



MEMORANDUM

P.O. BOX 4100 ♦ FRISCO, COLORADO 80443

TO: FRISCO PLANNING COMMISSION
FROM: JOYCE ALLGAIER, COMMUNITY DEVELOPMENT DIRECTOR
**RE: 3 MILE PLAN – PUBLIC HEARING ON 2018 THREE MILE PLAN, ACTION:
RECOMMENDATION TO TOWN COUNCIL.**
DATE: FEBRUARY 1, 2018

Summary:

Attached please find the proposed draft of the 2018 Three Mile Plan and associated updated maps. Staff initiated an update of the town's current Three Mile Plan, (2009 version) pursuant to the statutory requirements for a community to adopt a Three Mile Plan. This memo is followed by several attachments to support the discussion.

Attachment 1 - Summary of Updates

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

The state statute that requires a Three Mile Plan, or sets forth any requirements for contents of a 3 mile plan, is C.R.S. 31-12-105(1)(e)(l).

“(e)(l) Except as otherwise provided in this paragraph (e), no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. Within said three-mile area, the contiguity required by section 31-12-104(1)(a) may be achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. 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. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.”

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 proposed plan reflects the policy input and suggested amendments of the Commission from its work session on January 4, 2018.

(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.)

Suggested Motion:

“I move to recommend the adoption of the proposed 2018 Three Mile Plan of the Town of Frisco to the Town Council.”