

Comment Number	Comment	Response
1	Good document and I like the vision. However, I am confused by the opening statement about demographics (page 10) which states that the population has declined by 0.7% from 2010-2022. This does not match the data shown on Page 29 (or 46) which shows the population has increased 8% from 2012-2022 (albeit with a recent decline of 3% from 2017 - 2022). This baseline and the statements associated, especially on the first page, are really important when considering the growth options presented.	The opening statement will be changed to reflect the demographics on page 29.
2	The plan seemed to have a lot of focus on business development instead of meeting the needs of current residents. Focusing on improving current infrastructure instead of continuing to build and develop new areas is important to maintain the culture of Frisco and preserve our green spaces.	The incorporation of business development was based on the community engagement process and input from the Town Council and Staff, recognizing that the tax base and industrial services, such as car repair, are essential to our community. Whereas infrastructure improvements are noted but not specified in great detail, it is due to the detail being provided in other Town plans such as the 10-year Capital Improvement Plan.
3	I did not see anything addressing ways to improve current housing vacancy rates, many homes in my neighborhood are second homes and remain vacant most of the year. Most deed restricted housing units are condos or multi-family homes, considering ways for locals to move out of multi-family units would open up more housing for first time buyers who are interested in condos or townhomes. H4 in the plan did not have any action items. I've lived in a deed restricted condo in Frisco for almost ten years. When I originally purchased my condo I hoped to have the opportunity to buy a single-family home in Frisco after a few years but there aren't any single-family homes on the market in Frisco for middle class residents.	We understand the frustration of having vacant homes within the community. However, the Town does limit the amount of short-term rentals. Although the Plan does not specifically address vacant units and the potential for a vacancy tax, Staff is closely monitoring current legislation regarding this opportunity, along with communities such as Steamboat Springs, which are beginning to implement it. This is further addressed in the Strategic Housing Plan.
4	Resilient Environment is a key value for most residents but that seemed to fall very far behind development, which in my opinion does not represent what residents and visitors want when spending time in Frisco. Without ensuring a healthy, sustainable ecosystem in our community, we will continue to see the worsening effects of climate change, which will negatively impact all of the business goals as described. Our primary focus as a community needs to be the environment, tourism will not be the draw it currently is for our town if we are subject to more frequent wildfires, draught and less snowfall.	Staff understands this comment, and the original intent was for the Climate Action Plan, currently being written by a third party, to be completed and incorporated into this Plan prior to adoption. However, the timeline for the Climate Action Plan is behind schedule. That plan will take into account a lot of the concerns and will be at upcoming Town Council meetings for discussion in its draft form. DOLA has recently released a wealth of valuable information for communities to consider regarding resiliency, which is being reviewed in conjunction with the Climate Action Plan.
5	Thank you for considering! I love living in Frisco and want our town to maintain it's charm and access to the outdoors for many years to come!	Thank you for the feedback.
6	It's not focused on the needs of the actual community: the full-time residents.	The Town of Frisco is dedicated to serving the needs of all residents and visitors. The Comprehensive Plan's focus was developed through a community engagement process that took place from June 2024 to March 2025. Staff would be happy to discuss this comment, noting that the Plan does take into account full-time residents and balances what's important for the community based on feedback received to date.
7	Overall, the plan is really well done. Great visual balance between text, pop out / highlighted text, and photos.	Thank you for the feedback.
8	Check the photo descriptions with the photos, some need updating.	The photo descriptions will be reviewed again.
9	In general, I think "expedited reviews" for affordable sound nice, but don't make sense in practice. Generally, the length of time for the approval process is based on applicant submissions or revisions, not reducing staff's review time on the referral period by a week.	Thank you for your comment. We appreciate your perspective on the concept of "expedited reviews" for affordable housing projects. While it's true that the length of time for approval often depends on the applicant's submissions or revisions, the goal of expedited reviews is to streamline the process where possible, allowing for quicker initial responses and ensuring that unnecessary delays are minimized. By identifying and addressing potential bottlenecks early on, we hope to create a more efficient process without compromising the quality of reviews. Your input is valuable as we continue to refine the process and ensure that it effectively supports affordable housing development while maintaining thorough oversight.
10	While I am very supportive of the "family focus" throughout the plan, I wonder if we should also at least mention regaining the "20something" population. Due to high rents and limited rental inventory, this population is dwindling. Focusing on this age group would also help with the commuting patterns, etc.	We appreciate your support for the "family focus" in the plan and agree that attracting and retaining the 20-something population is a crucial consideration. As you noted, high rents and limited rental inventory can create challenges for this age group. Including strategies to support this demographic—such as increasing affordable housing options, improving rental availability, and enhancing job opportunities—could help address these concerns.
11	May want to further emphasize interpretative signage where and as appropriate as shown in the connectivity toolkit. Interpretative signage connects residents/visitors to history and nature.	Thank you for your thoughtful comment regarding interpretative signage. We value your perspective and want to assure you that the Plan serves as a guiding document with several sections that emphasize the importance of interpretive signage. We believe this adequately addresses the significance of signage within the framework of the Plan.

12	<p>Sad that I didn't see anything in the plan about re-evaluating the 25% STR cap and replacing it with a hard number such as 25% from the time the STR regulations went into effect. We win or lose housing at the margin, and for whatever reason, we are electing to lose it by having a high percentage that keeps increasing. Not only is 25% high, but Copper is booming; the people that stay at Copper will come to Frisco to shop and eat. Let's give locals a fighting chance to get into market-rate housing! Be courageous and own it!</p>	<p>Thank you for your passion for preserving housing opportunities for locals. We understand your concerns about the current Short-Term Rental (STR) cap and its potential impact on the availability of market-rate housing. The balance between short-term rentals (STRs) and long-term housing is a complex issue, and your suggestion of a hard number based on the original implementation of STR regulations is a perspective the Town Council has considered.</p> <p>The Town continually evaluates our housing policies, including STR regulations, to ensure they align with our community's needs. We agree that prioritizing local residents' access to housing is essential, and we'll continue to explore ways to strike that balance, particularly as the Frisco and Copper areas evolve.</p>
13	<p>Goal N.1.1 is vague. Goal N.2.1 references the VOLPE plan, is this for the trailheads, if so may want to say that? Goal N.2.4 could more specifically reference the Frisco Backyard. Goal N.3.1 says to "mitigate development", this should be reworded so that development avoids these constraints, when avoidance is not feasible, the IMPACTS of development should be mitigated. Goal N.3.2 talks about preserving wetlands, but the text only talks about plantings, do you want to add something about avoiding wetlands and wetland setbacks entirely?</p>	<p>Thank you for your insightful comments. The Town Code currently includes language regarding the avoidance of wetlands and requires a 25-foot setback from wetlands. We will change Goal N.3.2 to state: <i>Support restoration and protection of wetlands and riparian habitats. Plant native vegetation, remove invasive species, and improve soil health to restore ecological balance. The Town will continue to maintain and enforce a 25-foot water quality setback.</i> Staff and Council have provided direction as stated in Goal N.1.1 and Goal N.2.1</p>
14	<p>Love the easement requirement goal. Will be interesting see how that interacts with snow storage needs/easements. Supportive of the focus on historic preservation and the implementation action items. Supportive of the focus on connectivity and multi-modal travel. Thank you for adding overnight on-street parking as a goal/action item, we CAN better utilize the ROWs. Love the prohibition on drive-throughs on Main Street. Love the focus on the preservation of light-industrial. Thanks for all your work on this!</p>	<p>We're excited to hear that you're in favor of the easement requirement goal, and we understand your point about balancing that with snow storage needs. Staff will consider this as we move forward with Code changes in the future.</p> <p>Thank you for the other supportive feedback in this comment.</p>
15	<p>I appreciate the depth and proof of process in the document and it is a wide ranging, multi-factor plan - that said, the conclusions and actions are not as prominently conveyed or explained as well as the "story to get there." Don't be afraid - say what has to be said directly without the glossy wording so people know the desires vs possibilities vs realities. The report comes off very polished but the meat on the bone is harder to get to. Smaller point, but in the actions list, I wish there was a legend for the colored symbols used, referring back to past chapters/topics.</p>	<p>Create a legend for the symbols. We appreciate this comment; we agree that the conclusions and actions are not explained as well as the background. However, due to potential future opportunities, we want to keep them vague for flexibility as funding becomes available and the priorities of the Town Council evolve.</p>
16	<p>I loved the 'Value of History' piece. Could there be a portion on a focus of preserving it. On the first few pages the preserved buildings are used in photos like the Museum and Bell Tower, but we don't speak about preserving Foote's Rest, Staley Rouse or other structures that would keep the identity of the previous eras. It shows them, but no mention of future efforts or additional interesting buildings we could be utilizing or preserving. I see funding in section b.2, but not much in the plan?</p>	<p>We are encouraged by your support of the Value of History. The staff understands that the history of Frisco is important to residents. The Town does have a historical inventory available and a historical overlay district. Historic preservation is encouraged under Goal B.2, which states, "<i>Preserve and protect the architectural, cultural, and environmental heritage of the community.</i>" Eight strategies are supporting this goal. Through the strategies outlined in the Plan, the Town anticipates initiating a discussion regarding code amendments to Chapter 180 of the Town Code to determine if additional incentives should be provided to preserve the history of Frisco. These strategies will increase the discussion and momentum of historic preservation with the community and Town Council over the upcoming months.</p>
17	<p>The lakefront property seems to have lost momentum to have a true lakefront dining experience which would be greatly beneficial to our economy. I feel that master plan down there has lost effort.</p>	<p>This comment will be given to the Town Council. The Marina Master Plan remains important to Staff, and many of its items are included on the Town's capital improvement list, although not all items have secured funding. Based on the Council's direction for funding allocation over the next ten years, this Comprehensive Plan reflects that direction to avoid setting false goals that are not currently anticipated to be funded by the Town.</p>
18	<p>Section H.1, Item 4, I was on the housing committee and we never discussed this. I believe this to be a pet project of a council person and not based on the desire or input of the committee to the plan. Curious how this made it here with allocated funding? I am not a fan of inclusionary zoning as it affects so few being we are at 87% buildout per the most recent county stats. It does not focus enough on the general issue, just on those with remaining property rights which is discriminatory in nature. For instance, consider the effect on us as property owners versus the effect on WalMart?...</p>	<p>In the Strategic Housing Plan, 2.1.A recommends an inclusionary housing ordinance. However, before an ordinance can be proposed, a nexus study on inclusionary zoning must be conducted to determine if it is appropriate for the Town. There has been sufficient community feedback to warrant the Town conducting a nexus study to determine if inclusionary zoning is a suitable fit for the town.</p>

19	It is more an inventory of existing conditions than a plan. I have lived in Frisco since 1994. Since Covid, I do not recognize the town any longer. The comprehensive plan could apply to any small community in Colorado. It's a generic "plan" for a town that has become simply generic. As an aging Veteran, I also worry about the lack of recognition for Frisco's seniors.	The Town values your perspective, especially as a long-time resident since 1994. We aim to strike a balance between preserving Frisco’s unique character and addressing community changes. Aging residents are a cornerstone of Frisco’s community, and their needs and contributions are important to the Town. Staff has worked hard in the wording of the goals and strategies to focus on the needs within Frisco and does feel it is specific to the community.
20	Great to see affordable housing initiatives consistently receive high priority on the implementation matrix. It is the single most important issue facing the Town. Maslow's Hierarchy of needs. Without stable secure affordable housing nothing else in the plan matters.	Thank you for the feedback.
21	It's concerning that most of the recommendations have Seek Funding. This means these are ideas that cannot be carried out within the current budget of TOF. I did not see anything concrete in terms of how these things would be funded other than some mention or seeking grants or funding.	We understand your concerns about funding clarity. Some of the projects are future-oriented and not part of the current budget cycle. The Plan is providing direction to the Town leadership for the next five to ten years. By stating that we are seeking funding, other funding mechanisms outside the Town budget may become available. Therefore, it is vital to identify these projects without creating false expectations that there is currently money available for everything.
22	The primary focus of this plan seems to be growth. For those of us who are existing residents, I recommend minimal financial impact to the current population. I don’t think it’s fair to financially impact. The people who have diligently paid their taxes and supported this community and the government. While we appreciate newcomers, we also have chosen a life and lifestyle that requires effort and dedication and we should get to continue to have that I don’t see why we have to grow our population to the extent that it appears we are aiming towards. A small town which you acknowledge most of the people want, means small population.	Thank you for sharing your perspective. We understand the importance of maintaining the lifestyle and character that current residents value. The Plan aims to balance growth with preserving Frisco’s small-town feel while minimizing the financial impact on long-time residents.
23	Please do not raise any taxes. Work within your current budget.	This comment will be distributed to the Town Council. The Town Council has recently agreed to solicit community input on this topic, and further discussions will take place at upcoming Council meetings. We encourage you to continue to provide your feedback to Town Council.