

**ATTACHMENT 3**  
**DRAFT 3-MILE PLAN**  
**Accepted Track Changes Version**  
**August 29, 2025**

This attachment illustrates the proposed draft 2025 3-Mile Plan without showing track changes. To see track changes, refer to Attachment 1

*Formatting has not been done since this is a draft and further edits are expected*



September 23 2025

# Introduction

The Town of Frisco's Three Mile Plan provides information and analysis for areas within Frisco's three mile boundary. This analysis fulfills the following Colorado state requirement, C.R.S. 31-12-105(1)(e):

*Prior to the 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.*

As such, this document addresses the land use, service, and infrastructure improvement needs in the event of annexation of any of the areas within three miles of the Town of Frisco's municipal boundaries. This plan is a state requirement and should not be considered an intention of the Town to pursue annexation of these areas. The "Three Mile" distance is a Colorado state standard, and does not indicate Frisco's jurisdiction, but simply an area of influence.

This plan addresses land within three miles of the current boundaries of the Town limits in unincorporated Summit County while briefly describing existing conditions and does not seek to duplicate existing planning efforts that more thoroughly characterize extraterritorial areas. Instead, this document references existing plans or policies that have been adopted by the Town. This vision seeks to guide the types of development that may be proposed for each area into the future. This is a living and public document which should evolve based on new development, changes in Town, as well as community values and priorities. This Plan should be a land use and growth reference document in future Comprehensive Plans as it can evolve more quickly with the community.

The Three-Mile Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the Town. The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12. This plan does not propose specific improvements or land uses for extraterritorial areas; if annexation is considered in the future, a more detailed analysis will be required. Any development that occurs within town limits or outside of town limits with an annexation agreement including those with an extraterritorial water allocation from Town, must be analyzed with an eye toward water consumption and availability. It must be determined that the Town has sufficient future water supplies to service any potential future development within the Three-Mile Growth Area.

The Town recognizes that generally speaking, the Town cannot force landowners to annex, nor can landowners force the Town to annex them.

## Annexation Considerations

The Town of Frisco Town Code, Chapter 6, outlines the following policies and requirements in respect to annexation:

- 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 Comprehensive 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 annex or 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 annexations 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 Chapters 6 and 180, which shall fully explain the use and intensities of uses proposed for the land included in the annexation petition. Any request for zoning shall comply with the Town's Comprehensive Plan goals and implementation measures and existing ordinances and regulations

C. Waivers. When considering annexation petitions for territory previously subdivided in the county the Planning Commission and the Town Council may upon submission by the petitioner of a separate written request, consider waiving or reducing one (1) or more of the development standards set forth in the Frisco Town Code, provided that a finding can be made that said waiver or reduction will not adversely impact the health, safety and general welfare of the present and future residents of the town; will assist the orderly, efficient and integrated development of the town; and will not impose a significant financial burden on the town government or special district.

## Organization of the Plan

The Three Mile Plan outlines the location, character, and existing conditions for each of the 16 land areas within three miles of Frisco's boundary.

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:

A. Geological hazards



- B. Floodplain hazards
- C. Wildlife hazards
- D. Mineral resources
- E. Wildlife resources
- F. Historical and archaeological resources
- G. Wetlands
- H. Short and long term costs and benefits
- I. Utility services
- J. 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 therefore not addressed. If one of the elements is not mentioned under a subject heading for a particular area, it is not applicable.

The following are subject headings identified for each land area:

- Area Description
- Land Use
- Transportation
- Utilities
- Community Services
- Open Space, Parks, and Recreation

Important considerations include: the Town's Street Design Criteria, inclusion in the Frisco Water service area and Frisco Sanitation District, patrol by the Frisco Police Department, and sufficient access to open space, parks, and recreation.

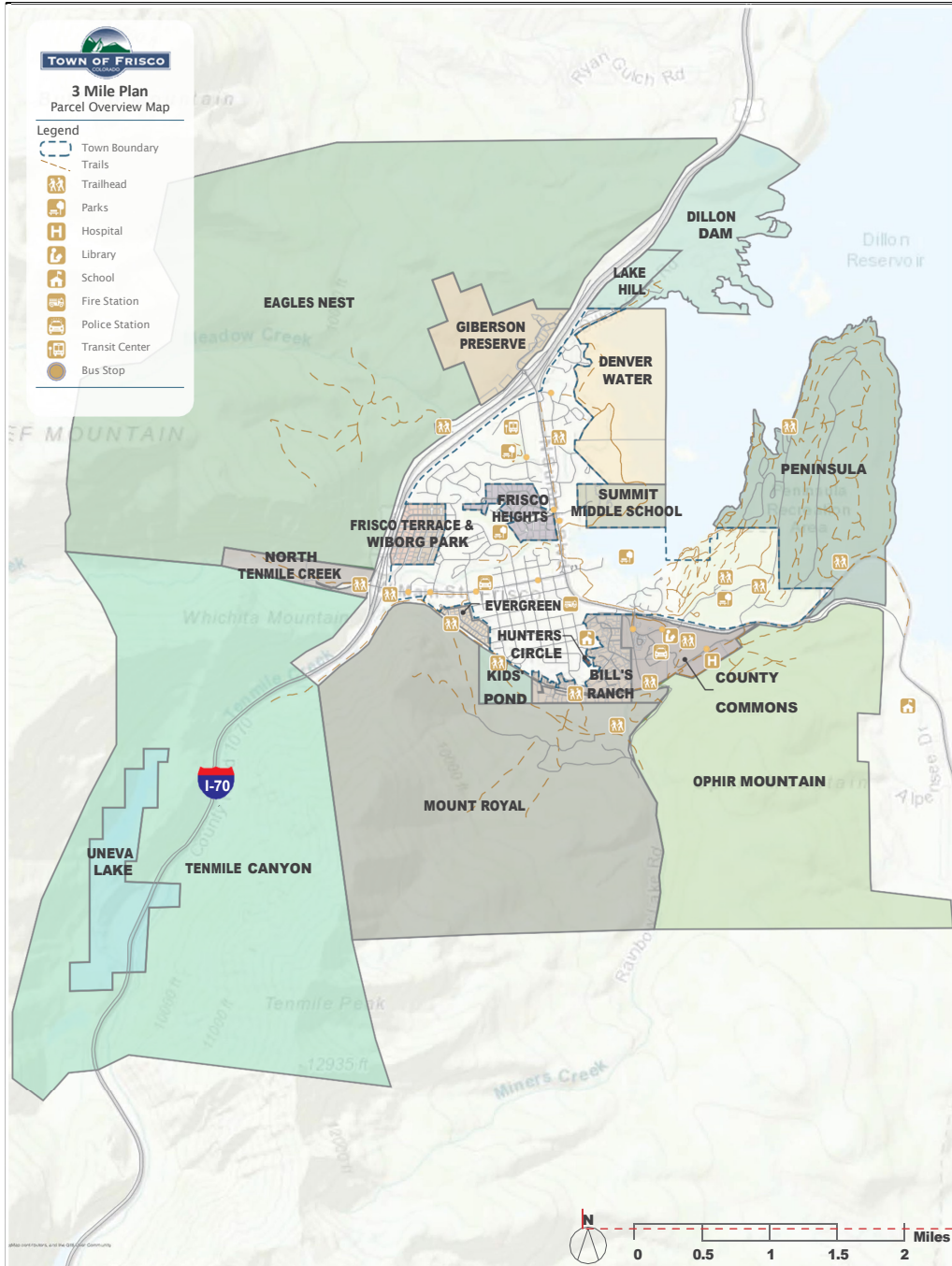
## Consultation

This document is meant to be a supplement to other town and local documents and plans, and it is recommended that these be consulted when making decisions regarding annexation. The following review agencies were consulted for this plan. Many of the comments that were made from these agencies regarding each of the areas in the plan are included in their descriptions

- Town of Frisco Community Development
- Town of Frisco Public Works
- Frisco Police Department
- Frisco Sanitation District
- Frisco Water Department
- Summit County Housing Department
- Summit School District
- The Summit Stage
- Summit Fire & EMS Authority (SFEA)
- United States Forest Service

# Definitions

Name	Service Provided
Frisco Pathway system	Network of sidewalks and paved pathways within the Town
Frisco Police Department	Police protection for Town of Frisco and a few additional parcels
Frisco Sanitation Department	Sewer lines for Town of Frisco and a few additional parcels
Frisco Water	Water for Town of Frisco and a few additional parcels
Peninsula Recreation Area	Town recreation facility with Adventure Park, Nordic Center, ball fields, disc golf, and trails
Summit County Recpath	Countywide multi-use recreational path system
Summit County Rescue Group	A volunteer group under the authority of the Summit County Sheriff's Office to provide backcountry search and rescue services to Summit County.
Summit County Sheriff's Office	Police protection for unincorporated areas of Summit County
Summit Fire & EMS Authority (SFEA)	Fire protection and emergency service for Lake Dillon area and Copper Mountain
Summit School District	K-12 education for Summit County
Summit Stage	Free county public bus transit throughout Summit County
White River National Forest (WRNF)	The National Forest, managed by the Forest Service, that surrounds the Town of Frisco



**Commented [KK1]:** Update to reflect consolidation of backyard area and separation of Lake Hill

**Commented [KK2]:** Show divided Lake Hill property



## Backyard Area (WRNF)

Commented [KK3]: Update Map



The Backyard Area is part of a 3,026-acre area on Dillon Ranger District of the White River National Forest. The area encompasses the land generally south of downtown including parts of Mt. Royal, Miners Creek, Rainbow Lake, and two parking lots utilized by trail users. The area is wooded with scattered wetlands. The Forest Service manages the area and it is elk and moose habitat. The area is an important open space buffer, wildlife corridor, and recreation portal.

**Land Use:**

The Backyard area's zoning is NR-2, natural resources, and the designated land use is Open Space Developed/Dispersed Recreation. Six mining claims are zoned backcountry and owned by the Town or County. The Forest Service manages the rest of the area as elk habitat and dispersed recreation. The area is primarily used for recreation, with trails for biking, hiking, skiing, snowshoeing, and snowmobiling.

**Transportation:**

Miners Creek Road, an unimproved Forest Service Road, is the primary access route to the area. The road is closed to motor vehicles from November 23rd to May 20th above the Summit County Recpath. Many of the area's soft surface trails can also be accessed from the Summit County Recpath, which runs through the area. There are nearby Summit Stage stops at the Community Senior Center, County Commons (by the library), and the Summit Medical Campus.

**Utilities:**

The area is not serviced by utilities.

**Community Services:**

The area is in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. The Summit County Sheriff's Office provides police protection with its Summit County Rescue Group servicing backcountry areas. Colorado State Patrol provides police protection along the Highway 9 corridor.

**Open Space, Parks and Recreation:**

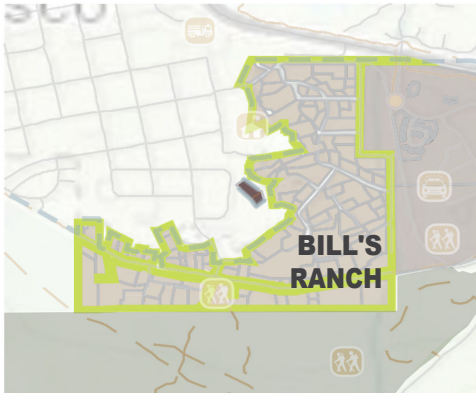
Kids' Pond/Ski Jump is an open space and recreation area, is a flat, wooded space with many popular trails. The Summit County Recpath runs along the edge of the area. The trailhead, known as Zach's Stop, is maintained by the Forest Service and an access point for the Mount Royal, Peaks, Rainbow Lake, and Masontown trails. The Frisco Trails Master plan proposes future Town management of the trailhead under a Special Use Permit (SUP) to improve maintenance and plowing and disperse Frisco trail users. The plan also proposes adoption of the social trail that parallels the Recpath. Ophir Mountain, a designated open space and recreation area, is a mountainous, forested area with many trails. The Peaks trail extends to Breckenridge and other trails allow motorized vehicles. The Frisco Trails Master plan proposes adopting the area's social trails and constructing new trails to connect the existing network to Summit High School and Breckenridge residential areas. Mount Royal, a designated open space and recreation area, is a forested, mountainous area with many heavily used trails.

**Annexation Considerations:**

Preservation of this area as a high quality habitat and recreational area, "Frisco's Backyard," is important. The area is seen as a highly valuable wildlife habitat and recreation portal. No changes to the management direction are anticipated. Annexation is not currently under consideration. Water and sewer lines currently reach the property boundary; extension is feasible but costly. Frisco Police protection is largely infeasible, despite the proximity, due to the lack of roads in the area. The Summit County Rescue Group is better equipped to service the backcountry areas.



## BILL'S RANCH



Bill's Ranch is a residential area located east of the Town of Frisco. The area is 91 acres of homes, wetlands, streams, and wooded land. The environmental conditions and water rights place limits on future development in Bill's Ranch. Bill's Ranch is bordered by County Commons to the east, Mount Royal WRNF area to the south, and Highway 9 and Town of Frisco to the north and west.

### Land Use

Both the Summit County zoning and designated land use is R-2, single family residential at 2 units per acre, and various Planned Unit Developments (PUD). Bill's Ranch has approximately 121 units built with 18 vacant lots. Nellie's Neighborhood is a 15-unit affordable housing community within Bill's Ranch. There are multiple open space parcels, owned by the County, throughout the Ranch.

### Transportation

The roads within the subdivision are unpaved and do not meet Town or County standards. They are maintained by the HOA. The Summit County Recpath runs through the subdivision. There is a nearby Summit Stage stop at the Community Center.

Miners Creek Road is a heavily trafficked cut-through between the Town of Frisco and County Commons. The County does not have upcoming plans to pave Miners Creek Road; however, when fiber optics are installed, the County anticipates adding a Recpath to the north side of Miners Creek Road.

### Utilities

All of the homes are on private and community wells. A county water main runs through the area solely for augmentation. Most homes are included in the Frisco Sanitation District.

### Community Services

Bill's Ranch is in the SFEA service area. There is a safety concern because there are no fire protection water supply systems or approved fire apparatus access roads in the Ranch. Denser housing development would necessitate a water supply system. The Summit County Sheriff's Office provides police protection.

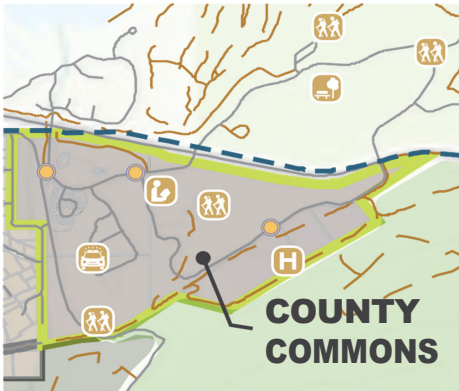
### Open Space, Parks and Recreation

There are several open space properties and easements owned and managed by the County in the subdivision. The Summit County Recpath runs through the subdivision. Bill's Ranch is located near the Town's Peninsula Recreation Area with developed facilities and the Mount Royal and Ophir Mountain WRNF areas. Frisco Trails Master plan proposes adopting social trails and adding trail connections in the surrounding WRNF areas.

### Annexation Considerations

The roads would need to be widened and paved to meet the Town's Street Design Criteria. Adding Town of Frisco water mains is likely not feasible due to the area's narrow right of way and wetlands. Including the remaining homes in the Frisco Sanitation District is feasible. Frisco Police protection is feasible due to the proximity and road access but would add to the department's service load.

# COUNTY COMMONS



County Commons is a county-owned services and government campus east of Town of Frisco. The area is 130 acres of medical services, community facilities, senior and affordable housing, county offices, maintenance facilities, and open space. Operational demands exceed current capacity and a 2016 Commons Facilities Master Plan outlines proposed improvements and changes. County Commons is bordered by Bill's Ranch to the west, Ophir Mountain WRNF area to the south and east, and the Town to the north.

## Land Use:

The Summit County zoning for County Commons is under a PUD. There are 13 parcels with specific land use designations: open space buffers, county community facilities, medical campus, light industry, affordable housing, and right-of-way. Ophir Mountain Village is a 28-unit affordable housing community within the Commons. The Master Plan proposes expansions to the medical campus, industrial area, and county services area to meet growing demand. The proposed development requires modification of existing parcel boundaries.

## Transportation:

The roads in County Commons are paved and maintained by the County. The Summit County Recpath runs through and behind the Commons. There are Summit Stage stops within the Commons at Community Center, County Commons (by the library), and Medical Campus. The Master Plan proposes realigning Peak One Drive and adding additional recreational paths and sidewalks.

## Utilities:

County Commons is in the Frisco Water service area and included in the Frisco Sanitation District. The Sanitation District has confirmed that the sewer system can handle the proposed expansion. The campus's current water use is nearing the limit of existing agreements. Implementation of the Master Plan will require coordination with Frisco Water.

## Community Services:

County Commons is in the SFEA service area and has a fire protection water supply system. The Summit County Sheriff's Office provides police protection.

## Open Space, Parks and Recreation:

There are multiple open space parcels throughout the Commons. Much of the open space will remain under the proposed expansion. The Commons is adjacent to the Peninsula Recreation Area and Ophir Mountain WRNF area and their trails and facilities. The Summit County Recpath runs through the campus and along its southern edge. Pedestrian improvements have recently been made to the area, creating improved dirt and paved trail connections to the underpass under Highway 9 and continuing on to the Peninsula Recreation Area.

## Annexation Considerations:

Frisco Police protection is feasible due to the proximity and road access but would add to the department's service load. Road maintenance would be a concern due to the existing access system not being in compliance with Town Street Standards.

Formatted: Body Text, Indent: Left: 0.34"

## DENVER WATER LAKESHORE



The Denver Water Lakeshore property is an open space buffer located east of the Town of Frisco. The property is 135 acres of wooded, meadow, and wetland areas preserved for Denver Water operations. Denver Water manages the property which is a habitat for birds, waterfowl, and small mammals. The area is bordered by Town of Frisco residential areas to the west and north, Summit Middle School to the south, and Dillon Reservoir to the east.

### Land Use:

The Summit County zoning is A-1, agricultural, and the designated land use is Dispersed Recreation/Open Space. Due to the wetlands and Denver Water ownership, there are limited opportunities for development on the parcel.

### Transportation:

There are no roads that access the area. The Summit County Recpath runs through the area and social trails exist from surrounding neighborhoods. There is a Summit Stage stop near the commercial lodging establishment on N Ten Mile Drive.

### Utilities:

The Denver Water Lakeshore property does not have sewer or water infrastructure.

### Community Services:

The Denver Water Lakeshore property is in the SFEA service area. There is a safety concern because there are no fire protection water supply systems or approved fire apparatus access roads on the property. The Summit County Sheriff's Office provides police protection.

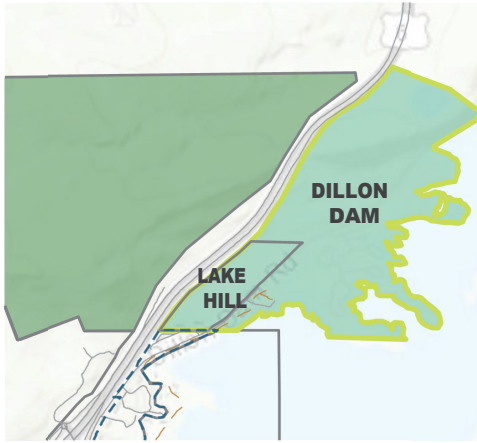
### Open Space, Parks and Recreation:

The property, a designated open space and recreation area, is an undeveloped wetland with many trails. The Summit County Recpath runs through the area. Pedestrians walk on the property via numerous social trails. The Frisco Trails Master Plan recommends developing a scenic walking trail between the residential areas and the waterfront to help separate walkers from bicyclists on the Recpath along with a reroute of the existing Recpath to ease confusion for users.

### Annexations Considerations:

Adding any infrastructure would be difficult as it would require constructing roads in the area. Water quality and wetlands would restrict future development. Frisco Police protection is feasible due to the proximity and would not add significantly to the department's service load.

# DILLON DAM ROAD



Dillon Dam Road area is an undeveloped recreation area located north of the Town of Frisco. The Forest Service manages the entire area. The topography ranges from flat near the lakeshore and campgrounds to hilly north of the Dam Road. The area is bordered by I-70 to the north, the reservoir to the southeast and the Lake Hill property to the west.

## Land Use:

The Summit County zoning is NR-2, natural resources. The rest of the area's designated land use is Open Space and Developed/Dispersed Recreation. The Forest Service manages the area as developed recreation complexes, with the Giberson Bay Day Use Area and the Heaton Bay Campground (81 sites) in the area..

## Transportation:

The Dillon Dam Road provides road access to the area. The Summit County Recpath runs through the area. There is currently no Summit Stage stop nearby but Summit Stage is considering a Frisco to Dillon route along the Dam Road. The County and Town are working on enhancing alternative transportation between Dillon and Frisco with the Summit Stage, trail improvements, and safe pedestrian crossings.

## Utilities:

The Heaton Bay Campground is in the Frisco Water service area. Otherwise, the area is not serviced by utilities. A water main and a power line run through the area. Because of the location of existing water mains and system capacity, the proposed development could be included in the Frisco Water service area; a water service agreement is necessary. Inclusion in the Frisco Sanitation District requires upgrades to the collection system; a sewer service agreement is needed.

## Community Services:

Dillon Dam Road area is in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. The Summit County Sheriff's Office provides police protection.

## Open Space, Parks and Recreation:

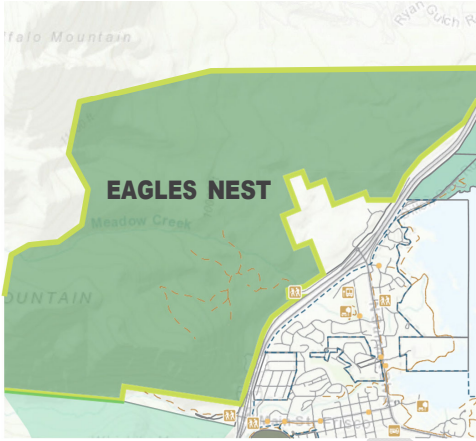
The area is a popular open space and recreation spot for hiking, fishing, paddle sports, camping, and bicycling. There are trails, picnic, and camping facilities at the Forest Service facilities and the Summit County Recpath runs through the area. The Frisco Trails Master plan proposes the adoption of a non-system trail that's being used by nearby residents to walk along the waterfront and notes the potential for ADA trail development due to manageable grades. .

## Annexation Considerations:

New development should meet the Town's Street Design Criteria. Frisco Police protection is feasible due to the proximity and road access but would add considerably to the department's service load. Town administrative service demands would increase as well.

**Commented [KK4]:** Remove Lake Hill from Image (added new section for Lake Hill)

## EAGLES NEST (WRNF)



The Eagles Nest area is a combination of the Eagles Nest Wilderness and WRNF land close to I-70. It is located northwest of the Town of Frisco. The area is heavily forested and is a popular recreation area. Its topography is steep and it is habitat for elk and bighorn sheep. The area is bordered by I-70, the Town of Frisco, and Giberson Preserve to the southeast, WRNF Ten Mile Creek area to the south, and extends beyond the three mile radius in other directions.

### Land Use:

The Summit County zoning is NR-2, natural resources. There is no Summit County designated land use for the area. The Forest Service manages the wilderness area as designated primitive wilderness. Closer to I-70, the Forest Service manages the land as elk habitat.

### Transportation:

There are no roads within the wilderness area. Outside the wilderness area, an unimproved road provides access to the Meadow Creek trailhead. Motorized vehicles and bicycles are prohibited in the wilderness area.

### Utilities:

The area is not serviced by utilities; however, the Town's water treatment plan is located directly south of this area which serves as an important resource to the town and needs to be protected for water quality purposes and from wildfire.

### Community Services:

The Eagles Nest area is in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. The Summit County Sheriff's Office provides police protection with its Summit County Rescue Group servicing backcountry areas.

### Open Space, Parks and Recreation:

The Eagles Nest Wilderness and surrounding forest has a few popular hiking trails: the Meadow Creek trail, the Lily Pad Lake trail, and a portion of the North Tenmile Creek trail. The Frisco Trails Master plan proposes a soft surface connector trail paralleling I-70 to connect the Meadow Creek trailhead to Silverthorne and the North Tenmile trailhead.

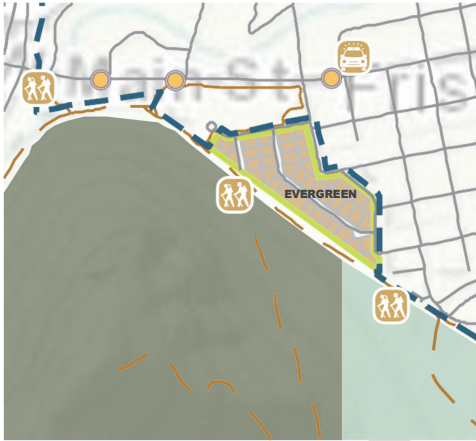
### Annexation Considerations:

No changes to the management direction or wilderness designation are anticipated. There are no water and sewer lines nearby to make connection feasible. Adding any infrastructure would be difficult as it would require constructing roads in the area. Frisco Police protection is largely infeasible, despite the proximity, due to the lack of roads in the area. The Summit County Rescue

Group is better equipped to service the backcountry areas.



# EVERGREEN SUBDIVISION



The Evergreen subdivision is a residential area located southwest of the Town of Frisco. The area is 17 acres of single family homes. The area is largely built out and little additional development is anticipated. Evergreen is bordered by the Mount Royal WRNF area to the southwest and Town of Frisco residential areas to the north and east.

## Land Use:

Both the Summit County zoning and designated land use is R-2, single family residential at 2 units per acre. There are 42 units built and one vacant lot remaining.

## Transportation:

Many of the units in the subdivision are accessed from Town of Frisco roads. The remaining lots are accessed from unpaved, narrow roads that do not meet the Town's criteria. Those roads are maintained by the County. The Summit County Recpath is adjacent to the subdivision. There are nearby Summit Stage stops at Town Hall and Creekside.

## Utilities:

All homes are in the Frisco Water service area. Most properties are included in the Frisco Sanitation District.

## Community Services:

The Evergreen subdivision is in the SFEA response area and it does have a fire protection water supply system. The Summit County Sheriff's Office provides police protection.

## Open Space, Parks and Recreation:

There are no open space parcels within the subdivision. The Summit County Recpath is adjacent to the subdivision and the Mount Royal and Kids' Pond WRNF areas are on the opposite side of the path. The Mount Royal trailhead is directly behind the subdivision and is easily accessible. The Frisco Trails Master plan proposes adding bike lanes on the roadway and a sidewalk on at least one side of Granite Street along with extending the bike lane between Belford Street and the Recpath on 7<sup>th</sup> Avenue.

## Annexation Considerations:

The roads would need to be widened and paved to meet the Town's Street Design Criteria.. Frisco Police protection is feasible due to the proximity and road access and would not add considerably to the department's service load.

## FRISCO HEIGHTS SUBDIVISION



### Land Use:

The Summit County zoning is primarily R-2, single family residential at 2 units per acre. There are three parcels zoned R-1, single family residential at 1 unit per acre. There are two parcels zoned A-1, agricultural. The designated land use for the entire subdivision is Residential 2 units/acre. There are 45 units built and no vacant lots remaining.

### Transportation:

The roads within Frisco Heights are a mix of paved and unpaved and are maintained by Summit County. The Frisco Pathway system runs adjacent to the subdivision on Summit Boulevard and through the surrounding neighborhoods. There is a nearby Summit Stage stop at School Road.

### Utilities:

All the homes are on private or community water wells. Most of the homes are included in the Frisco Sanitation District.

### Community Services:

Frisco Heights is in the SFEA service area. There is a safety concern because there are limited fire protection water supply systems and approved fire apparatus access roads in the area. The Summit County Sheriff's Office provides police protection.

### Open Space, Parks and Recreation:

Within Frisco Heights, there is a designated open space parcel. The subdivision also borders another open space parcel, Walter Byron Park. There are a few trails around the park and the Frisco Pathway system runs along Summit Boulevard and through surrounding neighborhoods.

### Annexation Considerations:

Roads would need to be paved to meet the Town's Street Design Criteria. There are water mains that pass through the area and homes could be added to the Frisco Water service area if there is adequate supply and infrastructure. Due to the steep topography, sewer service could not be extended to all homes. Frisco Police protection is feasible due to proximity and road access and would not add considerably to the department's service load.

The Frisco Heights subdivision is a residential area surrounded by the Town of Frisco. The subdivision is 57 acres containing single family homes. The area has level topography on its northern parcels and hilly topography on its southern ones. This topography makes further development and connection to Town infrastructure unlikely. Frisco Heights is bordered by Summit Boulevard to the east, Walter Byron Park and open space to the south, and Town of Frisco residential neighborhoods to the north and west.

## FRISCO TERRACE AND WIBORG PARK



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

### Land Use:

Both the Summit County zoning and designated land use is R-2, single family residential at 2 units per acre. There are 42 units built in Frisco Terrace and 47 units built in Wiborg Park. There are two vacant lots in Wiborg Park and no vacant lots in Frisco Terrace.

### Transportation:

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

### Utilities:

Most of the homes are on private water wells but water mains exist in the area. Many homes are included in the Frisco Sanitation District and the District has completed a collection system on Alpine Drive, Riverview Drive, Larson Lane, and Highwood Terrace that is capable of serving both subdivisions.

### Community Services:

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

### Open Space, Parks and Recreation:

There is no designated open space within either subdivision. Walter Byron Park, the Eagles Nest and Mount Royal WRNF areas are nearby. The North Tenmile Trailhead, the Summit County Recpath, and the Frisco pathway system are easily accessible from the subdivisions.

### Annexation Considerations:

Existing roads do not meet the Town's Street Design Criteria. Adding the subdivisions to the Frisco Water service area and Sanitation District may be feasible due to existing lines if adequate infrastructure and supply needs could be provided. Frisco Police protection is feasible due to the proximity and road access but would add to the department's service load.

## GIBERSON PRESERVE



The Giberson Preserve is private land with homes and open space located north of the Town of Frisco. The area is 185 acres with 174 under conservation easements and the remaining 11 acres are lots for single family homes. The preserve is largely open with wooded areas and streams. Its topography ranges from hilly to steep and it is habitat for elk, mule deer, small mammals, and birds - limiting future development. It is bordered by I-70 to the south and WRNF in other directions.

### Land Use:

The Summit County zoning is under the Giberson Preserve PUD. The designated land use is Open Space/Low Density Residential for the properties and Open Space for the conserved land. Eight units have been built and five vacant lots remain. The conserved land is managed by the Continental Divide Land Trust.

### Transportation:

A private, unpaved road provides access to the homes. The road is maintained by the HOA. The Frisco Pathway system is nearby. There is a nearby Summit Stage stop at the Frisco Transit Center.

### Utilities:

The Giberson Preserve homes are on a community well and individual septic systems.

### Community Services:

The area is in the SFEA service area. There is a safety concern for this area because there are no fire protection water supply systems or approved fire apparatus access roads.

### Open Space, Parks and Recreation:

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. The Frisco Trails Master plan proposes a trail through the property connecting Silverthorne and the Meadow Creek trailhead.

### Annexation Considerations:

Roads would require improvements to meet the Town's Street Design Criteria, or the road could remain private and be maintained by the HOA. Inclusion in the Frisco Water service area and Frisco Sanitation District is infeasible as extension would require crossing I-70.

# HUNTERS CIRCLE PARCELS



The Hunters Circle Parcels is a residential area surrounded by the Town of Frisco. There are two parcels, of .6 acres and .25 acres, with single family homes. The area is located near wetlands and its topography is level. The parcels are bordered by Town of Frisco residential neighborhoods to the west and a narrow strip of Town open space separating the parcels from Bill's Ranch and Bill's Ranch Lake.

## Land Use:

The Summit County zoning and designated land use is R-2, single family residential at 2 units per acre. There are two units built and no vacant lots remain.

## Transportation:

Road access to the parcels is from Town roads and a paved, private driveway. There is trail access from Bill's Ranch and the Summit County Recpath is nearby. The nearest Summit Stage stop is at Granite Street.

## Utilities:

The northern parcel is included in the Frisco Sanitation District. Both parcels are on private wells and the southern parcel is on a septic system.

## Community Services:

The parcels are in the SFEA service area. Because of the proximity to the Town of Frisco, there is an adequate fire protection water supply system nearby. The Frisco Police Department provides police protection.

## Open Space, Parks and Recreation:

The parcels are adjacent to an open space parcel. There is an easement near the parcels to provide public access to Bill's Ranch Lake for fishing. The Summit County Recpath is nearby. The Mount Royal WRNF area and trailheads are also close to the parcels.

## Annexation Considerations:

Inclusion in the Frisco Sanitation District and Frisco Water service area would be difficult due to the wetlands and narrow right of way for installation.

# LAKE HILL



The Lake Hill property is a 44.81-acre site located adjacent to the northeast limits of the Town of Frisco, in unincorporated Summit County. The property is situated between Interstate 70 (I-70) and the Dillon Dam Road, and generally slopes from northwest to southeast (from I-70 towards Dillon Reservoir). A residential condominium development, Lake Forest Condominiums, is located adjacent to the southern parcel boundary within the Town of Frisco, and US Forest Service land is located to the north.

Commented [KK5]: Update map to just show Lake Hill

## Land Use:

The designated land use of the County-owned parcel, Lake Hill, is Community Facilities/Institutional Uses. In 2018, the County completed the master plan for the Lake Hill Neighborhood with a density of 436. With the housing crisis that ensued during the pandemic, the County began considering additional density on the property but has run up against high costs for water and sewer infrastructure. As such, the development is still pending additional feasibility studies and negotiations.

## Transportation:

The Dillon Dam Road provides road access to the area. The Summit County Recpath runs through the area. There is currently no Summit Stage stop nearby but Summit Stage is considering a Frisco to Dillon route along the Dam Road. The County and Town are working on enhancing alternative transportation between Dillon and Frisco with the Summit Stage, trail improvements, and safe pedestrian crossings. The Lake Hill Master Plan proposes paved roads with a ROW narrower than the Town's criteria. The plan also calls for a Summit Stage stop and a pedestrian bridge over the Dam Road, for Recpath access.

## Utilities:

The area is not serviced by utilities. A water main and a power line run through the area. Because of the location of existing water mains and system capacity, the proposed development could be included in the Frisco Water service area; a water service agreement is necessary. Inclusion in the Frisco Sanitation District requires upgrades to the collection system; a sewer service agreement is needed.

## Community Services:

Dillon Dam Road area is in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. The Summit County Sheriff's Office provides police protection. The proposed Lake Hill development would be included in the SFEA service area. The development would impact the school district but it would also provide the necessary workforce housing that is lacking and in demand in the community. New residents would also likely work, play, shop, and eat in Frisco, bringing sales tax revenues and intellectual talent.

## Open Space, Parks and Recreation:

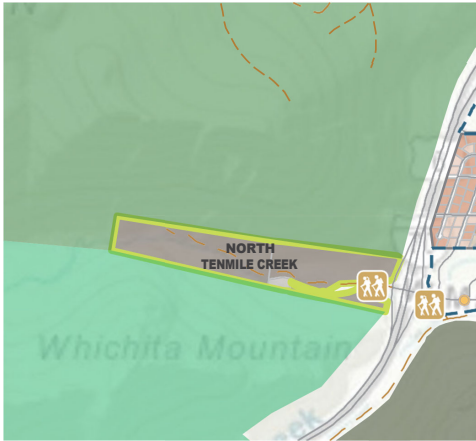
The Summit County Recpath runs through the area. The Frisco Trails Master plan proposes future soft-surface trail connecting Lake Hill development to adjacent National Forest Service lands along with a paved trail connecting the Lake Hill development to the Recpath with a grade separated connection over the Dillon Dam Road.

## Annexation Considerations:

New development should meet the Town's Street Design Criteria. Frisco Police protection is feasible due to the proximity and road access but would add considerably to the department's service load. Town administrative service demands would increase as well. The proposed development of workforce housing within the Lake Hill property would meet a community need.



## NORTH TENMILE CREEK



The North Tenmile Creek area is a forested creek corridor located west of the Town of Frisco. The area is 72 acres managed to protect and utilize the water supply. The land is owned by Denver Water and the Town. Frisco operates a water treatment plant on the site. Its topography ranges from level to sloping and it is bighorn sheep and elk habitat. No change to current status is anticipated. The area is bordered by I-70 to the east, the Eagles Nest WRNF area to the north and east, and Tenmile Canyon WRNF area to the south.

### Land Use:

The Summit County zoning is A-1, agricultural, and the designated land use is open space/dispersed recreation/water plant operations. The Town's water treatment facility is located in the area. A popular trail for hiking, skiing, and snowshoeing begins in the area. Development is discouraged west of I-70 and the recreational opportunities and natural environment should be maintained.

### Transportation:

Access to the area is from the trailhead at the end of Frisco Main Street. There is a paved road, closed to non-official vehicles, that leads to the water treatment facility. The Summit County Recpath is nearby and there is a nearby Summit Stage stop at Woodbridge.

### Utilities:

The North Tenmile area is connected to phone and electricity lines at the water treatment facility. The area is not in the Frisco Water service area or included in the Frisco Sanitation District.

### Community Services:

The area is in the SFEA response area. SFEA provides fire protection for the first 24 hours. The Summit County Sheriff's Office provides police protection with its Summit County Rescue Group servicing the backcountry areas. The rescue group would respond to calls from recreational users on the trail.

### Open Space, Parks and Recreation:

North Tenmile Creek, a designated open space and recreation area, is a forested stream corridor with the popular North Tenmile Trail. The trail connects to the Eagles Nest Wilderness and the Gore Range Trail. The Frisco Trails Master plan proposes a connector trail to the Meadow Creek Trailhead.

### Annexation Considerations:

The area is a highly valuable recreation point of entry into the WRNF. No change in land use is anticipated. Connecting to the water line is very feasible but the existing sewer lines only reach the interstate and extension would be costly. Frisco Police protection is largely infeasible, despite proximity, due to the lack of roads in the area. The Summit County Rescue Group is better equipped to service the backcountry areas.

## PENINSULA (WRNF)

### PENINSULA

The Peninsula area is a popular recreation area located north and east of the Town of Frisco. The area is wooded with developed recreation facilities. The Forest Service manages the area. The Town of Frisco has a ski resort Special Use Permit “SUP” for the area. Its topography ranges from level to hilly. The area is bordered by the Town’s Peninsula Recreation Area, Highway 9 to the south, and the Dillon Reservoir on all other sides. The recent realignment of Highway 9 expanded the Peninsula Recreation Use Area.

Commented [KK6]: Find map image

#### Land Use:

The Summit County zoning is NR-2, natural resources, and its designated use is open space and developed/dispersed recreation. The Forest Service manages the area as developed recreation complexes. The area has two campgrounds, Peak One (80sites) and Pine Cove (56 sites), fishing access, a boat launch, and many miles of trails for biking, hiking, skiing, and snowshoeing.

#### Transportation:

There are paved roads, maintained by the Forest Service, through the area to reach the campgrounds and day use facilities. The Dickey Day Use parking lot was closed due to the highway realignment. Additional parking for the area is available within the Town’s Peninsula Recreation Area. The Summit County Recpath runs through the area and provides access to the area’s soft surface trails. There is a nearby Summit Stage stop at County Commons (by the library). A newly signalized intersection and underpass provide safe connection.

#### Utilities:

The Peninsula campgrounds are served by well water and included in the Frisco Sanitation District.

Commented [KK7]: Check with Pete; haven’t had water there last two summers

#### Community Services:

The area is in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. The Summit County Sheriff’s Office provides police protection with its Summit County Rescue Group servicing backcountry areas.

#### Open Space, Parks and Recreation:

The Peninsula, a designated open space and recreation area, is a hilly, forested area with many heavily used trails and facilities. A network of soft surface trails throughout the Peninsula connect to camping, fishing, and cross country skiing facilities. The Town should evaluate adding the area to its SUP. The Frisco Trails Master plan proposes new soft surface trails on the peninsula to create more loops, disperse users, and connect existing trails along with monitoring use at the Dickey lot and Pine Cove Campground lot to determine management strategies. The Town continuously seeks to improve the cross country skiing trail layout and quality.

#### Annexation Considerations:

No changes to the management direction are anticipated. Annexation is not currently under consideration. Inclusion in the Frisco Water Service Area is somewhat feasible as the existing

waterlines reach the ballfields. Frisco Police Protection is largely infeasible due to the lack of roads in the area. The Summit County Rescue Group is better equipped to service the backcountry areas.

DRAFT

# SUMMIT MIDDLE SCHOOL



The Summit Middle School area is an educational campus located east of the Town of Frisco. The area is 78 acres with school buildings, offices, storage and athletic facilities. Summit School District owns the area. There are wetlands near the lakeshore and its topography ranges from level to hilly. The School District is expanding facilities and the area is a possible site for workforce housing. The area is bordered by Denver Water to the north, Town of Frisco Public Works and medical offices to the west, and the reservoir to the south.

## Land Use:

The Summit County zoning is A-1, agricultural, and the designated land use is institutional/developed. In addition to the middle school, the school district administration building, athletic fields, Snowy Peaks High School, and a bus storage/maintenance facility are situated on the campus. Further development must be sensitive to the wetlands and shoreline.

## Transportation:

The area is accessed via School Road, a paved road maintained by the Town up to the Town boundary, where the school district begins maintenance. School Road has a sidewalk that connects to the Frisco Pathway System. The Summit County Recpath runs through the property but there is no designated access point. There is a nearby Summit Stage stop at School Road. The school district provides bus service for its students.

## Utilities:

Summit Middle School is in the Frisco Water Service Area and is included in the Frisco Sanitation District.

## Community Services:

Summit Middle School is in the SFEA service area and it does have a fire protection water supply system. The Summit County Sheriff's Office provides police protection.

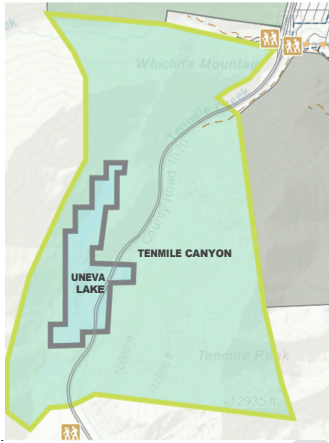
## Open Space, Parks and Recreation:

The middle school campus has open space and many recreational facilities. The facilities include ball fields, tennis courts, soccer fields, gymnasium, track and pickleball courts. The Summit County Recpath runs through the property and the Frisco Marina Recreational Facilities are nearby.

## Annexation Considerations:

Frisco Police protection is feasible due to the proximity and road access but would add to the department's service load.

# TENMILE CANYON



Tenmile Canyon, along the I-70 corridor, is a popular recreation area located southwest of the Town of Frisco. The area is largely wooded with cliffs, lakes, meadows, wetlands, and homes. The Forest Service manages the area except for mining claims and homes around Uneva Lake. Its topography ranges from level to very steep and it is bighorn sheep and elk habitat. The area is bordered by North Tenmile Creek and Mount Royal area to the north and extends beyond the three mile radius in other directions.

## Land Use:

The Summit County zoning is NR-2, natural resources, for the Forest Service land, and BC, backcountry, for the mining claims. Over 300,000 acres of mining claims in the area are owned and managed by the Forest Service. Smaller claims are privately held or owned by the county. The highway corridor and the home sites, 266 acres around Uneva Lake, are zoned A-1, agricultural. The county's designated use for Uneva Lake is rural area. The I-70 corridor, closer to the Town, is designated as open space and dispersed recreation. The Forest Service manages the interstate as a scenic byway, the east side of the highway as backcountry recreation, and the west side as pristine wilderness and elk habitat. The Uneva Lake area has 10 clustered structures under a private trust.

## Transportation:

The forest areas can be accessed from the parking lots at Copper Mountain, Officer's Gulch or the Summit County Recpath, which runs through the area. The Uneva Lake area is accessed via a paved county road to a private dirt road on the property. There are no nearby Summit Stage stops.

Commented [KK8]: check

## Utilities:

The Forest Service land and mining claims are not serviced by utilities. The Uneva Lake homes are on private wells and septic systems.

## Community Services:

The Forest Service land and the mining claims are in the SFEA response area. SFEA provides fire protection for the first 24 hours before the Forest Service takes over. Uneva Lake is in the SFEA service area. There is a safety concern because there are no fire protection water supply systems, aside from the lake, or approved fire apparatus access roads. The Summit County Sheriff's Office provides police protection with its Summit County Rescue Group servicing backcountry areas.

## Open Space, Parks and Recreation:

The Tenmile Canyon is an open space buffer between the Town and Copper Mountain. There are many soft surface trails, the Summit County Recpath, and fishing and rock climbing areas.

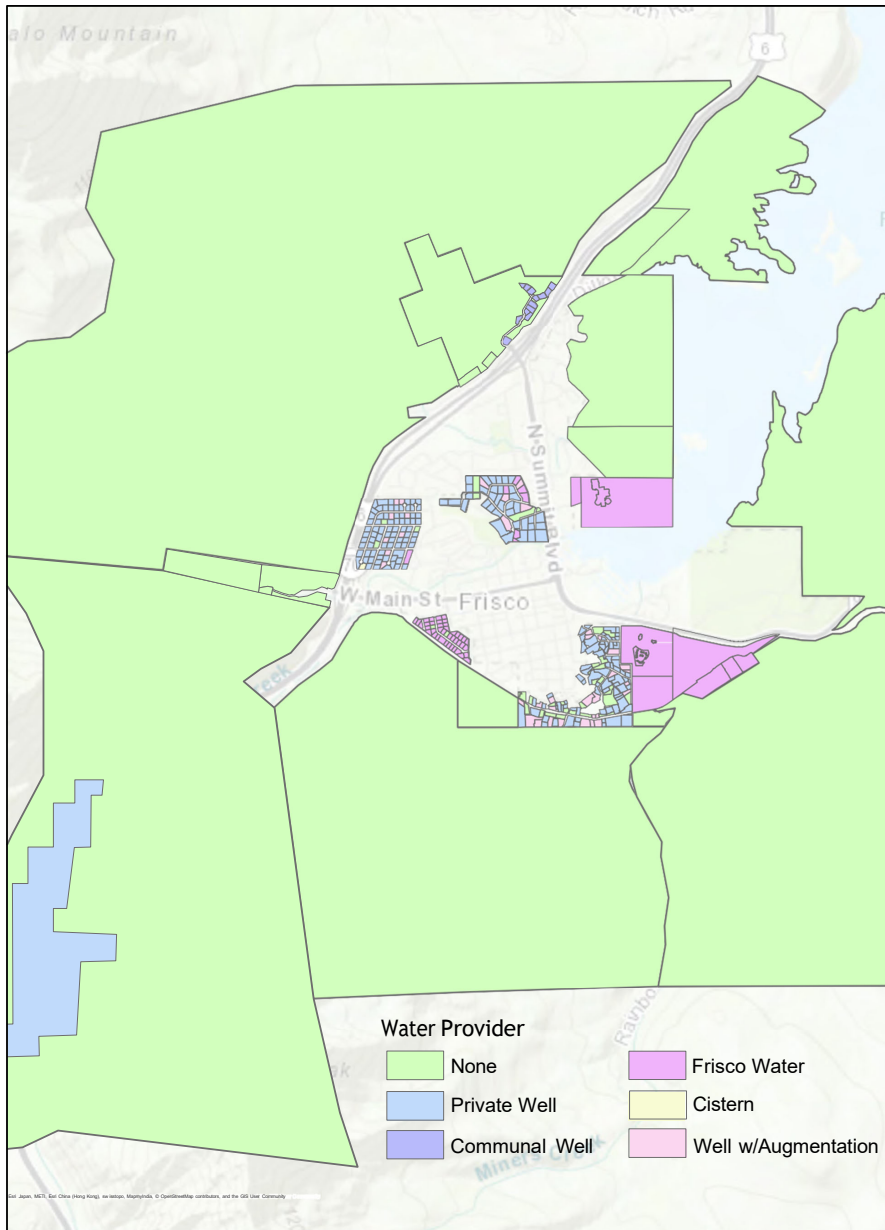
## Annexation Considerations:

No changes to the management direction are anticipated for the Forest Service Land. As there are no water or sewer lines in the vicinity, inclusion in the Frisco Water Service Area and the Frisco Sanitation District is not feasible unless infrastructure and adequate supplies are provided. Frisco Police protection is somewhat feasible: it would greatly expand the department's patrol

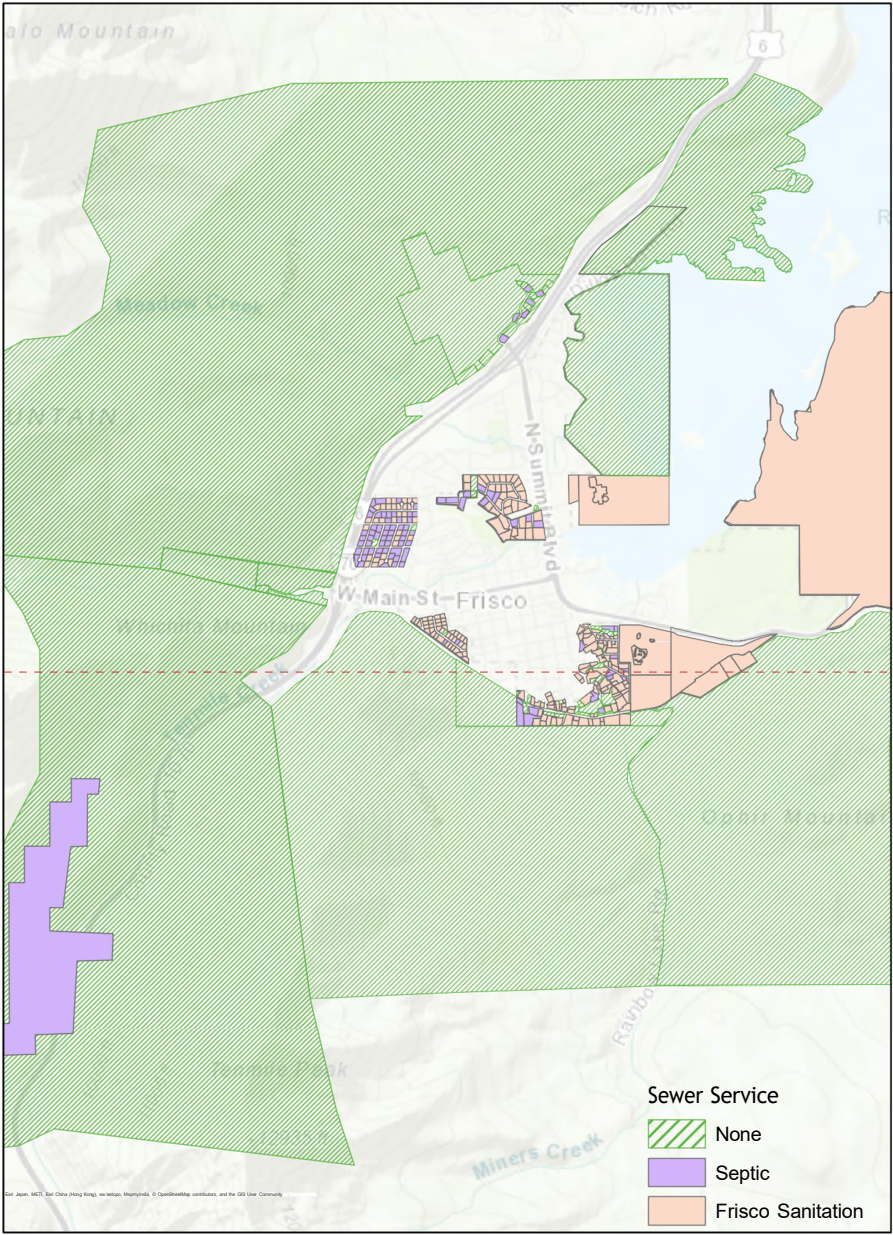
zone but would have a limited impact on service load.



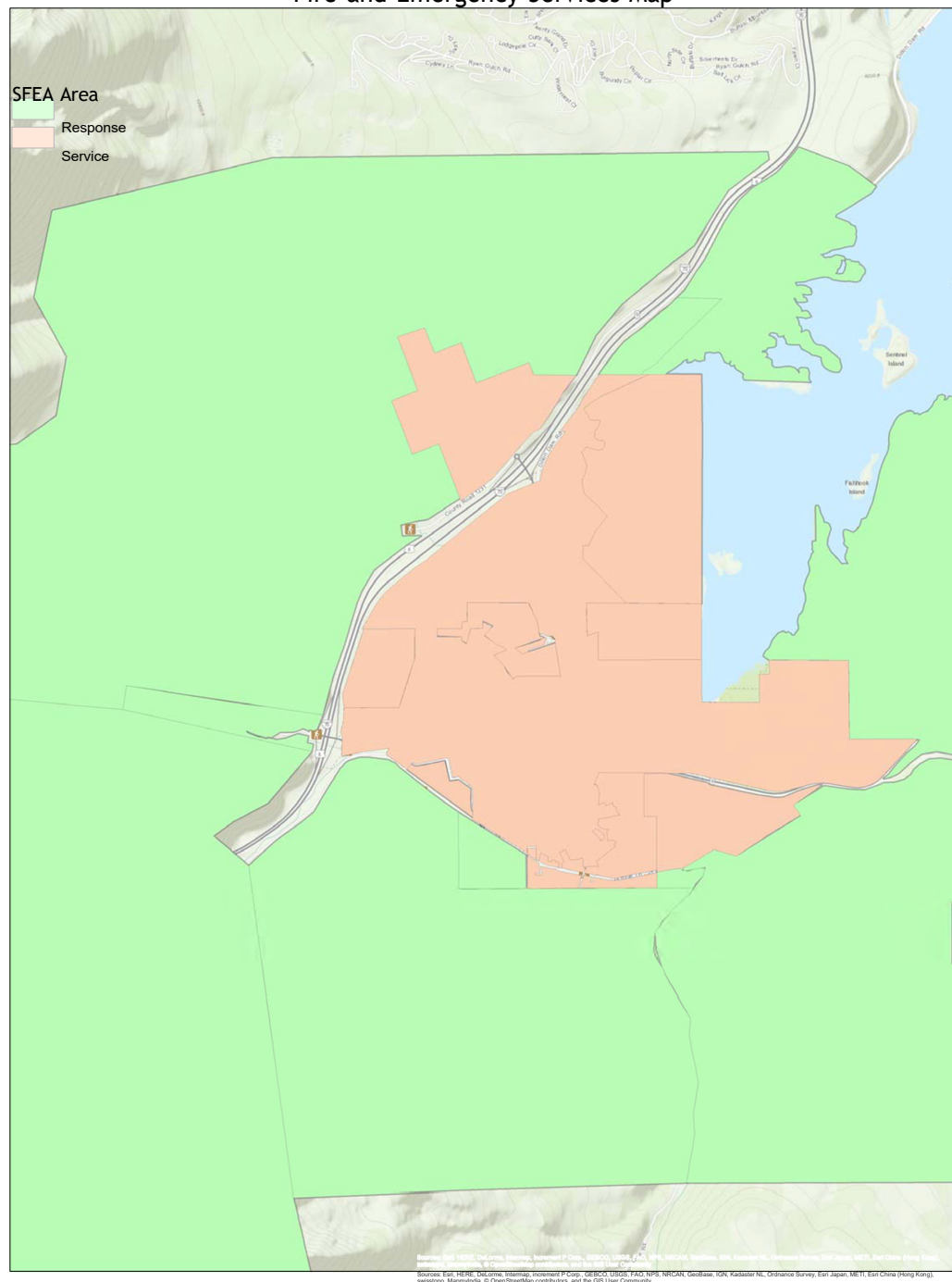
## Water Service



# Sewer Service



**Commented [KK9]:** Emma working on updating map with parcels Matt gave us



Police Protection

