



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: PLANNING COMMISSION
FROM: KIMBERLY JACKSON, PLANNER I
KATIE KENT, COMMUNITY DEVELOPMENT DIRECTOR
RE: PLANNING RESOLUTION 2025-03, A RESOLUTION TO ADOPT THE FRISCO 2025 3-MILE PLAN
DATE: SEPTEMBER 4, 2025

Summary

The purpose of the discussion regarding the 3-Mile Plan on September 4th is to provide a formal recommendation to Town Council regarding the adoption of the Three-Mile Plan ("Plan").

- Attachment 2 is the 2025 3-Mile Plan showing edits made with track changes.
- Attachment 3 is the 2025 3-Mile Plan with changes accepted for easier reading.

Staff has not finalized formatting or map adjustments due to waiting to hear if more modifications are requested by the Commission. After final comments are provided by the Commission on September 4th, Staff will perform final formatting and map edits prior to bringing to Town Council for official adoption.

Background and Analysis

The Plan is a long-range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area.

Even if the Town of Frisco has no plans to annex any land, Colorado Revised Statutes 31-12-105(e) requires every municipality to update a three-mile plan on an annual basis. If a community does not have an updated plan, the failure to have a plan prior to the completion of an annexation could open a municipality up to litigation.

State law does not specifically state that an annexation must be in compliance or conformity with a municipality's three-mile plan, though it is likely that a court would require a legislative finding that such compliance or conformity exists.

The Town of Frisco has no current plans or formal requests to annex adjacent land. The adoption of the Plan is to bring the Town into state conformance since it is required to be updated annually

and has not been updated since 2019. Staff is unaware of why the Plan has not been adopted since 2019, since it is required by State law on an annual basis.

Colorado Revised Statute 31-12-105(e) states:

*(e)(I) 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.*

At the May 15, 2025 Planning Commission meeting, Commissioners discussed the Three-Mile Plan and provided Staff the following feedback:

- Commissioners suggested separating Lake Hill from the Dillon Dam Road area
- Commissioners recommended updating the Dillon Dam Road hours that are out of date
- Commissioners recommended modest changes this year and would like to relook at it next year after more has transpired with the comprehensive plan

After listening to the Commissioner discussion, Staff made edits based on feedback received and a few additional clean up items including:

- a) 2019 dates changed to 2025
- b) Separating Lake Hill from the Dillon Dam Road area
- c) Combining Mt. Royal, Ski Jump, and Ophir Mountain into one Backyard area
- d) General updates based on current data
- e) Updates to Summit County zone districts if modifications have been made since 2019
- f) Updates based on the current Frisco Trails Master Plan
- g) Water Service Map update (if applicable)
- h) Sewer Service map update

At the August 26, 2025 Town Council meeting, Council supported the changes made in the attached 2025 Plan and requested the Planning Commission make a formal recommendation on

the plan. Council requested one modification that the language in the Frisco Terrace and Wiborg Park section be cleaned up to read more clearly. Staff have made this modification.

Next Steps

Staff will finalize the formatting and maps within the 3-Mile Plan; keeping the content identical to what the Commission reviews unless further modifications are requested. The 2025 3-Mile Plan will go before Town Council for adoption; this is anticipated to be at the September 23, 2025 Town Council meeting.

Suggested Motion:

"I move to approve Planning Commission Resolution 2025-03, A Resolution to Adopt the 2025 Frisco 3-Mile Plan."

Attachments

Attachment 1 – Planning Resolution 2025-03

Attachment 2 – DRAFT 2025 Three-Mile Plan with Track Changes

Attachment 3 – DRAFT 2025 Three-Mile Plan with Track Changes accepted