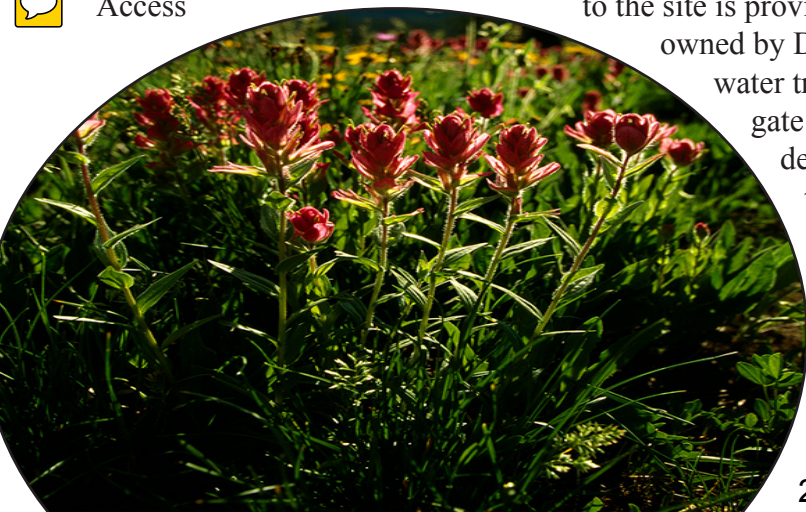
Access



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.



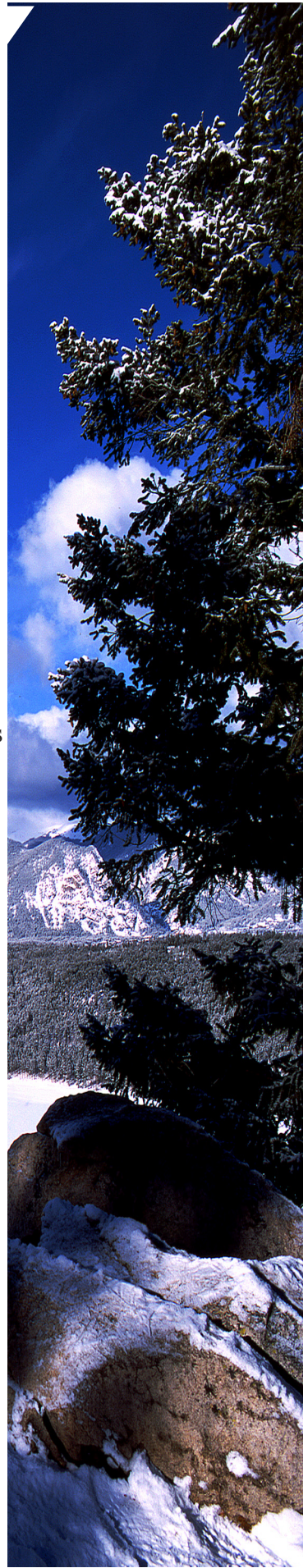
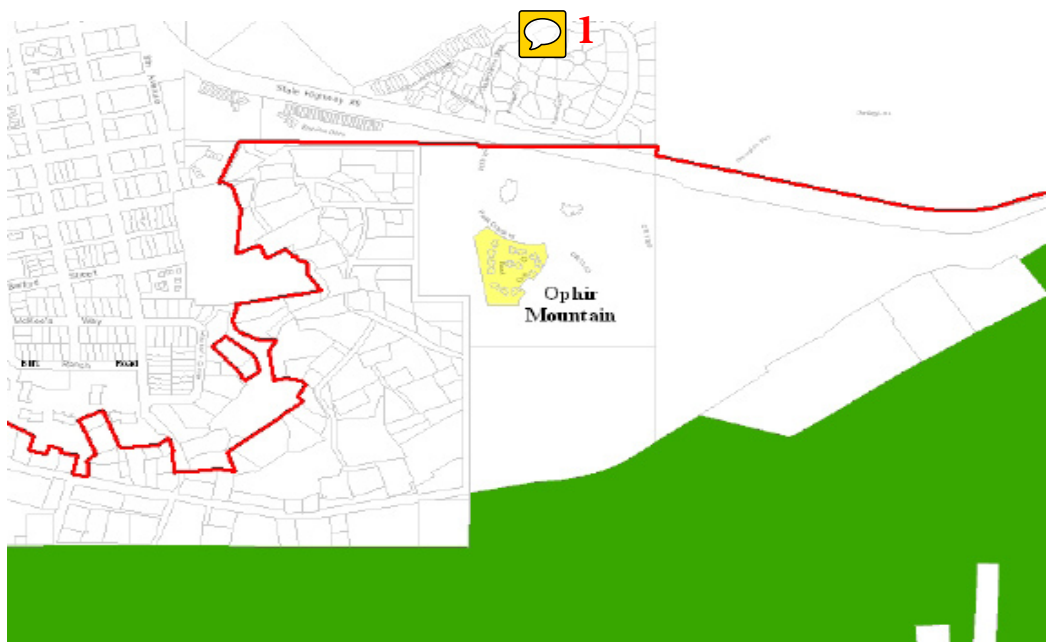
### Open Space, Parks & Recreation

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

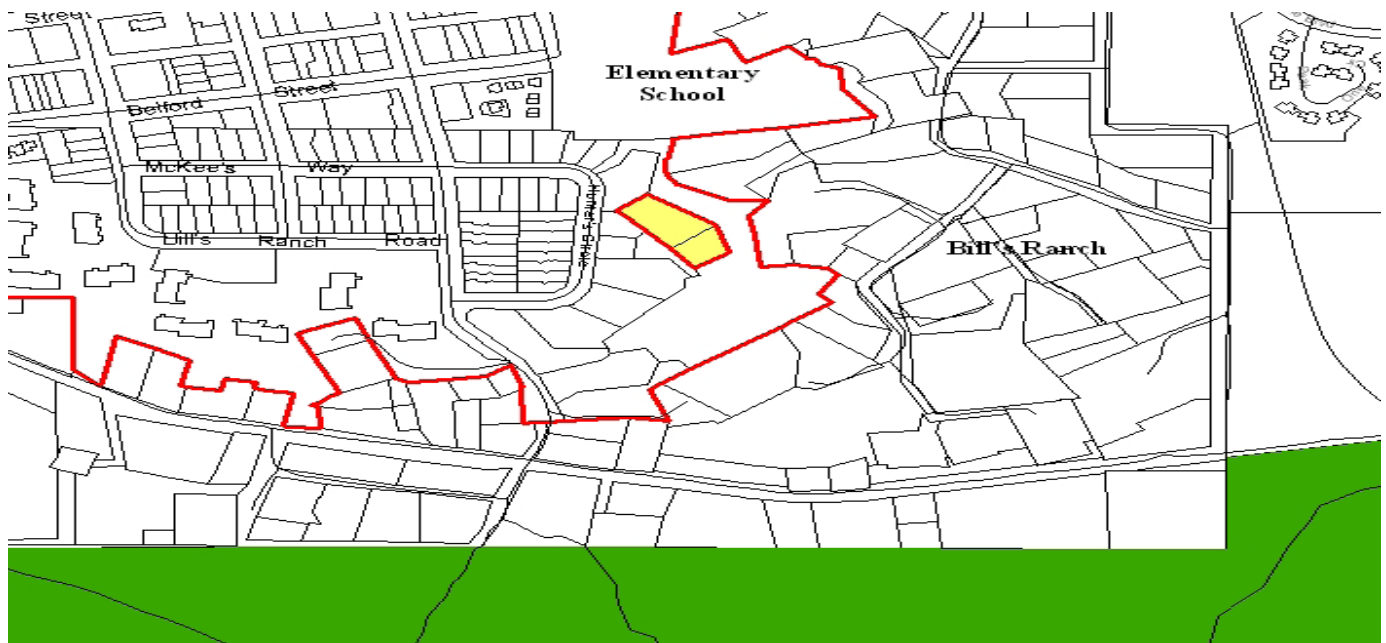




**(SURROUNDED BY THE TOWN OF FRISCO, MOUNTAIN SIDE SUBDIVISION)**

**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

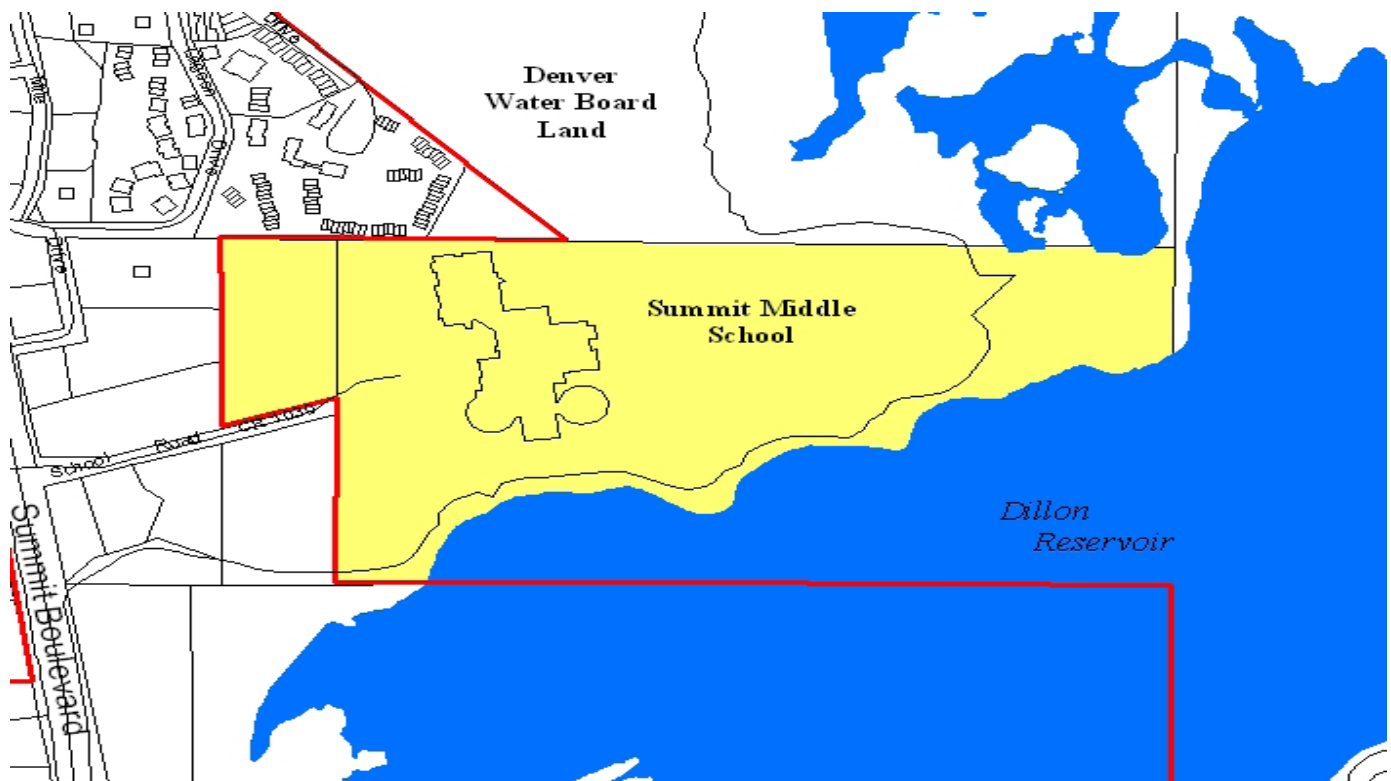
An easement exists along the site that provides public access to Bill's Ranch Lake. In addition, the National Forest is located a short distance from the south of the area. Wetlands are known to exist in the area but it is unknown if they exist on site. Jug and No Name creeks run nearby.



## 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.



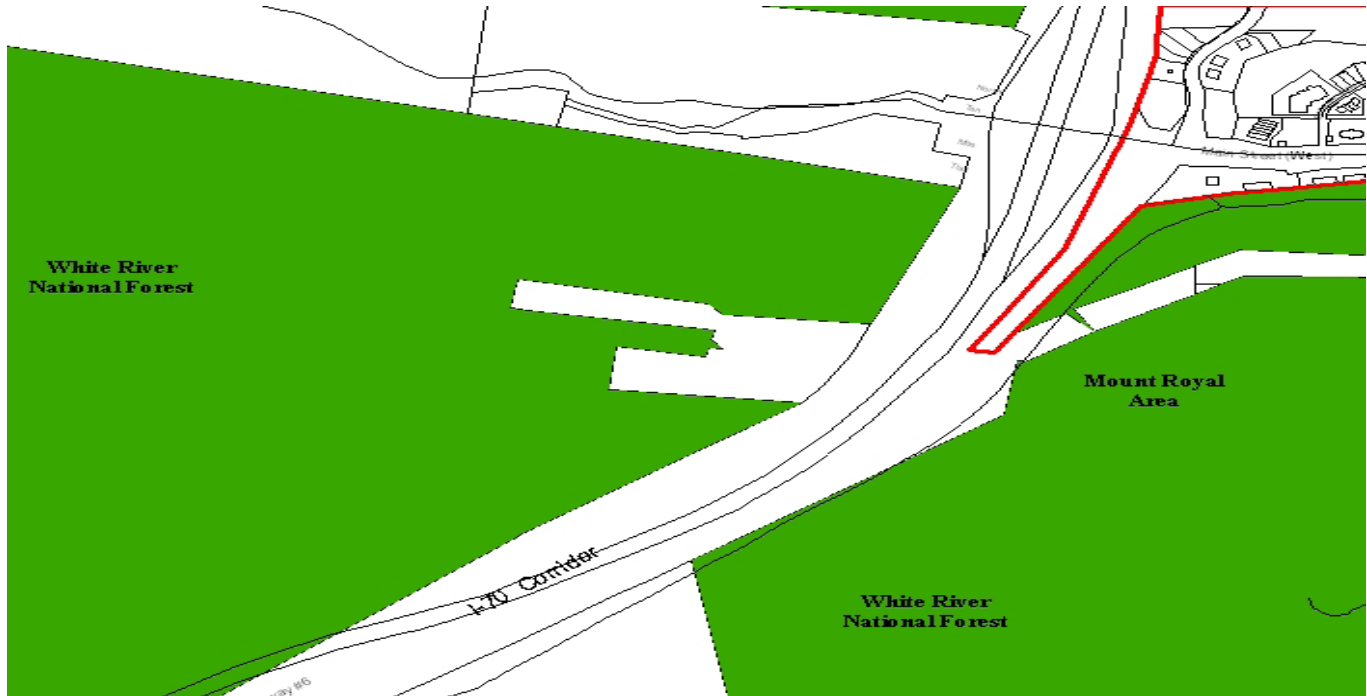
7



# 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.



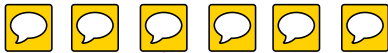
## Land Use

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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US Forest Service,

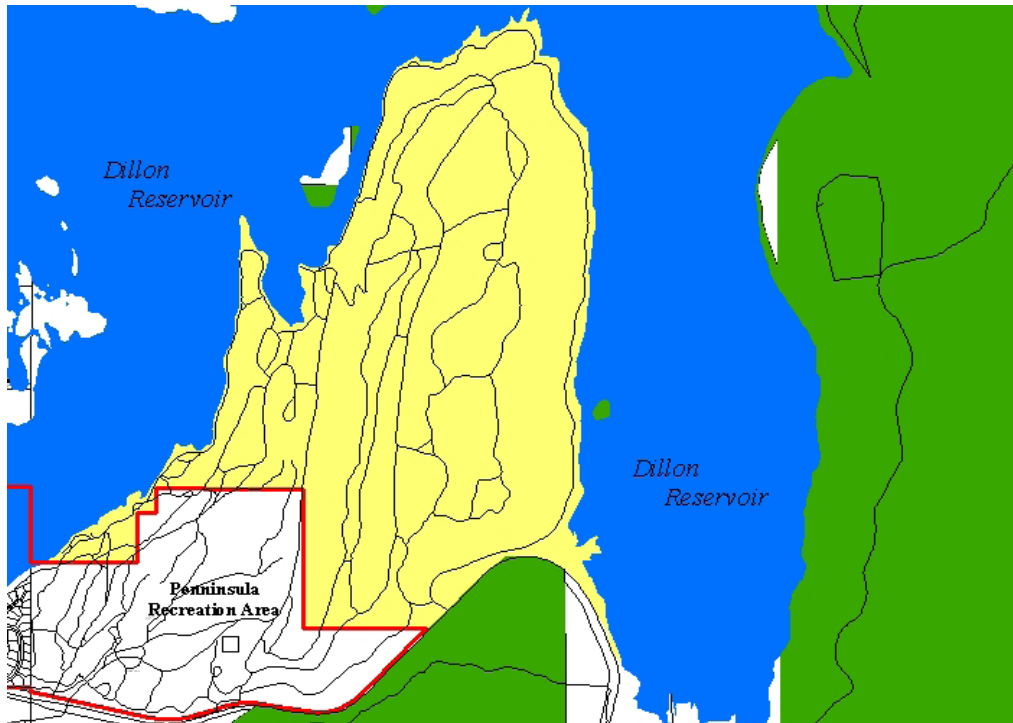





# WRNF Peninsula Area

## 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

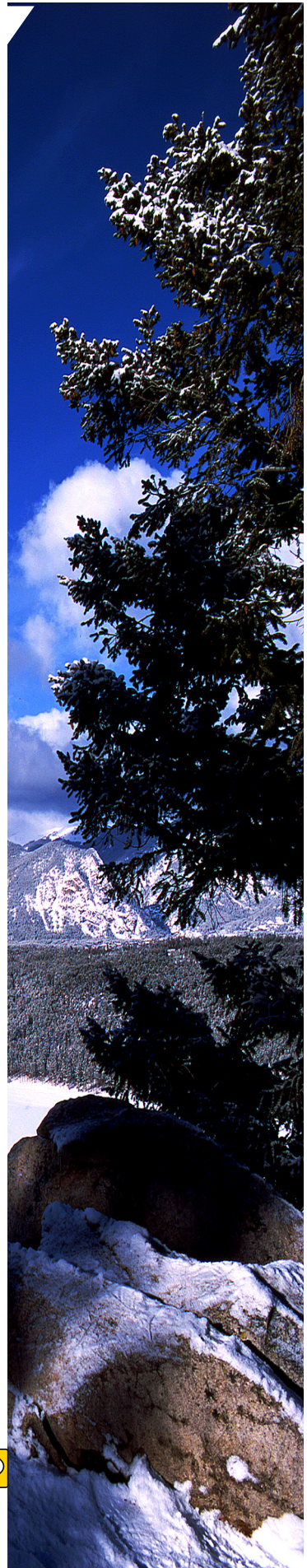
The area is primarily undeveloped land used for recreational purposes, including camping within the two designated campgrounds. The Peak One campground is located one mile down the Peninsula Area road. There are three loops with a total of 79 campsites. The toilet facilities are flush systems and each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



